

RESOLUTION NO. LU26-02-01
45 CIRCLE DRIVE

**RESOLUTION OF THE JOINT LAND USE BOARD OF THE
TOWNSHIP OF ROBBINSVILLE, COUNTY OF MERCER, STATE OF
NEW JERSEY, GRANTING PRELIMINARY AND FINAL SITE PLAN
APPROVAL WITH VARIANCE RELIEF FOR A PROPOSED POLE
BARN FOR AN ELECTRICAL CONTRACTING BUSINESS AT THE
PROPERTY LOCATED AT BLOCK 37, LOT 5.02 AKA 45 CIRCLE
DRIVE, ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NEW
JERSEY**

WHEREAS, the Joint Land Use Board of the Township of Robbinsville, County of Mercer, State of New Jersey, (hereinafter referred to as the “Board”) has received an application for Preliminary and Final Site Plan approval and variance relief for property known and designated as Block 37, Lot 5.02 aka 45 Circle Drive, Robbinsville Township, New Jersey (hereinafter referred to as the “property”); and

WHEREAS, the applicant operates Ocean Coast Electrical, an electrical contracting business out of the property and there is also a portion of the site in the rear that is used primarily as a nursery and tree farm. The applicant is represented by John Michalski, Esquire from the Law Firm of Faegre Drinker Biddle & Reath, LLP.; and

WHEREAS, the Applicant seeks approvals to construct a 10,000 square foot pole barn with a 10-foot concrete apron and other site improvements to support the existing electrical contracting business, a use variance for the contractor treatment, offices, and facilities including electrical and landscaping related storage uses. There are no proposed changes to the site access, which is from the existing driveway located along Circle Drive.; and

WHEREAS, the property is located within the Rural Residential (RR) Zoning District in Robbinsville Township. The site is currently used for landscaping and contracting commercial uses, which were previously approved by the Zoning Board in 2009 (the landscaping business) and by the Zoning Officer in October 2025 (the electrical contracting business). There is also a

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1 1/2 -story office building, material storage bins and containers, a small metal storage building and gravel parking areas located on the front portion of the site to support the existing commercial businesses with the aforementioned nursery and tree farm to the rear of the property; and

WHEREAS, the Applicant is proposing to install one van accessible parking stall adjacent to the entrance of the building and one “make ready” EV stall in the same location and maintain the other existing gravel parking and equipment circulation areas with only minor changes. Utilities for the building are limited to electric and gas, which will be installed from the existing office building; and

WHEREAS, the Applicant indicates they are one of the leading full service commercial electrical contractor services in New Jersey and have simply outgrown their location in nearby Monroe.

WHEREAS, the following documents were submitted and considered as part of the application:

Initial Submission (2/12/2026) and Revised Documents (4/12/2026)

- Distribution Sheet, prepared by Tianna Thompson, dated February 12, 2026, last revised April 2, 2026
- General Land Use Application, prepared by Rocco Reffie, CEO, dated February 9, 2026
- Site Plan Preliminary Checklist, prepared by Andrew Smith, PE, dated February 6, 2026
- Site Plan Final Checklist, prepared by Andrew Smith, PE, dated February 6, 2026
- “D” (Use) Variance Checklist, prepared by Andrew Smith, dated February 6, 2026
- Preliminary and Final Site Plans (9 Sheets), prepared by Langan Engineering, Inc., dated February 6, 2026, last revised April 1, 2026
- Traffic Statement, prepared by Langan Engineering, Inc., dated February 6, 2026, last revised April 1, 2026

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- Stormwater Narrative, prepared by Langan Engineering, Inc., dated February 6, 2026
- NJDEP Letter of Interpretation Presence/Absence Determination -Present, dated December 29, 2025
- Plan of Survey, prepared by Harris Surveying, Inc., dated January 14, 2026
- Resolution No ZB2009-16, adopted August 10, 2009
- Zoning Permit ZP-22-0266 (Issued 10/22/2025, Expires 1/20/2026)
- Pole Barn Architectural Drawings (6 Sheets), dated November 21, 2025
- Site Photos-45 Circle Drive (3 Sheets)
- Impervious Coverage Figure, prepared by Langan Engineering, Inc., dated March 25, 2026, last revised March 27, 2026
- Operations Statement, prepared by Rocco Reffie, dated March 31, 2026
- Submission Waivers Addendum and attachment, undated, unsigned
- Lighting product data, prepared by RAB, undated
- Township Response Letter, prepared by Langan Engineering, Inc., dated April 2, 2026; and

WHEREAS, the Applicant has received the Township's review letters and plans on complying with all requirements but for soil testing which is further discussed herein below; and

WHEREAS, the Applicant specifically seeks three variances:

- Minimum Requirements for Accessory Building – Distance to Other Buildings: 20 feet is required, 10 feet is proposed;
- Maximum Requirements for Building Coverage – Accessory Building: 2% is required, 3% is proposed

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- D(1) Use Variance to permit contractor/tradesman office and facilities, including electrical, landscaping (which includes a nursery for growing trees, plants, produce or crops necessary to maintain a farmland assessment) and related storage/yard uses.

WHEREAS, at the public hearing held on April 28, 2026, the Applicant marked the following documents into evidence:

- A-1 Existing Aerial of the Site
- A-2 Zoomed-in View of the Site Plan overlayed on the Site Aerial
- A-3 3D Graphic of a Pole Barn; and

WHEREAS, at the public hearing held on April 28, 2026, the Board received the following uncontradicted factual testimony from the Applicant as follows:

Stanoy Tassev

1. The Applicant testified that it is a small family business that was started in 2012 and now they need to expand.
2. The Applicant looked for a long time for a suitable location for their operations.
3. The Applicant has not had a single complaint at their Monroe location in the ten (10) years that they have operated there and there are a lot of residents around their street in Monroe.
4. They chose the subject property because it is beautiful and they do not intend to change much, including their wish to continue to operate the tree farm and continue to utilize the existing office building.
5. The proposed pole barn is simply to protect electrical sensitive equipment from some of the elements.
6. A third of their employees do not currently come to the office. They are asking for more space than they need as sometimes they would like to hold trainings at the location.

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They indicated the max amount of people on the site would be 25-30 employees, but generally much lower than that as the employees are typically dispatched to other locations.

7. The typical hours of operation are 7AM-5PM. Only one employee typically comes to the office at 7AM, with the rest coming between the hours of 8AM-5PM. The majority of their employees go directly from their home to the contracting site.

8. The front of the property is used for the electrical contracting company, where the proposed pole barn will be. The back portion of the property is the location of the existing nursery and tree farm. The Applicant attends to keep this to maintain their farmland designation.

9. No pesticides will be stored on the site.

10. A landscaping business previously operated out of the site.

11. No trash or debris will be brought to the site, and the vast majority of deliveries go directly to the contracting site as they primarily do commercial electrical work. There is a minimal amount of trucks that will be located on the site.

12. The previous owner had a double wall metal gasoline tank which was removed by the Applicant as they utilize gas stations.

WHEREAS, at a public hearing held on April 28, 2026, the Board received the following uncontradicted expert engineering testimony as follows:

Andrew Smith, PE

1. Mr. Smith has a Bachelor's Degree in Civil Engineering from the University of Delaware and he currently holds the title of Civil Engineer at Langan Engineering & Environmental Services, LLC. He has been practicing land development for almost 10 years now. His qualifications were accepted by the Board.

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2. The Applicant is seeking to construct a 10,000 square foot pole barn and it complies with the ordinance standards for a maximum height of 35 feet as the applicant is proposing a height of 29.5 feet.

3. The Applicant is proposing a disturbance of approximately 2.2 acres and reduction of impervious coverage of about a half an acre.

4. The first variance relief that is needed sets a 2% maximum accessory building coverage on the site. With the proposed pole barn and other improvements, the accessory building coverage comes to 3%.

5. The second variance needed sets a requirement of 20 feet of separation between structures. To optimize the location of the pole barn cited in line with an existing structure that they intend to maintain, and minimize their disturbance footprint, the Applicant is proposing a 10 foot separation.

6. Adjacent to the pole barn on the west side, which is shielded from Circle Drive, the Applicant is proposing to install a port-a-potty for any employees who are coming and going.

7. Access to the site will be maintained.

8. There will be no traffic impact of significance as confirmed through traffic analysis.

9. A portion of the site will be paved (an apron) to prevent gravel from navigating off the site.

10. Trash and recycling will be handled privately, and will be stored in a dumpster location north of the proposed pole barn.

11. The applicant initially proposed 25 parking “spaces” unstriped as the lot is gravel with an EV made ready spot.

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12. Since the EV make-ready spot counts as two parking spaces, the Applicant agreed to eliminate the need for a variance for the number of parking spaces by adding another spot, for a total of 27 parking spaces (25 regular parking spaces, plus 1 EV make-ready space that counts as 2 spaces).

13. The site will have motion activated LED lights and will comply with local ordinances.

14. As far as stormwater is concerned, this is a major project as there is more than an acre of disturbance, however, the Applicant is decreasing the impervious coverage

15. The dumpster will comply with local requirements.

16. The Business is typically only open Monday through Friday.

17. No new signage is proposed, only replacing existing signage and they will not be lit and will be in conformance with Township code.

WHEREAS, at a public hearing held on April 28, 2026, the Board received the following uncontradicted expert planner testimony as follows:

JOHN TAIKINA, PP

1. Mr. Taikina has been a licensed planner in the State of New Jersey for the last 32 years. He has appeared before this Board before as such his qualifications were accepted by the Board.

2. The Applicant requires a D variance for a use that is not permitted for the contractors treatment and then two C variances are needed.

3. For the D Variance, he opines the site is particularly suited for the use proposed. Secondly, he opines that they are advancing the purposes of zoning.

4. The benefits of granting the variance relief outweigh any potential detriments.

5. The site can accommodate the requirements of the business.

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6. It is on the edge of the zone and is therefore an appropriate location.

7. Circle Drive is a very commercial road but creates a buffer between it and residential roads.

8. It advances the State's goal of limiting residential growth.

9. It advances the purposes of the MLUL, specifically purposes "a", "c", "e" and "g".

10. It promotes the establishment of appropriate population densities as the proposal will continue to prevent additional residential development.

11. The application also provides sufficient space in appropriate locations for a variety of uses, both agricultural, residential, recreational commercial, and industrial. The Applicant proposes a commercial contracting business within the cite as well as the continued operation of the tree farm.

12. For the C Variances, he opined that it advances the purposes of the MLUL, specifically, purposes "b", "g" and "j" and the benefits of the deviations outweigh any detriments.

13. In terms of negative criteria for the C and D Variances, there will be no substantial detriment to the public good as they are largely complying with the bulk requirements. The use is compatible with the uses in the immediate vicinity.

14. The Applicant believes the bulk variances represent a better planning alternative, as they contribute to reduction of impervious coverage and disturbance footprint.

15. It continues to implementation and advance the Master Plan and accordingly the Applicant is in belief that the variance relief may be granted as the purposes stated support these variances as the benefits substantially outweigh any detriment. There is no substantial

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impact to the public good and no substantial impairment of intent and purposes of the zoning ordinances.

WHEREAS, the matter was opened to the public with no opposition; and

WHEREAS, the Applicant has agreed with all of the recommendations and comments in the various review letters from Township Professionals with the exception that no soil testing will be required to be performed; and

WHEREAS, it is appearing that all requisite fees and real estate property taxes have been paid in full to date; and

WHEREAS, the applicant has complied with all notification requirements of the Township Land Use Ordinance.

NOW, THEREFORE BE IT RESOLVED this 23rd day of June, 2026, by the Land Use Board of the Township of Robbinsville, County of Mercer, State of New Jersey, that the aforementioned Preliminary and Final Site Plan approval; related variances, be and hereby are approved subject to the following:

1.) The Applicant will comply with all recommendations set forth in the aforementioned review letters from the Township Professional and Administrative Staff (with the exception that no soil testing will be required).

2.) The Applicant will make sure all lighting on the site is within Local and/or State requirements for intensity and adjust any shading/shielding if necessary.

3.) The Applicant will similarly make sure the after built site will comply with all Local and/or State requirements for noise levels.

4.) The Applicant agrees to update plans with all the technical requirements identified by the Township professionals as a condition of approval including the location of the port-a-potty.

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5.) Similarly, the Applicant agrees to comply with all requirements regarding the dumpster located on site.

6.) The Applicant agrees to submit stormwater analysis as part of resolution compliance.

IN SO APPROVING the aforementioned application, the Joint Land Use Board of the Township of Robbinsville, County of Mercer, State of New Jersey, has made the following findings of fact:

1.) The Applicant is the owner of the property and therefore has a proprietary interest in the application.

2.) All real estate property taxes and requisite fees have been paid in full to date.

3.) The Applicant has complied with all notification requirements of the Township Land Use Ordinance.

4.) This application is therefore a “complete application” as defined by the Township Land Use Ordinance and the New Jersey Municipal Land Use Law.

5.) As referenced here and above and as can be verified by reviewing the transcript of the public hearing, the Applicant has provided sufficient proofs to grant the relief requested including variance relief referenced here and above.

6.) As modified herein, the application is in conformance with the Township Zone Plan and the redevelopment plan and will not unduly impact upon the neighborhood scheme; and

BE IT FURTHER RESOLVED that this approval is granted based upon the testimony and representations of the Applicant provided at the public hearing. If same proves not to be accurate the approvals granted shall be deemed voided.

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BE IT FURTHER RESOLVED that the Applicant will reimburse the board within thirty (30) days of receipt of any and all invoices for professional fees expended by the Land Use Board in conjunction with the Application.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Applicant, the Building Department and the Township Clerk by the Board Secretary.

BE IT FURTHER RESOLVED that the Chairman and Secretary are authorized and designated to execute this Resolution, as well as any and all documents in order to implement the intent of this Resolution.

BE IT FURTHER RESOLVED that notification of this favorable Resolution be published in an official newspaper of Robbinsville Township by the Planning Board Secretary within ten (10) days of its passage.

This is a Resolution of Memorialization of an action taken by the Land Use Board of the Township of Robbinsville at a regular meeting held on April 28, 2026.

MOTION: Mr. Caputo

SECOND: Mr. Emigholz

ROLL CALL: Mr. Emigholz, Mr. Brennan, Mr. Jackson, Ms. Goodwine,
Mr. Cettina, Mr. Caputo, Mr. Norden

AYES: Mr. Emigholz, Mr. Brennan, Mr. Jackson, Ms. Goodwine,
Mr. Cettina, Mr. Caputo, Mr. Norden

NAYS: 0

ABSTAINED:

MOTION CARRIED:

CERTIFICATION

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I certify that the foregoing Resolution was duly adopted by the Robbinsville Township Land Use Board at a meeting held on April 28, 2026, and thereafter, memorialized by a vote of the Robbinsville Township Land Use Board at a meeting held on July 28, 2026, a quorum being present and voting in the majority.

MOTION:

SECOND:

ROLL CALL:

AYES:

NAYS: 0

ABSTAINED:

MOTION CARRIED

Tianna Thompson
Land Use Coordinator

Prepared by:
DASTI, McGUCKIN, McNICHOLS,
CONNORS, ANTHONY & BUCKLEY
Forked River, New Jersey 08731

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RESOLUTION NO. LU26-05-01
63 Robbinsville-Edinburg Road (Mielcarz)

**RESOLUTION OF THE LAND USE BOARD OF THE TOWNSHIP OF
ROBBINSVILLE, COUNTY OF MERCER, STATE OF NEW JERSEY
GRANTING BULK VARIANCE APPROVAL FOR PROPERTY
KNOWN AND DESIGNATED AS BLOCK 6, LOT 21 A/K/A 63
ROBBINSVILLE-EDINBURGH ROAD**

WHEREAS, the Land Use Board of the Township of Robbinsville, County of Mercer, State of New Jersey (hereinafter referred to the "Land Use Board") has received an application for Bulk Variance Approval for property known and designated as Block 6, Lot 21 a/k/a 63 Robbinsville Edinburg Road (hereinafter referred to as the "Property"); and

WHEREAS, the Owner/Applicant for the property is Michal Mielcarz; and

WHEREAS, the subject property is located in the R1.5 Low Density Residential Zoning District and is developed with a single-family dwelling; and

WHEREAS, the Applicant seeks approval to construct a 2-car, 1-story attached garage on the subject property with a minimum side yard setback of 10.2 feet here 25 feet is required; and

WHEREAS, the Applicant further seeks to legitimize an existing front yard setback of 56.89 feet where 75 feet exists; and

WHEREAS, the Board has reviewed the application documents including the plans submitted by the Applicant and the Engineer's review memorandum and concurs that the Applicant requires Variance Relief in the form of a minimum side yard setback of 10.2 feet where 25 feet is required as well as to legitimize the existing front yard setback of 56.89 feet where 75 feet is required; and

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WHEREAS, at the public hearing held on June 23, 2026, Mr. Mielcarz provided the following uncontradicted factual testimony:

1. He is the owner of the subject property.
2. He is asking for a Bulk Variance to build a detached garage as set forth in the proposed plans.
3. He is proposing to construct the garage because the existing garage is utilized for storage and due to its layout and proximity to the driveway it is difficult to utilize for storing and parking his vehicle as there is insufficient space to turn into the garage from the driveway.
4. He is requesting Variance Relief from the Board pursuant to the C-2 criteria to permit a minimum side yard setback of 10.2 feet where 25 feet is required. It was his opinion that the C-2 variance could be granted because the benefits substantially outweigh any detriment. In so far that the purposes of zoning are advanced in that the proposed deviation and variance to construct a garage will result in the promotion of a desirable visual environment and advance the general welfare pursuant to N.J.S.A. 40:55D-2.
5. It was his opinion that this would provide for a desirable visual environment because as demonstrated on Exhibit A-1, the proposed detached garage is aesthetically pleasing and conforms with the character of the neighborhood and the existing residential home. The garage is not oversized, and it is proportional to the neighborhood.
6. With respect to the negative criteria, it was his opinion that the variance does in fact conform with the existing neighborhood scheme and will not have a detrimental impact on the same. It was further his opinion that the detrimental impact on the

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Township's Master Plan and Zoning Ordinance, should the relief be granted, would be de minimis.

7. With respect to the existing front yard setback for the residential home, it was his opinion that Variance Relief could be granted pursuant to the C-1 criteria. Specifically, he purchased the home in its existing location, however, he could not discover any prior relief for the home's construction in the offending location. Therefore, it was his belief that should strict enforcement of the Township's zoning regulations be enforced it would result in undue hardship because it would require him to physically relocate the home and therefore a C-1 Variance is appropriate.
8. With respect to the garage, he testified that the garage will have no plumbing but will be serviced by electric.
9. All leaders and gutters will be directed away from the neighboring properties and the property with the exception of the additional minimum side yard variance will otherwise comply with all the remaining bulk requirements as set forth in Section 142-16 of the Township's Zoning Ordinances; and

WHEREAS, the matter was open to the public and there being no opposition; and

WHEREAS, the Applicant agreed to comply with all the conditions and comments set forth in the June 8, 2026, review letter prepared by Van Cleef Engineers; and

WHEREAS, the Board determined that the purposes of the Municipal Land Use Law would be advanced by permitting the construction of the detached garage and incorporates by reference the testimony set forth by the Applicant; and

WHEREAS, the Board further finds that the requested Variance could be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Zone Plan and Zoning Ordinances and as the proposed garage fits

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with the character of the neighborhood it will not have a negative impact on the surrounding properties, the Zoning scheme, or the Township's Master Plan; and

WHEREAS, the Board determines that the requested relief should be granted subject to certain conditions to ensure that the approval remains consistent with the testimony and proofs presented; and

NOW, THEREFORE, BE IT RESOLVED, this 28th day of July, 2026 by the Joint Land Use Board of the Township of Robbinsville, County of Mercer, State New Jersey, that the application for Bulk Variance Approval in accordance with the provisions of N.J.S.A. 40:55D-70(c)(1) and N.J.S.A. 40:55D-70(c)(2) for the property located at Block 6, Lot 21 a/k/a 63 Robbinsville-Edinburgh Road be and hereby is approved subject to the following:

1. The Applicant will comply with all conditions set forth in the aforementioned review letters from the Township Professional and Administrative Staff.

IN SO APPROVING the aforementioned application, the Land Use Board of the Township of Robbinsville, County of Mercer, State of New Jersey, has made the following findings of fact:

1. The Applicant is the owner of the property and therefore has a proprietary interest in the application.
2. All real estate property taxes and requisite fees have been paid in full to date.
3. The Applicant has complied with all notification requirements of the Township Land Use Ordinance.
4. This application is therefore a "complete application" as defined by the Township Land Use Ordinance and the New Jersey Municipal Land Use Law.

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BE IT FURTHER RESOLVED that this approval is granted based upon the testimony and representations of the Applicant provided at the public hearing. If same proves not to be accurate the approvals granted shall be deemed voided.

BE IT FURTHER RESOLVED that the Applicant will reimburse the Board within thirty (30) days of receipt of any and all invoices for professional fees expended by the Joint Land Use Board in conjunction with the Application.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Applicant, the Building Department and the Township Clerk by the Board Secretary.

BE IT FURTHER RESOLVED that the Chairman and Secretary are authorized and designated to execute this Resolution, as well as any and all documents in order to implement the intent of this Resolution.

BE IT FURTHER RESOLVED that notification of this favorable Resolution be published in an official newspaper of Robbinsville Township by the Planning Board Secretary within ten (10) days of its passage.

This is a Resolution of Memorialization of an action taken by the Land Use Board of the Township of Robbinsville at a regular meeting held on June 23rd, 2026.

MOTION: Ms. Goodwine

SECOND: Ms. Spilatore

ROLL CALL:

AYES: Chairman Cettina, Mr. Caputo, Ms. Spilatore, Ms. Wilder, Ms. Goodwine,
Mr. Jackson, Mr. Bhatt, Mr. Brennan

NAYS: 0

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ABSTAINED:

MOTION CARRIED:

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Robbinsville Township Land Use Board at a meeting held on June 23, 2026, and thereafter, memorialized by a vote of the Robbinsville Township Land Use Board at a meeting held on July 28, 2026, a quorum being present and voting in the majority.

MOTION:

SECOND:

ROLL CALL:

AYES:

NAYS:

ABSTAINED:

MOTION CARRIED

TIANNA THOMPSON
Land Use Coordinator

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Prepared by:
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**AN ORDINANCE AMENDING CHAPTER 142 OF THE CODE OF THE
TOWNSHIP OF ROBBINSVILLE ENTITLED "LAND USE"**

BE IT ORDAINED by the Township Council of the Township of Robbinsville in the County of Mercer, State of New Jersey, that Chapter 142 of the Code of the Township of Robbinsville, entitled Land Use, is hereby amended as follows [added portion is underlined; deleted portion has strikethrough]:

SECTION 1.

Chapter 142 – Land Use.

§ 142-20.1 MU-ARCD Mixed-Use/Age-Restricted Conservation Development Zone District.

.....

- C. Permitted Uses. The following principal uses are permitted in the MU-ARCD district as part of a planned mixed use, age restricted/non-age-restricted housing development:

.....

- (5) Mixed-Use Buildings and Non-Residential Uses. The following as-of-right commercial uses are permitted in a MU-ARCD in mixed-use buildings provided that any retail or service uses are limited to the ground floor.

- (a) Commercial Uses:

- (1) Supermarkets.
- (2) Apparel and accessory stores.
- (3) Furniture and home furnishing stores.
- (4) Drug stores, proprietary stores and convenience stores.
- (5) Miscellaneous shopping goods stores except adult book stores.
- (6) Commercial and Savings banks.
- (7) Photocopying and duplicating services.
- (8) Auto and home supply stores
- (9) Re-upholstery and furniture repair.
- (10) Animal specialty services, except boarding kennels.
- (11) Barber shops and Beauty Salons, except beauty culture schools and cosmetology.
- (12) Advertising agencies.
- ~~(13) Computer and data processing services.~~
- (13) Offices and clinics of medical doctors.
- ~~(15)~~14) Legal services.

- ~~(4615)~~ Engineering, accounting, research, management, and related services except facilities support management services.
- ~~(4716)~~ Insurance agents, brokers and services.
- ~~(4817)~~ Real estate agents and managers, except real estate auctions, and time sharing real estate.
- ~~(4918)~~ Commercial art and graphic design.
- ~~(20)~~ ~~Programming, computer data processing and other computer related services.~~
- ~~(2419)~~ Eating places limited to restaurants.

.....

§ 142-21 OC Office/Commercial Zone District.

.....

- B. Permitted uses in the OC-4 Zone District shall take into account the availability of sanitary sewers as well as septic suitability and the seasonal high water table. Where sanitary sewers are not available, permitted uses shall be limited to low-intensity uses with minimal utilization of on-site sanitary sewage disposal systems. Principal permitted uses of the land and buildings where sanitary sewers are not available are as follows:

.....

- C. Permitted uses where sanitary sewers are available shall include those listed in § 142-21B and the following additional SIC groups:

- (1) Advertising agencies ~~(SIC 7311).~~
- ~~(2) Computer and data processing services (SIC 737).~~
- ~~(32)~~ Offices and clinics, including but not limited to medical doctors, dentists, osteopathic physicians, chiropractors, optometrists, podiatrists ~~(SIC 801).~~
- ~~(4) Offices and clinics of dentists (SIC 802).~~
- ~~(5) Offices of osteopathic physicians (SIC 803).~~
- ~~(6) Offices and clinics of chiropractors (SIC 8041).~~
- ~~(7) Offices and clinics of optometrists (SIC 8042).~~
- ~~(8) Offices and clinics of podiatrists (SIC 8043).~~
- ~~(93)~~ Legal services ~~(SIC 8111).~~
- ~~(104)~~ Engineering, accounting, research, management, and related services ~~(SIC 87)~~ except facilities support management services ~~(SIC 8744).~~
- ~~(115)~~ Security brokers ~~(SIC 6211).~~
- ~~(126)~~ Insurance agents, brokers and services ~~(SIC 6411).~~
- ~~(137)~~ Real estate agents and managers ~~(SIC 6531)~~, except brokers of on-site manufactured homes, condominium and cooperative apartment managers, housing authorities, real estate auctions, rental agents and time-sharing real estate.
- ~~(148)~~ Commercial art and graphic design ~~(SIC 7336).~~
- ~~(15)~~ ~~Programming, computer data processing and other computer related services (SIC~~

- ~~737).~~
- (~~169~~) Eating places (~~SIC 5812~~) limited to restaurants, except fast-food and carry-out establishments.
 - (~~1710~~) Beauty shops (~~SIC 7231~~), except beauty culture schools and cosmetology schools.
 - (~~1811~~) Membership organizations (~~SIC 86~~).
 - (~~1912~~) Other uses whose day-to-day activities are consistent with the uses described in § 142-21B and C, provided that the applicant shall submit a description of the proposed use(s) and the operational aspects of the use(s) for review and determination of compatibility by the Zoning Officer.
 - (~~2013~~) Indoor and outdoor active and passive recreational uses and facilities, including health, therapeutic and fitness centers, gymnasiums, tennis and racquetball courts and like and similar uses.
 - (~~2114~~) Art galleries; artist, musician and photography studios; dance and instructional studios, and like and similar activities.

.....

§ 142-25 PCD Planned Commercial Development Zone.

.....

- C. Permitted uses. Only the following building types or uses shall be permitted within the PCD Zone:

(1) Principal permitted uses

- (a) Type 1 principal permitted uses or any combination uses listed below, limited to the following block(s) and lot(s): Block 38.01, Lots 15.01 and 2.01; Block 40, Lots 1.01 and 3; Block 41, Lot 8.

- [1] General business, corporate, and professional offices, including administrative, sales, executive, research and development, high technology and other general or corporate business uses.

.....

- ~~[5] Research and development uses, including, but not limited to, computer centers and data processing facilities.~~

- [65] Municipal facilities, including municipal garages.

- [76] Agritecture.

- [87] Public purpose recreation uses including facilities for cultural activities and associated public purpose uses.

- [98] Indoor and outdoor active and passive recreational uses and facilities, including health and fitness centers,

gymnasiums, tennis and racquet ball courts and like and similar uses.

.....

SECTION 2.

At least three copies of said full Ordinance are on file in the Office of the Municipal Clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of said proposed Ordinance in pamphlet or other similar form which will be available for purchase from the Township Clerk.

SECTION 3.

The Township Clerk is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S.A. 40:44D-15. Upon adoption of this Ordinance, after public hearing thereon, the Township Clerk is further directed to publish notice of passage thereof and file a copy of this Ordinance as finally adopted with the County Planning Board as required by N.J.S.A. 40:55D-16 and with the Township Tax Assessor.

SECTION 4.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 5.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 6.

This ordinance shall take effect upon final passage and publication according to law.

PASSED:

ADOPTED:

Alicia Gonzalez, Municipal Clerk

Michael J. Todd, Mayor

RESOLUTION NO. LU2026-18

**RESOLUTION OF THE JOINT LAND USE BOARD OF THE
TOWNSHIP OF ROBBINSVILLE, COUNTY OF MERCER, STATE
OF NEW JERSEY RECOMMENDING THE ADOPTION OF THE
ORDINANCE AMENDING CHAPTER 142 OF THE CODE OF THE
TOWNSHIP OF ROBBINSVILLE ENTITLED “LAND USE”**

WHEREAS, the Joint Land Use Board of the Township of Robbinsville, County of Mercer, State of New Jersey (hereinafter referred to the "Joint Land Use Board") has received a copy of the proposed Ordinance amending Chapter 142 of the Code of the Township of Robbinsville entitled “Land Use” which was introduced on first reading by the Robbinsville Township Council (hereinafter referred to as the "Ordinance"); and

WHEREAS, the Ordinance has been referred to the Joint Land Use Board pursuant to the provisions of N.J.S.A. 40:55D-26 to determine if the same is not inconsistent with the Township’s Master Plan; and

WHEREAS, The Joint Land Use Board hereby finds that the proposed Ordinance is not inconsistent with the Township’s Master Plan and its Goals and Objectives as a whole integrated document and recommends its adoption to the Township Council;

WHEREAS, the Joint Land Use Board has reviewed and discussed the proposed Ordinance at a public hearing held on July 28, 2026 and has had the input for its professional staff; and

NOW, THEREFORE, BE IT RESOLVED, this 28th day of July, 2026 by the Land Use Board of the Township of Robbinsville, County of Mercer, State New Jersey, as follows:

1. The Joint Land Use Board finds that the aforementioned Ordinance is not inconsistent the Township Master Plan.

**DASTI, McGUICKIN,
McNICHOLS, CONNORS,
ANTHONY & BUCKLEY**

COUNSELLORS AT LAW

620 WEST LACEY ROAD
FORKED RIVER, N.J. 08731

2. The Joint Land Use Board authorizes and directs the Chairman and Administrative Secretary to execute any and all necessary documents in order to implement the intent of this Resolution.

IT IS FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded by the Secretary of the Joint Land Use Board to the following:

- (a) The Honorable Michael Todd, Mayor;
- (b) Alicia Gonzalez, Municipal Clerk;
- (c) John Nunziato, PE, PP, CMW;
- (d) Frank Cettina, Chairman of Land Use Board;
- (e) Chris English, Director of Community Development; and
- (f) Paul Renaud, Esquire

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Land Use Board of the Township of Robbinsville at a regular meeting held on the 28th day of July, 2026, a quorum being present and voting in the majority.

MOTION:

SECOND:

ROLL CALL:

AYES:

NAYS:

ABSTAINED:

MOTION CARRIED

**DASTI, McGUCKIN,
McNICHOLS, CONNORS,
ANTHONY & BUCKLEY**

COUNSELLORS AT LAW

620 WEST LACEY ROAD
FORKED RIVER, N.J. 08731

**TIANNA THOMPSON, LAND USE BOARD
SECRETARY**

Prepared by:

**DASTI, McGUCKIN, McNICHOLS,
CONNORS, ANTHONY & BUCKLEY**
Forked River, New Jersey 08731

**DASTI, McGUCKIN,
McNICHOLS, CONNORS,
ANTHONY & BUCKLEY**

COUNSELLORS AT LAW

620 WEST LACEY ROAD
FORKED RIVER, N.J. 08731

**ORDINANCE AMENDING CHAPTER 142 OF THE CODE OF THE
TOWNSHIP OF ROBBINSVILLE ENTITLED “LAND USE” SPECIFICALLY
CHAPTER 142-16 ENTITLED “R1.5 LOW DENSITY RESIDENTIAL DISTRICT”**

BE IT ORDAINED by the Township Council of the Township of Robbinsville in the County of Mercer, State of New Jersey that Chapter 142 of the Code of the Township of Robbinsville, entitled Land Use, is hereby amended as follows [added portion is underlined; deleted portion has strikethrough]:

SECTION 1.

Chapter 142 – Land Use.

Article IV. District Regulations.

§ 142-16 R1.5 Low Density Residential District.

A. Preamble. The district is a transition to the medium-density zones from lower-density districts and recognizes, in part, the existing land use patterns and coordinates future land use with public sewer and water service. This zone requires that public water and sewer be utilized.

.....

B. Principal permitted uses on the land and in buildings:

- (1) Greenhouses are a permitted accessory use and structure, provided that the aggregate square footage of all structures situated on the site does not exceed 55,000 square feet or 15% coverage of the total lot area, whichever is less, and only on lots of five acres or more.

.....

- ~~(4) Public and parochial schools and colleges for academic instruction on a minimum of five acres.~~

- (54) Cluster residential development in accordance with the provisions of this chapter.

SECTION 2.

At least three copies of said full Ordinance are on file in the Office of the Municipal Clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of said proposed Ordinance in pamphlet or other similar form which will be available for purchase from the Township Clerk.

SECTION 3.

This ordinance shall take effect upon final passage and publication according to law.

SECTION 4.

The Township Clerk is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this Ordinance, after public hearing thereon, the Township Clerk is further directed to publish notice of passage thereof and file a copy of this Ordinance as finally adopted with the County Planning Board as required by N.J.S.A. 40:55D-16 and with the Township Tax Assessor.

SECTION 5.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 6.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

PASSED:

ADOPTED:

Alicia Gonzalez, Municipal Clerk

Michael J. Todd, Mayor

RESOLUTION NO. LU2026-19

RESOLUTION OF THE JOINT LAND USE BOARD OF THE TOWNSHIP OF ROBBINSVILLE, COUNTY OF MERCER, STATE OF NEW JERSEY RECOMMENDING THE ADOPTION OF THE ORDINANCE AMENDING CHAPTER 142 OF THE CODE OF THE TOWNSHIP OF ROBBINSVILLE ENTITLED “LAND USE” SPECIFICALLY CHAPTER 142-16 ENTITLED “R1.5 LOW DENSITY RESIDENTIAL DISTRICT” ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NEW JERSEY AS NOT INCONSISTENT WITH THE TOWNSHIP’S MASTER PLAN

WHEREAS, the Joint Land Use Board of the Township of Robbinsville, County of Mercer, State of New Jersey (hereinafter referred to the "Joint Land Use Board") has received a copy of the proposed Ordinance Amending Chapter 142 of the Code of the Township of Robbinsville entitled “Land Use” Specifically chapter 142-16 entitled “R1.5 Low Density Residential District”, which was introduced on first reading by the Robbinsville Township Council (hereinafter referred to as the "Ordinance"); and

WHEREAS, the Ordinance has been referred to the Joint Land Use Board pursuant to the provisions of N.J.S.A. 40:55D-26 to determine if the same is not inconsistent with the Township’s Master Plan; and

WHEREAS, The Joint Land Use Board hereby finds that the proposed Ordinance is not inconsistent with the Township’s Master Plan and its Goals and Objectives as a whole integrated document and recommends its adoption to the Township Council;

WHEREAS, the Joint Land Use Board has reviewed and discussed the proposed Ordinance at a public hearing held on July 28, 2026 and has had the input for its professional staff; and

**DASTI, McGUICKIN,
McNICHOLS, CONNORS,
ANTHONY & BUCKLEY**

COUNSELLORS AT LAW

620 WEST LACEY ROAD
FORKED RIVER, N.J. 08731

NOW, THEREFORE, BE IT RESOLVED, this 28th day of July 2026 by the Joint Land Use Board of the Township of Robbinsville, County of Mercer, State New Jersey, as follows:

1. The Joint Land Use Board finds that the aforementioned Ordinance is not inconsistent the Township Master Plan.
2. The Joint Land Use Board authorizes and directs the Chairman and Administrative Secretary to execute any and all necessary documents in order to implement the intent of this Resolution.

IT IS FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded by the Secretary of the Joint Land Use Board to the following:

- (a) The Honorable Michael Todd, Mayor;
- (b) Michele Siegfried, Township Clerk;
- (c) John Nunziato, PE, PP; and
- (d) Frank Cettina, Chairman
- (e) Stuart Wiser, PP
- (f) Chris English, Director, and
- (g) Paul Renaud, Esquire

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Joint Land Use Board of the Township of Robbinsville at a regular meeting held on the 28TH day of July, 2026, a quorum being present and voting in the majority.

**DASTI, McGUCKIN,
McNICHOLS, CONNORS,
ANTHONY & BUCKLEY**

COUNSELLORS AT LAW

620 WEST LACEY ROAD
FORKED RIVER, N.J. 08731

MOTION:

SECOND:

ROLL CALL:

AYES:

NAYS:

ABSTAINED:

MOTION CARRIED

**TIANNA THOMPSON, LAND USE BOARD
COORDINATOR**

Prepared by:

**DASTI, McGUCKIN, McNICHOLS,
CONNORS, ANTHONY & BUCKLEY**
Forked River, New Jersey 08731

**DASTI, McGUCKIN,
McNICHOLS, CONNORS,
ANTHONY & BUCKLEY**

COUNSELLORS AT LAW

620 WEST LACEY ROAD
FORKED RIVER, N.J. 08731

**DASTI, McGUCKIN,
McNICHOLS, CONNORS,
ANTHONY & BUCKLEY**

COUNSELLORS AT LAW

620 WEST LACEY ROAD
FORKED RIVER, N.J. 08731

**AN ORDINANCE AMENDING THE “GORDON-SIMPSON TRACT
REDEVELOPMENT PLAN – ROUTE 130 SOUTH REDEVELOPMENT AREA,
ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NEW JERSEY”**

WHEREAS, on March 9, 2023, the Township Council adopted the “Gordon-Simpson Tract Redevelopment Plan – Route 130 South Redevelopment Area” (the “Gordon-Simpson Redevelopment Area”) by Ordinance No. 2023-13; and

WHEREAS, the Township Council now wishes to amend the Gordon-Simpson Redevelopment Plan; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), the Township Council prepared an amendment to the Gordon-Simpson Redevelopment Plan and referred it to the Robbinsville Land Use Board for its recommendations; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), such amendments to the Gordon-Simpson Redevelopment Plan were referred to the Robbinsville Township Land Use Board for its finding of consistency with the Township’s 2020 Comprehensive Master Plan Update as well as other recommendations the board may wish to provide; and

WHEREAS, the Township Council has reviewed and accepts the findings and recommendations of the Robbinsville Township Land Use Board and finds that the adoption of the amendments to the Gordon-Simpson Redevelopment Plan will be in the best interests of the Township of Robbinsville, is consistent with the Township Master Plan, and will facilitate appropriate rehabilitation, redevelopment and revitalization of the Route 130 South Redevelopment Area.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Township Council of the Township of Robbinsville as follows:

Section 1. The Block 1 Redevelopment Plan is hereby amended as follows [added portion is underlined; deleted portion has strikethrough]:

8.1.1 PARCELIZATION PLAN

8.1.1 This Parcelization Plan establishes Redevelopment Parcels of approximate sizes as follows:

- Stacked Townhouse Redevelopment Parcel: 16.81 acres;
.....
- Commercial Redevelopment Parcel: ~~2.58~~ 3.80 acres (Lot 27.021, Block 21).
.....

8.2.3 APARTMENT REDEVELOPMENT PARCEL

.....

C. Building Limit Controls

Buildings shall generally be oriented toward Gordon Road or toward each other. Corner buildings shall present an aesthetically pleasing elevation along each right-of-way.

The following site and building controls shall be flexibly interpreted in order to achieve the design goals of this Redevelopment Plan.

.....

Category		Regulation
Minimum Parcel Size		No Minimum Established This Redevelopment Parcel shall be developed as a single Project site, with existing Geometry constituting Area, Width & Depth.
Minimum Parcel Width		
Minimum Parcel Depth		
Maximum Impervious Surface Coverage		50%
Principal Structures		
Minimum Setback	Route 130	50'
	Gordon Road	30'
	Side Yard	30'
	Rear Yard	40'
Maximum Building Height		65' (including rooftop amenities & architectural features)
		4½ stories
Maximum Residential Density		2068 units / 11.45 acres = 18.17 du/ac
Minimum Distance between Buildings		40', unless permitted / directed otherwise by the Fire Official
Maximum Building Coverage		20%
Clubhouse, Pool & Recreation Amenities		
Minimum Lot Area		10,000 s.f.
Minimum Lot Width		100'
Minimum Lot Depth		100'
Minimum Building Size		3,000 s.f.
Maximum Building Height		25'
		1½ Stories
Minimum Distance between Buildings		Same as for Principal Structures
Ancillary Structures		
Maximum Number		1

Maximum Size		1,500 s.f.
Minimum Setbacks	Route 130	Buildings Prohibited
	Gordon Road	
	Side Yard	10'
	Rear Yard	10'
Maximum Building Height		15'
		1½ Stories
Minimum Distance between Buildings		As directed / permitted by the Fire Official

.....

8.2.4 COMMERCIAL REDEVELOPMENT PARCEL

A. Permitted Principal Uses

1. Retail & Service Activities.

2. Eating and Drinking Establishments, including those which may serve alcoholic beverages, and specialty food and beverage outlets. Service may be dine-in or take-out.

While take-out is permitted in Eating and Drinking Establishments, these restaurants shall be primarily dine-in, and shall be construed to include party rooms / banquet facilities, provided that such rooms / facilities do not exceed 45% of the maximum occupancy of the restaurant's main dining area.

.....

6. Public, Semi-Public and/or Private Utility Facilities as may be required to service this section of the Township.

7. Medical, Professional, Administrative, General Business or Consulting service offices, and like and similar office uses. Co-working office space is not permitted unless it supports a Permitted Principal Use on the Commercial Redevelopment Parcel.

8. Multiple Principal Uses may be located on the Commercial Redevelopment Parcel provided all such uses are permitted under this §8.2.4 A.

.....

C. Building Limit Controls

Buildings shall be oriented towards Gordon Road. Buildings located at corners of the Redevelopment Parcel shall present an aesthetically pleasing elevation along each right-of-way.

.....

Category		Regulation
Minimum Lot / Parcel Area		No Minimum Established Each Lot may be developed as a single Project site, with existing Geometry constituting Area, Width & Depth.
Minimum Lot / Parcel Width		
Minimum Lot / Parcel Depth		
Maximum Impervious Surface Coverage		60%
Principal Structures		
Minimum Setback	Route 130	50'
	Gordon Road	30', ¹
	Side Yard	30'
	Rear Yard	30'
Maximum Building Height		35' 45'
		2½ Stories
Hotels		65'
		4½ Stories
Distance between Buildings		25', unless directed / permitted otherwise by the Fire Official
Maximum Building Coverage		50%
Ancillary Structures		
Maximum Number		1
Maximum Combined Size		500 s.f.
Minimum Setbacks	Route 130	Buildings Prohibited
	Gordon Road	
	Side Yard	10'
	Rear Yard	10'
Distance between Buildings		As directed by the Fire Official
Maximum Building Height		15'
		1½ Stories
Maximum Building Coverage		10%

.....

Section 2. The Township Council declares and determines that said amendment of the

¹ Including whatever width is necessary to provide the sidewalks required under §9.2.2 herein.

Gordon-Simpson Tract Redevelopment Plan – Route 130 South Redevelopment Area meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the planning, development and rehabilitation within the Township, and specifically the Route 130 South Redevelopment Area, and is otherwise in conformance with N.J.S.A. 12A-1 *et seq.*

Section 3. The Township Council hereby accepts the recommendations of the Robbinsville Planning Board and adopts the attached Amendment to the Redevelopment Plan entitled “Gordon-Simpson Tract Redevelopment Plan – Route 130 South Redevelopment Area” prepared by ARH Associates and is dated March 9, 2023.

Section 4. The Township Zoning Ordinance District Map is amended to include and reflect the changes in the Redevelopment Area boundaries.

Section 5. ARH Associates, the Township’s Redevelopment Planner, is directed to amend the Block 1 Redevelopment Plan documents to conform to this Ordinance.

Section 6. All Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

Section 7. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged, invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

Section 8. This ordinance shall take effect upon final adoption and publication in accordance with the law.

PASSED:

ADOPTED:

Alicia Gonzalez, Municipal Clerk

Michael J. Todd, Mayor

RESOLUTION NO. LU2026-20

**RESOLUTION OF THE JOINT LAND USE BOARD OF THE
TOWNSHIP OF ROBBINSVILLE, COUNTY OF MERCER, STATE
OF NEW JERSEY RECOMMENDING THE ADOPTION OF THE
ORDINANCE AMENDING THE “GORDON-SIMPSON TRACT
REDEVELOPMENT PLAN- ROUTE 13- SOUTH REDEVELOPMENT
AREA, ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NEW
JERSEY”**

WHEREAS, the Joint Land Use Board of the Township of Robbinsville, County of Mercer, State of New Jersey (hereinafter referred to the "Joint Land Use Board") has received a copy of the proposed Ordinance amending the “Gordon-Simpson Tract Redevelopment Plan-Route 130 South Redevelopment Area, Robbinsville Township, Mercer County, New Jersey, which was adopted by the Robbinsville Township Council (hereinafter referred to as the "Ordinance"); and

WHEREAS, the Ordinance has been referred to the Joint Land Use Board pursuant to the provisions of N.J.S.A. 40:55D-26 to determine if the same is not inconsistent with the Township’s Master Plan; and

WHEREAS, The Land Use Board hereby finds that the proposed Ordinance is not inconsistent with the Township’s Master Plan and its Goals and Objectives as a whole integrated document and recommends its adoption to the Township Council;

WHEREAS, the Joint Land Use Board has reviewed and discussed the proposed Ordinance at a public hearing held on July 28th, 2026, and has had the input for its professional staff; and

NOW, THEREFORE, BE IT RESOLVED, this 28th day of July 2026 by the Land Use Board of the Township of Robbinsville, County of Mercer, State New Jersey, as follows:

**DASTI, McGUICKIN,
McNICHOLS, CONNORS,
ANTHONY & BUCKLEY**

COUNSELLORS AT LAW

620 WEST LACEY ROAD
FORKED RIVER, N.J. 08731

1. The Joint Land Use Board finds that the aforementioned Ordinance is not inconsistent the Township Master Plan.
2. The Joint Land Use Board authorizes and directs the Chairman and Administrative Secretary to execute any and all necessary documents in order to implement the intent of this Resolution.

IT IS FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded by the Secretary of the Joint Land Use Board to the following:

- (a) The Honorable Michael Todd, Mayor;
- (b) Alicia Gonzalez, Municipal Clerk;
- (c) John Nunziato, PE, PP, CMW;
- (d) Frank Cettina, Chairman of Land Use Board;
- (e) Chris English, Director of Community Development; and
- (f) Paul Renaud, Esquire

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Joint Land Use Board of the Township of Robbinsville at a regular meeting held on the 28th day of July, 2026, a quorum being present and voting in the majority.

**DASTI, McGUICKIN,
McNICHOLS, CONNORS,
ANTHONY & BUCKLEY**

COUNSELLORS AT LAW

620 WEST LACEY ROAD
FORKED RIVER, N.J. 08731

MOTION:

SECOND:

ROLL CALL:

AYES:

NAYS:

ABSTAINED:
MOTION CARRIED

**TIANNA THOMPSON, LAND USE BOARD
SECRETARY**

Prepared by:

**DASTI, McGUCKIN, McNICHOLS,
CONNORS, ANTHONY & BUCKLEY**
Forked River, New Jersey 08731

**DASTI, McGUCKIN,
McNICHOLS, CONNORS,
ANTHONY & BUCKLEY**

COUNSELLORS AT LAW

620 WEST LACEY ROAD
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