

# **Bond Case Briefs**

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## **ZONING & PLANNING - VIRGINIA**

### **Monarch Communities, LLC v. Township of Montville**

**Supreme Court of New Jersey - July 13, 2026 - A.3d - 2026 WL 2014522**

Developers sought review of zoning board's denial of their land development applications seeking use variances in separate actions in lieu of prerogative writs. Actions were consolidated, and following bench trial, the Superior Court, Law Division, Morris County, reversed zoning board's decision and remanded to zoning board to consider conditions for approval of the applications.

Zoning board appealed. The Superior Court, Appellate Division affirmed. Zoning board filed petition for certification, and it was granted.

The Supreme Court held that balancing test governing inherently beneficial use variances explicitly requires applicants to show their proposals will not substantially impair the zoning plan and ordinance.