



Monmouth County Multi-Jurisdictional Hazard Mitigation Plan Update

Land Uses and Development Trends Update

Performing an assessment of Land Uses and Development Trends is one step of a FEMA-approved hazard mitigation plan update. This look into the future is important because development in hazard areas could put more assets at risk and, in turn, could work to increase potential disaster-related damages at a time when the mitigation plan's purpose is to reduce the potential for damages emanating from natural disasters. Land uses and development trends are based on the construction of new buildings, demolition of old buildings, or the planning, zoning or subdivision of new areas for development. A stagnant or decreasing population alone is not reason for stating that no development has occurred unless backed up by a lack of development.

An evaluation of land uses and development trends was undertaken by each participating jurisdiction as part of the development of the initial plan. Excerpts from the 2009 Plan's Land Uses and Development Trends section are included in the pages to follow, documenting your community's prior feedback. Please review your community's feedback shown in the table on the pages to follow, and identify any changes that have occurred since that time. Feedback should be returned to URS Project Manager Anna Foley at anna.foley@urs.com by April 29, 2013. If you have questions or need help, please email Anna or give her a call at 973-883-8562.

Please check box A or B below.

- ☐ **A) I certify that I have reviewed my community's feedback from the 2009 Land Uses and Development Trends assessment and that all information previously provided is still current.** *(If checking box A, then please return only this cover page.)*
- ☐ **B) I certify that I have reviewed my community's feedback from the 2009 Land Uses and Development Trends assessment and that any information that has changed since that time is clearly shown on the attached markup. Any supporting comments I would like to note are indicated in the lines below.** *(If checking box B, then please return this completed cover page and any pages with markups.)*

Name: _____

Title: _____

Representing: _____

Email and Phone: _____

Local Land Uses and Development Trends - 2009 Plan

For the initial Plan, Core Planning Group members were asked to provide responses to a Land Uses and Development Trends Questionnaire for the individual jurisdictions. This brief questionnaire consisted of the following two questions:

1. Please describe development trends occurring within your jurisdiction, such as the predominant types of development occurring, location, expected intensity, and pace by land use. While details are preferred, it is ok if your feedback is qualitative and quite general, such as *“high-occupancy, high-density residential development is occurring near the waterfront”*.
2. Does your jurisdiction enforce regulations/ordinances/codes to protect new development from the effects of natural hazards? (Some examples might be floodplain management ordinances enforcing FEMA’s NFIP for new development or substantial improvements in the floodplain; steep slope ordinances for community’s which may have landslide hazards; earthquake resistant design criteria and/or high wind design criteria; or buffer zones in wildfire hazard areas.) If so, please describe.

Responses to these two questions, as submitted by each jurisdiction, are presented in the following table.

Table 3d.6
Summary of Responses
Land Uses and Development Trends Questionnaire
(Source: Core Planning Group Members)

Community	1. Land Uses and Development Trends in Hazard Areas	2. Regulations/Codes/Ordinances To Protect New Development From Natural Hazards
Aberdeen, Township of	<p>The Township of Aberdeen has very little remaining vacant land available and suitable for development. Therefore, the predominant development occurring in the Township in the recent years is on single, small lots with in-fill development or the redevelopment of existing sites, both for residential and non-residential uses.</p> <p>The Township has identified a number of larger areas for redevelopment, some of which have been designated as Redevelopment Areas under the Local Redevelopment And Housing Law. The areas either identified or designated are as follows:</p> <ul style="list-style-type: none"> • A "Commerce & Transportation Center" Redevelopment Area has been designated on lands in the vicinity of the Aberdeen/Matawan Train Station. The subject land area is coupled with land area in Matawan Borough. At this time, the formulation of the Redevelopment Plan and the appointment of a redeveloper are still under discussion. • A "Planned Adult Community Redevelopment Area" as a Redevelopment Area has been designated on lands (approx. 183 acres) in the Freneau portion of the Township where public sewer and water service are proposed to be extended to serve both the existing and proposed developments. Development approvals under the enabling ordinances have been granted for the redevelopment of this area for 521 age-restricted dwelling units plus 68 non-age restricted affordable housing units; however, the developments have yet to be built. • A designated "Age-Restricted Affordable Housing" zoning district was created for a 13.8 acre brownfield site formerly owned by the South River Metal Products Company which permits the municipally sponsored development of up to 154 age-restricted apartments; and • A Redevelopment Area has been designated on the Anchor Glass Manufacturing Facility of 50.55 acres for a Planned Unit Development with up to approximately 200,000 square feet of retail/office space, 750 dwelling units and a hotel; no specific provisions or plans have been developed at this time. 	<p>The Land Development Ordinance (LDO) of the Township of Aberdeen contains specific provisions to protect environmentally critical areas from the negative effects of development, as follows:</p> <ol style="list-style-type: none"> 1. A "Conservation/Recreation" zoning district (Section 408) has been established in the Township for most of the marshland and wetlands of the Raritan Bay and associated stream corridors of Whale, Long Neck and Matawan creeks. This zoning district limits the types of permitted development to farms, boat yards and other similar marina uses, restaurants, and conservation areas, public parks and other similar public purpose uses. All permitted land uses must have a "definite relationship to the estuarial zone" and be approved by NJDEP, where required. 2. All residential development is required to be located a minimum of 100 feet from any existing or proposed detention or retention basin, pond, lake or other water body or course, as measured from the highest topographic grade of said water body or course (Section 401 G.). 3. Section 514 of the LDO regulates retaining walls, embankment slopes and bulkheads. Slope returns for embankments are limited to a 3 to 1 slope. Bulkheads or other appropriate permanent bank stabilization acceptable to the Board are required for all development on or along waterways, and the design must be approved by the Township Engineer. 4. Section 523 of the LDO regulates Surface Water Management and Section 524 regulates Stormwater Management consistent with the new NJDEP regulations. 5. Section 608 of the LDO regulates and protects "Critical Areas" which are defined by ordinance as 100-year flood plains, freshwater wetlands, wetlands transition areas or steep slopes 15% or greater. Stream corridors with buffer strips of 100 feet in width from the top of the channel banks or the flood plain area, if larger, also are regulated and protected from most types of development. All development in the Township is subject to the provisions of this section of the LDO. Design or performance standards are included within the regulations for those developments that are permitted when variances or waivers are granted. 6. In addition to the specific LDO regulations, the Township of Aberdeen has adopted Master Plan documents which recommend the protection of environmentally sensitive areas and the provision for open spaces and recreation areas. When variances from the LDO are sought, an applicant must show that there is no substantial detriment to the intent and purpose (negative criteria) of these Master Plan documents.

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Allenhurst, Borough of	Little development has taken place for near 70+ years. Borough can best be described as low-occupy and low density. JCP&L Co. has had a large facility within the Borough but has recently relocated and redevelopment is in the works. The new development will consist of mix residential and commercial and will conform with the Borough's current occupancy and density make up.	The Borough complies with all state and federal regulations.
Allentown, Borough of	The Borough of Allentown is almost totally developed. The land that is not used for commercial or residential buildings is protected land under "Green Acres".	Any development that is occurring within the Borough of Allenton is being done in existing residential areas. Most are rehabs or lots next to existing structures. To my knowledge none of the areas off development apply to the question asked.
Asbury Park, City of	Redevelopment of oceanfront consisting of 4 to 6 story combined commercial / residential, 1 to 2 story commercial and up to 25 story residential high-rise throughout oceanfront area. Redevelopment of south west portion of the city consisting of 2 to 4 story commercial / multi-family. Scattered throughout the city 2 to 6 story residential new construction and rehabilitations.	Our city complies with all applicable building codes concerning hurricane resistance and all requirements of the Uniform Fire Code.
Atlantic Highlands, Borough of	<p>For the most part, Atlantic Highlands is "Built-Out" community. The Borough has 2 waterfront properties still undeveloped although they are currently used for commercial purposes.</p> <p>1) McConnell Property - Former site a fuel farm. 2 huge Esso tanks were on property and dismantled in 1986. Property is contaminated. This is zoned for 19 single family homes. Although KHOV Developers has tried to get Planning Board approval for mix use (Condo/Homes) but they withdrew their application. Boro wants to purchase but its their application. Boro wants to purchase but it's big \$\$\$. Want to preserve for open space-extension of current back-beach.</p> <p>2) Guiliani property-former home of a contracting company. Now a boat storage facility. KHOV wanted to build 80 condos. They withdrew this application also. Property is contaminated from 1920's Coal Manufacturing plant that is owned by NJ Natural Gas Co. Town wants to buy this piece to extend the Boro owned Municipal Harbor. The Boro can not purchase these 2 pieces of property due to EOAA restrictions. Other areas along the waterfront are not buildable. Some buyers are taking down smaller homes and building larger homes on the property. Biggest issue for the Boro is water runoff/erosion. New or old - this is the real challenge. Boro acre has 7 condo/high density apartment complexes. this is 1 - 5 vacant acre parcel but it's in the hills. Anything built there must meet steep slope ordinance requirements. 1 former restaurant parcel is about 3 acres. Not sure what owner is going to do. He too withdrew his application.</p>	<p>As provided in the first request:</p> <p>1) Steep slope ordinance. Upheld by Supreme Court in challenges 3 times.</p> <p>2) Land use regulations.</p> <p>3) Stormwater Management Ordinance</p>
Avon-by-the-Sea, Borough of	The Borough of Avon By The Sea is fully developed. At this time there are less than 10 lots to be built upon within the Borough and all but one have been created by demolishing existing structures on the sites. The predominant development is older structures are demolished to be replaced by new, modern single-family homes, with one multi-family (nine unit) building under construction on the site of a former commercial building.	Floodplain management is addressed by the building department for all new construction. In addition, the current construction code requires wind-storm resistant windows and other structural elements to address the coastal high wind concerns associated with our municipality.

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Belmar, Borough of	We are a one sq. mile municipal located on the east coast of central New Jersey. The community consists mostly of single family homes. We are currently updating our Business Zone by re-building and redesigning a 6 block area. We are a summer resort with a year round population of about 6,000.	Belmar participates in the NFIP and enforced codes and ordinances regarding same.
Bradley Beach, Borough of	Bradley Beach is primarily a residential community with mixed use retail / residential and office / residential along the Main Street Corridor at the west edge of the Borough. The majority of the Borough is zoned single family residential except for the aforementioned mixed use zone and townhouse and apartment used permitted along the beachfront block. The Borough is fully developed with no vacant property available for development. Development is limited to demolition and construction of wither single family homes throughout the Borough or small condominium projects or larger lots in the beachfront area.	The Borough of Bradley Beach enforces floodplain management regulations and all FEMA regulations regarding natural hazards. There are no steep slopes or potential earthquake or landslide areas in the Borough. Building regulations related to high winds and hurricanes design standards are enforced by the Borough's Building Department.
Brielle, Borough of	Brielle is 1.3 square miles and there is little room for development. The trend is toward minor subdivisions, in particular in the area east of Union Land, between Old Bridge Road and Green Avenue, where the required frontage is 75 feet and the trend is for the division of 100 foot lots into 50 foot lots. The trend is distressing, but hard to stop. The few remaining commercial areas, i.e. marinas, are in danger of going condominium. While the increase in density is manageable; it cannot but help to adversely impact the overall quality of life.	The Borough has enacted a Flood Plain Management Ordinance and has supplemented it with a Stormwater Management Ordinance and Soil Removal.
Brookdale Community College	Brookdale Community College operates academic, administrative and support facilities in excess of 1 million square feet on 200 acres of land in the Lincroft section of Middletown Township. The College also operates individual facilities in Hazlet, Wall, Long Branch and Freehold. The College leases space in Neptune and on Sandy Hook. Expansion of the Lincroft Campus is expected to include the renovation of the Collins Arena and development of a 32,000 sq. ft multi-purpose activity center as well as a 9,600 sq. ft. expansion of the Auto Technology center. Future plans include expansion of the College facilities in Freehold and in Wall.	Not Applicable – The College complies with all relevant Federal, state and county land use regulations. The College does not have the statutory authority to adopt regulations of development. The College does not have the statutory authority to enforce development regulations.
Colts Neck, Township of	Historically development in the Township of Colts Neck consists of agriculture and detached single family dwellings. The A-1 Agriculture/ Residential Zone is a two acre zone with a density of 0.1 dwellings per acre. Over the past five years the Township has issued 110 certificates of occupancy and 37 demolition permits for a net gain of 73 dwellings. This averages 15 dwellings per year. This trend is anticipated to decline in the near future, due to a lack of vacant land and current market conditions. The only multifamily development plan is The Manor Homes at Colt Neck. A 48 unit inclusionary development proposed in Route 537. Commercial development is limited to the Route 34 corridor between Artisan Place and Route 18. Due to a reliance of on-site well and septic systems, the density of the commercial zone is kept low with a 0.15 floor area ratio.	The Township Code Enforcement Officer enforces the Township's local ordinances published in Chapter 102 - Development Regulations of the Township of Colts Neck. The Construction Official enforces building code though compliance with the Universal Construction Code (UCC). The State of New Jersey oversees State regulations including the Freshwater Wetlands, Stream Encroachment, Highway Access, Stormwater Management, Residential Site Improvement Standards and other State permits. While Federal regulations such as FEMA and Soil Erosion and Sediment Control Plans are administered by Federal Agencies. Compliance with these outside agencies requirements are addressed as part of the planning process within each individual Planning Board Application.
Deal, Borough of	Development in the Borough of Deal is limited to single family residential dwellings. We have only one multiple family condo on the oceanfront and do not have the potential for additional multiple family residential units near the ocean front.	The Borough of Deal enforces the laws of New Jersey regarding the protection of wet lands, streams, lakes, ocean front, etc. through zoning regulations. Among the factors limiting development is a 40% impervious restriction on development.

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Eatontown, Borough of	<p>1) Multi-family Townhouse developments – upward of 300 units with 1,000 new residents</p> <p>2) Expansion of regional shopping mall 50,000 square ft. Type 1 construction. Population will vary on times of years.</p> <p>3) New business in Industrial Park Area - 2 business complexes Type 1 100,000+ sq ft.</p> <p>1 medical office/Operating Room 25,000 sq ft Type 1</p> <p>4) approval on new Rt 35 - Rt 36 Construction to soon facilitate movement of traffic.</p>	DEP Standards, NJ Building Code, NEPA Standards, OSHA, Boro of Eatontown Codes, Stormwater Management of NJ DEP, Electrical codes, State DOT.
Englishtown, Borough of	Englishtown is a half-square mile community that is for the most part completely built out except for two land tracks. One has plans for four to six single family homes and the other track is going to be 8 apartment buildings with a total of 134 apartments.	N/A
Fair Haven, Borough of	At this time the only land available is lots that 1 or 2 houses can be built on. No major building is expected.	Yes, if the building were to affect an area.
Farmingdale, Borough of	Farmingdale is a very small (1.5 sq. mile) Borough with limited development. Spot lot residential and limited commercial construction takes place sporadically.	Within our limited development, yes.
Freehold, Borough of	The Borough of Freehold is approximately 95% built out. At the present time there are two residential developments proposed both are located on Orchard Street in the southeast area of the municipality. One development has already been approved and is in the process of being built - Liberty Crossing 1 consists of 12 two story single family homes to be built on the west side of Orchard Street. Liberty Crossing II is presently before the Borough of Freehold Planning Board, it consists of a four story age restricted condominiums, level 1 will be a parking garage with levels 2,3&4 will be 30 condominiums. This is to be built on the east side of Orchard Street and is adjacent to a wetland area. Commercial development at this time consists of a three story office building being built at 83 South Street and a two story commercial building, first floor retail second floor office approved to be built at 63 East Main Street which is located at the corner of East Main Street and Spring Street.	The Borough of Freehold does not appear on any FEMA Flood Maps due to the fact that it is located 178 feet above sea level and there are no streams, rivers or lakes in the Borough. The only flooding problems are localized during times of extremely heavy rainfall because of an antiquated storm drainage system in some areas. The Borough of Freehold enforces the State Uniform Construction Code which adopts the 2006 International Building Code and has provisions for earthquake resistant design criteria and high wind design criteria. There are no wildfire hazard areas located in the Borough of Freehold.
Freehold, Township of	Although the Township has experienced significant growth over the last three decades, a recent Build-Out Analysis indicated that the Township is at approximately 94% build out, development is expected along Route 9 and Route 537 corridors.	The Land Use Ordinance discourages development in critical Areas: 100 Year Floodplain; Wetlands; Wetland Buffers; Slopes Greater than 15%; Lands that are Highly Erodable (USDA factor "K"); Land with a Seasonal High Water Table of 24" or Less; Lands within Conservation Easements. In the Southern portion of the Township some land is located within a NJ Forest Fire Service Area. The Freehold Township Fire Prevention Bureau follows the policies of the NJ State Forest Fire Services in that area.

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Hazlet, Township of	Many various projects approved or pending and under construction currently; Details provided by Sharon A. Keegan, Zoning Official.	<p>The Township utilizes a Development Review Ordinance that regulates all property within its boundaries. The intent of the ordinances is to guide the appropriate use of development of all lands in a manner that promotes the public health, safety, morals and general welfare. To secure safety from fire, panic and other natural or manmade disasters. The following ordinances are some of the ways the township regulates new development from the effects of a natural hazard.</p> <ol style="list-style-type: none"> 1. Section 412 - Flood Hazard Regulations-designed to regulate development of lands within the defined flood hazard areas. 2. Section 500 - Performance \$ Design Standards - designed to promote the creation of functional and attractive development that shall promote to the health, safety, general welfare, morals, efficiency, economy, maintenance of property values and the character of the Township. To minimize adverse impacts of flooding, drainage, erosion vehicular traffic, pedestrian movement, parking, vibration, lighting and glare, noise, odor, solid waste disposal and litter. 3. Section 508 Land Use Restrictions and Easements, such as drainage easements, sight triangle easements and utility easements. 4. Section 525 Storm Water Management Control. 5. Section 526 Stream Setback, No activity shall be permitted within 100 feet of the top of the bank of a stream or other body of water. No building shall be constructed within the 100 year flood plain.
Highlands, Borough	Near the waterfront: Single family residential units are being renovated, older single and multi family housing units are being demolished and replaced with single and multi family housing units. Some pre-existing high density areas have been rezoned into "MXD" areas and are currently awaiting redevelopment. Pre-existing open areas are being developed and are becoming, single and multi-family housing units. Much of the waterfront business area zones has already been developed with restaurants or marinas. Older restaurants are being renovated and re-opened as restaurants as business thru-out the town continues to increase.	The borough has developed, adopted and enforces: Flood plain ordinances, Steep slope ordinances, storm water management plans. Additionally the borough follows the FEMA NFIP program and has adopted the current edition of the International Code Council (ICC) construction codes and the current edition of the New Jersey Residential Construction Code.
Holmdel, Township of	<p>The analysis concluded that the 2003 population of the Township was approximately 17,487 and that with current zoning the population at total build-out would be about 19,608. Most of the undeveloped properties are in residential zones with the largest properties zoned for single-family homes in clustered developments with a maximum density of 0.2 units per acre. Some of the undeveloped properties have received development approvals from the Planning Board. Given the state of the real estate market the actual development of these properties is at present proceeding very slowly. There are two clusters of undeveloped properties along Route 35. Each of these has about 25 acres and they are currently zoned for commercial/retail use. There are no currently known development plans for either of these properties.</p> <p><i>(continued on the following page...)</i></p>	Holmdel Township includes in its Development Regulations Section 30-116, Resource Management Regulations. These regulations limit development within stream corridors including floodplains, on steep slopes, and around water bodies and limit tree and woodland removal on properties proposed for development. The regulations require that buffers be placed in conservation easements.

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	<p><i>(Holmdel, continued...)</i></p> <p>The largest development uncertainty in the Township is the potential redevelopment of the 472-acre property owned by Alcatel-Lucent that formerly housed research and development facilities of Bell Laboratories. On this property is an approximately 2,000,000 sq. ft building that was designed by Aero Saarinen for Bell Laboratories and is now vacant. Six to eight years ago there were 6-7,000 employees working in the building. A redevelopment company has a contract to purchase the property. However, the sale has not closed. Some of the possibilities for the redevelopment include the partial or complete demolition of the existing building, the re-use of a portion of the building, the construction of new buildings for professional and office use, the construction of a 350,000 sq. ft. data center, the construction of age-restricted residences, some municipal facilities, and some combination of all of these and other possibilities. The Township Committee has appointed an Advisory Committee to advise it on the options. Because of the poor state of the commercial real estate market in Monmouth County and New Jersey, the lack of population and employment growth in New Jersey, and the lack of identified or contracted tenants, the ultimate plan for the development of this property is unknown at this time.</p>	
Howell, Township of	<p>Large McMansion development exists within areas of previously farmed land. A large area of the Township maintains a rural character. Most of the Township's development is scattered throughout rural locations and located at previously farmed areas and wetland areas.</p> <p>Agricultural Rural Estate zone districts are present within the Township and prevent the impacts of development in areas located outside of centers that are identified in the Township's Master Plan. Agricultural uses and low density development are encouraged within the ARE zone districts. High density residential development within the Township are located within the residential zone districts and located in the vicinity of well traveled roadways. Commercial development within the Township can be found along the Rt. 9 and Rt. 35 corridors.</p>	<p>Yes, the Township has a 300 foot Riparian Buffer Ordinance (188-34). A 300 foot buffer is required adjacent to all streams, lakes, ponds within the Township. The buffer is measured as a line extending perpendicularly from the 100-year flood plan delineation. If there is no 100 year flood line delineated, the distance shall be measured outward from the top of the bank. This ordinance protects communities from potential flood hazard occurrences.</p>
Interlaken, Borough of	<p>The Borough of Interlaken is unique in that the municipality is completely single-family residential. The only non-residential land use is borough-owned property such as Borough Hall, a park and an arboretum. The Borough's goal is to retain the current character of the community and this is reinforced in its Master Plan and Zoning Ordinance. The Borough is concerned about preserving its Deal Lake frontage as well as environmental stabilization of the Deal Lake itself.</p>	<p>The Borough of Interlaken does enforce a Flood Hazard Prevention Ordinance and a full circuit of Storm water management ordinances. The Borough of Interlaken also has an arboretum along Deal Lake and has steep slope easement and conservation easement in place to preserve stream corridors.</p>
Keansburg, Borough of	<p>Town House/ Condo Development and retail development near our waterfront areas; feasibility study being conducted for a marina.</p>	<p>Floodplain management ordinances for new construction in floodplain zones.</p>
Keyport, Borough of	<p>Residential development 50 yards from waterfront; 10 new homes within last 5 years; Future Project: Multi Condo project along a creek bed.</p>	<p>The jurisdiction enforces or regulates development for floodplain along Raritan Bay and along our two creeks. Also for added / new or development along the Bay has high wind Criteria.</p>

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Lake Como, Borough of	There is a number of recently approved and soon-to-be proposed "high-density residential over commercial" projects on Main Street. The projects range from 4 to 25 residential units each and there is a maximum potential for about 8 to 10 such projects to ultimately be built pending on further economic growth. The remainder of the town is completely developed with most work being confined to additions and alterations and or replacement of existing single-family residences (usually small bungalows being replaced with new larger homes).	Yes, State and Federal flood plan, wind design and general building code requirements are enforced.
Little Silver, Borough of	Little Silver is largely residential, developing slowly in accordance with its current zoning. Development is mostly renovation of existing homes except for one age restricting housing development recently approved by the Planning Board.	Yes, the Borough has an Ordinance restricting all development below the six foot contour (along stream corridors) and has recently adopted ordinances prohibiting the use of steep slopes and environmentally sensitive areas for lit area calculations.
Loch Arbour, Village of	Village of Loch Arbour is fully developed, primarily single family residential development is usually in the form of knock-downs and rebuilds.	Yes, floodplain management, high wind design criteria apply in the Village. No other criteria are necessary.
Long Branch, City of	Over the last ten years the City of Long Branch has been developing and implementing an extremely progressive redevelopment program. The Oceanfront development has already begun with Beachfront North – a high-density residential development and Pier Village – a high-density residential/commercial mix. In the near future the city will begin the next four phases of their development plan, which includes Broadway Corridor, Broadway Gateway, Hotel Campus and Beachfront South. Broadway Corridor is a high-density residential/retail mix with an emphasis on the arts. Broadway Gateway is a mix of commercial and big box retail. Hotel Campus is another beachfront project, which includes a large expansion of an existing hotel and added high-density residential/dormitories. The final project is Beachfront South, which is expected to also include high density residential with improvements to the public boardwalk.	<p>The City of Long Branch follows FEMA's National Flood Insurance Program, the State of New Jersey Uniform Construction Code, the State of New Jersey Municipal Land Use Laws and Monmouth County Freehold Soil Conservation.</p> <p>The City has also adopted several ordinances on a local level to help protect new development and give local officials guidance. These ordinances include Land Use Procedures, Environmental Commission, Urban Enterprise Zone, Property Maintenance, Flood Damage Prevention, Public Property, Redevelopment, Soil Removal and Zoning.</p> <p>Although each of the above listed ordinances may not individually affect each project the combination of several will benefit a large majority of our development.</p>
Manalapan, Township of	<p>The township continues to grow and develop both residential and non-residential uses. The Town completed a Vacant Land Analysis and Employment and Population Projections report as part of the Master Plan Housing Element, which was adopted in 2005. The Town projects that its population will grow from 33,423 in 2000 to 40,923 in 2025. At that point, the Town expects that it will be at its residential buildout based on the current zone plan. Future residential development that has been approved for construction includes single family detached housing, attached housing, affordable housing, and age-restricted housing. Nonresidential growth and development would increase employment within the Town from 8,145 in 2000 to 13,430 in 2025.</p> <p>Development pressures within the Township have generally corresponded to economic cycles. Over the last decade, the Township has experienced a strong demand for residential development and increasing land values. The Township has also experienced a demand for non-residential development for retail office, and office-warehouse uses.</p>	<p>All development and building within the Township is regulated pursuant to the development regulations of the Township of Manalapan, the State Residential Site Improvement Standards, the State Uniform Construction Code, and any other applicable State or County regulations. Township development regulations are enforced through the Township development review and approval process and by the Township agencies and officials responsible for the administration of the regulations and the issuance of development permits</p> <p>Township development regulations include a Flood Hazard Area Overlay zone which prohibits most types of development in the 100-year floodplain, irrespective of the underlying zone district. The objective is to conserve the natural floodplain, The regulations also include building setback requirements from the floodplain. Any permitted development in the floodplain must comply with the Flood Damage Prevention Regulations of the Township Code which incorporates FEMA standards.</p> <p><i>(continued on next page...)</i></p>

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		<p><i>(Manalapan, continued...)</i></p> <p>Township development regulations include provisions to regulate development activities along streams and within stream corridors. The regulation is also applicable to any pond, lake, or perennial or intermittent waterway as shown by USGS maps, the Monmouth County Soils Survey, or the Natural Resource Inventory for Manalapan Township.</p> <p>Township development regulations include standards for the development on steep slopes. The standards restrict development on slopes of 10% or greater. Disturbance of slopes 20% or greater is only permitted if the disturbance is essential to the reasonable use of the property.</p> <p>The Township has an active open space and farmland preservation program to retain significant areas of the Township in farm and open space use.</p>
Manasquan, Borough of	Manasquan is a built-out year-round shore community consisting of approximately 6,400 residents. Most development consists of razing older, smaller homes and replacement with larger, 2 to 3 story homes, especially along the oceanfront.	The Borough of Manasquan enforced the following: Wind Design Criteria: Uniform Construction Code (UCC); Flood Plain Ordinance NJSA 58:16A.57 (required by the State); Borough Ordinance Chapter # 29 (Flood Prevention & Construction Design)
Marlboro, Township of	The Township is seeing a combination of high-density high-occupancy residential, commercial and low-density residential on lots of 1 acre or larger. Ten commercial properties include a big-box retail store, 2 banks, 2 office buildings, 2 combination office buildings/warehouses, one house of worship, a drive-thru pharmacy and an indoor tennis & training facility. Six pending residential developments include one with a combination of single family homes and 2 Multi-family dwellings, one multi-unit single family attached dwelling, and 4 single family dwelling Developments with lot sizes ranging from ¼ acre to 2+ acres.	<p>The Zoning and/or Engineering Departments enforce the following sections of the Township Code:</p> <p>1. General Provisions 84-30D(1)[a]: “No structure shall be built within 100’ of top-of-bank of a Stream or other body of water or within any drainage or conservation easement....No building shall be constructed within the 100 year flood plain of any stream or watercourse...”</p> <p>2. Flood Damage Prevention 84-37 and NJSA 40:48-1 et seq.</p> <p>3. Storm Water Management 84-104</p> <p>4. Floodplain Regulations 84-1095. SoilRemoval84-1346. Grading & Clearing 84-30 D (24), 84-83 F</p>
Matawan, Borough of	<p>The Borough of Matawan is a 2.26 square mile community which has mostly been developed to capacity. Currently, there is one residential development in the initial stages of construction. The development (The Preserve at Matawan) encompasses an approximate sixteen acre tract of land formally used as both a residence and retail business. This tract of land included a warehouse type building and a residential home with the undeveloped acres remaining wooded and wetland areas. This development is located between State Highway #79 and Mill Rd. and borders Matawan’s Gravelly Brook and Gravelly Brook Park. The Preserve at Matawan will encompass one hundred twenty-six luxury condominiums. The condominiums will be offered in one, two or three bedroom models. The development will be restricted to active adults 55 years old and older and reportedly will include a low-income component. A portion of the site will remain un-developed due to wetland restrictions.</p> <p align="right"><i>(continued on the next page...)</i></p>	With the exception of prohibitions for developing on or near preserved wetland areas, I am not aware of any such regulations/ordinances or codes currently in place to protect new development from the effects of natural hazards.

Table 3d.6
Summary of Responses
Land Uses and Development Trends Questionnaire
(Source: Core Planning Group Members)

Community	1. Land Uses and Development Trends in Hazard Areas	2. Regulations/Codes/Ordinances To Protect New Development From Natural Hazards
	<p><i>(Matawan, continued...)</i></p> <p>In addition to this development the Borough of Matawan is in the initial stages of a large scale re-development for the entire area of the Matawan-Aberdeen Train Station. The original plans called for a combination of retail, commercial and residential development in this area. The area has been approved as a Transit Village by New Jersey Transit. The entire re-development process was a joint venture with neighboring Aberdeen Twp. but has stalled due to on-going litigation.</p>	
Middleton, Township of	<p>Development trends in recent years have essentially been a continuation of the trends and patterns of the past. New development consists largely of single family homes and subdivisions. Typical subdivision applications currently range in size from 2-12 lots, whereas in years past they tended to be much larger, with 30 - 50 lot developments being common. [More multi-family developments, both rental and for sale, have been occurring in the past 10 years and will likely continue. This is primarily due to the Township's efforts in complying with State mandated affordable housing obligations. More than 1,100 new units have been approved and/or built in the past decade and another 200 - 300 hundred are likely in the next 10 years. Densities typically range from 3 - 10 units per acre, with project sizes ranging from 12 units to 150 units. Some multi-family developments has occurred near the waterfront. There is also an area of 10 -15 acres near the waterfront that is adjacent to the commercial fishing cooperative that is slated for redevelopment in the next few years. Other than that the Bayshore area is mostly built out, with some infill development possibilities. Newly enacted State regulations (11/5/07), applicable to floodplains, will have a significant impact on the magnitude of new development in those areas. Commercial development continues steadily, although the scale of commercial projects is somewhat smaller. Nearly all of our major shopping centers have been fully rehabilitated within the past 10-15 years. Scattered smaller commercial and retail developments (5,000 - 10,000 square feet) continue to take place. The only major land uses not occurring much are large office developments and industrial development.</p>	<p>The Township participates extensively in the FEMA National Flood Insurance Rate Map Program. Properties are regularly reviewed to determine if they are located in flood hazard areas. If they are, special design and development standards are imposed and a Floodplain Encroachment Permit process is implemented, via Township Ordinance. As indicated in #1 new State regulations applicable in flood hazard areas will severely limit new development and filling in Floodplains.</p> <p>Design and development standards relative to earthquakes and high winds are implemented via state regulated uniform construction standards. Landslide hazards and wildfire hazards are typically not applicable here. The Township does have steep slope conditions that limit and in some cases even prohibit developments that disturb sloped areas.</p>
Millstone, Township of	<p>Millstone Township is considered a Low Density rural residential. Development is permitted along stream corridors and limited areas of commercial development.</p>	<p>Millstone Township strictly enforces various township ordinances that protect new development from various natural hazards. We have in place Steep slopes, soil contamination, flood plain, conservation Easement and Storm water management ordinances.</p>
Monmouth Beach, Borough of	<p>Redevelopment of existing property to meet newer codes. US Coast Guard Life Saving Station reconstructed into Monmouth Beach Cultural Center. Flood Plain Management enacted.</p>	<p>Monmouth Beach complies with stormwater management rules; Drainage and road improvements for active flooding; Land disturbance ordinance enacted to prevent flooding encroachment; Seawall reconstruction to prevent encroaching ocean tides.</p>
Neptune City, Borough of	<p>Neptune City is 99% developed with majority of that as single family homes. It has some apartment complexes and commercial areas. There is a process of a possible 16 acres of redevelopment of high density housing.</p>	<p>At this time we do not. All new development is by the regular building codes.</p>

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Neptune, Township of	<p>Development trends vary depending on the area of Neptune Township. Below is a listing based on location within the Township:</p> <p>Western Neptune: Medical office - 15,000 sf to 30,000 sf. Big Box Retail, including pad sites for restaurants, banks, pharmacies, and other retail, Major Subdivisions - not exceeding 20 lots.</p> <p>Eastern Neptune - In-fill residential, smaller lots. West Lake Ave. redevelopment area - dense mixed use including residential retail and office Former Ridge Ave. School Site redevelopment area - dense residential including single-family townhouses, and apartments.</p> <p>Other Areas: In-fill residential mainly including 2-lot minor subdivisions. Large expansion of regional hospital.</p> <p>Potential Redevelopment Areas: Transit Village - dense mixed use near railroad station. Shark River Waterfront- moderate dense residential with a portion of retail and hotel. Existing highway corridors - possible in-fill and new development.</p>	<p>All buildings are designed for 120 mph winds due to the proximity to the Atlantic Ocean and potential hurricanes. Other building requirements include flood vents and hurricane clips. These are ICC codes that are enforced by the Township's building department.</p> <p>The local zoning ordinance has a section for steep slopes. Although Neptune Township is a coastal community, there are sections of town with steep slopes. The ordinance requires individuals proposing excavation and construction in areas greater than 25% slope to obtain variances, which require review by the planning or zoning board and board engineer.</p> <p>The Township doesn't have a flood plain ordinance and relies on FEMA, Special Flood Hazard Areas.</p>
Ocean, Township of	<p>There is substantial redevelopment of commercial space along State Highway 35. Residential Development is basically of 2 kinds:</p> <p>1- Infill – Undeveloped parcels in the middle of an otherwise developed neighborhood. Usually large new homes on small lots.</p> <p>2-Age Restricted Adult Communities – Continuing construction on two large projects, while a third was recently completed.</p>	<p>We use the FEMA maps and also have a generally more restrictive local flood plain study. Any construction in a flood hazard area requires a variance from the Zoning Board of Adjustment. Variances are only granted after review by the Board Engineer. All applicable flood construction standards must be maintained.</p>
Oceanport, Borough of	<p>Currently a 44 home development is under construction off Port-au-Peck Ave between Oceanport Ave and East Main St. This is an over 50 complex and there is a retention pond on site. The next major development will be a commercial complex across from the above development, with rental units on the second level. Still awaiting a developer to take Project over. A 12 lot sub-division, on single family homes is planned off Port-au-Peck Ave between Branchport Ave and Myrtle Ave. There are concerns of storm water management for this site. A four unit townhouse complex is slated for Main St and Oceanport Ave. This borders water front area. 6 affordable housing units are being considered for Main St. with a water front border, but over 125 feet set back. A 36 unit three story condo on East Main St. which borders water front. An possibly a 6 story, 60 unit complex on water front property along the Shrewsbury River of Morris Place and River St. A major concern is Fort Monmouth will be closing and over 400 acres of property will become part of the Boro. Several redevelopment designs are presently being examined. Residential, commercial and recreational sites being looked at. Unable to give you an actual count of what each would be.</p>	<p>Yes, Floodplain. A 9 foot elevation or better. All new development and over 50% improvement based on the assessed value will require an elevation of 11.5 feet.</p>

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Red Bank, Borough of	Five major projects under construction, including mixed-use structures, the largest of which includes more than 83,000 sf office space and a three-story parking garage. 10 significant projects approved for construction, several more pending board approval. (Full details were provided by the Planning and Zoning Dept.)	The planning and zoning process enforces stormwater regulations in accordance with the Borough Stormwater Ordinance. Where appropriate, we require applicants for development apply to the appropriate State agencies to gain approval for applicable floodplain requirements, CAFRA and waterfront development permits, including coastal bluff. Applicants are required, as a condition of Borough approvals, to obtain all required NJDEP permits. Refer to the building department for earthquake resistant design criteria and other building issues.
Roosevelt, Borough of	Due to the historical restrictions and open space preservation efforts, very little development is going on in Roosevelt at this time. The last large-scale residential development that was proposed was vehemently opposed and eventually turned down. The last spurt of residential development happened in the 1970s, with a house being built every few years since then. We have a very small industrial zone, which has little to no development happening or planned, as well as a very small commercial zone which also has little to no development happening or planned.	We have no such regulations at this time.
Rumson, Borough of	The Borough of Rumson is basically fully developed. New households (approximately four per year) are the result of the demolition of an existing house and the building of two homes to replace the former residence. The two new homes that are built are generally larger than the original home. Many smaller ranch homes are being demolished and replaced with larger, two-story homes.	The Borough of Rumson follows State conservation guidelines and codes for all new houses built in the Borough. The Borough of Rumson follows all FEMA guidelines for construction and development in flood areas. In addition, our construction official and zoning officers utilize our Borough Engineer for compliance testing for all applications submitted to the Borough.
Sea Bright, Borough of	Sea Bright is near fully developed. Any development proposed is typically rehabilitation or small scale redevelopment site. Downtown redevelopment is occurring on a small scale as well with some new businesses moving in and older, small bungalows being demolished, rebuilt, or raised out of flood zone. Waterfront development is minimal and regulated by CAFRA.	We have a flood damage prevention Ordinance as well as a new Stormwater Management Ordinance. We also have a Beach Preservation Ordinance and an established Coastal Protection Zone, running along the beachfront.
Sea Girt, Borough of	Sea Girt is a predominately a fully built up community. There is no or virtually no, open land for building. Residents that have double lots often break them up into two lots and sell them off. The impact of this type building is negligible on our infrastructure as well as our school system. Many homes being built in this manner, or new homes in general, belong to summer residents or part time residents in that make Sea Girt their home part of the year. The summer season, say from mid-April to mid-October is when the community is at its peak with residents and visitors. The town is almost 1.1 square miles.	All homes built within the mile zone of the ocean are required to either have hurricane proof glass or regular windows with plywood storm panels for each individual window. Residents in the zero one hundred block are recommended to install hurricane shutters on their east facing windows and are also advised to utilize high wind building design. Recently The Borough rebuilt the Lifeguard Headquarters and Beachfront pavilion and during the process which I was intimately involved in – for example – the Borough took the lead in using some of the above mentioned items for storm and natural hazard protection both at the recommendation of the Borough Engineer and the residents.
Shrewsbury, Borough of	Development patterns in the Borough have trended towards infill development as well as commercial re-development. A recent vacant land development analysis undertaken by the Borough revealed that there are no vacant parcels that are suited for development. The majority of future land development applications are expected to be largely made up of re-development initiatives of commercial properties along Broad Street (Hwy 35) and secondary arterials which are situated in commercial zones. It is also expected that mixed use residential & commercial development shall occur in non-residential zones as part of the Borough's Fair-Share Affordable Housing Plan to create real opportunities for affordable housing in the Borough.	The Borough of Shrewsbury has enacted certain ordinances to protect against hazards due to natural disasters, including the following: §122 Flood Hazard Areas §94-5.13 Preservation of Natural Features §94-8.39 Stormwater Control.

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Shrewsbury, Township of	Shrewsbury Township does not have growth capacity to develop any of our land. To put simply, we do not have any room to grow as a community.	We do not see these types of codes essential to our emergency management growth and development plan.
Spring Lake, Borough of	Spring Lake Borough land area is approximately 1.3 sq miles, with the Atlantic on the East and bordered by the communities of Lake Como, Spring Lake Heights and Sea Girt and Wall. It is a fully developed community with mature settlement patterns and little vacant land (identified by the state as part of the Metropolitan Planning Area). Spring Lake developed a 1974 Zoning and Land Use Plan in 1974 when it developed its current Master Plan. That Plan has been reviewed periodically. In 2007 the Borough is conducting a "Comprehensive Master Plan Update". This Master Plan Update will be consistent with the Monmouth County Growth Management Guide/Coastal Monmouth Plan (1995). The Borough has undergone a transformation from a resort community to a more year round bedroom community. Most construction today involves either renovation of older homes or the tear down of older homes and construction of new, significantly larger homes on existing lots. The Borough currently owns 119.45 acres of open space and 80.89 acres of land available to the public for active or passive recreational use. This land percentage compares favorably with National Recreation and Park Association standards. The Master Plan Update objectives for Land Use focus on maintaining the quality of residential neighborhoods, encouraging the development of the business district and maintaining the traditional elements of neighborhoods such as sidewalks, alleys, front porches, public spaces, green spaces and street trees.	The town does not have specific regulations or ordinances specific for the protection of new development from the effects of natural hazards. However the Borough has taken the steps to develop a Stormwater Management Plan; the Borough is a member of a County managed watershed working group for Wreck Pond that addresses a multitude of issues related to the watershed and water management. The Borough is considering steps to mitigate the risk of damage from floods in flood prone areas by allowing variances in zoning for persons desiring to elevate homes. It is also reviewing maximum lot coverage and maximum impervious coverage with consideration to storm runoff and management. The Borough will include a Land Use Element in the 2007 Master Plan Update.
Spring Lake Heights, Borough of	The Borough of Spring Lake Heights enforces Zoning Ordinance Section 22-513 Flood Plain Regulations which restricts development in the flood plain. The Borough of Spring Lakes enforces Zoning Ordinance Section 22-513.2 Elevations which restricts development below the 100 year flood hazard elevation. The Borough of Spring Lake Heights currently enforces all applicable codes and regulations for building construction required by the State of New Jersey, namely the Uniform Construction Code which regulated high wind design criteria.	The Borough of Spring Lake Heights is essentially built out. There is approximately 5% or less of vacant/undeveloped land available in the Borough. The majority of development is residential in nature and occurs as part of home additions and renovations. Records indicate the Borough of Spring Lake Heights has not issued a multi-family building permit from 2000 to 2006. The Borough issued a total of 23 single-family building permits in 2006 of which the majority were home additions and improvements. There were a total number of 133 single-family residential building permits issued in the Borough of Spring Lake Heights from 2000 thru 2006.
Tinton Falls, Borough of	Residential: Recent residential development trends in Tinton Falls have been in line with existing zoning, and include several approved higher density developments with an affordable component (i.e.. Traditions and Avalon Bay). These developments, combined with the smaller Parkview Town homes and Meadows at Tinton Falls' developments, will result in well over 500 new residential units. Greenbriar Falls, a new active adult community currently under construction, will contain 168 residential units. In addition, many of the larger residential developments in the Borough, such as Fox Chase, The Pines, and Seabrook, are beginning their final phases of development and will reach their full built-out potential. There is also a steady flow of smaller subdivisions that have been approved under the Borough's zoning standards. <i>(continued on next page...)</i>	The Borough currently takes several different approaches to protect new development from natural hazards in its Land Development Ordinance. One approach is to exclude critical areas from building areas, yard and buffer requirements. Extensive details provided by jurisdiction; too lengthy to attach here.

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	<p><i>(Tinton Falls, continued...)</i></p> <p>Non-Residential: By far the largest non-residential development planned in Tinton Falls is the Jersey Shore Premium Outlets (Chelsea Outlets), which will contain approximately 450,000 square feet of retail space. Infrastructure construction has already begun on the outlets, which will be located just off the Garden State Parkway at Exit 100 along Essex Road and Route 66. There are a number of other smaller-scale non-residential developments that have been approved, including a Wawa convenience store and gas station. The Tinton Falls Towne Centre, which will contain approximately 24,000 square feet of retail space, has recently been completed. In general, there is a steady stream of smaller-scale non-residential development (e.g. office, warehousing) being approved in Tinton Falls, particularly within the MFG and IOP zones.</p>	
Union Beach, Borough of	<p>The Borough of Union Beach is a predominantly developed suburban community with single-family housing located on lots ranging from 2,000 square feet to 75,620 square feet. The Borough is nearly fully developed with very little land that is not impacted by environmental constraints available for development. Most of the development in the Borough is redevelopment, rehabilitation of older housing or infill development in established neighborhoods with the exception of a portion of the shorefront area. The area along the shorefront north of Brook Avenue extending west to the intersection of Front Street and Union Avenue. This area has been re-zoned as the townhouse district with townhouses as a principal permitted use having a density not to exceed ten units per acre (medium-density residential).</p>	<p>The Borough Council adopted a Floodplain Mitigation Plan on July 18, 2003 as part of the National Flood Insurance Community Rating Program. In addition, the Borough's Floodplain Management Ordinance requires all new development to conform to the Regulations of State and Federal Flood Insurance Program.</p>
Upper Freehold, Township of	<p>Upper Freehold Township's number one goal is preserving farmland and open space and we currently have in excess of 7,000 acres in the farmland preservation program. The type of residential development that we do have is generally subdivisions of 49 lots and under. They occur in all areas of the township with several of them located near neighboring Allentown Borough. Approximately 13 developments have been approved in the last 3-4 years resulting in approximately 475 single-family homes, when built out has been completed which may take many, many years. (Several of these sub-divisions only have preliminary approval; therefore, no building has begun.). We also have a small amount of commercial development within the Township such as small plazas with allowable retail uses (i.e. hair salons, convenience stores, doctor/professional offices, nursery schools, etc.)</p>	<p>Upper Freehold Township has adopted and enforces the following:</p> <ul style="list-style-type: none"> 35-604 Flood plain areas (Flood Plain Management) 35-502 Storm Water Management 15% Steep Slope 2006 International Residential and Commercial Code 100 mph wind load 20 lb. live/10 lb dead snow land
Wall, Township of	<p>Single Family development has slowed currently. Renovations and single family tear downs and rebuilds have moderately increased. Commercial development is steady, particularly along the Route 34 corridors. There are currently two higher density residential projects under construction. There are no new high density residential developments being considered. There are no major waterfront developments.</p>	<p>Building design criteria follows current regulations with regards to earthquake and high wind design criteria. All development is reviewed with respect to impacts of floodplains through the township's floodplain Management Ordinance. Natural features such as steep slopes, wetlands etc., are preserved per state and local regulations Ordinances.</p>
West Long Branch, Borough of	<p>Development in West Long Branch is minimal as the municipality is somewhat developed to the maximum. There are some minor sub-divisions planned for the last remaining open space parcels which will amount to a dozen or so home and a planned residential townhouse project.</p>	<p>Our Zoning and Planning Boards enforce the Land Use Code and Monitor any specific hazards. There are no obvious potentials such as landslides or wildfires. There are some minor flooding areas.</p>

