

**ORDINANCE O:04-2023**

**AN ORDINANCE OF THE TOWNSHIP OF MONROE ADOPTING THE REDEVELOPMENT PLAN FOR A PORTION OF THE COMMERCIAL CORRIDOR REHABILITATION AREA PURSUANT TO N.J.S.A. 40A:12A-7**

**WHEREAS**, the Township Council adopted Resolution #221-19 on September 23, 2019 designating the Redevelopment Area as an “Area in Need of Redevelopment” in accordance with the Land Use Board’s recommendation and instructed the Land Use Board to prepare a redevelopment plan; and

**WHEREAS**, the Township Council of the Township of Monroe, County of Gloucester adopted Resolution No. 221-2019 on September 23, 2019 (which is attached hereto as Exhibit A), designating a certain area of the Township of Monroe, County of Gloucester, known as the “Commercial Corridor Rehabilitation Area,” an area in need of rehabilitation per the criteria of N.J.S.A. 40 A:12A-14; and

**WHEREAS**, the 3 parcels included in the “Hexa Builders Redevelopment Plan” (designated as Block 8401, Lots 8, 9, and 10 on the Tax Map of the Township of Monroe, County of Gloucester), dated August 4, 2022, attached hereto as Exhibit B, are included in the Commercial Corridor Rehabilitation Area; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7(e), the Land Use Board has reviewed the Hexa Builders Redevelopment Plan and provided its recommendations, which are attached as part of Exhibit B; and

**WHEREAS**, the Monroe Township Council now desires to adopt the Hexa Builders Redevelopment Plan dated August 4, 2022, attached hereto as Exhibit B which was prepared by Richard W. Hunt, PP, AICPA, of Alaimo Group in order to effectuate a plan that is consistent with the goals and objectives of the Township for the rehabilitation of the property set forth above; and

**WHEREAS**, after conducting a public hearing on the Hexa Builders Redevelopment Plan, the Monroe Township Council believes that the adoption of the Hexa Builders Redevelopment Plan is in the best interest of the Township for rehabilitation of the properties set forth above.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Council of the Township of Monroe, County of Gloucester as follows:

**SECTION I.** Pursuant to the authority granted to the Township Council by N.J.S.A. 40A:12A-7, the Hexa Builders Redevelopment Plan, dated August 4, 2022, prepared by Alaimo Group and attached hereto is hereby adopted.

**SECTION II.** Pursuant to the provisions of N.J.S.A. 40A:12-7(c), the Hexa Builders Redevelopment Plan hereby supersedes applicable provisions of the Township of Monroe Land Use Ordinances. In so doing the Hexa Builders Redevelopment Plan shall constitute an explicit amendment to the Township Zoning Map to identify Block 8401, Lots 8, 9, and 10 as the boundaries of the area regulated by the Hexa Builders Redevelopment Plan. The official Township Zoning map shall be amended to henceforth coincide with the Hexa Builders Redevelopment Plan.

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**SECTION III.** If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part there of directly involved in the controversy in which such judgment shall have been rendered.

**SECTION IV.** All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

**SECTION V.** This Ordinance shall take effect twenty (20) days after final approval and publication according to law.

**TOWNSHIP OF MONROE**



**CNCL. PRES., CAROLANN FOX**

**ATTEST:**



**Twp. Clerk, Aileen Chiselko, RMC  
or Deputy Clerk, Jennifer Harbison, RMC**

**CERTIFICATION OF CLERK**

The foregoing Ordinance was introduced at a meeting of the Township Council of the Township of Monroe held on the 13<sup>th</sup> day of February, 2023, and will be considered for final passage and adoption at a meeting of the Township Council of the Township of Monroe to be held on 27<sup>th</sup> day of February, 2023 at the Municipal Building, 125 Virginia Avenue, Williamstown, New Jersey 08094, at which time any person interested therein will be given an opportunity to be heard.



**Twp. Clerk, Aileen Chiselko, RMC  
or Deputy Clerk, Jennifer Harbison, RMC**

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ROLL CALL VOTE

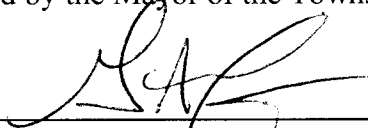
1<sup>st</sup> Reading

	AYES	NAYS	ABSTAIN	ABSENT
Cncl. Adams	✓			
Cncl. Garbowski	✓			
Cncl. Heverly	✓			
Cncl. McKinney				✓
Cncl. O'Reilly	✓			
Cncl. Valcourt	✓			
Cncl. Pres. Fox	✓			
Tally:	6			1

2<sup>nd</sup> Reading

	AYES	NAYS	ABSTAIN	ABSENT
Cncl. Adams	✓			
Cncl. Garbowski	✓			
Cncl. Heverly	✓			
Cncl. McKinney	✓			
Cncl. O'Reilly	✓			
Cncl. Valcourt	✓			
Cncl. Pres. Fox	✓			
Tally:	7			

The foregoing ordinance was hereby approved by the Mayor of the Township of Monroe on this 28<sup>th</sup> day of February, 2023.

  
MAYOR GREGORY A. WOLFE

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*Township of Monroe  
Planning Board*



***Commercial Corridor Redevelopment Area:  
Hexa Builders Redevelopment Plan  
Non-Condensation***

November 15, 2022

New Jersey Local Redevelopment and Housing Law – NJSA 40A:12A

Prepared by the:

*Alaimo Group*

*200 High Street*

*Mount Holly, New Jersey 08060*

File No. A-1365-0018-000

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MONROE TOWNSHIP

HEXA BUILDERS  
REDEVELOPMENT PLAN

Block 8401; Lots 8, 9, and 10

*Redevelopment Consistent with the  
New Jersey Local Redevelopment and Housing Law  
N.J.S.A. 40:12A –1 et seq.  
November 15, 2022*

Monroe Township Council (“Council”) authorized the Planning Board (“Planning Board”) to investigate properties in the Township’s commercial corridor, identified in the report, which collectively comprise the Study Area, to determine whether the Study Area should be designated as an Area in Need of Rehabilitation. Resolutions were adopted in and to include all stated lots.

The Planning Board pursuant to the criteria set forth in the Local Redevelopment and Housing Law (“LRHL”), N.J.S.A. 40A:12A-1 et seq., adopted Resolution in and recommending to Council Study Area to be an Area in Need of Rehabilitation.

The Council adopted Resolutions declaring the Study Area to be an area in need of rehabilitation directed the Planning Board to prepare a redevelopment plan or plans for the Study Area.

The Hexa Builders Redevelopment Plan includes only that portion of the Study Area known as Block 8401, Lots 8, 9, and 10 (“Property”) to be developed for warehousing and distribution uses.

The Mayor and Council are the Redevelopment Entity.

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Richard W. Hunt, PP, AICP  
N.J. Professional Planner #6478

The document original was signed and sealed in accordance with NJAC 13:41-1.3

# **Township of Monroe**

## **2022 Mayor and Township Council**

Honorable Richard DiLucia, Mayor  
Gregory Wolfe, Council President  
Carolann Fox, Councilwoman Vice President  
Ronald Garbowski, Councilman  
Chelsea Valcourt, Councilwoman  
Steven McKinney, Councilman  
Katherine Falcone, Councilwoman  
Patrick O'Reilly, Councilman

, Township Clerk  
John W, Trimble Jr, Esq., Township Solicitor

## **2022 Township Planning Board**

Cornelius "Obie" O'Brien, Chairman  
Fred Casper, Vice Chairman  
Honorable Richard DiLucia, Mayor/Member  
Patrick O'Reilly, Council Representative/Member  
Dan Kozak, Environmental Protection Commission Liason/Member  
Bob Avis, Member  
Andrew Helsel, Member  
Diana Lynn Salvadori, Member  
Timothy P. Sullivan, Member  
Darryl Hodges, Alternate #1  
Sherri Kennedy, Alternate #2

## **Administrative and Professional Staff**

Ninnette Orbaczewski, Planning Board Secretary  
Marla Gaglione, Esq., Planning Board Solicitor  
Jacqueline Berenato, PE, Planning Board Engineer  
Richard Hunt, PP, AICP, Planning Board Planner

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**Monroe Township  
Hexa Builders  
Redevelopment Plan  
Block 8401, Lots 8, 9, and 10**

**August 4, 2022**

**I. HEXA BUILDERS REDEVELOPMENT PLAN**

**A. Overview and Redevelopment Entity**

Monroe Township intends to implement a Redevelopment Plan for the identified Rehabilitation properties comprised of Block 8401, Lots 8, 9, and 10 (hereinafter, the “Property”). The Property is approximately 158.7 acres, with about 127.4 acres located within the Regional Growth Mixed-Use (RG-MU) District and about 31.3 acres located within the Rural Development Residential Receiving (RD-RR) District. The portions of the redevelopment area located in the RD-RR District contain significant wetlands with minimal development potential. This Plan designates redevelopment objectives, uses, and bulk requirements and design standards to the existing zoning. Only those uses listed in Section I.1 upon adoption of this redevelopment plan shall be permitted.

**B. Redevelopment Plan Relationship to the Township Master Plan, Redevelopment Vision, Principles, Goals and Objectives**

The vision, policies, goals and objectives as expressed in the Monroe Township 2004 Comprehensive Master Plan and 2012 Master Plan Reexamination Report guide redevelopment plan efforts for the redevelopment area. The Redevelopment Plan fulfills a regional commercial need as the Property is proximate to the regional and national highway transportation systems. The Redevelopment Plan implements the community’s desire to develop regional growth areas along U.S. Route 322. The Redevelopment Plan provides for employment opportunities in an existing developed area of Monroe Township consistent with Township’s smart growth objectives.

**Comprehensive Master Plan Vision:**

Monroe’s 2004 Comprehensive Master Plan provides a strategic vision for the Township, calling for economic redevelopment and to “encourage a pattern of compact and contiguous growth within appropriate areas of the Township. (2004 Master Plan, II.A. p. 12 of 60). The Township seeks... “to concentrate new industrial development in areas with good access to limited access highways and with adequate utility service” as part of its efforts to develop the U.S. Route 322 commercial corridor.

**Comprehensive Master Plan Policies Applicable to Redevelopment:**

- Planning must be comprehensive in nature and direct the coordinated, efficient and orderly development of Monroe Township based on an analysis of present and future needs, and the promotion of the public health, safety and general welfare.
- Future development must not outstrip the ability of the Township to assimilate such growth. Land use planning should be cognizant of the capacities of community services and facilities, and the proper utilization and conservation of natural resources.
- Strengthening and diversifying the economic composition of the Township is a priority.
- Planning and development proposals at the municipal level must be coordinated with the master plans of adjoining municipalities, Gloucester County, the Pinelands Commission and the State of New Jersey.
- Land use decisions must take into account and be guided by the goals and objectives of the Monroe Township Master Plan.

**Comprehensive Master Plan Objectives Applicable to Redevelopment:**

- Encourage a pattern of compact and contiguous growth within appropriate areas of the Township.
- Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.
- Provide for a variety of residential, commercial, industrial, agricultural, institutional, recreational and conservation uses.
- Provide for a balanced economic base and a source of employment through utilization of nonresidential lands.
- To promote the adequate provision of employment opportunities and the economic health of the Township.
- To concentrate new industrial development in areas with good access to limited access highways and with adequate utility service.
- To strengthen performance and design standards to ensure that industrial development provides adequate safeguards to protect the environment and to guard against incompatible adjacent uses.
- To encourage the development of light industry, both as infill development and as new development in appropriate zones.
- To ensure that industrial sites are located so that they are easily accessible to roadways having capacity sufficient to serve the employee traffic. They should not be located within residential areas, or where traffic must pass through residential streets to gain ingress or egress from the industry.
- To ensure that industrial uses are developed to good modern standards with adequately-sized sites allowing for future expansion of buildings, adequate off-street parking and loading facilities, and proper setbacks and use of landscaped buffer areas where adjacent to other uses.

**C. Redevelopment Properties and Access**

**Hexa Builders Redevelopment Properties  
Block 8401, Lots 8, 9, and 10**

The Property has immediate regional access via U.S. Route 322; is located within 10 miles of interchanges for the Atlantic City Expressway and U.S. Route 73. Access to the NJ Turnpike is via U.S. Route 322, approximately 25 miles west of the site. The Property is within an hour drive of the Philadelphia Airport and a 30 minute drive to the Atlantic City Airport.

**D. Source of Local Employees: Existing Residential within Vicinity of the Redevelopment Area**

Monroe Township has a population over 36,000 residents and over 14,000 occupied housing units. Majority of the housing units in the Township are single family detached. Most of the population lives near the Township's downtown area and are within easy driving and biking distance to the Hexa Builders Redevelopment Area. This juxtaposition provides employment opportunities for Monroe Township residents; employers are encouraged to hire locally.

**E. Public Transportation Serving the Redevelopment Area and Route 322 Corridor**

New Jersey Transit Bus Route 315 serves Monroe Township's Route 322 Corridor, within the vicinity of the property.

**F. Public Utilities: Water, Sewer, Gas, Electric and Communications**

The Hexa Builders Redevelopment Area is serviced by:

**Water:**

Monroe Township owns and operates the public water supply in the Township.

**Sewer:**

Monroe Township owns and operates its own public sewerage system. The system accommodates all municipal areas designated within the approved NJDEP Wastewater Management Plan Service Area, including the Hexa Builders Redevelopment Area.

**Other:**

Natural Gas:	South Jersey Gas Co.
Electric:	Atlantic City Electric
Communications:	Verizon, Comcast, AT&T
Fiber Optic:	Cable

**G. Pedestrian and Bicycle Access**

Pedestrian and bicycle access and accommodation improvements may be expanded as opportunities are presented at site plan review.

**H. Monroe Township Stormwater Management Plan Applicability**

The Municipal Stormwater Management Plan (MSWMP) and implementing ordinance as required by the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D) and the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-1.1 et seq.) will be utilized to review development applications within the redevelopment area. The MSWMP and implementing ordinance address groundwater recharge, stormwater quality, and quantity impacts by incorporating design and performance standards. The goals as listed in the MSWMP are incorporated into this redevelopment plan with a particular emphasis on the *“minimization of increases in stormwater runoff from new development”*, the *“prevention of non-point stormwater pollution”*, and *“public safety protection through the proper design and operation of stormwater management facilities.”*

**I. Land Use and Development Regulations: Bulk Requirements, Design Standards, and Performance Criteria**

This Plan designates permitted redevelopment objectives, uses, bulk requirements and design standards to supersede the existing zoning controls of RG-MU zone district on the designated Property. The portion of the designated Property that is located within the RD-RR Zone shall maintain the existing permitted uses, bulk standards, and any other regulation applicable to the RD-RR Zone pursuant to Chapter 175 of the Township Code, as amended. Should the redevelopment plan not proceed, permitted and conditional uses as designated for the RG-MU Zone District remain applicable to the portion of the property located within the RG-MU Zone. Bulk requirements, design standards, and submission requirements for the underlying zone districts also remain should the redevelopment plan not be implemented.

All terms not otherwise defined herein shall have the same meaning as those set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-3 through -7, or the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-3, or the Pinelands CMP, N.J.A.C. 7:50-1.1 et seq. All other terms not expressly defined in those statutes are left to their common definitions.

**1. Land Uses**

The portion of the designated Property located within the RD-RR District is permitted to be developed in accordance with the RD-RR district regulations (§175-160). The portion of the designated Property located within the RG-MU District shall be permitted to be developed for the following uses:

- a. Permitted Uses.
  - Warehouse, Storage, and Distribution Facilities
  - Office space specific to Warehouse operations
  
- b. Accessory Uses
  - Stormwater Management Facilities
  - Utility Facilities
  - Solar Facilities
    - To Service the Site
  - Fire Protection Facilities
  - Bus Stops
  - Electric Vehicle and Truck Recharging Facilities
  
- c. Conditional Uses
  - None

**2. Building Size, Area and Bulk Requirements**

- Minimum Lot Area 80,000 SF
- Minimum Lot Width 150 FT
- Minimum Front Yard Setback 100 FT
- Minimum Side Yard Setback 50 FT
- Minimum Rear Yard Setback 50 FT
- Minimum Landscape Buffer 50 FT
- Maximum Building Height 60 FT
- Maximum Lot Coverage 65%

- a. No setbacks are required for lot lines fully interior to the Redevelopment Area.
  
- b. Stormwater drainage basins, utilities, fencing and walls are permitted within the landscape buffer area or setback areas for property developed under this Redevelopment Plan.

- c. Parking shall not be permitted within eight (8) feet of any principal building.
- d. Fences or walls constructed shall be a maximum of twelve feet (12') feet, exclusive of berms; however, where necessary for obscuring light and vision, and reducing noise beyond the lot, the Planning Board may permit increased height.

**3. Design Standards and Regulations: Parking, Lighting, Demolition, and Road Widening/Easements.**

- a. All design and performance standards set forth in the Township Code within Article XIII of Chapter 175 shall apply, unless otherwise modified herein.
- b. Parking Requirements. The parking standards for the Property have been formulated to ensure that adequate parking is being provided while also recognizing the benefit of a lower overall impervious cover.
  - i. All parking spaces on the Property shall be a minimum of 9' x 18', except those provided for uses with shopping carts, which shall be 10' x 20'.
  - ii. All parking aisles shall be a minimum of twenty-four (24') feet in width.
  - iii. Car parking shall be provided at a rate of 1 spaces per 2,500 square feet for industrial (warehouse/distribution) operations.<sup>1</sup>
  - iv. Car parking shall be provided at a rate of 1 spaces per 300 square feet for office space specific to warehouse operations.<sup>2</sup>
  - v. Should the applicant demonstrate parking requirement conformance for uses included in the most recent ITE Parking Generation Manual and the Planning Board deems

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<sup>1</sup> The parking ratios provided are subject to modification based on site specific data and subsequent review by the Planning Board and its professionals. Based on Site Plans and Traffic Study information provided and review against the current Institute of Transportation Engineers (ITE) Parking Generation Manual, the parking ratios may be adjusted accordingly.

<sup>2</sup> The parking ratios provided are subject to modification based on site specific data and subsequent review by the Planning Board and its professionals. Based on Site Plans and Traffic Study information provided and review against the current Institute of Transportation Engineers (ITE) Parking Generation Manual, the parking ratios may be adjusted accordingly.

these parking requirements to be reasonable, relief may be requested.

- vi. The loading and unloading of vehicles over four (4) tons; shall be permitted within designated loading areas.
- vii. Fueling facilities shall be required to utilize only low-flow nozzles for dispersing diesel fuel.
- c. Lighting. Luminaire height may not exceed thirty-five feet (35'), and be LED lighting with sharp cutoff luminaires and shields. The measure of lighting intensity at the boundary of the Property shall not exceed 0.2 foot-candles. Lighting intensity limits are exclusive of any driveway access points for purposes of vehicular and pedestrian safety.
- d. Existing obsolete improvements will be demolished and disposed in accordance with all governing regulations, and in a timely manner.
- e. Area roadway improvements may include upgrades to roadway design and traffic signals at the entrance of the site.
- f. For lots without street frontage, or shared access, utilities and/or parking, cross easements shall be provided as required by the Planning Board.

**4. Signage**

- a. Total gross advertising area of all signs on all sides combined shall not be greater than 10% of the area of the building face fronting on the street. The maximum area of all wall signs on a building shall not exceed 250 square feet.
- b. One freestanding sign per street frontage is permitted, provided said sign does not exceed an area of 100 square feet on each side, and further provided that the maximum height above grade does not exceed 20 feet with the lowest portion of the sign being at least eight feet above grade.
- c. If more than one business or use is located on the lot where said businesses or uses use a common parking facility and/or a common driveway or roadway, the owner shall be permitted to have either one freestanding sign or one multiple occupancy and tenancy (MOT) sign on each street frontage, subject to the freestanding sign area and height restrictions, located at the entrance to the,



industrial park or parking facility. If an MOT sign is required, the attached signs for the businesses or uses shall be uniform in size, scale and design.

- d. In lieu of a freestanding sign, one monument sign may be erected, provided that it is not situated within a sight triangle, and further provided that said monument sign does not exceed an area of 100 square feet nor exceed a height above grade of eight feet.
- e. All other signage requirements including setbacks shall be in compliance with Township Code.

**5. Performance Criteria and Standards**

- a. Modification from Township standards may be granted in recognition that national and regional tenants may have design criteria and standards for architectural design which deviates from Township standards upon the reviewing board finding that a deviation comports with the overall architectural elements of the redevelopment plan.
- b. As visible to the public, equipment-providing services to the building whether roof mounted or ground placed, shall be screened by appropriate architectural/landscape design features.
- c. Warehouse Architectural Performance Standards are to apply Class “A” standards as the top tier in a specific real estate market. Class A “Standards” for industrial real estate properties is a classification that incorporates a broad variety of features and qualities. Key attributes of Class “A” properties include high-end construction and finishes, modern architectural design, state-of-the-art mechanical systems and technology and a variety of property amenities. Amenities typically include the latest in sustainable design and operating efficiencies. Class “A” properties are the “best-in-class” assets that usually command the highest possible rents in their respective submarkets.

With that understanding of Class “A” properties, the exterior architectural features of the buildings are to display a high degree of permanence and quality while being relatable in style and scale to the development’s surrounding. The use of finely finished and detailed concrete and masonry for walls incorporating metal frame and glass wall systems for office area windows and entrances are examples of these types of components. The colors and finishes of these components should also be selected to blend with the predominant characteristics of the landscape design, site features and the natural surroundings.

**6. Development Regulations**

- a. Development of the Redevelopment Area shall be in accordance with the requirements of the Township Code, unless otherwise modified herein.
- b. Submission Waivers. The Planning Board, upon the recommendation of the Township Engineer, will consider waivers from the submission requirements within this redevelopment area so as to minimize development costs without compromising health and safety.
- c. Development and subdivision within the redevelopment area shall be governed by the procedural and performance requirements set forth under the Land Development section of the Township code and applicable provisions of the M.L.U.L. with the following modifications:
  - i. Redevelopment activities shall be in conformance with this Redevelopment Plan, which may be amended in accordance with the requirements of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.;
  - ii. Deviations from the terms hereof shall be addressed by way of an application submitted to the Planning Board. A deviation shall be granted where:
    - 1. an applicant can demonstrate that the proposed deviation is more beneficial for the Township than compliance with the terms required by the Township Code or otherwise required by this Plan, and
    - 2. the proposed deviation furthers the intent and purposes of the Redevelopment Plan.
- d. The Redeveloper may consolidate or subdivide the Property or a portion of the Property. Where the Redeveloper proposes a subdivision that would typically require frontage on a dedicated street or a private right of way, the Planning Board may grant relief pursuant to N.J.S.A. 40:55D-36.
- e. All buildings of 100,000 square feet or more shall be designed and constructed to support solar installation in accordance with P.L.2021, c.290.

- f. A 100-foot residential setback shall be required for any portion of the parcel abutting a residential zone or abutting a property with an existing residential use. Development permitted within the residential setback must be limited to a combination of landscaping and screening. Off-street parking, stormwater management facilities, outdoor storage areas, and accessory structures are prohibited within any required residential setback.
- g. The residential setback shall include adequate landscaping and screening to minimize visual and noise impacts on abutting residential zones and abutting properties with an existing residential use.
- h. Any development proposed under this redevelopment plan shall meet the minimum environmental standards of the Pinelands CMP (N.J.A.C. 7:50-6 et seq.)

**7. Pinelands Development Credits**

- a. Pinelands Development Credits (PDCs) shall be acquired and redeemed for the development of any principal, non-residential use in the RG-MU portion of the Property at a rate of one quarter (1/4) PDC for every 18,000 square feet of gross floor area within principal use buildings.
- b. If the proposed floor area of the development is not evenly divisible by 18,000, then the PDC requirement shall be rounded up to the nearest quarter (1/4) PDC.
- c. If the proposed gross floor area of the development is less than 18,000 square feet, then one quarter (1/4) PDC shall be required.
- d. Any municipal variance or other approval for the development of a residential use under this Redevelopment Plan shall require that PDCs are acquired and redeemed for 50% of the authorized units for parcels under 10 acres in size; for 75% of the authorized units for parcels between 10 and 20 acres in size; and for 100% of the authorized units for parcels over 20 acres in size.

**K. Acquisition and Relocation (Non-Condemnation)**

This Redevelopment Plan does not propose acquisition of property. This proposed Redevelopment Plan is not anticipated to temporarily or permanently displace any residents or businesses.

**L. Consistency with State, County, Regional, and Nearby Municipal Plans**

**1. *New Jersey State Development and Redevelopment Plan (SDRP)***

The Hexa Builders Redevelopment Area is entirely within Pinelands Planning Area. The Pinelands Commission exercises regulatory control over development activities in the Pinelands area. The Pinelands Comprehensive Management Plan (CMP, November 1980, as amended) guides the commission in its effort to meet state and federal mandates. While the State Planning Act requires the State Planning Commission to rely on the CMP in the Pinelands area, the State Plan should be used for those issues not addressed in the CMP. The SDRP identifies the following policies for the Pinelands area:

- a. Policy 1 – Reliance on Plans and Regulations: Acknowledge the statutory treatment of the New Jersey Pinelands under the Pinelands Protection Act.
- b. Policy 2 – Intergovernmental Coordination – State and Local: Coordinate planning efforts so that there is intergovernmental consistency between the adopted plans, maps, programs, and regulations.
- c. Policy 3 – Intergovernmental Coordination – Federal and State: Coordinate planning efforts so that the Pinelands Comprehensive Management Plan is consistent within the Pinelands National Reserve.
- d. Policy 4 – Review of Potential Regional Impacts: Develop procedures for the review of development so that the objectives of the State Plan and the Pinelands CMP are met.
- e. Policy 5 – Water Resources/Aquifer Protection: Protect the aquifer system that underlies the Pinelands area.
- f. Policy 5 – Public Investment Priorities: Coordinate management area policies to ensure area designations within the Pinelands CMP receive state public investment priority.

Monroe Township’s Comprehensive Master Plan and 2012 Master Plan Reexamination Report recognize that absorbing new development and growth will largely involve redeveloping underutilized parcels and the renovation of existing structures. The Delaware Valley Regional Planning Commission (DVRPC), in conjunction with Monroe Township, forecasted growth rates for Monroe Township’s population and employment.

Population:	2020 Forecast (36,858)	2050 Forecast (44,595)
Employment:	2020 Forecast (10,350)	2050 Forecast (13,219)

2. *Gloucester County*

The Gloucester County 2040 Visioning plan lists the following future activities impacting Monroe Township.

- a. Develop high quality jobs and local amenities.
- b. Create quality jobs for residents of all abilities.
- c. Keep taxes at a competitive rate when compared to the state and region.
- d. Encourage local production.
- e. Increase local opportunities for knowledge and success.
- f. Market the county’s proximity to Philadelphia and Wilmington to attract new residents and businesses.
- g. Reinforce downtowns and main streets throughout the county as civic and commercial centers.
- h. Maintain the county’s rural character and variety of community types

In conjunction with regional redevelopment efforts by Gloucester County, the Township continues to identify sites within the corridor that are suitable for smart growth based redevelopment.

3. *Delaware Valley Regional Planning Commission (DVRPC)*

Williamstown, the downtown neighborhood of Monroe Township, is identified by the DVRPC as a “Rural Center”. Centers are designated areas in the DVRPC region where future growth should be directed. Rural Centers offer a mix of uses yet are surrounded by agricultural land uses and are less densely populated.

Monroe Township actively participates with the efforts of DVRPC, to improve and redevelop, including the Hexa Builders Redevelopment Area. Efforts include mobility improvements for vehicles and pedestrians, improved access to alternative modes of transportation, economic revitalization of the corridor, and landscaping and streetscape improvements along the corridor. Monroe Township’s redevelopment planning efforts further this overall regional effort by developing specific plans for Monroe Township to address these issues.

The Hexa Builders Redevelopment maintains consistency with identified Goals as established by DVRPC:

- a. Land use, growth, and resource protection must be integrated into a comprehensive, cooperative, continuing, and coordinated process.
- b. Continued coordination across state, city, and county lines; sectoral interests; and the public and private sectors is essential to maintaining a broad regional perspective and finding a common vision and goals.
- c. Support the growth of key economic sectors within the region.
- d. Invest in the infrastructure necessary to support the region's businesses.
- e. Facilitate goods movement.

The smart growth goals and policies of DVRPC's Connections 2045 Long Range Plan and 2050 Connections Plan were prepared and coordinated with the New Jersey State Development and Redevelopment Plan and the New Jersey Department of Transportation. This coordination was undertaken to ensure regionally consistent land use plans.

Monroe Township's redevelopment efforts including the Hexa Builders Redevelopment Area support and encourage investment in existing infrastructure to increase support for existing and new businesses, while promoting environmentally sensitive design and increased non-private automobile usage to reduce congestion and pollution.

Monroe Township's redevelopment planning efforts for Hexa Builders are consistent with the DVRPC 2045 Plan by promoting and fostering revitalization and renewal of areas in need of redevelopment.

**M. Hexa Builders Redevelopment Program and Process Schedule**

- 1. Establish a general schedule for constructing retail/non-industrial uses in sequence with constructing industrial warehouse uses with the objective to balance buildout of the entire Redevelopment Area in accordance with a developer's agreement to be entered into between the redeveloper and the Township.
- 2. Complete Hexa Builders Draft Redevelopment Plan; present to Planning Board for review, comment, and recommendation to Council by Resolution.

3. Hexa Builders Redevelopment Plan adopted by Ordinance; redeveloper designated by Council Resolution.

Q:\Projects\A13650018000\Docs\Report\Hexa Builders Redevelopment Plan (draft).docx

# **APPENDICES**



**TOWNSHIP COUNCIL RESOLUTION**

RESOLUTION R:221-2019

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE  
DESIGNATING THE COMMERCIAL CORRIDORS LOCATED WITHIN THE  
TOWNSHIP OF MONROE AS "AREAS IN NEED OF REHABILITATION"  
PURSUANT TO LOCAL REDEVELOPMENT AND HOUSING LAW,  
N.J.S.A. 40A:12A-1, ET SEQ.  
(Commercial Corridor Rehabilitation Area)**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (the "Act"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment and areas in need of rehabilitation in accordance with the Act; and

**WHEREAS**, the Township has determined that the designation of rehabilitation areas will foster the investment of private capital, the construction of projects and the rehabilitation of housing and business that will benefit the Township, its residents, and property owners; and

**WHEREAS**, the Township Council authorized and directed the Township Planner, J. Timothy Kernan, PE, PP CME, of Maser Consulting (the "**Township Planner**") to conduct a preliminary investigation and analysis to determine whether certain parcels within the municipality qualified under the statutory criteria as "Areas in Need of Rehabilitation" within the meaning and intent under the Act; and

**WHEREAS**, the Township Planner prepared that certain report entitled "*Rehabilitation Area Determination of Need Report*" (the "**Planner's Report**"), which evaluated the parcels within the Township's commercial corridor collectively and individually to determine whether the individual parcels could be included within a "Rehabilitation Area"; and

**WHEREAS**, the Planner's Report, a copy of which is attached as **Exhibit A**, contained a map and list, which delineated the physical boundaries of the parcels comprising the Township's commercial corridor (the "**Study Area**"); and

**WHEREAS**, the Township Council having previously transmitted a copy of this resolution to the Township Planning Board for its review and comment as required by N.J.S.A. 40A:12A-14; and

**WHEREAS**, the Township Council, having reviewed the comments of the Planning Board, as set forth in Planning Board Resolution PB-34-2019, a copy of which is attached hereto as **Exhibit B**, and having further reviewed the Planner's Report, and desiring to accept the analysis of the Township Planner and recommendation of the Planning Board, concludes as follows: (i) the parcels set forth in **Exhibit A** and identified as the Study Area (the "**Rehabilitation Area**") satisfy the criteria set forth in the Act, including N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-14; (ii) that a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the Rehabilitation Area; and (iii) that such parcels be designated as an area in need of rehabilitation.

**NOW THEREFORE, BE IT RESOLVED** by the Council of the Township of Monroe, as follows:

**RESOLUTION R:221-2019**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE  
DESIGNATING THE COMMERCIAL CORRIDORS LOCATED WITHIN THE  
TOWNSHIP OF MONROE AS "AREAS IN NEED OF REHABILITATION"  
PURSUANT TO LOCAL REDEVELOPMENT AND HOUSING LAW,**

**N.J.S.A. 40A:12A-1, ET SEQ.**

***(Commercial Corridor Rehabilitation Area)***

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The Township Council of the Township of Monroe, Gloucester County, State of New Jersey hereby determines that the parcels set forth in **Exhibit A** satisfy the criteria set forth in the Act, including N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-14; that a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of said parcels; and that said parcels are hereby designated as an "Area in Need of Rehabilitation" pursuant to the Act. The "Area in Need of Rehabilitation" shall be known as the "***Commercial Corridor Rehabilitation Area***".

3. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

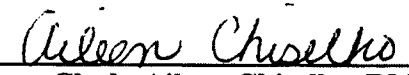
4. A copy of this Resolution shall be available for public inspection at the offices of the Township Clerk.

**ADOPTED** at a meeting of the Township Council of the Township of Monroe on September 23, 2019.

**TOWNSHIP OF MONROE**


  
**CNCL. PRES., RONALD T. GARBOWSKI**

**ATTEST:**

  
**Twp. Clerk, Aileen Chiselko, RMC  
or Deputy Clerk, Jennifer Harbison**

**CERTIFICATION OF CLERK**

The foregoing Resolution was duly adopted at a meeting of the Township Council of the Township of Monroe, County of Gloucester, State of New Jersey, held on the 23<sup>rd</sup> day of September 2019 in the Municipal Complex located at 125 Virginia Avenue, Williamstown, New Jersey.

  
**Twp. Clerk, Aileen Chiselko, RMC  
or Deputy Clerk, Jennifer Harbison**

**RESOLUTION R:221-2019**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE  
DESIGNATING THE COMMERCIAL CORRIDORS LOCATED WITHIN THE  
TOWNSHIP OF MONROE AS "AREAS IN NEED OF REHABILITATION"  
PURSUANT TO LOCAL REDEVELOPMENT AND HOUSING LAW,**

**N.J.S.A. 40A:12A-1, ET SEQ.**

*(Commercial Corridor Rehabilitation Area)*

**ROLL CALL VOTE**

	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Cncl. Dilks</b>	✓			
<b>Cncl. Falcone</b>	✓			
<b>Cncl. Marino</b>	✓			
<b>Cncl. Miller</b>	✓			
<b>Cncl. O'Reilly</b>	✓			
<b>Cncl. Wolfe</b>	✓			
<b>Pres. Cncl. Garbowski</b>	✓			
<b>Tally:</b>	7			

## **PLANNING BOARD RECOMMENDATION**



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**Counsel**  
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[lgalella@parkermccay.com](mailto:lgalella@parkermccay.com)

Our File No. 30694-1

February 23, 2023

Mayor Gregory A. Wolfe, and  
Members of Monroe Township Council  
125 Virginia Avenue  
Williamstown, NJ 08094

**Re: Commercial Corridor Redevelopment Area  
Hexa Builders Redevelopment Plan  
Block 8401, Lots 8, 9 and 10**

Dear Mayor Wolfe and Members of Council:

I serve as Solicitor to the Planning Board of Monroe Township (the "Planning Board"). Please be advised that at their meeting on February 23, 2023, the Planning Board reviewed the Commercial Corridor Redevelopment Area- Hexa Builders Redevelopment Plan dated November 15, 2022 for Block 8401, lots 8, 9 and 10.

The Planning Board found that the Commercial Corridor Redevelopment Area - Hexa Builders Redevelopment Plan is consistent with the 2004 Comprehensive Master Plan and 2012 Master Plan Reexamination. The Planning Board will be adopting a memorializing Resolution at their next meeting.

If you have any questions concerning this matter, please do not hesitate to contact me.

Thank you.

Very truly yours,

*s/ Linda A. Galella*  
LINDA A. GALELLA

LAG:tlc  
c: Chairman and Members of the Monroe Township  
Planning Board  
Ninette Orbaczewski, Administrative Clerk

4880-4204-6290, v. 1

COUNSEL WHEN IT MATTERS.™

Mount Laurel, New Jersey | Hamilton, New Jersey | Atlantic City, New Jersey | Camden, New Jersey