



Township of Monroe

County of Middlesex

Stephen Dalina
Mayor

OFFICE OF THE MAYOR
1 Municipal Plaza
Monroe Township, New Jersey 08831
Phone 732.521.4400

June 17, 2025

Re: Monroe Township Negotiates Agreement to Prevent Proposed Warehouse and Gain Parkland while Achieving Required Affordable Housing Units

Dear Monroe Township Resident,

I am writing to provide an update on the proposed warehouse at the corner of Butcher Road and North Disbrow Hill Road. I am happy to report that the Township has come to an agreement to: (1) prevent the construction of a warehouse at this location; (2) develop a public park on 10 acres of adjacent land; (3) obtain an additional 56 acres of preserved open space; and (4) zone the parcel for residential development to help the Township satisfy its Round 4 affordable housing obligation.

As I stated to the Planning board last September, a warehouse constructed at this location is simply incompatible with the surrounding neighborhood. As this area of Monroe has grown into a residential community over the last two decades, a warehouse operation with tractor trailers on residential roads would have been a serious detriment to the neighborhood. Any potential warehousing belongs on Route 33, with direct access to the state highway.

I want to thank my fellow Planning Board members, our Township Engineer Mark Rasimowicz, Ward 2 Councilwoman Rupa Siegel, and numerous residents for working with me to develop a practical and reasonable solution to prevent an incompatible use at this site.

I am particularly proud that this agreement allows the Township to acquire property to develop a public park on 10 acres of land directly south of the development parcel. Over the coming months, I will be soliciting ideas for recreation at this site from residents at Monroe Manor, Monroe Place, and throughout the Township. It is also exciting to acquire and protect an additional 56 acres of land in our continued effort to preserve half the Township as dedicated open space.

As I have said many times to neighboring residents, it is not realistic to expect the parcel on Butcher Road and North Disbrow Hill Road to remain vacant forever. The property owners challenged the Planning Board's denial of their application, asking the Superior Court to permit the construction of a 175,000 sq. ft. warehouse.

This agreement settles that lawsuit by rezoning the property to eliminate the possibility of warehousing and permits residential development similar in size and scope to Monroe Place in the same neighborhood, keeping it consistent with the surrounding community.

The agreement also requires affordable housing units to be built off-site at other locations, equating to about 30 percent of the entire project, allowing the Township to make significant progress in meeting our Round 4 constitutional affordable housing obligation.

Additionally, to the benefit of the Township, my professionals and I are engaged in negotiations to reduce the number of market rate residential units from Round 3 that have not yet been built, without impacting our affordable housing obligation.

Please stay tuned for further details about Monroe's Round 4 affordable housing compliance plan. While all new housing impacts our community in one way or another, we do our absolute best to avoid overburdening our current neighborhoods, schools and infrastructure.

Rest assured, our sound planning and improvements in recent legislation, place the Township in a good position to meet our obligations in a much less impactful way than prior rounds.

Sincerely,

Mayor Stephen Dalina