

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-9-2022-018

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF MONROE
UNDER CHAPTER 122 ARTICLE XIII TO AUTHORIZE THE POLICE TO ENFORCE
TITLE 39 OF THE NEW JERSEY MOTOR VEHICLE CODE
IN RENAISSANCE AT MONROE

WHEREAS, N.J.S.A. 39:5A-1 authorizes the enforcement of Subtitle 1, Title 39 of the Revised Statutes of the State of New Jersey, the Motor Vehicle and Traffic Statutes, on private property upon receipt of a written request; and

WHEREAS, Renaissance at Monroe Homeowners' Association, Inc. (the "Association") has filed a written request for the Township of Monroe to enforce certain provisions of Subtitle 1, Title 39 of the Revised Statutes, in the roadways and parking areas throughout the Renaissance at Monroe community a residential subdivision located on Route 33 in the Township of Monroe, County of Middlesex.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey, that Chapter 122, Article XIII of the Code of the Township of Monroe entitled "Subtitle 1 of Title 39" is hereby amended to include a new section enumerated § 122-52:

§ 122-52. Renaissance at Monroe

A. General parking.

- (1) All vehicles must park in designated areas and between the lines provided.
- (2) No person shall stop or stand a vehicle upon any of the streets or parts of streets described below:

Name of Street	Sides	Hours	Location
Valencia Drive	Interior lane	All	Interior lane of each of the four (4) curves of Valencia Drive

B. Stop intersections. The following described intersections are hereby designated as stop intersections.

Intersection	Stop Sign
All roads and aisles	As indicated on the site plan on file in the office of the Township Clerk

C. Speed limits.

- (1) The speed limit for both directions of travel on the following roadways are:

Name of Street	MPH	Limit
All roads	25	Entire Length

- (2) Regulatory and warning signs shall be erected and maintained to effect the above designated speed limits authorized by the Department of Transportation.

D. Tow away zones. Any vehicle parked or standing as to obstruct or impede a normal flow of traffic, block entrances or exit ways, loading zones, oil fills, any grassy area, pedestrian walkway, or present in any way a safety or traffic hazard may be removed by towing the vehicle at the owner's expense.

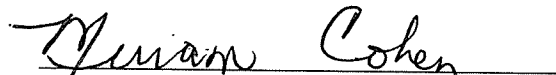
E. That all signs, posts, or other necessary materials be installed, paid for, and maintained by the Association. All signing shall conform to the current Manual on Uniform Traffic Control Devices, pursuant to N.J.S.A. 39:4-198 and N.J.S.A. 39:4-183.27.

F. Penalty. Unless another penalty is expressly provided by New Jersey Statute, every person convicted of a violation of this section or any supplement thereto shall be liable to a penalty of not more than \$50 or imprisonment for a term not exceeding 15 days or both.

BE IT FURTHER ORDAINED, that any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.


SO, ORDAINED as aforesaid.


 MIRIAM COHEN, Council President

RECORDED VOTE – INTRODUCTION – September 7, 2022						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilwoman Schneider	X		X			
Councilwoman Siegel		X	X			
Council V. President Van Dzura			X			
Council President Cohen			X			

NOTICE

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at a meeting of the Monroe Township Council held on September 7, 2022. Said Ordinance will again be read and considered for final passage at the next scheduled meeting of the Monroe Township Council to be held on October 3, 2022, at 6:30 p.m. at the Monroe Township Municipal Building, 1 Municipal Plaza, Monroe Township, New Jersey 08831. At said time and place all persons having an interest in the foregoing Ordinance will be granted an opportunity to be heard concerning the same prior to consideration for final passage by the Council.


 CHRISTINE ROBBINS, Deputy Township Clerk

RECORDED VOTE – SECOND READING & FINAL ADOPTION – October 3, 2022						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilwoman Schneider			X			
Councilwoman Siegel		X	X			
Council V. President Van Dzura	X		X			
Council President Cohen			X			

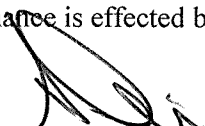
MONROE TOWNSHIP, MIDDLESEX COUNTY

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**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
 AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF MONROE
 UNDER CHAPTER 122 ARTICLE XIII TO AUTHORIZE THE POLICE TO ENFORCE
 TITLE 39 OF THE NEW JERSEY MOTOR VEHICLE CODE
 IN RENAISSANCE AT MONROE**

MAYORAL APPROVAL

By virtue of the Optional Municipal Charter Law of 1950 and Chapter 3, Section 19 of the Code of the Township of Monroe, my approval of this Ordinance is effected by the affixing of my signature hereto.


 STEPHEN DALINA, Mayor

Date signed: 10/4/2022



Township of Monroe

County of Middlesex

PATRICIA REID
Township Clerk

Municipal Complex
1 Municipal Plaza
Monroe Township, NJ
08831-1900
Phone (732) 656-4573
Fax (732) 521-3190

Affidavit of Publication

I, Christine Robbins, Deputy Township Clerk, of the Township of Monroe, County of Middlesex, State of New Jersey, do hereby certify that the attached legal notice is a true copy of such notice, which was published in the Home News Tribune, the official newspaper of Monroe Township and a newspaper of general circulation in the County of Middlesex on September 12, 2022.



Christine Robbins, Deputy Township Clerk

Ad Number: 0005407530

Run Dates: 09/12/2022

MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE

ORDINANCE NO.: O-9-2022-018

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF MONROE UNDER CHAPTER 122 ARTICLE XIII TO AUTHORIZE THE POLICE TO ENFORCE TITLE 39 OF THE NEW JERSEY MOTOR VEHICLE CODE IN RENAISSANCE AT MONROE", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on September 7, 2022 and will be further considered for final passage after a Public Hearing during the council meeting to be held on October 3, 2022 at 6:30 p.m. in the Monroe Twp. Municipal Building, One Municipal Plaza, Monroe Twp., N.J. 08831. At said time and place, all persons will be granted the opportunity to be heard concerning this Ordinance prior to its consideration for adoption by Council.

The purpose of this Ordinance is to amend Chapter 122, Article XIII to authorize the Monroe Twp. Police Dept., at the written request of the Renaissance at Monroe Homeowners Association, to enforce certain provisions of Subtitle 1, Title 39, in the roadways and parking areas throughout Renaissance at Monroe community.

The proposed Ordinance in its entirety can be viewed on the Township website, www.monroetwp.com and is on file in the Municipal Clerk's Office. Copies may be obtained without charge between the hours of 8:30am and 4:30pm. Monday through Friday.

Christine Robbins, Deputy Municipal Clerk
(\$27.52)

0905407530-01



Township of Monroe

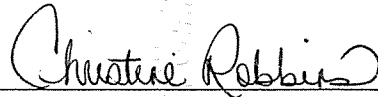
County of Middlesex

PATRICIA REID
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1 Municipal Plaza
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Affidavit of Publication

I, Christine Robbins, Deputy Township Clerk, of the Township of Monroe, County of Middlesex, State of New Jersey, do hereby certify that the attached legal notice is a true copy of such notice, which was published in the Home News Tribune, the official newspaper of Monroe Township and a newspaper of general circulation in the County of Middlesex on October 7, 2022.



Christine Robbins, Deputy Township Clerk

Ad Number: 0005439235

Run Dates: 10/07/2022

MONROE TOWNSHIP, MIDDLESEX COUNTY NOTICE OF FINAL ADOPTION

Notice is hereby given that the following entitled Ordinance was introduced and passed on First Reading at the regular meeting of the Monroe Township Council held on September 7, 2022. Furthermore, this Ordinance was adopted after a Public Hearing was held at the October 3, 2022 meeting of the Monroe Township Council which was held in the Monroe Twp. Municipal Building, One Municipal Plaza, Monroe Twp., N.J. 08831 and was thereafter approved and signed by the Mayor on October 4, 2022.

MONROE TOWNSHIP, MIDDLESEX COUNTY ORDINANCE NO.: O-9-2022-018

"ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF MONROE UNDER CHAPTER 122 ARTICLE XIII TO AUTHORIZE THE POLICE TO ENFORCE TITLE 39 OF THE NEW JERSEY MOTOR VEHICLE CODE IN RENAISSANCE AT MONROE"

CHRISTINE ROBBINS, R.M.C.
Monroe Township Deputy Municipal Clerk
(\$20.64)

0005439235-01



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P.O. Box 5226
Princeton, NJ 08543-5226
609.924.0808 *main* | 609.452.1888 *fax*
www.hillwallack.com

Ronald L. Perl, Esq.
Partner, Community Association Group
Direct Dial: (609) 734-6349
rperl@hillwallack.com

February 3, 2022

Sapana Shah, Esq.
Rainone Coughlin Minchello, LLC
555 U.S. Highway One South
Iselin, NJ 08830

Re: Renaissance at Monroe HOA/Monroe Township

Dear Ms. Shah:

On behalf of the Renaissance at Monroe Homeowners' Association, attached is a resolution requesting enforcement of Title 39 on the private streets and roads.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ronald L. Perl".

Ronald L. Perl

Cc: Board of Trustees
enclosures

RENAISSANCE AT MONROE HOMEOWNERS' ASSOCIATION, INC.

POLICY RESOLUTION REGARDING THE APPLICATION OF

N.J.S.A. 39:5A *et seq.*

WHEREAS, Article VI, Section 6.1 of the By-Laws states that the property affairs and business of the RENAISSANCE AT MONROE HOMEOWNERS' ASSOCIATION, INC. ("Association") shall be governed by a Board of Trustees (the "Board"); and

WHEREAS, Article IV, Section 1 and Article V, Section 1 of the By-Laws further state that the Board of Trustees shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association;

WHEREAS Article V, Section 1(f) of the By-Laws authorizes the adoption of rules and regulations covering the details of the operation and use of the common property;

WHEREAS, the Board of Trustees desires to obtain municipal enforcement of the motor vehicle statutes (more specifically, Subtitle 1 of Title 39) on the roadways and parking areas of the Association for the purposes of maintaining the health, safety and welfare of the residents;

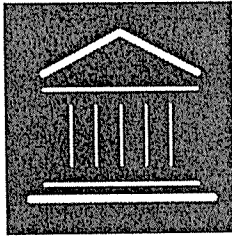
NOW, THEREFORE, BE IT RESOLVED THAT the Board of Trustees authorizes the application of Subtitle 1 of Title 39 of the New Jersey Statutes to the common property of Renaissance at Monroe Homeowners' Association, Inc. and hereby requests that the Township of Monroe ("Township") exercise its authority to approve same pursuant to N.J.S.A. 39:5A-1 *et seq.* Towards that end this Resolution together with the following information, shall be provided to the Township in furtherance of the Association's request:

1. Name and address of Corporation: Renaissance at Monroe Homeowners' Association, Inc., 101 Medici Blvd | Monroe, NJ 08831.
2. Designation of streets and roadways to be covered and affected by the application of Title 39, subtitle 1: all streets and parking areas within the Renaissance at Monroe Homeowners' Association, Inc.

The undersigned Secretary of Renaissance at Monroe Homeowners' Association, Inc., a New Jersey corporation, existing under and by virtue of the laws of the state of New Jersey, does hereby certify that the following is a true and correct copy of a Resolution of the Board of Trustees of said corporation, duly adopted at a duly constituted meeting of said Board of Trustees, and that the same is entered as such in the records of said corporation and in full force and effect without revocation or modification.

DATE: February 2, 2022.


Kathy Moloney, Secretary



RAINONE
COUGHLIN
MINCHELLO
ATTORNEYS AT LAW

Louis N. Rainone
Craig J. Coughlin*
David L. Minchello
Ronald H. Gordon
Carol A. Berlen
John F. Gillick
Brian P. Trelease*
Claudia Marchese
Anne E. Rowan
Matthew R. Tavares*
Sapana Shah*
Vik Advani
* Also admitted in New York

Christopher D. Zingaro
Vaughn Parchment
Thomas Schoendorf
Nahimot A. Adedimeji
Corissa L. Sherman

January 31, 2022

Renaissance at Monroe
Melissa Turek, Community Manager
101 Medici Boulevard
Monroe, New Jersey 08831

RE: Application to have the New Jersey Motor Vehicle Statute made applicable to Renaissance at Monroe

Dear Ms. Turek:

Please be advised that this office represents the Township of Monroe. We have received your letter dated December 6, 2021 and your application dated December 10, 2021. We are in the process of drafting an amended ordinance for amending Chapter 122 of the Municipal Code to include your community but need an additional document from your HOA board. We need a resolution from the HOA board requesting Title 39 enforcement from the Township of Monroe. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

RAINONE COUGHLIN MINCHELLO, LLC

By: Sapana Shah /s/
Sapana Shah, Esq.

cc: Tanya Pannucci (via email)

MONROE TOWNSHIP
DEPARTMENT OF POLICE
SPECIAL REPORT

TO: Chief Michael J. Biennas

FROM: Sergeant Jabazz Spence

DATE: December 14, 2021

SUBJECT: 39:5A-1 Application to Private Property

Sir,

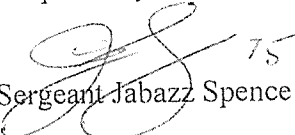
Renaissance at Monroe has made multiple reports for speeding and stop sign violations within the community. On several occasions we placed the speed trailer in the community to monitor speeds and found there is an issue. Traffic Safety has met with Melissa Turek, Community Manager for the HOA and the Board to inform them of our limited authority on private property. We explained the State Statue 39:5A-1 and they decided to complete the application for title 39:5A-1.


Traffic Safety supports this 39:5A-1 application and believes it will give us the authority to address these specific issues within the community to make it safer.


Attached is the completed and signed application, letter from the Community Manager, and the site plan as required. As per Public Law 2008, Chapter 110, which became effective December 4, 2008, NJDOT does not have authority to review or approve regulations on private property unless those regulation impact state roads or specifically regulate commercial motor vehicles. I spoke with NJDOT Traffic Engineering directly and they advised they will not need to review this application.

I am submitting this application for your review and approval.

Respectfully Submitted,

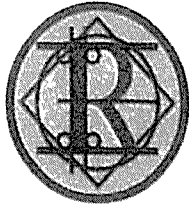

Sergeant Jabazz Spence #75

Approved

12/20/2021

 12/14/21



Artie Pompei, President
David Mason, Vice President
Gene Vincenti, Treasurer
Katherine Moloney, Secretary
Roger Styczynski, Trustee



101 Medici Blvd.
Monroe, New Jersey 08831
Tel: 609-443-5446
Fax: 609-443-5155

RENAISSANCE AT MONROE

December 6, 2021

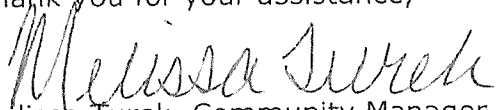
Sgt. Spence
Monroe Township Police Department
3 Municipal Complex
Monroe Township, NJ 08831

RE: State Statue Applicable to Private Property

Dear Sgt. Spence,

Enclosed you will find the completed application to have NJ Motor Vehicle Statue made applicable to private property along with a printed copy of our community map. Please advise if there is anything more you require.

Thank you for your assistance,


Melissa Turek, Community Manager
Renaissance at Monroe HOA



Township of Monroe
County of Middlesex

MICHAEL J. BIENNAS
Chief of Police

DEPARTMENT OF POLICE:
Municipal Complex
3 Municipal Plaza
Monroe Township, NJ 08831

APPLICATION
TO HAVE N.J. MOTOR VEHICLE STATUTE
MADE APPLICABLE TO PRIVATE PROPERTY

FROM: Renaissance at Monroe
101 Medic Blvd
Monroe, NJ 08831

DATE: 12/16/21

TO: Monroe Township Police Department
1 Municipal Plaza
Monroe, NJ 08831

SUBJECT: Application to have NJ Motor Vehicle Laws made applicable to:
(LIST LOCATION)

Renaissance at Monroe

By authority of NJSA 39:5A-1, application is hereby made by:
(OWNER/COMPANY/ASSOCIATION)

Renaissance at Monroe

Requesting that the provisions of subtitle 1, Title 39, of the revised statutes shall be made applicable to the semipublic roadways, driveways parking areas, and other areas used for vehicular traffic on the property shown on the enclosed map or sight plan and known as: _____

Melissa Teresi

Authorized Signature

TRAFFIC CONTROLS ON PRIVATE PROPERTY

39:5a-1. Application of Subtitle 1 of Title 39.

Upon the filing of a written request by a person, or by the board of directors of any corporation, or by the board of trustees of any corporation or other institution of a public or semipublic character not for pecuniary profit, incorporated under Title 15 of the Revised Statutes, with the clerk of any such municipality of this State within which the property of such person, corporation or institution is situated, the provisions of Subtitle 1, Title 39, of the Revised Statutes shall be made applicable to the semipublic or private roads, streets, driveways, trails, terraces, bridle paths, parkways, parking areas or other roadways open to or used by the public, tenants, employees, and the members of such institutions for the purpose of vehicular travel by permission of such persons, corporations or institutions and not as a matter of public right, the provisions of Subtitle 1 of Title 39 of the Revised Statutes shall, in the discretion of the municipal authorities vested with the police powers in the locality within which the property of such persons, corporations or institutions is situated, and with the approval of the Commissioner of Transportation of this State, be made applicable thereto. Such written request shall contain the name and post office address of the person, corporation or institution and shall designate with reasonable accuracy the semipublic or private roads, streets, driveways, trails, terraces, bridle paths, parkways, parking areas or other roadways open to or used by vehicular traffic, to be affected thereby.

Procedure to be followed: In order to make the provisions of Subtitle 1 of Title 39 applicable to private property, the following steps are required before approval can be recommended to the Commissioner of Transportation:

- (1) A letter of Application from the owner(s) of the private property to municipal officials requesting that Subtitle 1 be made applicable.
- (2) A Site Plan showing the parking areas, roadways, driveways, etc., must be submitted to municipal officials with the letter of Application.
- (3) The municipal officials must then submit a copy of the Application and a copy of the Site Plan to the Department of Transportation for a review and recommendations.
- (4) Upon request from the Department of Transportation, a Resolution must be submitted requesting approval of Subtitle 1 of Title 39; or,
- (5) Upon request from the Department of Transportation, an Ordinance must be submitted for the Application of Subtitle 1 of Title 39 and various traffic regulations (Parking, Stop Signs, One-Way Streets and Speed Limits) to be approved by the Commissioner of Transportation.

SUMMONSES THAT CAN BE ISSUED ON PRIVATE PROPERTY

39:3-40	REVOKED
39:4-48	VEHICLE TAKEN WITHOUT OWNER'S CONSENT
39:4-49	CDS IN A MOTOR VEHICLE
39:4-50	DWI
39:4-56.6	ABANDONMENT OF VEHICLE ON PRIVATE PROPERTY
39:4-69	RIDING ON PARTS UNINTENDED FOR TRAVEL
39:4-96	RECKLESS DRIVING
39:4-97	CARELESS DRIVING
39:4-97a	RIDING ON CROPS
39:4-129	LEAVING THE SCENE OF AN ACCIDENT
39:4-130	FAILURE TO REPORT AN ACCIDENT
39:4-138.O	HANDICAPPED PARKING

