



Monroe Township's 2025 Housing Element and Fair Share Plan & Ordinance O:06-2026

CMP Policy and Implementation Committee
April 24, 2026

Process Timeline

July 7, 2025

August 1, 2025

March 6, 2026

March 23, 2026

April 8, 2026

April 24, 2026

May 8, 2026

Received 2025 Housing Element and Fair Share Plan (HEFSP)

HEFSP deemed incomplete requires implementing ordinance

Received Ord. O:06-2026 - Hightop Redevelopment Plan

HEFSP & Ord. O:06-2026 require formal approval by Pinelands Commission

Public hearing: No testimony
No written comments

CMP Policy & Implementation Committee Meeting

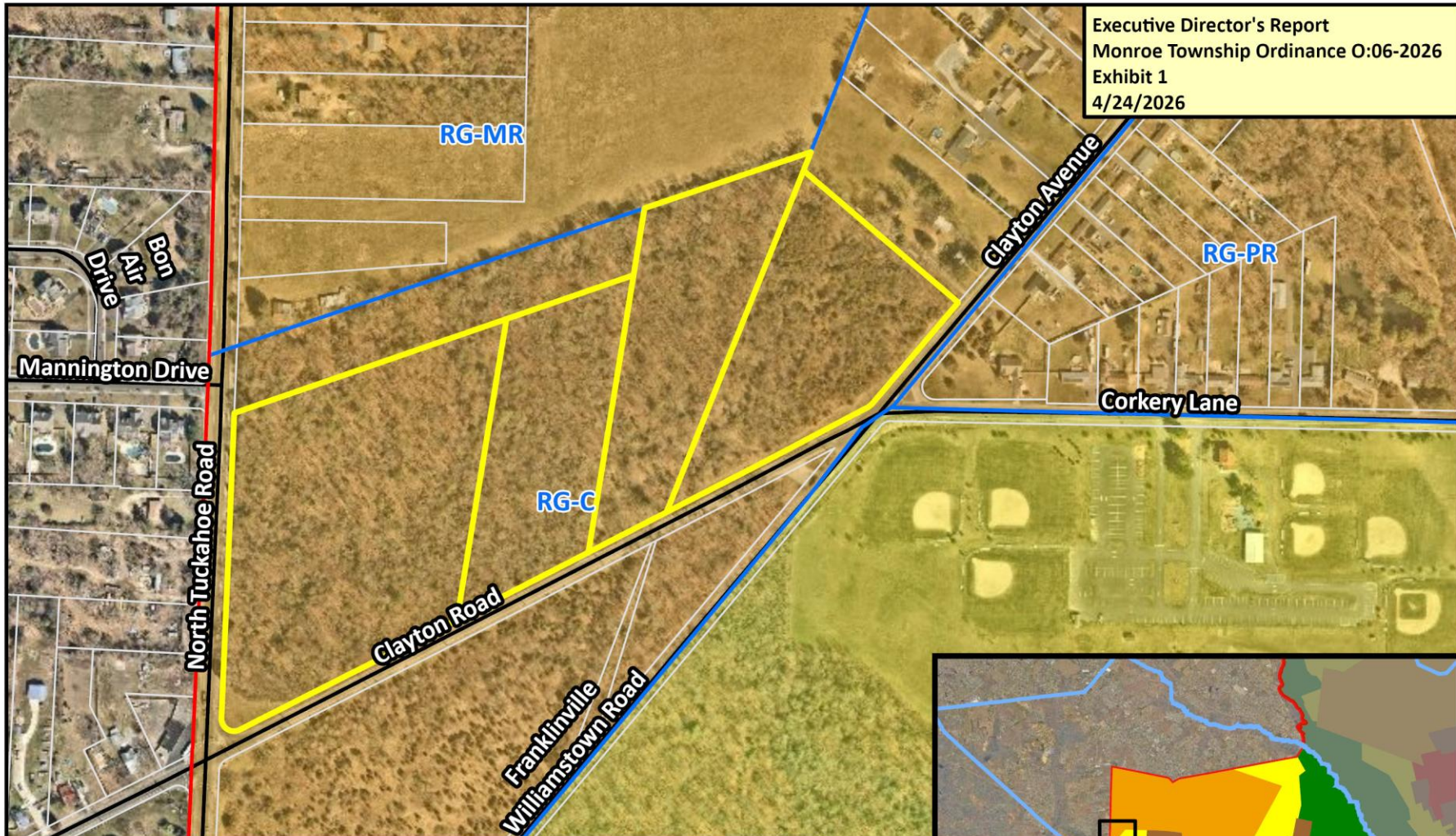
Pinelands Commission Meeting

2025 Housing Element and Fair Share Plan

- Describes the mechanisms the Township will use to meet its 4th Round affordable housing obligation
- Includes Pinelands sites with existing certified redevelopment plans
 - Williamstown Square Redevelopment Area (O:27-2020)
 - Acme Redevelopment Area (O:16-2019)
- Includes a new Pinelands site, **Hightop Redevelopment Area**, requiring zoning changes through a redevelopment plan

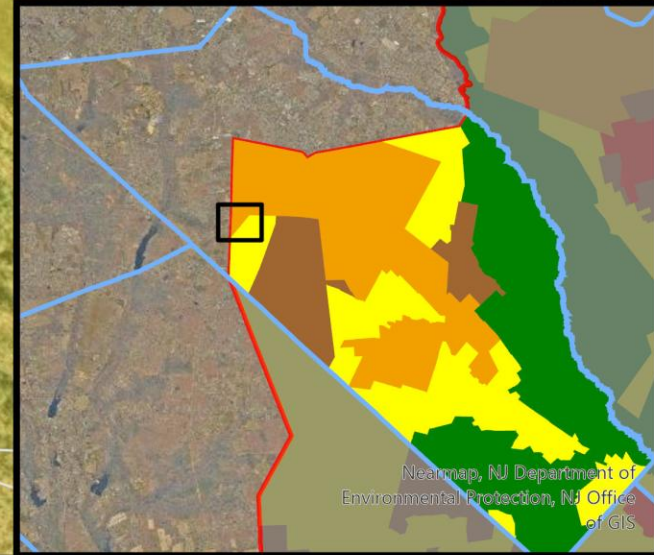
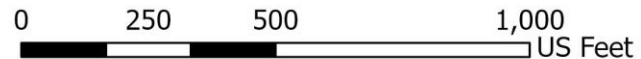
Hightop Redevelopment Plan (O:06-2026)

- **Location:** Block 12503, Lots 16, 17, 18, & 19
- **Total area:** ~26 acres
- **Existing conditions:** Vacant, forested, upland (limited wetlands buffers)
- **Pinelands management area:** Regional Growth Area
- **Certified zoning:** Regional Growth Commercial (RG-C)
 - Permits various commercial/nonresidential uses



Existing Conditions of Hightop Redevelopment Area

- Hightop Redevelopment Area
- Pinelands Area Boundary
- Pinelands Zoning
- Pinelands Parcels
- Road Centerlines
- Rural Development Area
- Regional Growth Area



Hightop Redevelopment Plan: Permitted Uses

Residential

- **Density:** 11 units per acre
- **Housing Types:**
 - Townhouses
 - Multifamily stacked townhouses
 - Age targeted townhouses
- **Affordable Set-Aside:** 20% of all units; up to 48 total

Commercial

- Retail, fast-food, other commercial uses permitted by RG-C district

Regional Growth Area CMP Standards

- If residential is permitted in this redevelopment area, then the CMP requires the Township to zone for **78 units**
- The Hightop Redevelopment Plan permits up to **286 units**
- CMP allows municipalities to seek increased residential density within a Regional Growth Area provided that....
 - ✓ Infrastructure is available
 - ✓ Areas do not include significant environmental limitations
 - ✓ PDCs are required for a percentage of the permitted dwelling units

Infrastructure Availability

- 1990 MOA between Pinelands Commission & Monroe Township MUA
 - Allows interbasin transfer and export of KC water out of Pinelands Area
 - 3.0 million gallons per day (MGD) limit
 - Monthly average over the last five years: 2.18 MGD
- Staff-estimated water demand for full residential build out, based on RSIS design water demand, is about 0.064 MGD
- Not anticipated to trigger additional monitoring or exceed 3.0 MGD limit

Environmental Limitations & Pinelands Development Credits (PDCs)

- No wetlands onsite
- Potential, limited wetlands transition areas
- PDCs are required by the redevelopment plan
 - Provides an exemption for units made affordable

Hightop Redevelopment Plan PDC Requirements

- Mandatory Rate:
25% of market rate units
- Affordable housing exemption:
20% of total units or 48 units,
whichever is less
- Total opportunity for the use of
60 rights (~ 15 PDCs)

Conclusion

- Staff finds that the Monroe Township Housing Element and Fair Share Plan and Ordinance O:06-2026 comply with CMP standards for certification
- Staff seeks the P&I Committee's vote on whether to recommend certification to the full Commission