

# **WEST LONG BRANCH MASTER PLAN COMPILATION**

\* Note: The West Long Branch Master Plan is comprised a several elements adopted between 1978 and 2011. Please refer to the enclosed Master Plan Adoption / Revision Date spreadsheet in this document.

Compilation Master Plan prepared by: Thomas Planning Associates

Date: April 2, 2012

**WEST LONG BRANCH ADOPTED MASTER PLAN ELEMENTS**  
**Master Plan Adoption / Revision Dates**

	<b>Master Plan Elements (1)</b>	Adoption/ Revision Date	Adoption/ Revision Date	Adoption/ Revision Date	Adoption/ Revision Date	Adoption/ Revision Date	Adoption/ Revision Date	Adoption/ Revision Date	Adoption/ Revision Date	Adoption/ Revision Date
I.	Introduction	9/12/78	-	-	-	-	-	-	-	
II.	Statement of Objectives, Principals, Assumptions, Policies and Standards	9/12/78	-	-	-	-	-	-	-	
III.	Relationship to adjacent Municipalities, County Master Plan, & State Plan Development Guide Plan	9/12/78	-	-	-	-	-	-	-	
IV.	Circulation Plan	9/12/78	-	-	-	-	-	-	-	
V.	Existing Land Use	-	-	-	3/11/97	12/9/03	-	-	-	
VI.	Land Use Plan Element	9/12/78	6/14/88	3/89	3/11/97	12/9/03	-	-	-	
VII.	(Conservation & Recreation) Park and Open Space Plan	-	-	-	3/11/97	12/9/03	-	-	-	
VIII.	Stormwater Management Plan	-	-	-	-	-	-	9/11/07	-	
IX.	Housing Plan and Fair Share Plan	-	6/14/88	3/89	3/11/97	-	9/12/06	-	1/22/10	
X.	Recycling Plan	-	-	-	-	-	-	-	-	10/11/11

Note: The Borough's first unofficial Master Plan was prepared in June 1964 by Herbert H. Smith Associates. It was comprised of three separate documents entitled "The Physical Community", The "Social Community" and "The Future Community"

**(1) List of Document Preparers with Adoption and Revision Date:**

1. (9/12/78) - Brown/Sullivan Associates. 2314 Market St. Philadelphia, P.A. 19103
2. (3/11/97) - Queale and Lynch, Inc. 2210 Yardley Rd. Yardley, P.A. 19067
3. (12/9/03) / (9/12/06) / (1/22/10) / 10/11/11 - Thomas Planning Associates. P.O. Box 363 Brielle, N.J. 08730
4. (9/11/07) T&M Associates. 11 Tindall Rd. Middletown, N.J. 07748
5. (6/14/88) / (3/89) - Unknown

MASTER PLAN  
LAND USE  
ELEMENT

**The Borough of**  
**WEST**  
**LONG BRANCH**  
Monmouth County  
New Jersey

Brown/Sullivan, Associates  
Architecture & Planning

**BOROUGH OF WEST LONG BRANCH**

MONMOUTH COUNTY  
NEW JERSEY



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MAYOR

FRANCES L. TOWNSEND  
BOROUGH CLERK

BOROUGH COLLECTOR

**BOROUGH COUNCIL**

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ROBERT M. SHIRVANIAN  
FRANK SORRENTINO

November 1, 1978

Mr. Robert W. Clark  
Supervising Principal Planner  
Monmouth County Planning Board  
One Lafayette Place  
Freehold, New Jersey

Dear Bob:

Pursuant to the New Jersey Master Land Use Law,  
Section C 40:55D-13, we are hereby transmitting  
two (2) official copies of the 1978 Borough of  
West Long Branch Master Plan to be put on file  
in the Monmouth County Planning Department.

Sincerely yours,

Borough Clerk

Enclosures

BOROUGH OF WEST LONG BRANCH

MASTER PLAN LAND USE ELEMENT

Prepared THE BOROUGH OF WEST LONG BRANCH Planning Board

Joseph P. Henry, Chairman  
Fred L. Martinson, Vice Chairman  
Joseph D. Gallo, Secretary  
H. Myron Talmadega, Jr.  
Gerard Faccione  
Frances L. Townsend  
Alexander A. Langa (Representing Borough Council)  
Henry J. Shaheen, Mayor  
John Warren, Jr., Attorney

BOROUGH COUNCIL - 1978

Angelo Valenzano, President  
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Master Planning Consultants

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Towne of Smithville Design Center	26 Main Street
Smithville, New Jersey 08201	Toms River, New Jersey 08753

This Master Plan Land Use Element was adopted on September 12, 1978  
by The Borough of West Long Branch Planning Board.

\_\_\_\_\_  
Joseph P. Henry, Chairman

Copies available at:

Borough of West Long Branch Municipal Building  
Borough of West Long Branch, New Jersey

July 20, 1978

## BOROUGH OF WEST LONG BRANCH

### MASTER PLAN LAND USE ELEMENT

The Borough of West Long Branch Master Plan Land Use Element was adopted officially by the Borough of West Long Branch Planning Board on September 12, 1978, in accordance with and as specified by the State of New Jersey Municipal Land Use Law (M.L.U.L.) 40:55D-28, 19a. Additionally, the West Long Branch Borough Council has enabled the Planning Board to adopt this Master Plan Land Use Element; therefore, this Master Plan Land Use Element, as adopted, represents the full and legal Master Plan Land Use Element Document for the Borough of West Long Branch, New Jersey.

This Master Plan, as defined in Article 3 of the M.L.U.L., includes text as contained within this document and the following 1"=400' scale maps which have also been reduced in size and are included in this document.

1. The Master Plan Land Use Plan Map - which shows the proposed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational, and other public and private purposes or combinations of purposes.
2. The Existing Land Use Map - which shows the existing location, extent and intensity of development of land used for varying types of residential, commercial, industrial, agricultural, recreational, educational, and other public and private purposes or combinations of purposes.
3. The Circulation Map - which shows the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the Borough and showing the general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, as required.
4. The Environmental Composite Map - which shows those areas of the Borough in which the development of varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combinations of purposes should be encouraged or limited.

These maps are on file for public review at the Borough of West Long Branch Municipal Building.



THE BOROUGH OF WEST LONG BRANCH  
MASTER PLAN LAND USE ELEMENT

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BOROUGH OF WEST LONG BRANCH  
MASTER PLAN LAND USE ELEMENT

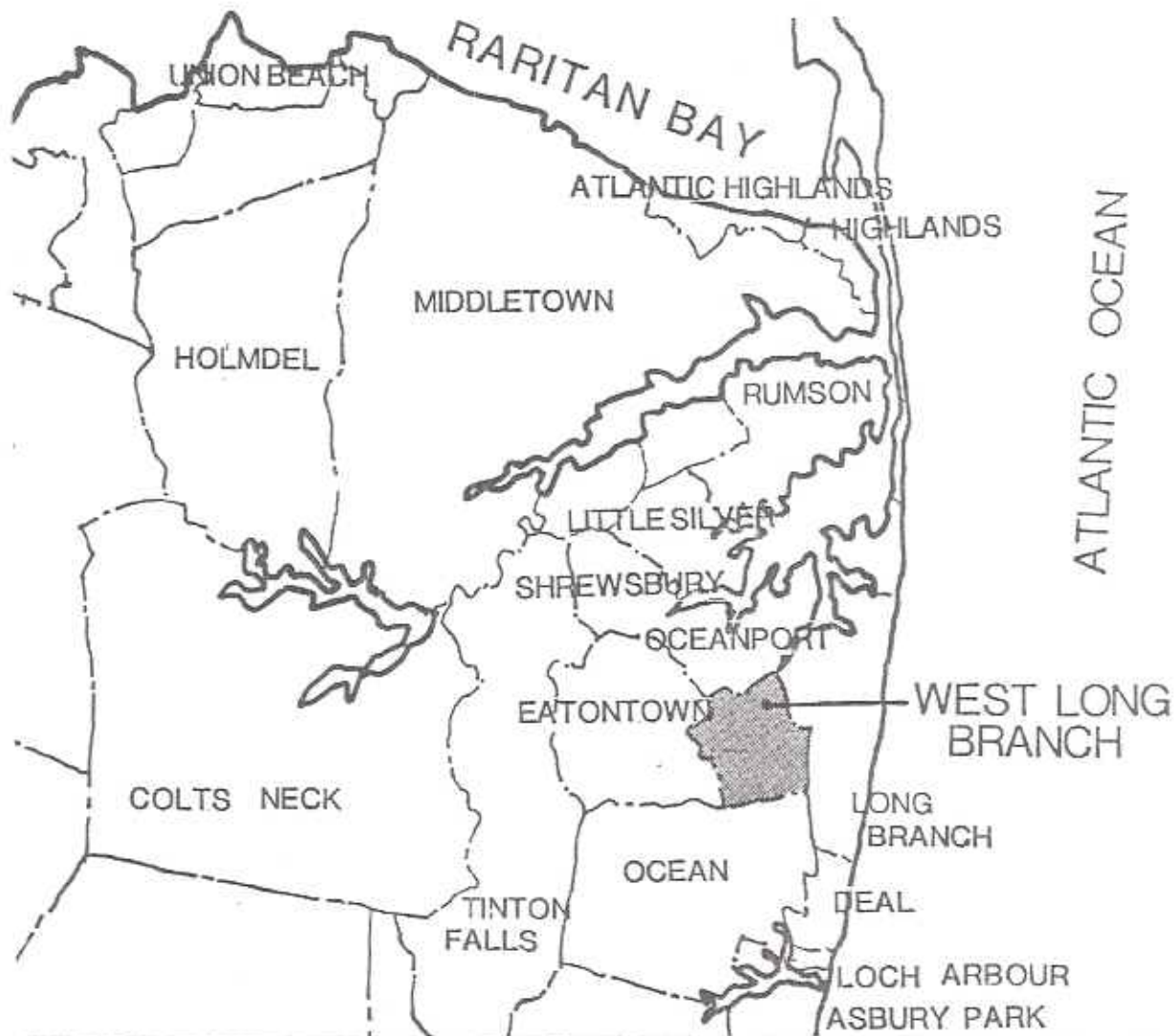
II. POLICY STATEMENT ON MASTER PLAN RELATIONSHIPS

A. Introduction

The Municipal Land Use Law designates the following requirements:

M.L.U.L., C 40: 50D-28, 19(d). The Master Plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the Master Plan to: (1) the Master Plans of contiguous municipalities, (2) the Master Plan of the county in which the municipality is located and (3) any comprehensive guide plan pursuant to section 15 of P.L. 1961, c. 47 (C. 13:1B - 15:52).

• MAP OF SURROUNDING MUNICIPALITIES





B. Master Plans of Contiguous Municipalities

The Land Use Plan for the Borough of West Long Branch has been prepared to be compatible and in harmony with the Master Plans of the adjacent municipalities of Eatontown, Shrewsbury, Oceanport, Long Branch, and Ocean. This Plan has resulted from and has taken into account a full and proper review of the existing land uses, residential categories, circulation systems, utilities, development patterns, zoning, community facilities, conservation areas and natural features and resources of contiguous land areas of adjoining municipalities.

No decision with reference to land use in West Long Branch is intended to adversely affect any contiguous land areas of adjoining municipalities.

Preliminary copies of this plan document and accompanying plans and maps were reviewed by all of the contiguous municipalities and their comments and recommendation have been incorporated to the extent possible in the final document. Additionally, the contiguous municipalities were officially notified of the public hearings for this Master Plan Land Use Element which were held prior to adoption.

C. Master Plan for Monmouth County

This Plan has been prepared to be compatible and in harmony with the Master Plan of Monmouth County. Although the Monmouth County Master Plan was not completed prior to adoption of this document, extensive review of the Borough of West Long Branch Land Use Plan Element was made by the Monmouth County Planning Department and there were no conflicts or inconsistencies noted.

D. Guide Plans Prepared by the Division of State and Regional Planning

The Division of State and Regional Planning was in the process of preparation of a "State Development Guide Plan" concurrent with the preparation of the Master Plan Land Use Element for the Borough of West Long Branch. A draft of this Guide Plan was thoroughly reviewed with respect to the State Development proposals for the Borough of West Long Branch and the Land Use Element appears to be compatible and in harmony with all portions of the State Development Guide Plan.

BOROUGH OF WEST LONG BRANCH  
MASTER PLAN LAND USE ELEMENT

III. REGIONAL LOCATION AND PLANNING CONTEXT

A. Regional Setting

The Borough of West Long Branch is a small, typically suburban neighborhood community less than two miles west of the Atlantic Ocean in eastern Monmouth County, New Jersey. The County is near the geographical center of the urban megalopolis that stretches along the eastern seaboard from Boston, Massachusetts to Washington, D.C.

B. New York City Metropolitan Area

The World Trade Center in southern Manhattan, is only 29 miles from the Wall Street School in The Borough of West Long Branch, however, the great expanses of the New York Harbor place Monmouth County on the outer fringe of the 23 county Tri-State Region which contains New York City and its suburban New York, New Jersey, and Connecticut Counties. This metropolitan area totalled 10% of the Nation's population in 1970. The influence of the New York metropolitan area on West Long Branch is indirect but significant.

C. Monmouth County Planning Area II

In 1967, the Monmouth County Planning Department divided the County into six planning areas for organizational and statistical purposes.

The Borough of West Long Branch is part of Planning Area II, which also contains Eatontown, Fair Haven, Little Silver, Long Branch, Oceanport, Red Bank, Rumson, Sea Bright, Shrewsbury, and Tinton Falls.

This area has the most immediate effect on The Borough of West Long Branch and its people in terms of employment, shopping, and social contact.

D. The Atlantic Shore Influence

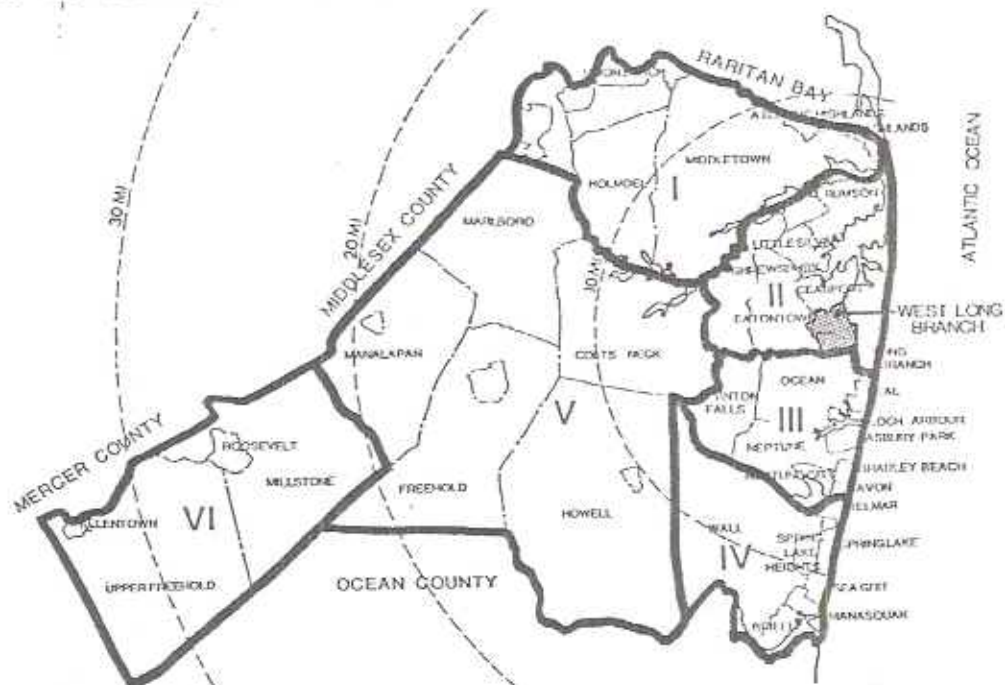
The Atlantic Shore has always had a great influence on the Borough of West Long Branch. Historically, the shore was the magnet that first attracted people to the West Long Branch area. Recently, the Atlantic shore has had a more indirect influence -- it has attracted more permanent residents and industries which resulted in the establishment of a thriving year-round community. The shore's attractiveness also continues to bring vacationers and summer residents causing congested highways and seasonal business activity during the summer months.

E. Military Bases

The presence of Fort Monmouth, Camp Charles Wood and the U.S. Naval Ammunition Depot, all within six miles of The Borough, also has had a considerable effect upon the area. The municipalities to the West and North of West Long Branch have been influenced to a greater extent by those facilities, primarily in respect to providing housing and shopping areas for military personnel.

F. General Land Use Patterns

Historically, The Borough has developed from the east to the southwest. Major industrial and commercial uses are located in the northern part, primarily along the north side of Monmouth Parkway. Smaller commercial areas are found on major streets in the central and northeast portions of the Borough. The remainder of the Borough has developed into residential areas, with the exception of the southeast area which contains Monmouth College.





BOROUGH OF WEST LONG BRANCH  
MASTER PLAN LAND USE ELEMENT

IV. STATEMENT OF OBJECTIVES, PRINCIPLES, ASSUMPTIONS,  
POLICIES AND STANDARDS

A. Introduction

The basic purpose of the Master Plan Land Use Element is to provide the citizens of West Long Branch with the best possible physical, economic and social environments through the conscientious planning of and the optimum use of the land areas and natural resources of the Borough.

The following objectives and policies were formulated to provide the basis for the comprehensive preparation of West Long Branch's Master Plan Land Use Element.

B. Protection of Natural and Environmental Resources

- Preserve the wetlands and the floodways along the Whale Pond Brook, the Dennis Brook, the Turtle Mill Brook, and the Franklin Lake in a natural state in order to ensure a continual recharge of the essential elements of aquatic food chain.
- Restrict the development of floodplains, marshes, and other environmentally sensitive areas in order to protect life, property, and the ecological system.
- Designate areas most appropriate for permanent open space and encourage their preservation through public acquisition and development incentives.

C. Development of a Comprehensive System of Public Recreation Facilities to Serve All Segments of the Population

- Provide for acquisition of additional open land in order to provide the citizens of the Borough of West Long Branch with open space recreation opportunities as recommended by recreation standards.
- Develop a major Borough Park complex which includes the municipally owned 14-acre site at Monmouth Road and Wall Street and the future acquisition of additional properties.
- Require the provision of recreation areas within future large residential developments.
- Encourage the expanded use of the Borough's school recreation facilities by all the residents of the Borough of West Long Branch.

D. Provisions for the Efficient Movement of People and Goods Through Improvement of the Borough's Transportation Network

- Improve the intersections between streets and highways in and surrounding the Borough.
- Require sidewalks in all new developments.
- Encourage the provision of bicycle trails wherever possible in the Borough.
- Improve road safety by encouraging the concentration of commercial and industrial development.
- Require controlled and limited access point in all new developments.
- Discourage roadside distractions such as signs and billboards.
- Promote and support the use and continued development of public transportation.

E. Preservation and Restoration of the Borough's Historic Homes and Sites

- Investigate and document the historic landmarks in the Borough.
- Register the Borough's landmarks with the Federal and State Historic Registers.
- Promote the use of historic landmark plaques, such as those at Monmouth College, for the education and enjoyment of the citizens of the Borough of West Long Branch and its visitors.
- Encourage the preservation and restoration of historic buildings through tax incentives and zoning easements.

F. Encouragement of Office, Commercial, and Industrial Development in Appropriate and Designated Areas

- Ensure the zoning of suitable sites for business development which will increase the range and number of job opportunities.
- Cooperate with interested civic groups in programs to attract desirable business development.



- Enforce zoning regulations, particularly those which encourage the buffering of conflicting land uses in order to maintain an atmosphere that will attract new development and preserve the integrity of old development.

G. Promotion of the Orderly and Efficient Use of the Borough's Undeveloped Lands

- Ensure the zoning of an adequate amount of lands to meet all the Borough's needs including commercial, residential, industrial and open space.

The other three churches were dedicated after World War II, although their congregations have a much longer history. The Lutheran Church of the Reformation sits on the corner of Broadway and Locust Avenue. The Calvary Assembly Church of God is on Broadway between Locust Avenue and Pine Avenue. St. Jerome's Roman Catholic Church is on Wall Street between Fairview and Delaware Avenue.

The cemeteries of West Long Branch total approximately 60 acres of land. The Old First United Methodist Church Cemetery (now known as the Oakhurst Cemetery) near the intersection of Palmer Avenue and Monmouth Road, is one of the smallest cemeteries in the Borough, but the most significant, because it is one of the oldest in the Monmouth County area. The other five cemeteries are the West Long Branch Cemetery, the Mt. Carmel Cemetery, the Glenwood Cemetery, the Greenlawn Cemetery, the Congregation Brothers of Isreal Cemetery and the Congregation Free Brothers of Isreal Hebrew Cemetery.

## 8. Circulation

### A. Vehicular Circulation

The circulation system of West Long Branch is composed primarily of highways, roads and streets which have developed over a period of about two hundred years. Because the major traffic routes of the Borough began as country roads connecting scattered population centers and designed for horse-drawn vehicles, numerous problem areas now exist. These problems are concerned, for the most part, with the intersections of major routes in the Borough due to traffic volumes which generally exceed the design capacities of these roads and intersections.

Although traffic circulation problems now exist in the Borough, they do not pose major problems for the proposed land uses of West Long Branch because the Borough is almost completely developed and additional traffic generated by new development will be minimal.

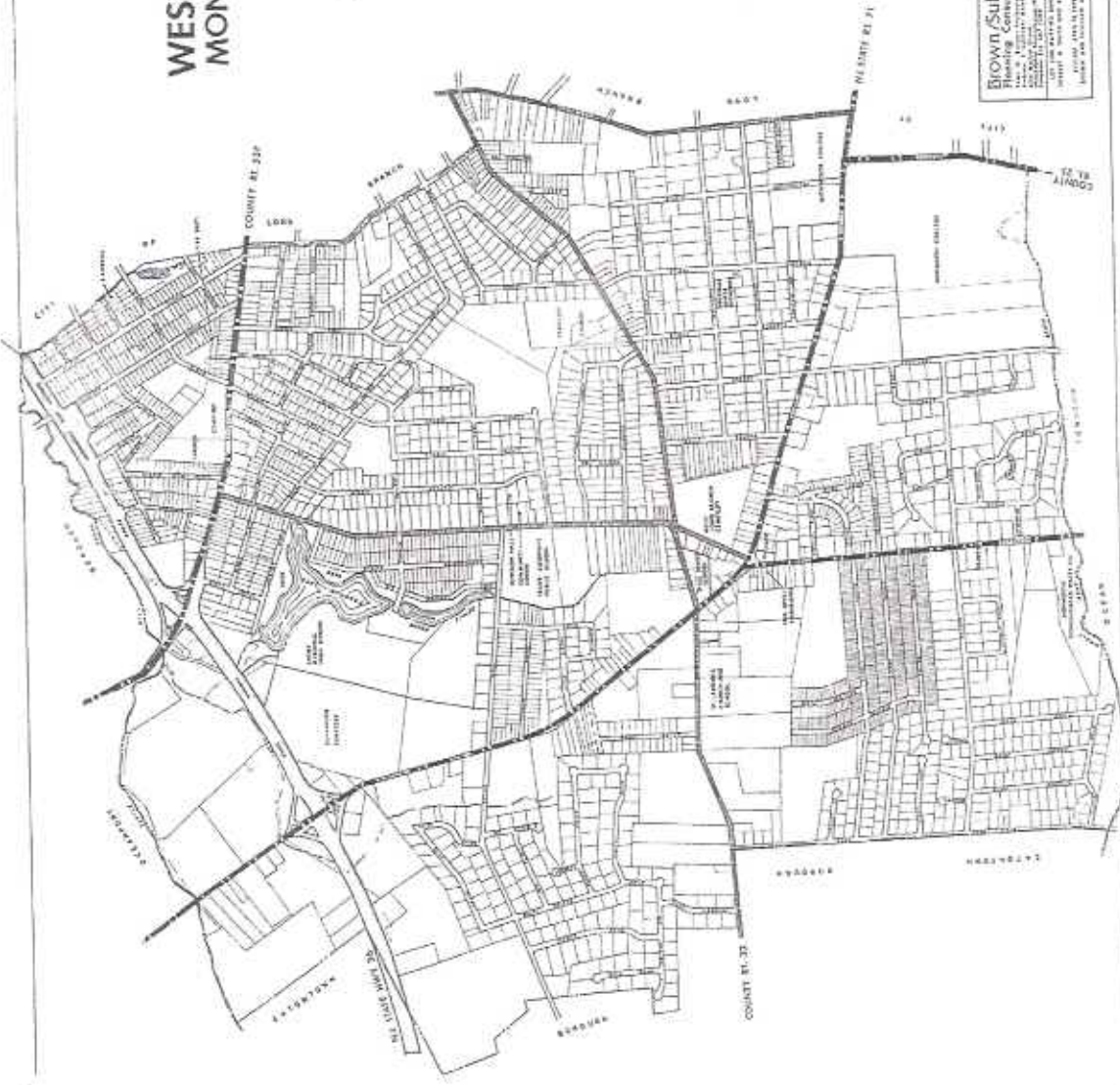
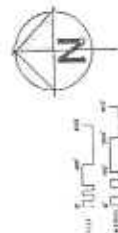
Following is a listing of highways, roads and streets within the Borough according to the functional classification category.

# BOROUGH OF WEST LONG BRANCH MONMOUTH COUNTY NEW JERSEY

## CIRCULATION MAP

### LEGEND

- MAJOR ARTERIAL
- MINOR ARTERIAL
- URBAN COLLECTOR
- LOCAL STREETS



Brown/Sullivan, Associates Planning Consultants 100 N. 10th Street, Suite 200 West Long Branch, NJ 07740 Tel: 732-761-1100 Fax: 732-761-1101 www.brown-sullivan.com		Project: West Long Branch Circulation Map Date: 10/1/2010 Scale: 1" = 100'
Prepared by: [Name] Checked by: [Name] Approved by: [Name]	Sheet 2 of 4	

### Major Arterial Highways

New Jersey Route 36 (Monmouth Park Highway) is the most heavily traveled route in the Borough. This route connects the Monmouth Park Racetrack with the Garden State Parkway and carries an estimated 15,000 vehicles per day, exclusive of Monmouth Park Traffic.

### Minor Arterial Highways

Broadway (Monmouth County Route 537) provides connection from Route 36 to Long Branch and serves the commercial area in the northeast section of the Borough.

Oceanport Avenue (County Route 11) is the major access road to Monmouth Park from Route 36.

Monmouth Road (State Route 71) is the primary north-south route through the Borough.

Cedar Avenue (State Route 71) connects Monmouth Road with Norwood Avenue (also State Route 71) and is the major access road for Monmouth College.

Norwood Avenue (State Route 71) connects West Long Branch with coastal communities to the south.

### Urban Collectors

Locust Avenue (County Route 15) serves the central area of the Borough including the Borough Hall.

Wall Street (County Route 32) is the main east-west road in the Borough, connecting West Long Branch with Eatontown and Long Branch.

Norwood Avenue (County Route 25 - North of Cedar Avenue) is an important north-south collector serving the eastern portion of the Borough.

### Local Streets

Local streets comprise the remainder of the Borough's road circulation system.

## B. Highway Problems

The Monmouth County Planning Department compiled statistics on motor vehicle accidents for the whole county for the year 1975. West Long Branch reported 152 accidents in which 103 people were injured and two people were killed. The Borough's accidents are neither high nor low compared to the other Monmouth County municipalities. However, these statistics do indicate that the Borough does have its share of traffic problems.

After field observations, discussions with members of the Borough of West Long Branch Planning Board and a review of the available information on traffic conditions in the area, it was determined that there were four problem areas:

- 1) The Route 36 and Monmouth Road intersection;
- 2) The Route 36 and Broadway intersection;
- 3) The Route 36 and Oceanport Avenue intersection;
- 4) The Wall Street triangle.

The Monmouth Park racetrack is a major contributing problem during its season which usually begins in the second week of May and ends on Labor Day. Route 36 is the most heavily impacted by the additional traffic, but congestion is also evident on Monmouth Road, Broadway and Oceanport Avenue.

Improvements in the design of the intersections; such as those specified in the TOPICS report for Region III are recommended.

## C. Public Transportation

### 1) Bus Service

There are four local bus routes that serve the Borough of West Long Branch.

#### a) The Borough Busses Company Route #1

Route #1 links Red Bank, Eatontown, and Long Branch via Broadway and Route 36.

#### b) The Borough Busses Company Route #8

Route #1 links Red Bank and Long Branch via Oceanport Avenue and Broadway.

#### c) Coast Cities Coaches Route #31

Route #31 links Long Branch with Asbury Park via Wall Street and Monmouth Road.

d) Coast Cities Coaches Route #7

Also links Long Branch with Asbury Park but via Norwood Avenue.

There are three bus companies that provide regional bus service from West Long Branch to the Metropolitan New York and Philadelphia areas. They are Transport of New Jersey, Asbury Park - New York Transit Company, and the North and South Jersey Bus Company.

2) Rail Service

The CONRAIL line, formerly known as the New York and Long Branch Railroad, provides commuter service from Bay Head to Newark and New York City. According to "The Rail Commuter", published by the Monmouth County Planning Board in 1974, approximately 75 commuters from West Long Branch avail themselves of this service primarily at the Long Branch Station, although some board at the Elberon Station.

3) Airport Service

Four local airports serve the residents of Monmouth County, all of which are accessible to West Long Branch. They are the Asbury Park Airport, the Colt's Neck Airport, the Preston Airport, and the Monmouth County Airport. The services available are limited and residents generally rely on Newark International Airport for long distance travel which is approximately 45 miles from West Long Branch

9. Population Information

The 1970 Census reported 6,845 persons living in the Borough of West Long Branch. The Monmouth County Planning Department estimated that the population had grown to 7,850 as of January 1st, 1977; an increase of 14.7%.

The Monmouth County Planning Department's population projections for 1985 and 2000 for the Borough of West Long Branch and other municipalities in Planning Area II are shown on page V-18.



# **MASTER PLAN**

## **BOROUGH OF WEST LONG BRANCH**

**Monmouth County, New Jersey**

### **EXISTING LAND USE LAND USE PLAN ELEMENT PARK AND RECREATION PLAN ELEMENT**

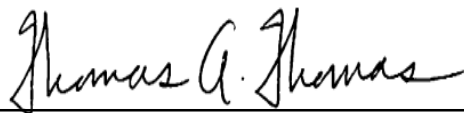
### **REEXAMINATION REPORT**

**ADOPTED: DECEMBER 9, 2003**

**By**

**WEST LONG BRANCH PLANNING BOARD**

Prepared By:



**Thomas A. Thomas, P.P., A.I.C.P.**



**T. Andrew Thomas, P.P., A.I.C.P.**

#### **THOMAS PLANNING ASSOCIATES**

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**OCEAN TWP.**  
1411 Route 35 North  
Ocean, N.J. 07712  
Phone: 732-663-1114



## **BOROUGH OF WEST LONG BRANCH**

**2003**

### **MAYOR**

**Paul Zambrano**

### **BOROUGH COUNCIL**

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**Richard F. Cooper, Jr.**  
**William R. Deisinger**

**Joseph De Lisa**  
**Janet W. Tucci**  
**Joseph C. Woolley**

**Lori Cole, R.M.C., Borough Clerk**  
**Gregory S. Baxter, Esq., Attorney**  
**Robert W. Bucco, P.E. Engineer**  
**PLANNING BOARD**

**Joseph P. Henry, Chairman (2001-2004)**  
**Thomas R. Viggiano, Vice Chairman (2001-2004)**

**Paul Zambrano, Mayor**  
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**Lisa Smolenyak, Alt. No. 1 (2002-2003)**  
**Joseph M. Gallo, Secretary, Alt. No. 2 (2001-2002)**

**Robert Weston (2002-2005)**  
**Anthony B. Lucarelli (2000-2003)**  
**Philip C. Payne (2002)**

**Diane L. LaSalle, Secretary**  
**George Cieri, Esq. Attorney**

**Robert J. Stetz, Engineer Representative, T&M Associates**  
**Thomas A. Thomas, P.P., A.I.C.P., Planning Consultant, Thomas Planning Associates, L.L.C.**

## **EXISTING LAND USE REPORT**

### **Borough of West Long Branch**

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The Borough of West Long Branch contains 2.91 square miles or 1,862 acres. The Borough is essentially developed with very few vacant parcels and fewer developable parcels in the Borough. The existing land uses in the Borough of West Long Branch have evolved from 18<sup>th</sup> Century pioneer farmhouses and 19<sup>th</sup> Century rural settlements to 20<sup>th</sup> and 21<sup>st</sup> Century suburban development. The early land uses are still found throughout the Borough and help add to the historic character of much of the Borough. Early estate homes, churches, cemeteries and commercial buildings are prominent components of the land uses within the Borough.

This existing land use report was prepared in response to the Reexamination Report adopted by the Planning Board on November 12, 2002. The Reexamination Report included a recommendation that the Master Plan be updated including the existing land use mapping and text. This report provides a detailed analysis of the existing land uses within the Borough utilizing the Borough's Geographic Information Systems (G.I.S.) base map which was completed in the mid-1990's. The G.I.S. computerized mapping program incorporated existing blocks and lots, streets, streams and municipal boundaries. The lot line data was updated in 2003 to add new lots and subdivisions recorded on the Borough Tax Maps since the mid-1990's. The block and lot mapping was linked to the Borough Tax Assessment data which provides up-to-date ownership and general type of land use.

The last Existing Land Use Report was prepared in March 1997 by John J. Lynch, P.P. An existing land use map was prepared as part of that report which showed the existing generalized land use patterns of the Borough in 1996. The map included 5 land use categories based on tax assessment records and categories including residential, commercial, industrial, public and quasi-public (exempt) and vacant. The findings of the report indicated that the pattern of existing development had been firmly established with single family residential as the dominant land use in the Borough. It was also found that there was very little vacant land within the Borough.

There are a variety of existing land uses within the Borough of West Long Branch. It consists of a mixture of single family and multi-family residential, retail office, service, industrial and public

and quasi-public uses. The Borough contains several notable regional uses including Monmouth University, Shore Regional High School and several large houses of worship and cemeteries.

Land uses vary in scale and type depending on their location and when the development occurred. Older commercial, public and quasi-public uses tended to cluster at the historic crossroads which included Broadway (C.R. 537) and the area at the intersection of Monmouth Road, Wall Street and Cedar Road. Large lot estate type housing occurred in the southern portion of the Borough in the vicinity of Monmouth University which was first established on an historic estate property and has expanded onto several adjacent estate properties. Residential development occurred throughout the Borough during the 1940-s through 1990's and one can find neighborhoods with typical styles of 1940's, 1950' and 1960's residences. In the northern portion of the Borough along Route 36 several large contemporary regional commercial shopping centers and office complexes developed beginning in the 1960's.

The 1997 Existing Land Use Report noted that the Borough contained very few remaining private vacant parcels. The 2003 Existing Land Use study based on a parcel by parcel analysis of the entire Borough verified that the Borough is predominately built-out with scattered parcels of vacant, developable land.

The 2003 Land Use Report was prepared utilizing the Borough's Geographical Information System (GIS) base map. The base map was updated and each tax assessment parcel was linked to the current tax assessment data in terms of block and lot number, street address, property owner and general tax assessment category (residential, commercial, industrial, tax-exempt and vacant. To supplement the tax assessment data each of the non-residential parcels was field surveyed in August, 2003 to determine the specific land use on the property and the trade name of the use. (Many non-residential properties are owned by a real estate holding company, a franchisee or an individual who leases the property to a commercial or industrial enterprise.) The trade names and the types of uses on individual parcels were then added to the G.I.S. system data base allowing the G.I.S. operator to identify and tabulate data including the street address, tax assessment data on land and improvements, property owner, and trade name and type of land use or uses on the parcel.

The G.I.S. mapping and data base for all parcels in the Borough will be a valuable reference and analytic tool for Borough officials when they consider future decisions on zoning and land

development. The G.I.S. map will be able to be updated in the future more easily than a conventional hand-drawn map and current tax assessment data can be linked to recoded tax map parcels.

Exhibit 1 identifies existing land use categories and acreages within the Borough and compares individual categories of land use as percentages of developed land and total land area within the Borough. Exhibit 2 is a map of the Borough showing existing land uses within the Borough. For reference purposes, the existing block and lot numbers and zoning districts have been included on the Existing Land Use display map.

Land uses have been broadly categorized as follows: Residential, commercial; industrial; public and quasi public; road right-of-way and private vacant. The residential, commercial and public/quasi public land uses have been divided into subcategories by specific types of land uses for planning analyses for reviewing and evaluating the Borough Master Plan and Borough zoning districts. The existing land uses are described below.

## **RESIDENTIAL**

### **Single-Family**

Single-family residential development is the predominant land use in West Long Branch accounting for 915 acres or 60.1 percent of the developed area and 49.1 percent of the total 1,862 acres of the Borough. The size of the lots varies throughout the Borough with larger, historic estate-type lots located in the southern portion of the Borough with lot sizes ranging in size from approximately 15,000 square feet to 22,000 square feet. Lot sizes in the central and northern portion of the Borough are smaller and average approximately 10,000 – 15,000 square feet in size.

### **Townhouses**

There are three (3) townhouse complexes in the Borough that account for a total of approximately 20 acres. They include the Mews at Turtle Mills located on Monmouth Road north of Route 36, Whispering Meadows located on Monmouth Road south of Cedar Avenue and Winding Brook at Long Branch located on North Linden Avenue.

## **Apartments**

There are three (3) apartment complexes located in the Borough accounting for a total of approximately 2.0 acres. The complexes are located on Oceanport Avenue (Ursula Commons), Wall Street (no name), and Route 36 eastbound across from the entrance of Monmouth Park.

## **Senior Housing**

There is one (1) senior housing development, Peter Cooper Village, located at 200 Forest Street. The Village consists of senior handicapped accessible apartment rental units.

## **COMMERCIAL**

### **Shopping Center**

There are six (6) large-scale shopping centers located in the Borough accounting for approximately 64 acres or 4.2 percent of the developed area and 3.4 percent of the total land area. Five (5) of the shopping centers are located on Route 36 and include the Consumer Center Shopping Center (Home Depot), K-Mart shopping center, Shop Rite Shopping Plaza, Carriage Square Shopping Center and ALDI Supermarket. The sixth shopping center is the Cost Cutters Shopping Center located on Locust Avenue near the intersection of Wall Street.

### **Retail/Service**

The retail and service land use sub-category accounts for the majority of properties and land area within the overall commercial land use category. Retail/service accounts for 73 properties totaling 83 acres. Examples of land uses within this category include retail stores, specialty shops, restaurants, gas stations, automotive dealerships, convenience stores, and funeral homes.

### **Offices**

The offices sub-category accounts for 73 acres or 4.8 percent of the developed area and 3.9 percent of the total land area. There are 32 office complexes in the Borough and include



medical, legal, corporate, dental and real estate offices. The largest office complex is the Monmouth Park Corporate Center located on Route 36 at the intersection of Route 537 and accounts for nearly 37 acres.

### **Banks**

There are three (3) banks which account for approximately 12 acres of land within the Borough. They include Commerce Bank, Hudson City Savings Bank and Sovereign Bank.

## **PUBLIC/QUASI PUBLIC**

### **Borough Facilities**

Borough facilities include the newly constructed Municipal Building located on Broadway, Fire Company #1 and the Borough Garage located on Monmouth Road at the intersection of Cedar Avenue, the Community Center located on Locust Avenue, the First Aid Squad building located on Monmouth Road, and the Library and Police Station located on Poplar Avenue. Borough facilities account for a total of 11 acres.

### **Parks**

Parkland within the Borough account for 59 acres. Franklin Lake which is part of Franklin Lake Park accounts for an additional 14 acres. The parks within West Long Branch include the following:

<b>PARK NAME</b>	<b>LOCATION</b>	<b>ACREAGE</b>
Angelo Valenzano Park	Wall Street	9.3
Frank "Clint" Sorrentino Park	Cedar Avenue	11.1
Franklin Lake Park (including Lake)	Lakeview Avenue	21.0
George M. Conway Park	East Lakeview Avenue and Parker Road	4.9
J. Russell Woolley Park	Cedar Avenue	0.5
Michael Thorne Park	West Campbell Avenue	9.4
Ronan Shirvastian Park	Franklin Parkway	6.8
Wall Street Park	Wall Street	7.3

### **Borough Open Space and Franklin Lake**

Borough open space accounts for 29 acres. There are 18 parcels within the Borough open space category. Thirteen (13) of these parcels are one (1) acre or less. Two (2) of the larger properties are located along Whale Pond Brook in the southern portion of the Borough and are 5.8 and 8.2 acres respectively. One parcel located on Wall Street was recently dedicated as farmland preservation.

### **Public Schools**

The Frank Antonides Elementary/Middle School (Grades 4-8) located Locust Avenue, The Betty McElmon Elementary School (Grades K-3) located on Parker Road adjacent to the Antonides School, and the Shore Regional High School (Grades 9-12) (which has entrances from Route 36 and Parker Road) are the three (3) public schools within the Borough. Shore Regional High School accounts for approximately 46 acres while the elementary schools are approximately 11 acres.

### **Private Schools**

The Goddard School and the Deal Yeshiva are the two (2) private schools within the Borough. The Goddard School is located behind the West Long Branch Plaza on Monmouth Road. The Deal Yeshiva is located on Wall Street. These two (2) private schools account for approximately three (3) acres of land.

### **Monmouth University**

Monmouth University, a private undergraduate and graduate school, is located in the southeastern portion of the Borough. Monmouth University accounts for approximately 132 acres or 8.7 percent of the developed area and 7.1 percent of the total area of the Borough. Monmouth University is also the location of two national historic sites: Woodrow Wilson Hall and the Guggenheim Library.

### **Houses of Worship**

There are four (4) Houses of Worship within the Borough that account for 14 acres and include:

- Congregation Magen Abraham
- Lutheran Church of the Reformation
- Old First United Methodist Church
- St. Jerome Roman Catholic Church

### **Cemeteries**

There are six (6) cemeteries in the Borough that contain approximately 60 acres. The cemeteries include:

- Congregation Brothers of Israel Memorial Park Cemetery
- Congregation Brothers of Israel Cemetery
- Glenwood Cemetery
- Hebrew Burial Ground
- Mt. Carmel Cemetery
- Old First United Methodist Church
- Old Free Church Cemetery

### **Roadway-Rights-of-Way**

Roadway rights-of-way account for the 255 acres or 13.7 percent of the total area of the Borough. New Jersey Route 36 accounts for a significant portion of this acreage since it is approximately 150 feet in width and over 1.5 miles in length.

### **INDUSTRIAL**

The Factory at Broadway is the land use within the Borough categorized as industrial accounting for approximately 2 acres.

## **VACANT-PRIVATE**

There are 89 private vacant lots within the Borough which account for 41 acres or 2.2 percent of the total area of the Borough. The majority of the lots are less than one acre in size. Many of the vacant lots are utilized as extended yard areas by the residential property owners.

**EXHIBIT 1**  
**EXISTING LAND USE ACREAGES**  
**BOROUGH OF WEST LONG BRANCH**

LAND USE	ACRES	PERCENT OF DEVELOPED AREA	PERCENT OF TOTAL
<b>RESIDENTIAL</b>			
Single-Family	904	59.8%	48.5%
Townhouse	20	1.3%	1.1%
Apartment	2	0.1%	0.1%
Senior Housing	16	1.1%	0.9%
<b>Subtotal</b>	<b>942</b>	<b>62.3%</b>	<b>50.6%</b>
<b>COMMERCIAL</b>			
Shopping Center	64	4.2%	3.4%
Retail/Service	83	5.5%	4.5%
Office	73	4.8%	3.9%
Banks	12	0.8%	0.6%
<b>Subtotal</b>	<b>232</b>	<b>15.3%</b>	<b>12.5%</b>
<b>PUBLIC/QUASI PUBLIC</b>			
Borough Facilities	11	0.7%	0.6%
Borough Parks	59	3.9%	3.2%
Borough Open Space	40	0.0%	2.1%
Franklin Lake	14	0.0%	0.8%
Public School	57	3.8%	3.1%
Private School	3	0.2%	0.2%
Monmouth University	132	8.7%	7.1%
House of Worship	14	0.9%	0.8%
Cemetery	60	4.0%	3.2%
Roadway Right-Of-Way	255	0.0%	13.7%
<b>Subtotal</b>	<b>645</b>	<b>42.7%</b>	<b>34.6%</b>
<b>INDUSTRIAL</b>	2	0.1%	0.1%
<b>PRIVATE-VACANT</b>	41	0.0%	2.2%
<b>TOTAL AREA</b>	<b>1,862</b>	<b>100.0%</b>	<b>100.0%</b>
<b>TOTAL DEVELOPED AREA</b>	<b>1,512</b>		
<b>TOTAL UNDEVELOPED AREA</b>	<b>350</b>		

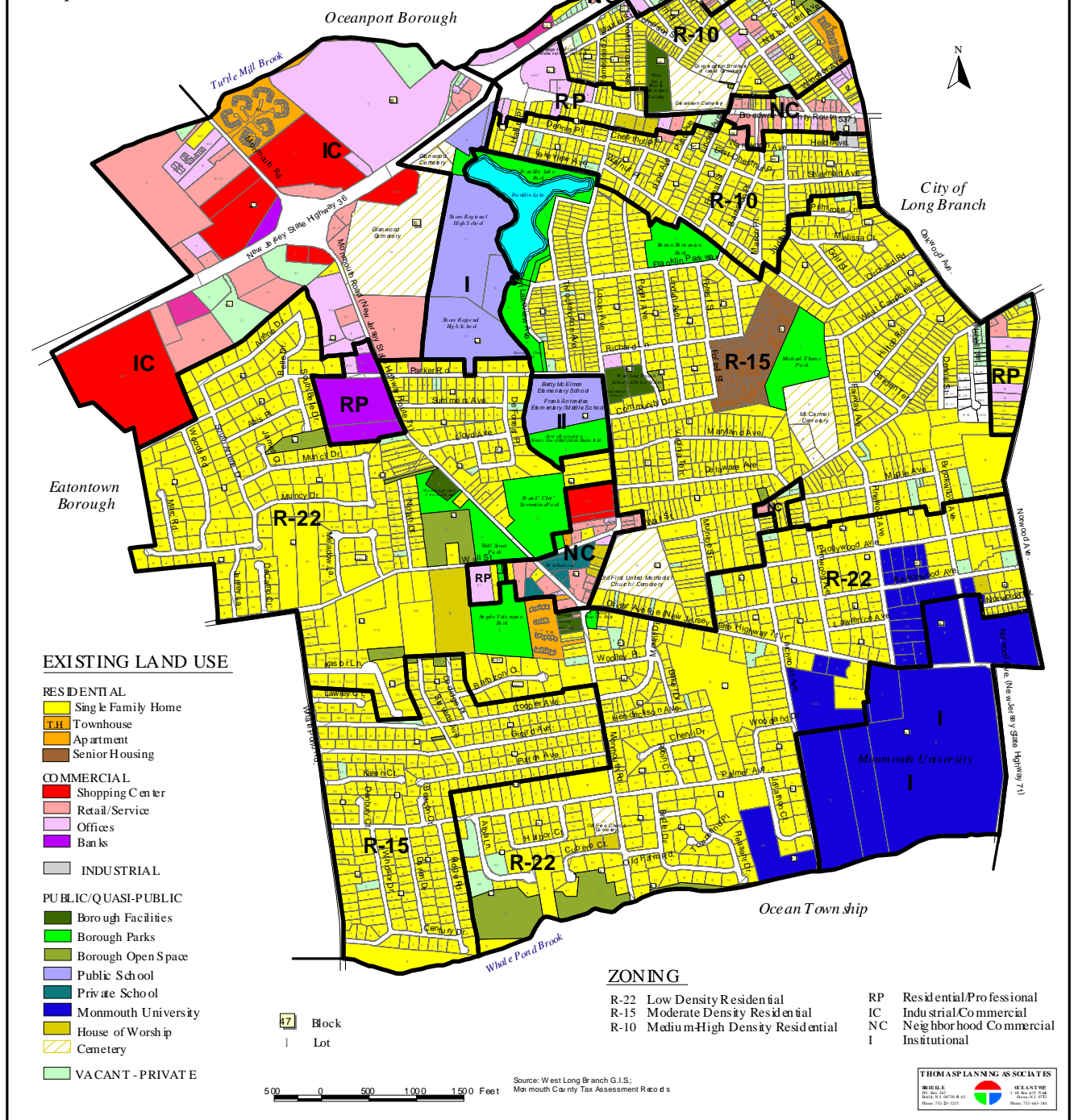
Compiled by: Thomas Planning Associates December 2003

## Exhibit 2 EXISTING LAND USE AND ZONING

### BOROUGH OF WEST LONG BRANCH Monmouth County

#### Existing Land Use and Zoning

Adopted: December 9, 2003





## **LAND USE PLAN**

### **Borough of West Long Branch**

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This Land Use Plan updates the 1997 Master Plan on the basis of the Reexamination Report of 2002, the analysis of the Existing Land Use Report and detailed Existing Land Use map prepared in October 2003, and a detailed comparison of existing land uses and lot sizes with the current Master Plan and Zoning Ordinance and Zoning Map. The analyses of the existing land uses, Master Plan and Zoning Districts were based on the Borough Geographic Information System (G.I.S.) mapping of tax map parcels, incorporation of tax assessment data linked to the tax parcels, and field surveys of residential developments and non-residential uses. The result of these detailed analyses provides a basis for developing an updated Master Plan that reflects the historical and current development within the Borough in terms of residential, commercial and industrial development, public and quasi-public uses, and remaining vacant parcels.

The Borough of West Long Branch can be classified as a “developed community”. The Borough has little vacant land and vacant parcels that do exist are mostly small and scattered. The Borough does have parcels, however, that are suitable for redevelopment for new uses that can provide the Borough with additional housing opportunities for senior citizens and new office development. The Master Plan has been revised in several areas to reflect the pattern and type of development that occurred in a manner differently than proposed in prior Master Plans. The Master Plan takes into account the location, extent and intensity of land uses and development patterns within the Borough and includes recommended changes to the 1997 Master Plan and prior Master Plans. The Master Plan provides for areas that are suitable for guiding residential, commercial, office, public and quasi-public uses, open spaces and other uses.

#### **LAND USE MAP**

The Land Use Plan Map for the Borough, Exhibit 3, was prepared in a computerized format using the Borough G.I.S. lot line base map. Numerous updates were made to the map. Data from the Borough Tax Assessment records were linked to the G.I.S. map to delineate the location of residential, commercial, industrial, public, quasi-public and other categories of land use. The

1997 Master Plan map and current Zoning Map were incorporated into the G.I.S. program in order to analyze existing land uses in comparison to the 1997 Master Plan and current Zoning Districts.

The Land Use Plan is comprised of several residential planning areas ranging from low density single family residential to multi-family and senior housing. Commercial planning areas include office professional, neighborhood commercial, highway commercial and residential/professional areas. The Land Use Plan delineates existing public and quasi-public properties that are important land use features within the Borough and distinguish West Long Branch from other communities within the greater Monmouth County region. While the Land Use Plan largely maintains the historic scheme of land uses from prior Master Plans, several changes are included to reflect current development in the Borough. Other changes are recommended to provide new development opportunities for underdeveloped lots in order to achieve objectives of the Borough to maintain and enhance the quality of life for present and future Borough residents.

## **LAND USE PLAN RECOMMENDATIONS**

In developing the 2003 Land Use Plan for West Long Branch, all existing Master Plan and Zoning District designations were compared with existing development on a parcel by parcel basis. As a result of this analysis, numerous changes were made to prior Master Plan boundaries for various land uses and new categories of land use were incorporated into the Master Plan to reflect historical development patterns and/or proposed contemporary types of development within the Borough. Master Plan designations that have been retained include: R-22 Low Density Residential, R-15 Moderate Density Residential, R-10 Medium High Density Residential, RP Residential/Professional, NC Neighborhood Commercial and I Institutional. Based on existing development, five new categories of land use have been identified on the Land Use Map: R-7.5 High Density Residential, SH Senior Housing, MF Multi-Family Housing and OP Office Professional. The I/C Industrial/Commercial land use designation has been replaced with a new HC Highway Commercial designation.

Major Land Use Plan changes include the following:

1. Creation of an R-7.5 High Density Residential planning area designation. This proposed land use designation is designed to include single family detached residential developments which were constructed in the 1920's - 1950's on lots of 7,500 square feet or less. Most of these lots occur in the northeastern portion of the Borough north of Broadway and in the Oakwood and Sherman Avenue area. A small area of R-7.5 is also found at Norwood Circle in the southeastern portion of the Borough. It is recognized that many of the lots within the R-7.5 area are less than 7,500 square feet. It is recommended that any consolidation of lots for the purpose of developing new residences be required to be a minimum of 7,500 square feet within the designated R 7.5 planning areas.
2. Creation of an Office-Park (OP) planning area designation. Three areas in the Borough have developed as office parks or clusters of office uses along or in close proximity to Route 36. All three areas were in the I/C Industrial/Commercial planning area and Zoning District. The I/C planning area was established originally to permit a variety of uses including commercial uses including shopping centers, light manufacturing, warehousing, laboratories, scientific research facilities and office buildings for administrative and professional uses. The I/C planning area developed predominately as a commercial shopping center and office area along Route 36. The limited industrial development that was part of the former Electronic Associates complex was terminated when that facility closed and the complex became the Monmouth Park Corporate Center. The OP Office Park designation identifies the office parks, professional and other offices along Route 36. The commercial shopping center areas have been redesignated as HC Highway Commercial to identify the type of development that has occurred along the remainder of Route 36.

The Monmouth Park Corporate Center with 41 acres is one the largest business properties in the Borough. Due to the size of the site and the fact that it as become a multi-office tenant facility, it is recommended that the zoning regulations be amended to permit multiple buildings on the site limited to office, research and related types of uses

including ancillary uses such as child care in accordance with the Municipal Land Use Law and internal cafeteria and small personal convenience facilities for workers.

Smaller office areas have developed Monmouth Road near Route 36 including the Atlantic Executive Center and other offices north of Route 36 and a variety of offices along Monmouth Road extending from Route 36 south to Parker Road. There are some existing commercial uses within the latter area including Frank's Nursery and a Sunoco service station. These sites would be encouraged to develop as office park and professional office uses in the event they are redeveloped in the future.

3. Creation of a Senior Housing (SH) planning area designation. A SH Senior Housing planning area designation is established to recognize an existing senior housing development and to designate two additional senior housing sites. Provision of senior housing is one of the objectives of the Municipal Land Use Law (N.J.S.A. 40:55D-2). This planning area would provide for senior housing developments for residents who are age 55 or greater in accordance with the 1988 and 1995 Federal Fair Housing Acts. The Borough has one existing senior citizen development, Peter Cooper Village on Forest Avenue and Richard Lane. Two proposed senior housing sites are recommended: a five acre site (Block 28 Lot 87) on Norwood Avenue and a 20.1 acre site (Block 68 Lots 3, 5 and 7) north of Route 36. Block 28 Lot 87 has an existing large Victorian style single family house on the property. The lot is located at the southern end of the Residential Professional Zone and would provide for a use compatible with adjacent R-22 Residential and RP Residential Professional uses. Lot 87 is the largest single family lot along Norwood Avenue. This site was recommended as a senior citizen development site in the 2002 Reexamination Report.

The second proposed SH Senior Housing site is a site that would be a redevelopment site of the existing West Long Branch Golf Driving Range and J&N Farm Market properties. This site has a limited highway frontage of 169 feet on Route 36 but extends approximately 1,775 feet north of Route 36. This site would be well suited for a senior apartment or condominium complex since the property north and south of the site abuts

and overlooks the Old Orchard Golf Course. East of the site are existing offices. This site would be well suited for senior development due to the off-peak and low total traffic generation that would result compared to commercial or office uses. The 19.5 acre site is currently “underdeveloped”. The site would provide an opportunity to develop a three story building(s) serviced by elevators and on-site active and passive recreation facilities.

4. Creation of the Multi-Family (MF) designation. West Long Branch has three multi-family developments: Winding Brook at West Long Branch townhouses between Windsor and North Linden Avenues (21 townhouse units built on 3.5 acres in 1986); The Mews of Turtle Mills on Monmouth Road north of Route 36 (90 townhouse units built on 11.37 acres in 1984); and Whispering Meadows townhouses west of Monmouth Road at Cedar Road (28 townhouse units built on 5.00 acres in 1984). A townhouse complex on the +/- 1.0 acre Becker property was approved on the corner of Windsor Avenue and Victor Avenue and is designated as MF. No additional multi-family housing areas are proposed in the Master Plan.
5. One Neighborhood Commercial (NC) planning area along Wall Street near the intersection of Elmwood Avenue was deleted from the Master Plan. This area did not develop as a neighborhood commercial area. There is one business in this NC area, the Larchmont Tavern and Package Good Store. All other uses in the NC planning area are residential uses.
6. Other changes to the 1997 Land Use Plan include revisions to the residential and non-residential planning area boundaries. Single family detached residential planning area boundaries have been included to reflect the size of the lots within particular areas and to reflect current land uses.

## **RESIDENTIAL**

Residential land use planning areas within West Long Branch are comprised of a variety of existing and recommended residential development types based on lot areas. Single family

detached residential planning areas range from low density residential development within the southern and western portion of the Borough to high density in the northeastern portion of the Borough. Multi-family housing and senior housing are new planning areas in the Master Plan.

#### **Low-Density Residential - (R-22)**

The R-22 Low-Density Residential planning area provides for single family detached residences on minimum lot areas of 22,000 square feet or greater. The planning area contains approximately 677 acres or 36 percent of the Borough land area and is the largest planning area in the Land Use Plan. The two dominant R-22 planning areas include the southeastern portion of the Borough surrounding Monmouth University and an area located west of State Highway 71 along the Eatontown border. Houses in this area were primarily constructed in the 1970's and represent one of the newer single-family areas of the Borough.

#### **Moderate Density Residential - (R-15)**

The R-15 Moderate Density Residential planning area provides for single family detached housing on lots a minimum of 15,000 square feet. The R-15 planning area is the second largest planning area in the Borough and contains 652 acres or 35 percent of the Borough's total area. The R-15 planning area is located predominately in the central portion of the Borough.

#### **Medium-High Density Residential - (R-10)**

The R-10 Medium-High Residential planning area provides for single family detached housing on minimum lot areas of 10,000 square feet. The R-10 area accounts for 4.6 percent of the Borough land area and is located in the northeast corner of the Borough south of Broadway. Many of the homes in this area were built in the 1950's or earlier.

### **High Density Residential - (R-7.5)**

The R-7.5 High Density Residential planning area is a new planning area which provides for single family detached homes on minimum lot areas of 7,500 square feet. The largest High Density Residential area is located in the northeastern portion of the Borough in the Victor Avenue neighborhood. Many of the homes were built between 1920 and 1940. Two additional areas of High Density Residential development are designated along Sherman Avenue and along Norwood Court. Homes along Sherman Avenue were constructed mainly in 1929 or earlier while the residences along Norwood Court were constructed in 1929.

### **Senior Housing - (SH)**

The SH Senior Housing planning areas provides for age restricted development incorporating resident support facilities and services for persons 55 years of age and older. Residential development which restricts the age of residents is required to conform to the applicable Federal Fair Housing Amendments Act of 1988 (PL 100-430 September 13, 1988) and Housing for Older Persons Act of 1995 (PL 104-76 December 28, 1995) and regulations promulgated by the U.S. Department of Housing and Urban Development (24 CFR Part 100).

Peter Cooper Village is an existing senior housing development and provides senior handicapped accessible apartment rental units owned and operated by the West Long Branch Housing Authority. Two additional proposed senior housing areas are provided in the Borough. One is the current West Long Branch Driving Range and J&N Farm Market properties consisting of 20.1 acres located on Route 36 and the second is a five acre parcel located on Norwood Avenue known as the Shaheen Estate built in 1914. (Both sites are described above under Land Use Recommendations).

### **Multi-Family Housing - (MF)**

The MF Multi-Family Housing planning areas designate existing townhouse complexes. There are three MF planning areas within the Borough that account for a total of 19.9 acres. They



include the Mews at Turtle Mills located on Monmouth Road north of Route 36, Whispering Meadows located on Monmouth Road south of Cedar Avenue and the Winding Brook of West Long Branch townhouse development between Windsor and North Linden Avenues.

## **COMMERCIAL**

### **Highway Commercial - (HC)**

The HC Highway Commercial planning area replaces the I/C Industrial/Commercial planning area designated in the 1997 Master Planning. It extends along State Highway Route 36 from the Eatontown border east of Monmouth Road. This area provides for large scale, regional commercial uses and shopping centers on a minimum lot area of three acres. The HC planning area includes the Consumer Centre, K-Mart shopping center, Carriage Square shopping center, ALDI supermarket, the Shop-Rite Plaza and other commercial, service and office uses.

### **Neighborhood Commercial - (NC)**

The NC Neighborhood Commercial planning areas provide for small scale retail stores and specialty shops which include convenience stores, restaurants, auto repair shops and gas stations to service neighborhood and area residents. There are three NC Neighborhood Commercial planning areas within the Borough located as follows:

1. State Highway Route 36 east of Broadway to the Borough border.
2. Broadway east of Linden Avenue and extending to the City of Long Branch border.
3. An area at the center of the Borough at the intersections of Locust Avenue, Wall Street, Cedar Avenue and Monmouth Road.

### **Office/Professional - (OP)**

The OP Office/Professional is a new planning area designation that provides for areas of the Borough that have developed predominately for or are proposed for future redevelopment as office parks and office uses. The Master Plan provides for two areas of Office Professional. The first area includes the large scale Monmouth Park Corporate Center located north of Route 36 at

the Oceanport Borough border. The second OP area is located on Monmouth Road south of N.J. Route 36 extending to Parker Road. Non-office uses within these planning areas are encouraged to be developed for office uses when the current uses are redeveloped.

### **Residential/Professional - (RP)**

The Residential/Professional (RP) planning area provides for professional uses within residential uses. The RP planning area is located along Norwood Avenue at the intersection of Wall Street and two areas along Broadway and a small area along N.J. Route 36 at Slocum Street.

## **INSTITUTIONAL (I) and PUBLIC/QUASI PUBLIC USES**

Existing public and quasi-public uses within the Borough have been included for reference on the Master Plan Map. These uses are described in the Existing Land Use Report.

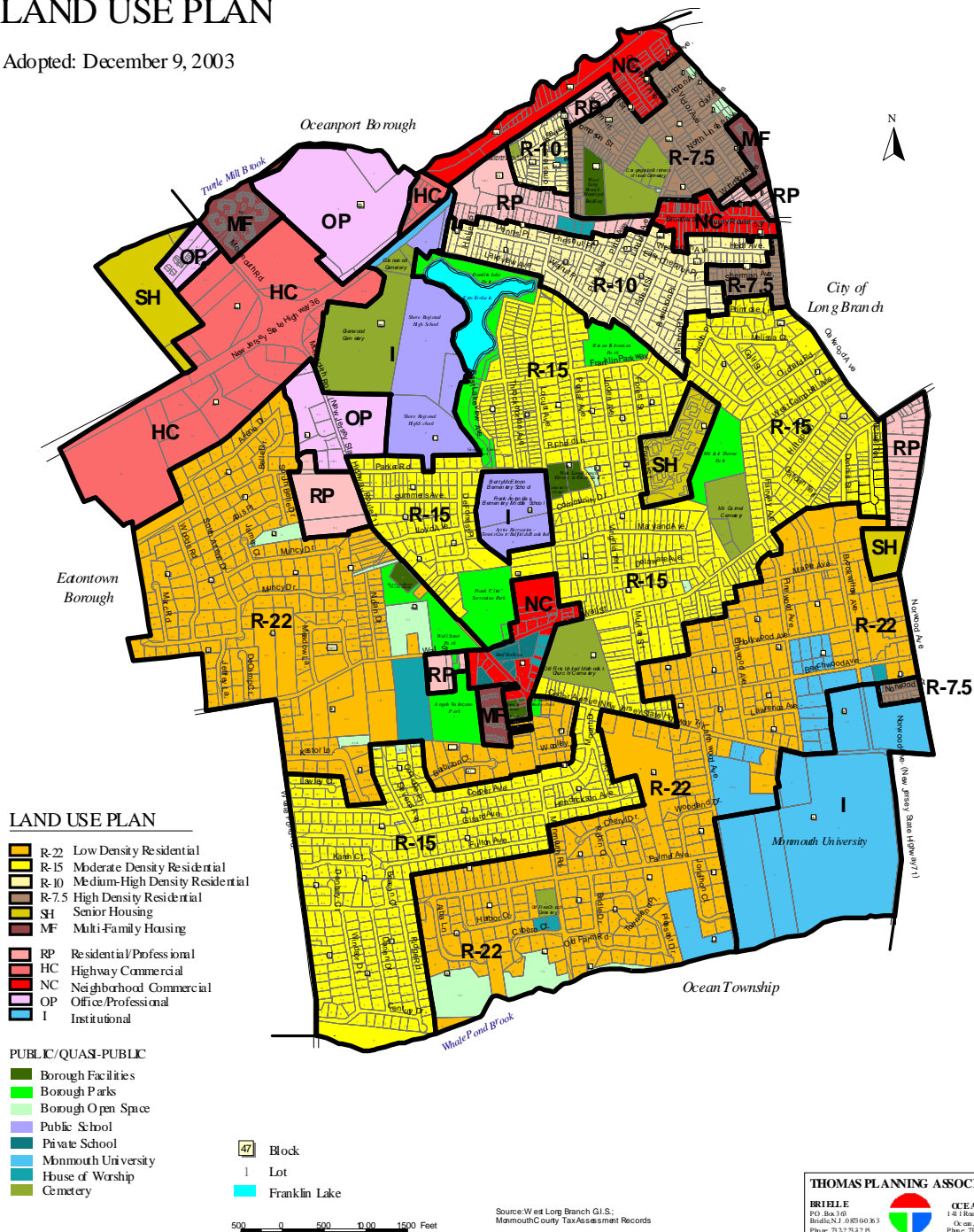
The major public/quasi-public uses within the Borough are Monmouth University, Shore Regional High School, the Frank Antonides Elementary/Middle School and the Betty McElmon Elementary School. The High School, Middle School and Elementary Schools and the main campus facilities of Monmouth University were designated on the Borough Zoning Map as “I Institutional” in 2000 in accordance with Ordinance 00-03. The I Institutional designation has been retained on the Master Plan for these facilities and expanded to include Greenwood Cemetery on Route 36 adjacent to Shore Regional High School.

All other public and quasi-public facilities including private schools, parks, recreation areas, open space areas, the Borough Hall, public works facilities, fire stations, first aid squads, churches and synagogues, cemeteries and other public and quasi-public facilities have been identified on the Master Plan map for reference purposes. Collectively public and quasi-public facilities account for 390 acres or 21.1 percent of the Borough land area.

# EXHIBIT 3 LAND USE PLAN

## BOROUGH OF WEST LONG BRANCH Monmouth County LAND USE PLAN

Adopted: December 9, 2003



## **PARK AND OPEN SPACE USE PLAN**

### **Borough of West Long Branch**

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The Borough of West Long Branch has a number of park, recreation and open space properties serving Borough and area residents. The parks offer a variety of active and passive recreation and are in good condition with only minor improvements needed. Four of the parks offer active recreation including baseball, basketball and soccer fields. There is also an active recreation area owned by the West Long Branch School Board adjacent to the Frank Antonides Elementary School which offers tennis, basketball, baseball and soccer.

All of the 70.3 acres of parkland is owned by the Borough. Public open space accounts for an additional 54 acres within the Borough including the 14 acre Franklin Lake. Parks and open space land account for 6.2 percent of West Long Branch.

Exhibit 4, Park and Open Space Plan, is a map depicting the locations of lots which are designated as park or open space. The following table lists the parks within West Long Branch and their acreage. Detailed descriptions of the parks, their facilities and recommended upgrades are described below:

<b>WEST LONG BRANCH PARKS</b>		
<b>PARK NAME</b>	<b>LOCATION</b>	<b>ACRES</b>
* Angelo Valenzano Park	Wall Street	9.3
* Frank "Clint" Sorrentino Park	Cedar Avenue	11.1
Franklin Lake Park including Lake	Lakeview Avenue	21.0
* George M. Conway Park	East Lakeview Avenue and Parker Road	4.9
J. Russell Woolley Park	Cedar Avenue	0.5
* Michael Thorne Park	West Campbell Avenue	9.4
Ronan Shirvanian Park	Walnut Place	6.8
Wall Street Park	Wall Street and Monmouth Road	7.3
<b>TOTAL</b>		<b>70.3</b>

\* Active recreation offered at the park

### **Angelo Valenzano Park**

Angelo Valenzano Park located on Wall Street, is one of the largest active recreation parks in the Borough. The major facility of the Park is the lighted baseball field dedicated in memory of Frankie S. Caltabillota, Jr. A stone memorial honoring Frankie with a seating area and flags are located along the pathway at the entrance to the field. Overall, the park is in good condition with only a few minor upgrades recommended. The park contains the following facilities:

- 1 Baseball field - lighted, fenced with dugouts and fan seating
- 1 Baseball field - not lighted
- 1 Soccer/Football field
- 1 Tot lot playground
- 1 Basketball court
- 27 space parking area
- Portable bathroom
- 2 picnic areas
- Bicycle rack
- Park pathway
- Trash receptacles
- Water fountains

Recommended improvements include the following:

- Upgrade the tot lot with new equipment and safety surface
- Re-stripe the basketball court and add new nets
- Re-stripe the parking area
- Consideration should be given to adding a permanent bathroom at the park

### **Frank "Clint" Sorrentino Park**

Sorrentino Park is an 11.1 acre park located on Cedar Avenue. The park was developed with New Jersey Green Acres funding and is in good condition. The park contains the following facilities:

- 2 full soccer fields with 3 cross fields
- Picnic benches
- Gravel park pathway
- Gravel parking area with 2 handicapped parking spaces
- Trash receptacles
- Wood fencing at the parking area

Recommended improvements include the following:

- A permanent park entrance sign in place of the New Jersey Green Acres sign
- Pave the parking area and gravel pathway

### **Franklin Lake Park including Franklin Lake**

Franklin Lake Park is the largest park in the Borough covering 21 acres including Franklin Lake which contains 14 acres. Most of the park users utilize the paved pathway for walking around the lake. Along the pathway are several park sitting benches and picnic bench areas. A gazebo is located on the north end of the lake. All the facilities are in good condition.

### **George M. Conway Park**

The George M. Conway Park is a 4.9 acre tot lot park located on East Lakeview Avenue and Parker Road. The park is designed for small children and contains 10 separate playground equipment stations including swings, sea-saw and riding equipment. All the stations have sand surfaces. The overall park and facilities are in fair condition. Other facilities within the park include:

- 1 Basketball court
- Bicycle rack
- Concrete pathway with lighting
- Perimeter fencing

Recommended improvements include:

- Replace basketball court nets
- Replace perimeter fencing especially along Parker Road
- Upgrade playground equipment and add proper safety surface
- Repair broken swings

### **J. Russell Woolley Park**

J. Russell Woolley Park is a small 0.5 acre passive park. The park contains a walkway and two 2 benches. A flagpole and signage are also located at the park. The park is in good condition.

### **Michael Thorne Park**

Thorne Park is a New Jersey Green Acres funded park located on West Campbell Avenue. The park contains 9.4 acres and is an active area park. The park is in generally good condition and contains the following facilities:

- 1 Baseball/Softball field fenced with fan seating
- 30 space paved parking area
- Picnic bench
- 1 playground equipment station with sand surface

Recommended improvements include:

- Replace playground equipments surface with a safety surface
- Re-stripe parking area and add handicap signage at the parking space

### **Ronan Shirvanian Park**

Shirvanian Park is 6.8 acre passive park located on Walnut Place. The park contains a lake, park signage, sitting benches and picnic benches. Recommended improvements to the park include replacing the picnic benches.

### **Wall Street Park**

Wall Street Park is a 7.3 acre park located along Wall Street and Monmouth Road. The park is completely wooded with the exception of an 18 space commuter parking lot along Wall Street. It does not appear the parking lot is utilized. If the parking lot is to continue in the future it should be re-stripped. There are no other facilities in the park.

### **Active Recreation Area at Frank Antonides Elementary School**

There is an active recreation area adjacent to the Frank Antonides School which is owned by the Board of Education. The facilities include:

- 3 tennis courts
- 1 full basketball court with two 2 cross courts
- 1 volleyball net on grass surface
- 2 shuffleboard courts
- 1 soccer field
- 2 baseball fields



Recommended improvements to this active recreation area include:

- Repair the tennis court surface
- Re-stripe the basketball court
- Add a sand surface to the volleyball court
- Re-stripe the shuffleboard courts
- Upgrade the baseball backstops

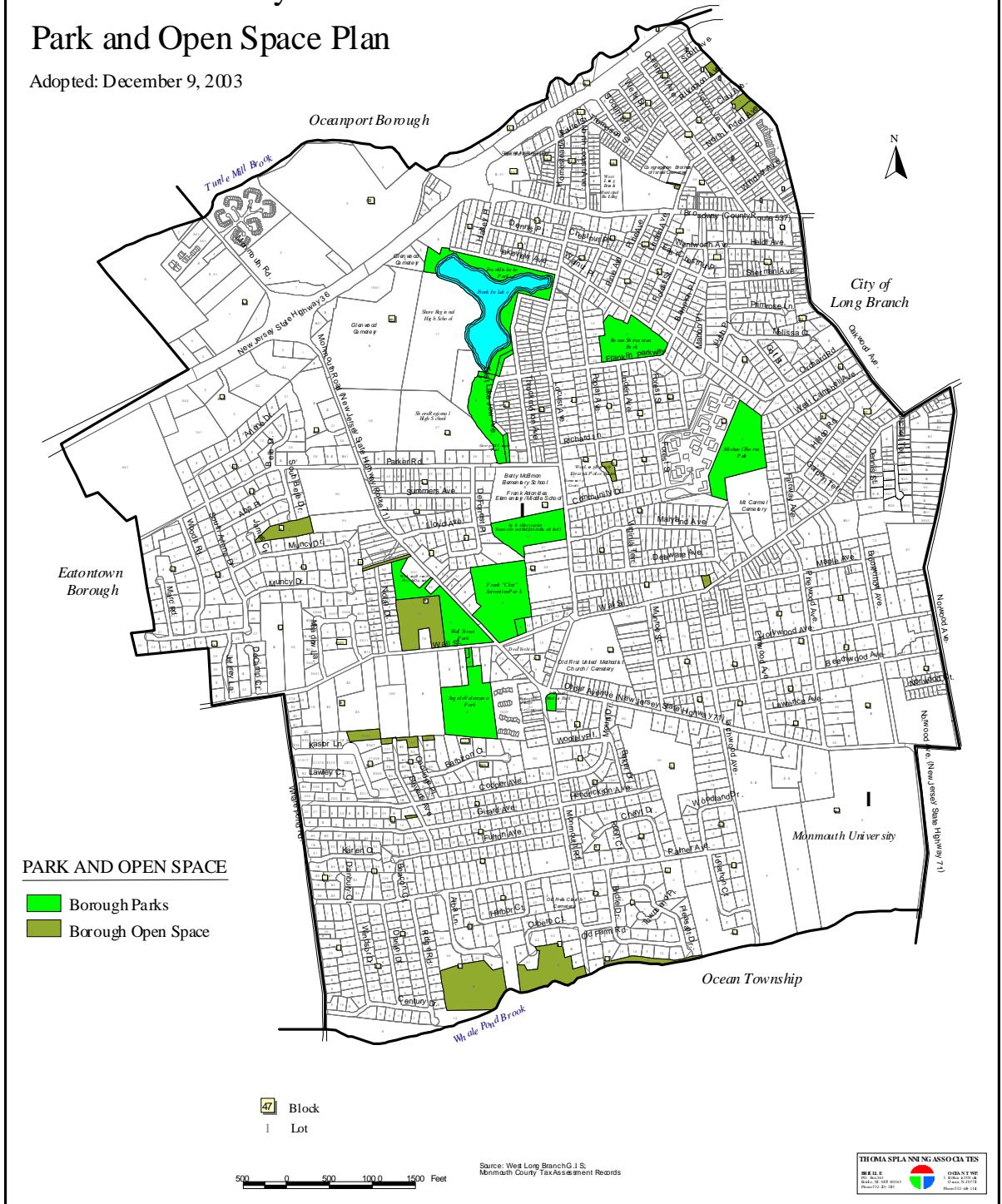
### **Borough Open Space and Franklin Lake**

Borough open space accounts for 29 acres. There are 18 properties within the Borough open space category. Thirteen 13 of these properties are one 1 acre or less. Two 2 of the larger properties are located along Whale Pond Brook in the southern portion of the Borough and are 5.8 and 8.2 acres respectively. One parcel located on Wall Street was recently dedicated as farmland preservation.

# BOROUGH OF WEST LONG BRANCH Monmouth County

## Park and Open Space Plan

Adopted: December 9, 2003



# **2003 REEXAMINATION REPORT**

# **REEXAMINATION REPORT**

## **ADOPTED DECEMBER 9, 2003**

### **BOROUGH OF WEST LONG BRANCH**

**Monmouth County, New Jersey.** The New Jersey Municipal Land Use Law, N.J.S.A. 40:55-89 and 89.1, requires that Municipal Planning Boards review the master plan, zoning and land development regulations for the municipality at least once every six years. A Reexamination Report provides for the periodic reexamination of the municipal master plan, zoning and land development regulations in accordance with guidelines established in the Municipal Land Use Law as follows:

- a. The major problems and objectives relating to land development in the municipality at the time of adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992, c. 79 (N.J.S.A. 40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

This Reexamination Report was prepared following the preparation of an Existing Land Use Map and report and detailed review of the Parks and Open Space and Land Use Element of the Borough Master Plan. It supplements and updates the Reexamination Report adopted on November 12, 2002. The 2002 Reexamination Report recommended that the Master Plan be updated. The Planning Board authorized the Existing Land Use section and the Parks and Recreation and Land Use Elements of the Master Plan to be updated on July 8, 2003 pursuant to a contract with Thomas Planning Associates, L.L.C.

Updating the Master Plan was accomplished with the use of the Borough Geographic Information System (G.I.S.) lot line map as updated by Thomas Planning Associates. Borough Tax Assessment data was linked to the G.I.S. map to provide identification of land use classifications on a parcel-by-parcel basis and supplemented by field investigations of non-residential uses. The 1997 Master Plan planning areas were incorporated into the G.I.S. program. An analysis of existing land uses was made in comparison to the 1997 Master Plan and current Zoning Ordinance. As a result of the existing land use analysis, numerous changes were proposed to the Borough Land Use Plan and Park and Open Space Plan Elements of the Master Plan. The changes to the Master Plan were identified on a map prepared by Thomas Planning Associates dated November 10 and reviewed by the Planning Board at a meeting of the Board on November 18, 2003. The Planning Board requested that several parcels be reviewed and recommended that minor changes be made to the Draft Land Use Plan and Land Use Plan Map dated November 10, 2003. The review of existing land uses, the 1997 Master Plan and the current Zoning Ordinance as last amended in 2000 constituted a "reexamination of the Master Plan, Zoning Ordinance and Zoning Map". Due to the comprehensive nature of the review and recommended changes, this Reexamination Report was prepared to supplement the Reexamination Report dated November 12, 2002 by incorporating proposed changes to the Land Use Plan and recommended changes to the Borough Zoning Ordinance and Zoning Map. These changes are incorporated into Section D that provides for "the specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared". The additions to Section D are noted below with (2003) at the beginning of the changed or new paragraph and with deletions shown as ~~strikethroughs~~ and additions shown with underlines.

## **WEST LONG BRANCH MUNICIPAL PLANNING DOCUMENTS**

The West Long Branch Planning Board has reexamined the planning documents of the Borough including the Master Plan, Zoning Ordinance, Planning Administration, Subdivision and Site Plan Regulations, and previous Reexamination Reports that were prepared and adopted in accordance with the Municipal Land Use Law. These documents include the following:

<b><u>PLANNING DOCUMENT</u></b>	<b><u>ADOPTED</u></b>
<b>MASTER PLAN</b>	
Master Plan	1978
Land Use Plan, Housing Plan and Recycling Plan	June 1988
Land Use Plan, Housing Plan and Recycling Plan (Revised)	March 1989
Land Use Plan and Housing Plan	March 11, 1997
<b>ZONING ORDINANCE</b>	
Ordinance # 513	
Ordinance # O-96-6	1996
Ordinance # O 00-3	2000
<b>ZONING MAP</b>	
Ordinance #	1989
Ordinance #	1997

## **SUBDIVISION ORDINANCE**

Ordinance # 139

### **PLANNING BOARD AND BOARD OF ADJUSTMENT**

Ordinance # 284

January 20, 1977

Ordinance # 303

January 20, 1977

## **REEXAMINATION REPORTS**

October 10, 1995

November 12, 2002

## **D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.**

The Planning Board recommends that the Master Plan and Land Use and Development Regulations be updated as follows:

### **MASTER PLAN**

The Master Plan for the Borough was prepared in 1978 and amended in 1988, 1989 and 1997. The Land Use Plan, Housing Plan and Conservation and Recreation Plan Elements were updated and adopted on March 11, 1997 by the Planning Board. The following changes are recommended for the Master Plan.

**Overall Master Plan.** The Master Plan for the Borough was adopted in 1978 and partially updated through 1997. It is recommended that the entire Master Plan be updated and combined into one document for reference and use by Borough officials, residents and interested persons. Demographic and population characteristics of Borough residents should be updated to include the 2000 U.S. Census data that indicates that the Borough population increased from 7,585 in 1990 to 8,258 in 2000 while the net number of dwelling units increased from 2,528 in 1990 to 2,535 in 2000. (These figures may indicate the increased number of dormitory residents at Monmouth University and/or an increase in the family size in the Borough over the past decade.) The Land Use Plan, and Park and Recreation Plan mapping and text should be updated to reflect current lots; land uses; public parks, recreation and open spaces; public and parochial schools; Monmouth University properties; and public and quasi-public facilities within the Borough. The Master Plan should be revised to include current planning and environmental regulations that affect the Borough including the State Development and Redevelopment Plan and Monmouth County Development Plan changes since 1995. It is recommended that the Borough utilize a digitized lot line mapping program that can be used in conjunction with Monmouth County and NJDEP Geographic Information System (GIS) mapping and data. A GIS program can be utilized to develop a mapping and database for an updated Master Plan, Zoning Map and other mapping needs of the Borough.

**Statement of Goals and Objectives.** The Statement of Goals and Objectives includes a goal to “specifically discourage the construction of new multifamily housing, including townhouses and apartments”. Many municipalities are reevaluating this type of goal to permit development of needed senior housing including senior rental housing. Senior housing is a recognized purpose of planning in New Jersey in accordance with

the Municipal Land Use Law. (N.J.S.A. 40:55D-2). It is recommended that the Goal 3 of Master Plan goals and objectives be revised to read as follows:

Goal 3. “Specifically discourage the construction of new multifamily housing, including townhouses and apartments, except for rental and/or sales housing for senior citizens that is needed for Borough and area residents.”

**Land Use Plan.** It is recommended that the following changes be incorporated into the Land Use Plan:

1. (2002 and 2003) Amend the Land Use Plan to describe the need for senior rental and/or sales housing; and designate one or more sites or areas of the Borough where potential senior rental and assisted living development could be developed where it would be compatible with adjacent development. Such sites should be a minimum of 4 to 5 acres in order to include on-site amenities, parking and buffers from adjacent development. One recommended site is a five-acre existing residential parcel (Block 98 Lot 87) on County Route 25 (Norwood Avenue). (2003) The Planning Board also recommends that a Senior Housing area be created on Block 68 Lots 3, 5 and 7 (20.1 acres)
2. Prohibit gun shops in all zones except the IC Zone on New Jersey Route 36.
3. Prohibit adult bookstores, adult entertainment facilities and tattoo parlors in all zones. Adult bookstores, adult entertainment facilities and tattoo parlors are available within a five-mile radius of West Long Branch and easily accessible from the Borough along major regional roadways.
4. (2003) The Planning Board recommends that the Master Plan be amended to reflect the historical development of senior housing, townhouses and apartments by adding planning areas for SH Senior Housing and MF Multi-family Housing. The Planning Board recommends that the single family residential zones be revised to reflect current development patterns and that a new planning area for development areas on smaller lots. An R-7.5 Planning Area is recommended.
5. (2003) The Planning Board recommends that the IC Industrial Commercial Planning Area be changed to HC Highway Commercial and OP Office Park to reflect the development along Route 36 and Monmouth Road.
6. (2003) The Planning Board recommends that the NC Neighborhood Commercial Planning Area at Wall Street and Elmwood Avenue be eliminated and changed to R-15 due to the fact that there is only one business in the Planning Area and the Planning Area is surrounded by developed single family residential uses.
7. (2003) Specific changes to the Land Use Plan are identified on a map entitled “Land Use Plan Changes” dated November 25, 2003 prepared by Thomas Planning Associates.

**Housing Plan.** The Borough Housing Plan was updated in 1997 to address the Round I and Round II New Jersey Council on Affordable Housing (COAH) allocations for affordable housing to all municipalities in the State for the period 1987-1999. It is recommended that the Borough update its Housing Plan Element within one (1) year following the release of Round III municipal affordable housing allocations by COAH. While the Borough may not have vacant land for development of inclusionary affordable housing, there may be opportunities for the Borough to provide for limited senior rental and/or sales residential development on sites suitable for redevelopment. The Borough should continue to participate in the Monmouth County



Community Development Program for rehabilitation of substandard housing occupied by low and moderate income families.

### **Statement of the Relationship of the Master Plan to Municipal, County and State Plans.**

The Municipal Land Use Law requires that municipal master plans include a state of the relationship of the Master Plan to adjacent municipal master plans, the county plan, the State Development and Redevelopment Plan and the Solid Waste Management Plan for Monmouth County. Several state and county planning programs have changed since the Master Plan of 1997 and this element of the Master Plan should be updated.

## **LAND USE AND DEVELOPMENT REGULATIONS**

The Planning Board recommends that the Land Use and Development Regulations be amended as follows:

1. Incorporate a reference to the Residential Site Design Standards approved on January 6, 1997 and effective on June 3, 1997 pursuant to the Municipal Land Use Law requirements in N.J.S.A. 40:55D-40.1 - 40.7 and N.J.A.C 5:17.
2. Update the Zoning, Site Plan and Subdivision Regulations in conformance with revisions to the Municipal Land Use Law including definitions, administrative procedures for fees, hearings, voting, notices, planning board membership, alternate members, organization of the planning board, powers of the planning board, contribution standards for off-tract improvements, development guarantee requirements, notice requirements for proposed changes to the classification or boundaries of a zoning district, protests to changes in zoning districts, community residences for developmentally disabled (to include residences for persons with head injuries), board of adjustment (development board) membership requirements, and the powers of the board of adjustment.
3. Update Application Fees to reflect current costs for administrative processing costs.
4. Update Escrow Fees to reflect current costs for reviewing applications and conducting inspections during and after construction.
5. Change the term "Building Code" to Uniform Construction Code" throughout the regulations.
6. Revise design details for residential development in accordance with the Residential Site Improvement Standards.
7. Revise the design details, signage requirements and required number of parking spaces for handicapped parking and depressed cubing in accordance with the Americans with Disabilities Act (U.S. P.L. 101-336).
8. Amend the Zoning Ordinance to prohibit gun shops in all zones except the IC Zone on New Jersey Route 36 and include the prohibition of the sale of firearms within 1,000 feet of a school in accordance with Ordinance 0-10.
9. Amend Section 18-7.1(a)(6) of Zoning Ordinance to provide that only one (1) sign be permitted on each property as follows:

Section 18-7.1(a)(6). No more than one (1) sign shall be permitted for each ~~[use or activity]~~ property provided, however, that properties that have more than one hundred (100) feet of frontage on each of more than one (1) street shall be permitted to have one sign along the primary frontage and one sign equal to one-half the permitted sign face area on secondary frontage streets with one-hundred (100) or more feet of frontage on such street.

10. (2002 and 2003) Amend the Zoning Ordinance to create development regulations and design standards to permit senior citizen development within ~~the R-15 Residential Zone on an estate lot~~ with access limited to Monmouth County Route 25 (Norwood Avenue) with a minimum lot area of five (5) acres for ~~the following property: Block 98 Lot 87 on~~ Norwood Avenue. A second senior housing development site is recommended for Block 68 Lots 3, 5 and 7 on Route 36 consisting of 20.1 acres. Both sites should be included in a new SH Senior Housing zoning district.

11. Establish minimum lot area, building height, building coverage, and other bulk requirements for churches and other houses of worship. The present definition of churches should be amended to prohibit “public worship” in residential structures to read as follows:

*“CHURCH shall mean a building or group of buildings including customary accessory buildings designed or intended for public worship For the purpose of this ordinance, the word "church" shall include chapels, congregations, cathedrals, synagogues temples and similar designations as well as parish houses, convents and such accessory uses. Public worship shall not be permitted within residential structures.”*

It is recommended that “churches” be included as permitted uses in the N/C Neighborhood Residential; RP-2 Residential / Professional, and I Institutional Zones in accordance with the requirements of the district regulations for those zones. “Churches” could be established as conditional uses in R-22 and R-15 Residential Zones based on the following minimum conditions: Minimum lot area of 1.5 acres, maximum lot coverage of 60 percent, maximum building coverage of 20 percent, minimum buffer of 25 feet, minimum front yard set-back of 75 feet, minimum lot width of 200 feet, minimum side yard of 50 feet, and a minimum rear yard of 75 feet.

12. Prohibit adult bookstores, adult entertainment facilities and tattoo parlors in all zones.

13. (2003) Create a new R-7.5 High Density Zone for areas of the Borough that developed historically with single family homes on lot areas of 5,000 to 7,500 square feet in accordance with the attached Land Use Plan Proposed Changes Map.

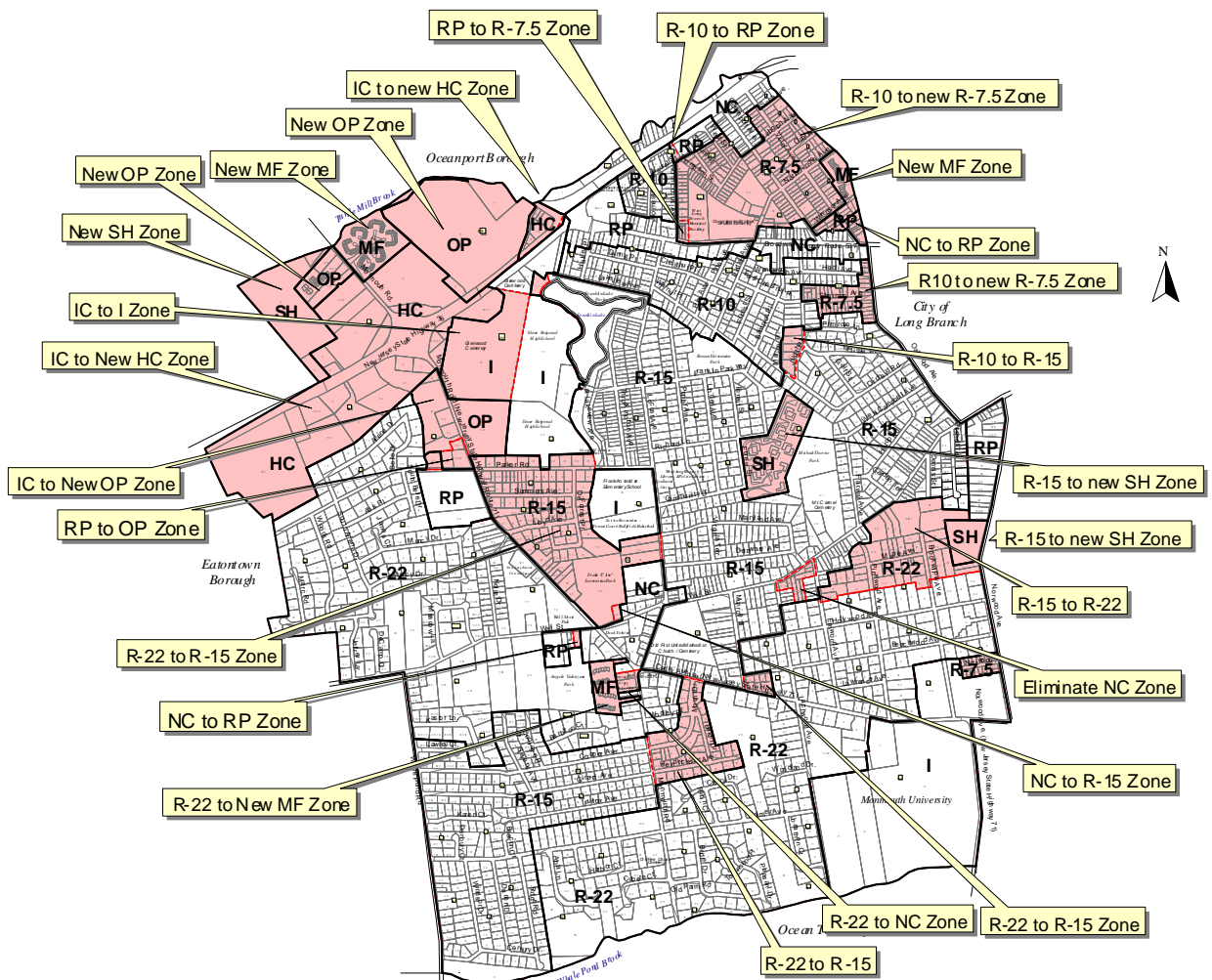
14. Create a MF-Multi-family Zone for existing townhouse and apartment developments in accordance with the attached Land Use Plan Proposed Changes Map.

15. (2003) Create a HC Highway Commercial and a new OP Office Park Zones to replace the IC Industrial Commercial Zone along Route 36 and Monmouth Road in accordance with the attached Land Use Plan Proposed Changes Map.



16. (2003) Eliminate the NC Neighborhood Commercial Zone at the intersection of Wall Street and Elmwood Avenue. This zone should be changed to R-15 Moderate Density Residential in accordance with the attached Land Use Plan Proposed Changes Map.

17. Amend the Zoning Map to incorporate zone district boundary lines as shown on the attached Land Use Plan Proposed Changes Map.

# LAND USE PLAN PROPOSED CHANGES



R-22 Low Density Residential  
R-15 Moderate Density Residential  
R-10 Medium-High Density Residential  
R-7.5 High Density Residential  
SH Senior Housing  
MF Multi-Family Housing

 Proposed Areas to be Changed  
 Existing Land Use Plan Line  
 Proposed land Use Plan Line

500 0 500 1 000 1 500 2 000 2 500 3 000 Feet

**THOMAS PLANNING ASSOCIATES**

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 P.O. Box 363  
 Brick, N.J. 08730-0363  
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**OCEAN TWP.**  
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 Ocean, N.J. 07712  
 Phone 732-663-1114

# MUNICIPAL STORMWATER MANAGEMENT PLAN MASTER PLAN ELEMENT

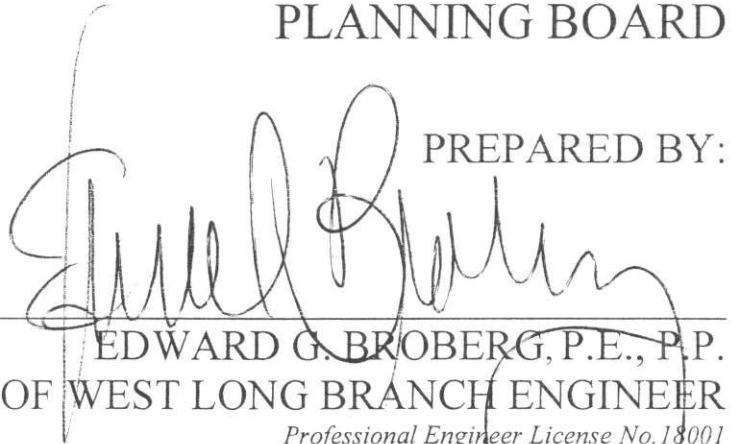
BOROUGH OF WEST LONG BRANCH  
MONMOUTH COUNTY, NEW JERSEY

Adopted: March 29, 2005  
Final Draft dated: March 16, 2005  
Amended: June, 2007

PREPARED FOR:

BOROUGH OF WEST LONG BRANCH  
PLANNING BOARD

PREPARED BY:



EDWARD G. BROBERG, P.E., P.P.  
BOROUGH OF WEST LONG BRANCH ENGINEER

*Professional Engineer License No. 18001*  
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11 Tindall Road  
Middletown, New Jersey 07748  
(732) 671-6400

MARCH 2005

The original of this document has been signed and sealed in accordance with N.J.S.A. 45:14A-1 et. seq.  
*H:\WLBR\00660\Calculations & Reports\Amended WLBR MSWMP.doc*

## **Members of the 2007 Planning Board**

Thomas R. Viggiano, Chairman

Joseph Giannoto , Vice Chairman

Janet W. Tucci, Mayor

Steven Cioffi, Council Representative

Richard F. Cooper, Jr.,

Kathleen S. Elfner

Joseph M. Gallo, Secretary

Mary Kinslow

George Cieri, Attorney

T&M Associates, Stormwater Management Consultant

**RESOLUTION OF THE PLANNING BOARD OF  
THE BOROUGH OF WEST LONG BRANCH**

**WHEREAS**, the Planning Board is duly constituted authority created pursuant to the provisions of N.J.S.A. 40:55D-23 of the Municipal Land Use Law; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-28, the Planning Board may prepare, and after public hearing, amend a Master Plan or component parts thereof to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

**WHEREAS**, pursuant to N.J.A.C. 7:8-4.3(a), a municipality shall adopt a Municipal Stormwater Management Plan as an integral part of its Master Plan; and

**WHEREAS**, pursuant to N.J.A.C. 7:8-1.1 et. seq., the Planning Board prepared a Municipal Stormwater Management Plan – Master Plan Element, which was adopted on March 29, 2005, in order to comply with the requirements set forth in the New Jersey Administrative Code for Municipal Stormwater Management Planning; and

**WHEREAS**, West Long Branch's Stormwater Master Plan Element was submitted to the Monmouth County Planning Board for review and approval, in accordance with N.J.A.C. 7:8; and

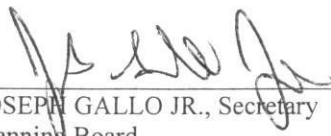
**WHEREAS**, on April 15, 2007, the Monmouth County Planning Board conditionally approved West Long Branch's Municipal Stormwater Management Plan – Master Plan Element subject to the Borough amending its Stormwater Master Plan Element to address certain comments outlined in the Monmouth County Planning Board's Stormwater Technical Advisory Committee's Synopsis of Comments; and

**WHEREAS**, the Planning Board has prepared an amended Municipal Stormwater Management Plan – Master Plan Element Amendment (Amendment), to address the County's comments; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-1 et. seq., and specifically N.J.S.A. 40:55D-28 and N.J.S.A. 40:55D-13, the Planning Board conducted a public hearing on the 11<sup>th</sup> day of September 2007, due notice of said meeting has been given in accordance with New Jersey Statue the Open Public Meetings Act, and the Municipal Land Use Law, and a quorum of the Planning Board being present, the Planning Board reviewed and considered the proposed Amendment together with the public comment thereon, and the Planning Board determined that the Amendment is in compliance with the requirements of the Municipal Land Use Law and that requirement for Stormwater Management pursuant to the applicable sections of the New Jersey Administrative Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of West Long Branch on this ~~11<sup>th</sup>~~ day of ~~September~~ 2007, that the action of the Planning Board taken on September 11, 2007 adopting the Municipal Stormwater Management Plan – Master Plan Element Amendment prepared by T&M Associates, adopted March 25, 2005 and amended June 2007 be and the same is hereby approved.

**BE IT FURTHER RESOLVED**, that the Board Secretary is hereby authorized and directed to cause a notice of this Resolution to be published in the *Asbury Park Press* at the Borough's expense and to send a certified copy of this Resolution to the County, the Borough Clerk and the Borough Engineer, to affix a copy of this Resolution and the Amendment to the official Stormwater Management Plan Master Plan Element Amendment and the make same available to all other interested parties.

  
\_\_\_\_\_  
JOSEPH GALLO JR., Secretary  
Planning Board  
Borough of West Long Branch

DATE: 9/14/07

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## **INTRODUCTION**

As a result of the publication of the United States Environmental Protection Agency (USEPA) Phase II rules in December 1999, the New Jersey Department of Environmental Protection (NJDEP) promulgated new stormwater regulations to address non-point source pollution entering surface and ground waters of the State of New Jersey. Under these regulations, municipalities were issued a New Jersey Pollutant Discharge Elimination System (NJPDES) Permit that established various statewide basic requirements. One of these requirements is the development and adoption of an amendment to their overall Master Plan to address stormwater pollution associated with major development.

As required by the Municipal Stormwater Regulations (N.J.A.C. 7:14A-25), the Borough of West Long Branch has developed this Municipal Stormwater Management Plan (MSWMP) to outline their approach to addressing the impacts resulting from stormwater related issues associated with future development, redevelopment, and land use changes. The MSWMP addresses groundwater recharge, stormwater quantity, and stormwater quality impacts through the incorporation of stormwater design and performance standards for new development and redevelopment projects that disturb one or more acres of land or increases impervious surface by one-quarter (1/4) acre or more. The standards are intended to minimize negative or adverse impacts of stormwater runoff such as decreased water quality, increased water quantity and reduction of groundwater recharge that provides base flow to the Borough's receiving bodies of water. In addition to minimizing these impacts, the MSWMP provides long term operation and maintenance measures for existing and proposed stormwater management facilities. The MSWMP also provides recommendations for ordinance modifications in order to expedite the implementation of stormwater management strategies and includes mitigation strategies to permit the Borough to grant variances or exemptions from proposed design and performance standards set forth by the Municipal Stormwater Regulations (N.J.A.C. 7:8-5.5).

Although located within the Borough, this plan does not cover Monmouth University, since this facility is covered under its own Public Complex Stormwater Permit and Plan.

## GOALS AND OBJECTIVES

The goals of this MSWMP are:

1. Reduce flood damage, including damage to life and property;
2. Minimize, to the extent practical, any increase in stormwater runoff from any new development;
3. Reduce soil erosion from any development or construction project;
4. Assure the adequacy of existing and proposed culverts and bridges, and other in-stream structures;
5. Maintain groundwater recharge;
6. Prevent, to the greatest extent feasible, an increase in non-point source pollution;
7. Maintain the integrity of stream channels for their biological function, as well as for drainage;
8. Minimize pollutants in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters of the state, to protect public health, to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational, industrial, and other uses of water;
9. Protect public safety through the proper design and operation of stormwater basins.
10. Increase public awareness of stormwater management through public education.

According to the Borough's March 1997 *Master Plan and Reexamination Report*, the Borough has the following additional goals:

1. Protect and preserve environmentally sensitive areas remaining in the Borough, including lands, which are subject to flooding and those which are identified as wetlands.
2. Establish standards for effective buffering and screening in transition areas between conflicting land uses, such as residential and commercial development.

To achieve these goals, the MSWMP outlines specific stormwater design and performance standards for new development and proposes stormwater management controls for addressing impacts from existing developments. Preventive and corrective maintenance strategies are also included to ensure the long-term effectiveness of stormwater management facilities and the MSWMP outlines safety standards for stormwater infrastructure to be implemented to protect public safety.

## **STORMWATER DISCUSSION**

### ***HYDROLOGIC CYCLE***

The hydrologic cycle or water cycle (Figure 1) is the continuous circulation of water between the ocean, atmosphere, and the land. The driving force of this natural cycle is the sun. Water, stored in oceans, depressions, streams, rivers, waterbodies, vegetation and even land surfaces, constantly evaporates due to solar energy. This water vapor then condenses in the atmosphere to form clouds and fog. After water condenses, it precipitates, usually in the form of rain or snow, onto land surfaces and waterbodies. Precipitation falling on land surfaces is often intercepted by vegetation. Plants and trees transpire water vapor back into the atmosphere, as well as aid in the infiltration of water into the soil. The vaporization of water through transpiration and evaporation is called evapo-transpiration. Infiltrated water percolates through the soil as groundwater, while water that flows overland is called surface water. Water flows across or below the surface to reach major water bodies and aquifers and eventually flows to the Earth's seas and oceans. This constant process of evapo-transpiration, condensation, precipitation, and infiltration comprises the hydrologic cycle.

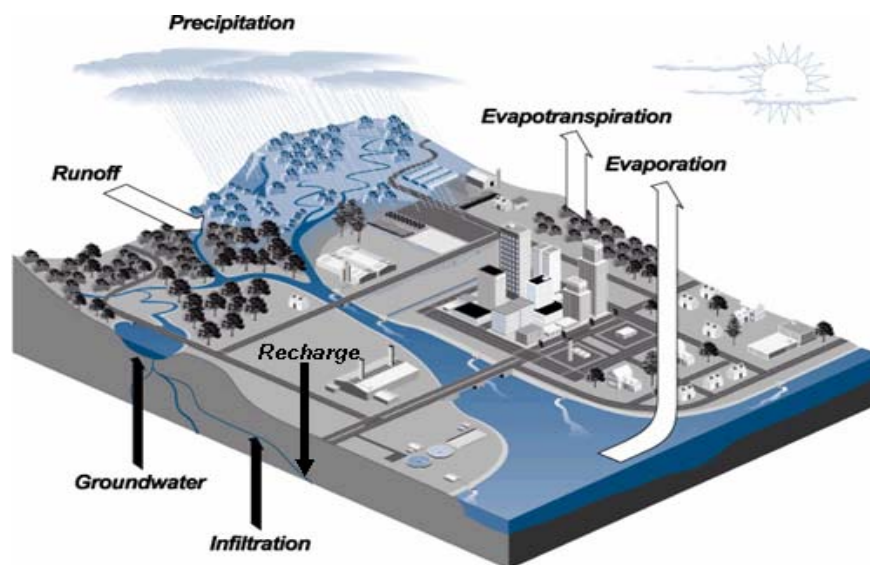
### ***IMPACTS OF STORMWATER***

As towns and cities develop from rural agricultural communities, the landscape is altered in dramatic ways. Both residential and non-residential development on former agricultural fields and pastures has a great impact on the hydrologic cycle for the specific site. Localized impacts to the hydrologic cycle will ultimately impact the hydrologic cycle of the entire watershed encompassing the development site.

Prior to any land development, native vegetation often intercepts precipitation directly or absorbs infiltrated runoff into their roots. Development often replaces native vegetation with lawns or impervious cover, such as pavement or structures, thereby reducing the amount of evapo-transpiration and infiltration. Regrading and clearing of lots disturbs the natural topography of rises and depressions that can naturally capture rainwater and allow for infiltration and evaporation. Construction activities often compact soil, thereby decreasing its permeability or

ability to infiltrate stormwater. Development activities also generally increase the volume of stormwater runoff from a given site.

**Figure 1: The Hydrologic Cycle**



Definitions:

Runoff – water that travels over the ground surface to a channel

Groundwater flow – movement of water through the subsurface

Infiltration – penetration of water through the ground surface

Recharge – water that reaches saturated zone

Source: Kern River Connections <http://www.creativille.org/kernriver/watershed.htm>

Connected impervious surfaces and storm sewers (such as roof gutters emptying into a paved parking lot that drains into a storm sewer) allow the runoff to be transported downstream more rapidly than natural areas. This shortens travel time and increases the rainfall- runoff response of the drainage area, causing downstream waterways to peak higher and quicker than natural areas, a situation that can cause or exacerbate downstream flooding, and sedimentation in stream channels. Furthermore, connected impervious surfaces do not allow pollutants to be filtered, or for infiltration and ground water recharge to occur prior to reaching the receiving waters. Increased volume combined with reduced base flow results in a greater fluctuation between normal and storm flows causing greater channel erosion. Additionally, reduced base flows, increased fluctuation, and soil erosion can affect the downstream hydrology, impacting ecological integrity.

Water quantity impacts, combined with land development, often adversely affect stormwater quality. Impervious surfaces collect pollutants from the atmosphere, animal wastes, fertilizers and pesticides, as well as pollutants from motor vehicles. Pollutants such as hydrocarbons, metals, suspended solids, pathogens, and organic and nitrogen containing compounds, collect and concentrate on impervious surfaces. During a storm event, these pollutants are washed directly into the storm sewers (Figure 2). In addition to chemical and biological pollution, thermal pollution can occur from water collected or stored on impervious surfaces or in stormwater impoundments, which has been heated by the sun. Additionally, large amounts of impervious coverage can result in “heat islands” where the surface temperatures are up to 10 degrees warmer than the surrounding areas. Thermal pollution can affect aquatic habitats, adversely impacting cold water fish. Removal of shade trees and stabilizing vegetation from stream banks also contributes to thermal pollution.

**Figure 2: Connected Impervious Surfaces**



Rainwater is intercepted by roofing and collected into gutters. The water then discharges the downspout onto a paved driveway and flows to the gutter and storm drain inlets. Alternatively, the collected water is piped underground directly to the storm sewer.  
Photograph source: Titan Gutters

Proper stormwater management will help to mitigate the negative impact of land development and its effect on stormwater. This Plan outlines the Borough’s plan to improve stormwater

quality, decrease stormwater quantity, and increase groundwater recharge. By managing stormwater, the Borough will improve the quality of aquatic ecosystems and restore some of the natural balance to the environment.

## BACKGROUND

The Borough of West Long Branch encompasses 2.91 square miles or 1,862 acres of Monmouth County, New Jersey. The Borough is primarily a residential community. The housing stock has evolved from 18<sup>th</sup> Century pioneer farmhouses. The Borough is bounded by the City of Long Branch to the east and Eatontown Borough to the west. To the south, the Borough shares Whale Pond Brook with Ocean Township, and shares the Turtle Mill Brook to the north with Oceanport Borough. Whale Pond Brook directly empties into the Atlantic Ocean, while Turtle Mill Brook is a tributary of the Shrewsbury River. Figure 3 delineates the Borough boundaries on a United States Geological Survey (USGS) quadrangle map.

## DEMOGRAPHICS AND LAND USE

Over the past 40 years the population of West Long Branch has steadily increased from 6,845 in 1970 to 7,380 in 1980, to 7,690 in 1990 and again in 2000 to 8,258 people. The Borough population has grown over four and one half times in size since 1930.

**Table 1 : Historical Population Growth 1930 – 2000**

<i>Year</i>	<i>Borough of West Long Branch</i>		<i>Monmouth County</i>		<i>New Jersey</i>	
	<i>Total Population</i>	<i>Average Annual Growth Rate Over the Prior 10-year Period</i>	<i>Total Population</i>	<i>Average Annual Growth Rate Over the Prior 10-year Period</i>	<i>Total Population</i>	<i>Average Annual Growth Rate Over the Prior 10-year Period</i>
1930	1,686	–	147,209	–	4,041,334	–
1940	2,030	2.4%	161,238	0.9%	4,160,165	0.3%
1950	2,739	3.5%	225,327	4.0%	4,835,329	1.6%
1960	5,337	9.5%	334,401	4.8%	6,066,782	2.6%
1970	6,845	2.8%	461,849	3.8%	7,171,112	1.8%
1980	7,380	0.8%	503,173	0.9%	7,364,823	0.3%
1990	7,690	0.4%	553,124	1.0%	7,730,118	0.5%
2000	8,258	0.7%	615,305	1.1%	8,414,350	0.9%

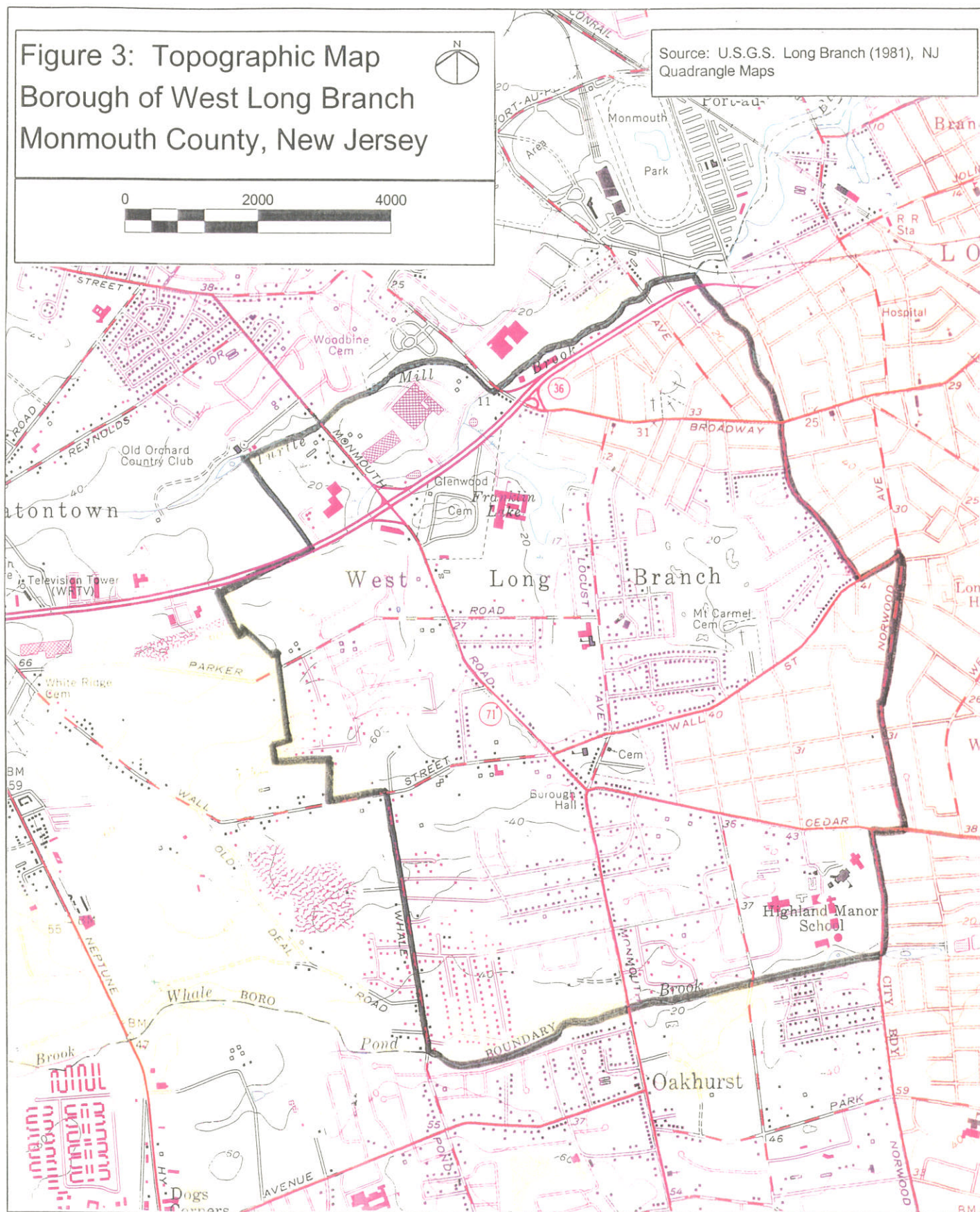
Source: United States Census



Figure 3: Topographic Map  
Borough of West Long Branch  
Monmouth County, New Jersey



Source: U.S.G.S. Long Branch (1981), NJ  
Quadrangle Maps



With this population increase, came an increase in development from 1,755 housing units in 1970 to 2,535 housing units in 2000.

**Table 2: General Housing Characteristics**

	1990		2000		Change
	Number	Percent	Number	Percent	Number
<b>Occupancy Status</b>					
Total Housing Units	2,528	100	2,535	100	7
Occupied Housing Units	2,449	96.9	2,448	96.6	-1
Vacant Housing Units	79	3.1	87	3.4	8
<b>Tenure</b>					
Occupied Housing Units	2,449	100	2,448	100	1
Owner- Occupied Housing Units	2,064	84	2,077	84.8	13
Renter- Occupied Housing Units	385	16	371	15.2	-14
<b>Vacancy Status</b>					
Vacant Housing Units	79	100	87	100	13
<b>Population</b>	7,690	100	8,258	100	568
<b>Households</b>	2,449	100	2,448	100	1
Family Household	1,926	78.6	1,860	76.0	-68
1 Person Household	467	19.1	522	21.3	55
Persons/ Household	2.8		3.25		0.45

Source: 1990, 2000 US Census

It should be noted though that according to the December 2003 *Borough of West Long Branch Master Plan Re-Examination Report* the Borough is nearly fully developed and has very little land available for development that is not impacted by environmental constraints (less than 350 acres). There are 1,512 acres of developed land within the 1,862-acre area encompassed by the Borough, which means the Borough is currently over 80% developed.

**Table 3: Existing Land Use**

Usage	Area (Ac)	% of Developed Area	% of the Borough
Vacant/ Developable	41	0	2.2
Single Family Residential	904	59.8	48.5
Multi-Family Residential	22	1.4	1.2
Senior Housing	16	1.1	0.9
Commercial	232	15.3	12.5
Industrial	2	0.1	0.1
Public Parks/ Open Spaces	113	3.9	6.1
Borough Facilities	11	0.7	0.6
Schools	60	4.0	3.3
Monmouth University	132	8.7	7.1
House of Worship	14	0.9	0.8
Streets	255	0	13.7
Cemetery	60	4.0	3.2
Total	1,862	100	100

Source: *West Long Branch Borough Master Plan Re-examination Report*, 2003.

## **WATERWAYS**

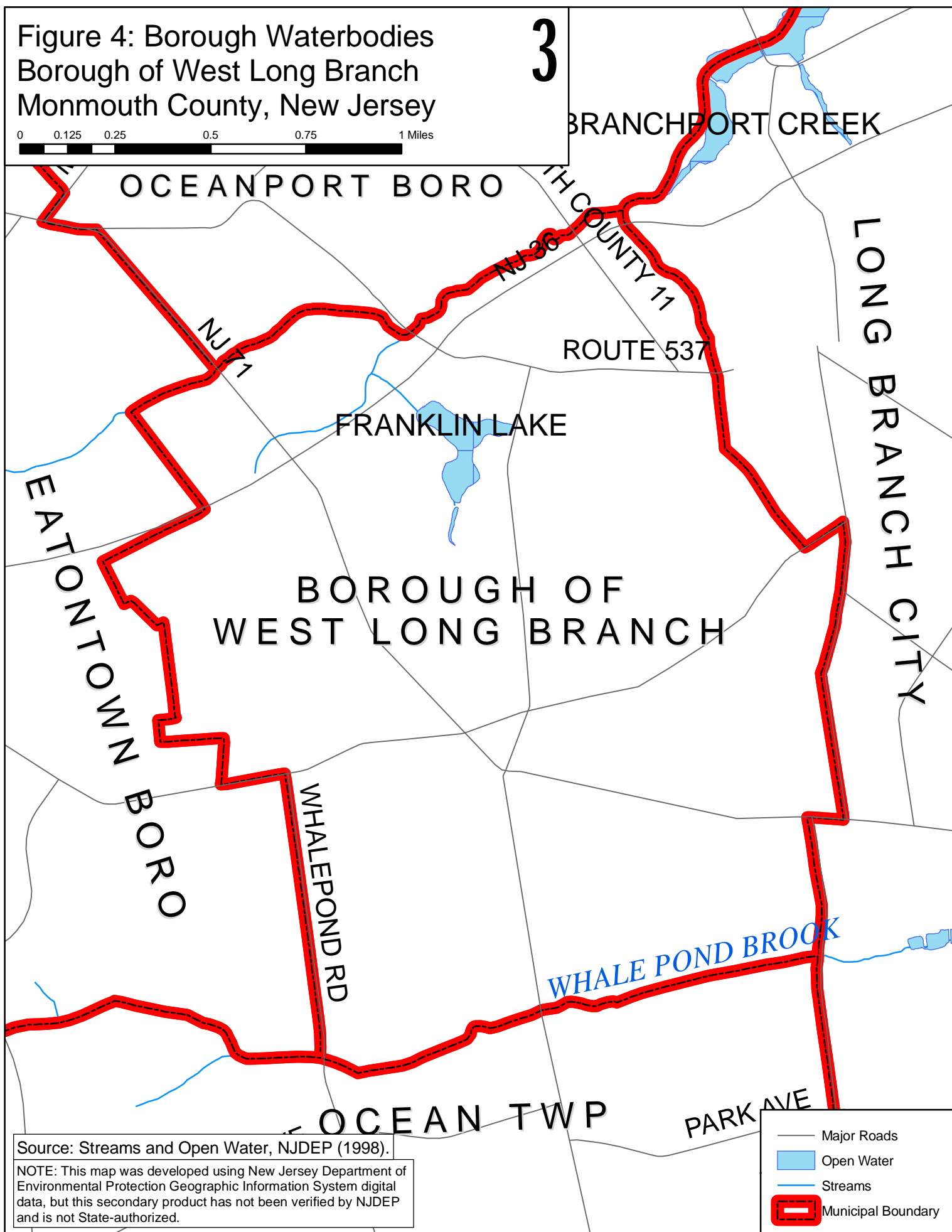
The North Coast and Mid Coast Subwatershed regions of Watershed Management Area 12 encompass the Borough of West Long Branch. Included in the North Coast subwatershed are tributaries feeding the Shrewsbury River upstream of its confluence with the Navesink River, including the Turtle Mill Brook/Branchport Creek and Franklin Lake. The Borough's waterways also include the Whale Pond Brook, which is in the Mid Coast subwatershed region of Watershed Management Area 12. Figure 4 illustrates the waterways of the Borough.

## **WATER QUALITY**

The Ambient Biomonitoring Network (AMNET) was established by the New Jersey Department of Environmental Protection (NJDEP) to monitor and document the health of New Jersey's

Figure 4: Borough Waterbodies  
Borough of West Long Branch  
Monmouth County, New Jersey

0 0.125 0.25 0.5 0.75 1 Miles



waterways. AMNET currently has 820 sites in five drainage basins that it monitors for benthic macro-invertebrates on a five-year cycle. Waterways are scored based on the data to generate the New Jersey Impairment Score (NJIS) and then categorized as severely impaired, moderately impaired, and non-impaired. The NJIS is based on biometrics and benthic macro-invertebrate health. (<http://www.state.nj.us/dep/wmm/bfbm/>). Whale Pond Brook at Larchwood Avenue has been included in the AMNET reports and is listed as severely impaired with a score of 6.

In addition to biological health, chemical data are gathered by the NJDEP and other organizations, and used to determine the health of waterways. The water quality data are used by NJDEP to develop Total Maximum Daily Loads (TMDL). A TMDL is the quantity of a pollutant that can enter a waterbody without exceeding water quality standards or interfering with the ability to use the waterbody for its designated usage. Point and non-point source pollution, surface water withdrawals and natural background levels are included in the determination of a TMDL, as required by Section 303(d) of the Clean Water Act. Point source pollution includes, but is not limited to NJPDES permitted discharges, while non-point source pollution can include stormwater runoff from agricultural lands or impervious surfaces. TMDLs determine the allowable load from each source, with a factor of safety, for the pollutant entering the waterbody. TMDLs are used to either limit further deterioration of waterbodies, or to improve current water quality.

Some of the strategies of TMDL implementation may include, the identification of various sources of pollution, stormwater treatment, implementation of updated ordinances, restriction of impervious surfaces, retrofitting stormwater systems, disconnection of impervious surfaces, and use of other best management practices (BMPs). Table 4 indicates the waterbodies within or flowing through the Borough that are listed on New Jersey's 2004 Integrated List of Waterbodies, Sublists 1 and 5 (<http://www.state.nj.us/dep/wmm/sgwqt/wat/index.html>). The sublist ranking indicates the quality of a given waterbody. Waterbodies on Sublist 1 have the highest or best water quality, and those on Sublist 5 have the lowest or worst quality water. It should be noted that this list includes waterbodies that are regularly sampled and tested. There may be other impacted waterbodies, which are not sampled, and therefore do not appear on this

list.

**Table 4: 2004 Integrated List of Water Bodies for the West Long Branch Borough Vicinity**

Sublist	Station Name/Waterbody	Site ID	Listed Parameters	Data Source
North Coast Subwatershed Region				
1	Branchport Creek-Tidal	45, R05	Dissolved Oxygen	Monmouth Co HD, NJDEP Coastal Monitoring
5	Branchport Creek-Tidal	45, R05	Fecal Coliform	Monmouth Co HD, NJDEP Coastal Monitoring
5	Franklin Lake-12	Franklin Lake	Phosphorous	NJDEP Clean Lakes
Mid Coast Subwatershed Region				
5	Whale Pond Brook at Larchwood Ave in Ocean	AN0477	Benthic Macroinvertebrates	NJDEP AMNET
1	Whale Pond Brook at Route 35 in Eatontown	01407617, 31	Phosphorus, Temperature, Dissolved Oxygen, Nitrate, Dissolved Solids, Total Suspended Solids, Unionized Ammonia	NJDEP/USGS Data, Monmouth Co HD
4	Whale Pond Brook at Route 35 in Eatontown	01407617, 31	Fecal Coliform	NJDEP/USGS Data, Monmouth Co HD
5	Whale Pond Brook at Route 35 in Eatontown	01407617, 31	pH	NJDEP/USGS Data, Monmouth Co HD

Sources: <<http://www.state.nj.us/dep/wmm/bfbm/>> Sub-list 1-5, New Jersey's 2004 Integrated List of Water Bodies, dated June 22, 2004

There are TMDLs established for some of the waterbodies listed above. Franklin Lake has an established TMDL for phosphorous. Franklin Lake is considered to be an eutrophic lake by the NJDEP. Whale Pond Brook at Rt. 35 in Eatontown is also listed as having a proposed TMDL for fecal coliform. This stream is listed as impaired for 3.7 river miles. While Eatontown is upstream of West Long Branch, this TMDL could affect the Borough. However, according to the Division of Watershed Management of the NJDEP, these are not stormwater specific TMDLs, and as such are not covered under this MSWMP.

In addition to State monitoring, the Monmouth County Planning Board has compiled lists of issues within the North Coast and Mid Coast sub watersheds. In their 2001 report, entitled "Monmouth Coastal Watersheds WMA 12 North Coast Subwatershed Region Issues List from Regional Surveys", the County Planning Board noted that the North Coast region suffered from lack of maintenance along stream corridors, lack of groundwater recharge, high fecal coliform



and nutrient loadings, lack of wetlands protection, overgrowth of invasive and non-native plant species, and lack of stormwater volume control to shellfish beds. The North Coast and Mid Coast subwatersheds are both listed as having issues with sedimentation, water quality, and erosion. The North Coast also has issues relating to stormwater infrastructure, and natural resource management, while the Mid Coast subwatershed has issues with water quantity.

The Monmouth County Health Department also has ambient monitoring sites for the Whale Pond Brook, in Eatontown, and Branchport Creek in Long Branch. These sites are monitored on average of four times per year for fecal coliform, pH, phosphorous, ammonia, TSS, and turbidity. Branchport Creek routinely has ammonia and phosphorous readings well above standard, as well as frequent above standard seasonal high levels for fecal coliform. Whale Pond Brook, also has above standard ammonia levels, as well as frequent above standards seasonal high levels for fecal coliform. The pH levels in Whale Pond Brook, in the past three years have ranged between from 6.1 in December of 2001, and 4.2 in October of the same year. However over the same period of time, the pH in Branchport Creek has remained fairly neutral pH.

#### ***WATER QUANTITY***

The Borough experiences some flooding during storm events. There are two areas in the Borough prone to flooding. The first area is located where the stream corridor runs along Whale Pond Road. This is believed to be a pipe and conveyance capacity issue. The second area is located along Norwood Avenue, which drains into Lake Takanassee. It is believed that flooding in this area is caused by downstream back-ups of the storm drainage system. Both of these areas can handle average rainfall events, but flood in storms more severe than the 25-year storm.

#### ***GROUNDWATER RECHARGE***

Increases in development of vacant sites have increased impervious surface areas. Impervious surface areas are portions of the development site covered with either structure and/or pavement that prevents the underlying soil from absorbing rainwater. Instead of entering the soil, rainwater from rooftops and pavement flows onto the adjacent ground, where it is partially absorbed into the ground (depending upon hydric soil classifications) or into drainage facilities and streams.

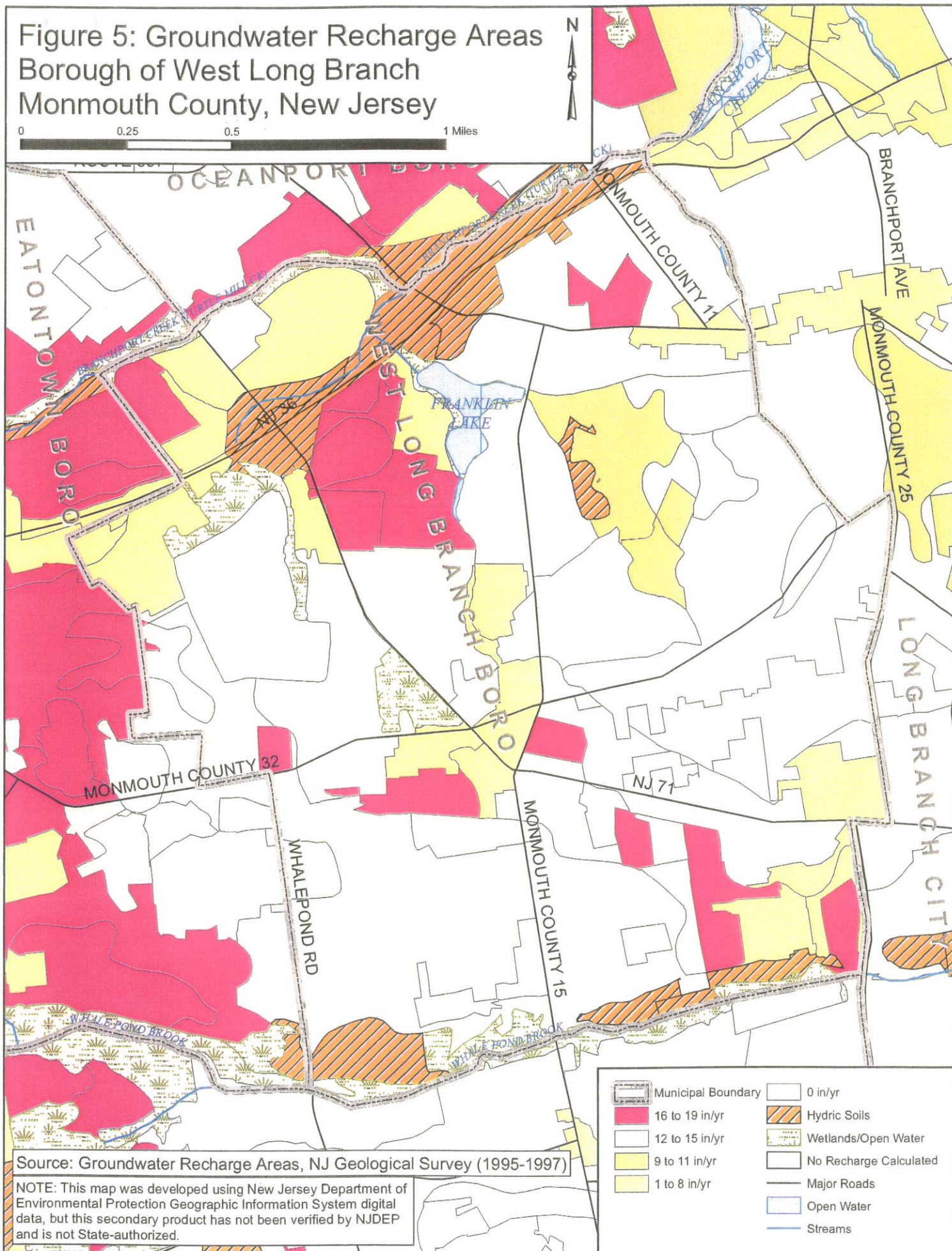
The greater the amount of impervious surface, the greater volume of stormwater runoff that drains away from a given site. Greater volumes of stormwater can result in high water elevations in some locations along streams and can exacerbate streambed erosion, and potentially cause downstream siltation. These dynamics alter the floodplain and have negative impacts on both the stream and river ecosystems.

Figure 5 illustrates the Borough's groundwater recharge areas. There are no wellheads located within the Borough, which is noted on Figure 6, entitled Wellhead Protection Areas. The Borough's water is provided by New Jersey American Water Company.



Figure 5: Groundwater Recharge Areas  
Borough of West Long Branch  
Monmouth County, New Jersey

0 0.25 0.5 1 Miles



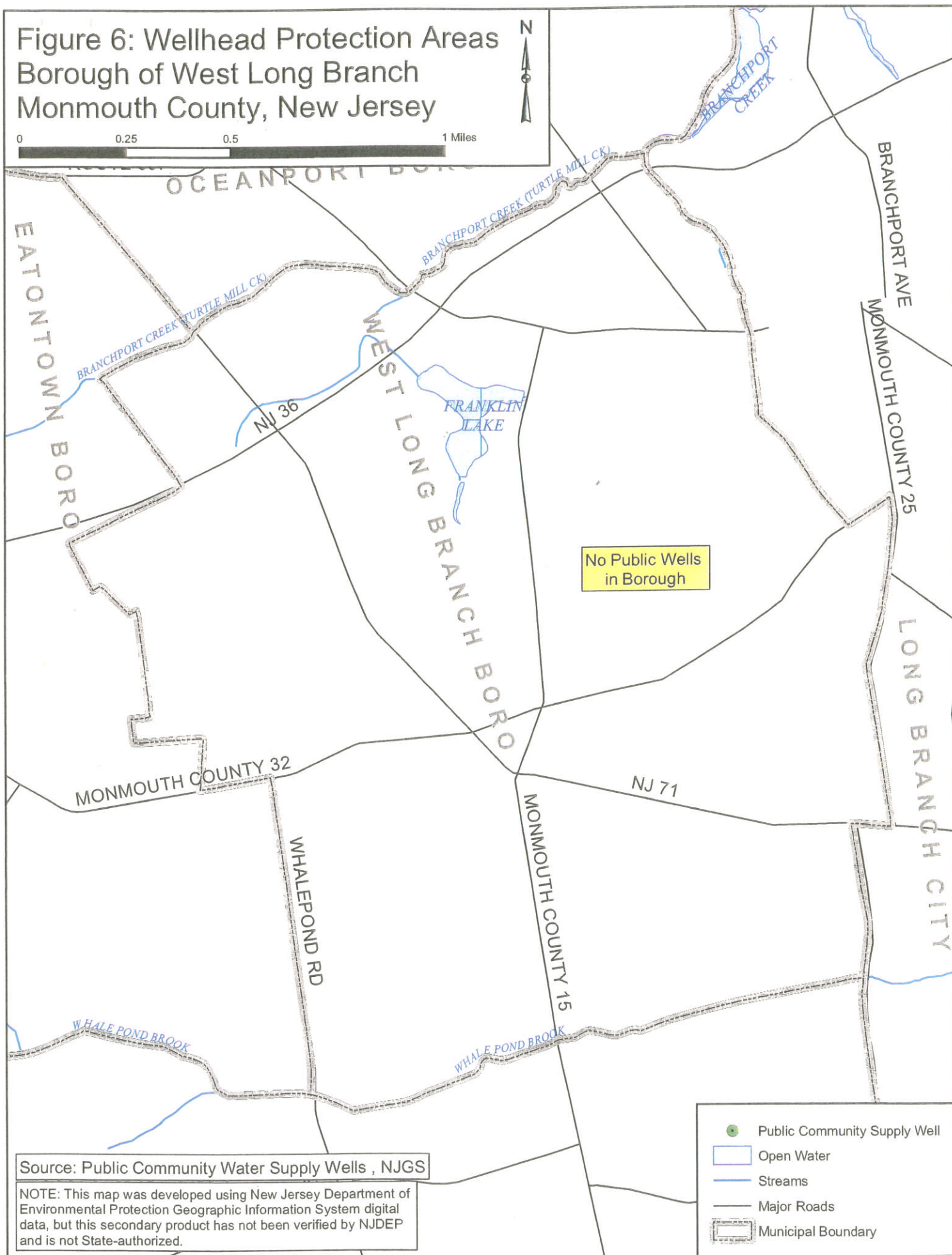
Source: Groundwater Recharge Areas, NJ Geological Survey (1995-1997)

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



Figure 6: Wellhead Protection Areas  
Borough of West Long Branch  
Monmouth County, New Jersey

0 0.25 0.5 1 Miles



Source: Public Community Water Supply Wells , NJGS

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

- Public Community Supply Well
- Open Water
- Streams
- Major Roads
- Municipal Boundary

## **DESIGN AND PERFORMANCE STANDARDS**

The Borough has adopted applicable design and performance standards for stormwater management measures as presented in N.J.A.C. 7:8-5 to reduce the negative impact of stormwater runoff on water quality and quantity, and loss of groundwater recharge in receiving waterbodies. The section of this MSWMP, entitled Stormwater Management Strategies, indicates actions appropriate for various types of development in West Long Branch. Ultimately, design and performance standards must contain the necessary language to maintain stormwater management measures consistent with the applicable stormwater management rules, N.J.A.C. 7:8-5.8 - Maintenance Requirements. This includes language for safety standards consistent with N.J.A.C. 7:8-6 - Safety Standards for Stormwater Management Basins. After adoption of the Borough's Ordinances were submitted to the Monmouth County Planning Board for review and approval.

A number of structural and nonstructural strategies require water to be retained for long periods of time. These requirements may increase the promulgation of mosquito breeding habitats. New development and redevelopment activities should be coordinated with the Monmouth County Mosquito Extermination Commission so that proposed structural and nonstructural strategies are properly maintained.

Proper inspection and maintenance are critical components for the successful performance of a stormwater management system. The Borough has prepared a Stormwater Pollution Prevention Plan (SPPP) to address inspection and maintenance for existing stormwater infrastructures throughout the Borough. Also included in the SPPP is the development of a Local Public Education Program to educate property owners on methods to reduce non-point source stormwater pollution such as proper waste disposal, solids and floatable controls, fertilizer and pesticide use, etc. New Development and redevelopment projects will be required to develop and submit a detailed operation and maintenance plan for each BMP established in accordance with the N.J.A.C. 7:8 - 5.8. Recommendations for proper maintenance procedures are available in the NJDEP's *New Jersey Stormwater Best Management Practices Manual* (BMP Manual). Copies of the maintenance plan(s) will be filed with the Borough Department of Public Works.

Borough personnel will observe construction of the project to ensure that the appropriate stormwater management measures are constructed and function as designed. Borough personnel will conduct periodic inspections after significant storms to ensure the system is functioning properly and to identify maintenance needs, if any. After this, annual checks will be done to identify any additional maintenance needs required. This may include clearing of blockages from inlets and/or outlet structures, removal of unhealthy vegetation or accumulated debris/materials.

Borough ordinances provide for the inspection of systems is permissible on private property, provided the necessary easements are in place, upon giving reasonable notice. Ordinances also provide for a time frame for maintenance procedures to occur upon receiving notice from the Borough that maintenance is required.

## **PLAN CONSISTENCY**

### ***REGIONAL STORMWATER MANAGEMENT PLANS***

Currently, there are no adopted Regional Stormwater Management Plans (Regional Plans) developed for waterbodies located “within” the Borough’s boundaries. This plan will be updated to be consistent with any Regional Plans that are established in the future. West Long Branch will take part in the development of any proposed Regional Plans that may affect waterbodies within or adjacent to the Borough.

### ***TOTAL MAXIMUM DAILY LOADS***

Franklin Lake currently has established a non-point source pollution TMDL for phosphorous. Also, Whale Pond Brook in Eatontown has a proposed TMDL for Fecal Coliform. According to the Division of Watershed Management of the NJDEP, these are not specific stormwater TMDL, and as such are not governed by this MSWMP. This plan will be updated to be consistent with any future stormwater TMDL established by the NJDEP.

### ***RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS)***

This Municipal Stormwater Management Plan is consistent with regulations established under the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21, and will be updated to remain consistent with any future updates of RSIS. Additionally, the Borough will use the latest update of RSIS during its reviews of residential area development for stormwater management.

### ***SOIL CONSERVATION***

The Borough’s Stormwater Management Control Ordinance requires that all new development and redevelopment projects comply with the Soil Erosion and Sediment Control Standards of New Jersey. In cooperation with the Freehold Soil Conservation District, Borough personnel will observe on-site soil erosion and sediment control measures as part of the construction site inspections and contact the District for inspection and enforcement follow up.

All development and redevelopment projects shall use the most recent DelMarVa unit hydrograph for stormwater calculations. In addition the Freehold Soil Conservation District

requires the use of the most recent design storm rainfall data for stormwater calculations. National Oceanographic and Atmospheric Administration (NOAA), the agency that develops statistical estimates of rainfall amounts, has increased its estimates for the majority of storm events, particularly the larger events. The following table indicates the old and new twenty-four hour rainfall amounts in inches for Monmouth County.

**Table 5: NRCS 24 Hour Design Storm Rainfall Depth (inches) – September 2004**

Storm Period	1 yr.		2 yr.		5 yr.		10 yr.		25 yr.		50 yr.		100 yr.	
	Old	New	Old	New	Old	New	Old	New	Old	New	Old	New	Old	New
Monmouth County	2.8	<b>2.9</b>	3.4	<b>3.4</b>	4.4	<b>4.4</b>	5.3	<b>5.2</b>	6.0	<b>6.6</b>	6.5	<b>7.7</b>	7.5	<b>8.9</b>

Source: NOAA, New Jersey Department of Agriculture.

### ***MONMOUTH COUNTY GROWTH MANAGEMENT GUIDE***

The Monmouth County Growth Management Guide, adopted in December 1995, sets forth a series of goals and objectives designed to enhance the quality of life for residents of Monmouth County. This plan is consistent with those objectives, which include:

- Encouraging the protection of the County's unique, diverse, natural and scenic natural resources; and
- Encouraging the protection and conservation of all water resources; and
- Promote the preservation and improvements of costal water resources; and
- Promote the preservation and improvements of surface water quality; and
- Encourage the preservation and improvements of groundwater quality and quantity; and
- Promote the preservation, restoration, and enhancement of wetlands and stream corridors in order to protect the adjacent water bodies, such as streams, rivers, lakes, bays and oceans.

This plan is consistent with the County Growth Management Guide by encouraging the protection of stream corridors and encouraging flood control and ground water recharge and through the implementation of the principals of non-structural and structural strategies. This Plan is also consistent with the County Growth Management Guide, by preserving and protecting valuable natural features within the Borough.

The Monmouth County Planning Board is currently working on a Coastal Monmouth Regional Plan which will become part of the County's Growth Management Guide. This plan will be updated, as necessary, to be consistent with the County's Coastal Monmouth Plan, as it is established in the future.

***STATE DEVELOPMENT OR REDEVELOPMENT PLAN (SDRP)***

This plan is consistent with the plans and policies of the SDRP, which was adopted in 2001. The SDRP places the majority of the lands in the Borough within the Metropolitan Planning Area (PA1). According to the State Plan, most of the communities within the PA1 planning area are fully developed or almost fully developed with little vacant land available for new development. This Plan is consistent with the State Plan by preserving and protecting the established residential character of the Borough, preserving and upgrading the existing utility infrastructure, providing adequate open space facilities, and preserving and protecting valuable natural features within the Borough. The plan is also consistent in that it promoted redevelopment and development in areas with existing infrastructure and limits development in environmentally sensitive areas.

## STORMWATER MANAGEMENT STRATEGIES

The Borough has reviewed its Master Plan (2003), and its pertinent development ordinances for consistency with the new stormwater regulations in 2005. Based on its review the Board found that the following sections required modification in order to incorporate the NJDEP's nonstructural strategies for stormwater management. It should be noted that the Borough is fully developed and minimal "major development"<sup>1</sup> is anticipated.

- ❑ **Chapter 18-7.4 Parking:** This section defines the Borough's parking regulations and ratios. Currently, there is no minimum stall length. This section should be revised to allow for a minimum stall length of eighteen feet and allow for a reduction of the stall length, particularly if vehicles are allowed to overhang into vegetated areas. The Borough should also review the reduction of stall ratios, if possible. Additionally, they should investigate establishing a landscape or buffer ordinance associated with the parking ordinance to encourage the disconnection of impervious surfaces.
- ❑ **Chapter 18-13.17 Design Standards:** This section describes the Borough's required design standards. This section should be modified to comply with the design, performance and safety standards described in the MSWMP and as required by N.J.A.C. 7:8.
- ❑ **Chapter 18-13.18 Design of Improvements: Sidewalks and Curbing:** This section should be modified to encourage the use of permeable paving systems for sidewalks where appropriate.
- ❑ **Chapter 18-13.19 Storm Drain Facilities:** This section describes the design and requirements for storm drainage in the Borough. This section should be updated to comply with the design, performance and safety requirements described in this MSWMP and as

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<sup>1</sup> Major Development – means any development that provides for ultimately disturbing one or more acres of land or increases impervious surface by one-quarter acre or more. Disturbance for the purpose of this rule is the placement of impervious surface or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. Projects undertaken by any government agency which otherwise meet the definition of 'major development' but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered "major development."



required by N.J.A.C. 7:8. This section may be revised or superceded by future NJDEP required municipal stormwater control ordinance.

- ❑ **Chapter 18-13.28 Off-Tract Improvements:** The stormwater section of this ordinance should be revised to comply with the design, safety, and performance standards in this MSWMP and as required by N.J.A.C. 7:8.
- ❑ **Chapter 18-13.32 Site Maintenance During Construction:** This section should be modified to include the standards described in this plan and as required by N.J.A.C. 7:8.

Revisions of the ordinances identified above allow the incorporation of the non-structural strategies.

### ***NONSTRUCTURAL STRATEGIES***

The MSWMP encourages the use of low impact design methods and recommends the practical use of the following nonstructural strategies for all major developments in accordance with the NJDEP's BMP Manual:

1. Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss.
2. Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces.
3. Maximize the protection of natural drainage features and vegetation.
4. Minimize the decrease in the pre-construction "time of concentration."
5. Minimize land disturbance including clearing and grading.
6. Minimize soil compaction.
7. Provide vegetated open-channel conveyance systems that discharge into and through stable vegetated areas.
8. Provide preventative source controls.

In addition, the NJDEP's BMP Manual further requires an applicant seeking approval for a major

development to specifically identify the nonstructural strategy selected and how they have been incorporated into the development's design. Finally, for each of those nonstructural strategies that were not able to be incorporated into the development's design due to engineering, environmental, or safety reasons, the applicant must provide a basis for this contention.

### ***Recommended Measures***

Recommendations in the BMP Manual may be implemented through the use of:

- **Vegetated Filter Strips**

Vegetated filter strips are best utilized adjacent to a buffer strip, watercourse or drainage swale since the discharge will be in the form of sheet flow, making it difficult to convey the stormwater downstream in a normal conveyance system (swale or pipe).

- **Stream Corridor Buffer Strips**

Buffer strips are undisturbed areas between development and the receiving waters. There are two management objectives associated with stream and valley corridor buffer strips:

- To provide buffer protection along a stream and valley corridor to protect existing ecological form and functions; and
- To minimize the impact of development on the stream itself (filter pollutants, provide shade and bank stability, reduce the velocity of overland flow).

Buffers only provide limited benefits in terms of stormwater management; however, they are an integral part of a system of best management practices.

- **The Stabilization of Banks, Shoreline and Slopes**

The root systems of trees, shrubs and plants effectively bind soils to resist erosion. Increasing the amount of required plant material for new and redeveloped residential and non-residential sites should be encouraged throughout the Borough. Planting schemes should be designed by a certified landscape architect to combine plant species that have

complementary rooting characteristics to provide long-term stability, as well as encourage the use of native plants and vegetation.

- **Deterrence of Geese**

Maintaining or planting dense woody vegetation, tall fescue or unfavorable grasses around the perimeter of a pond or wetland is the most effective means of deterring geese from taking over and contaminating local lakes and ponds. Minimizing the amount of land that is mowed will also limit the preferred habitat for geese. Other methods and/or actions should also be investigated.

- **Fertilizers**

The use of fertilizers to create the “perfect lawn” is an increasing common problem in many residential areas. Fertilizer run-off increases the level of nutrients in water bodies and can accelerate eutrophication<sup>2</sup> in the lakes and rivers and continue on to the coastal areas. The excessive use of fertilizer causes nitrate contamination of groundwater. Good fertilizer maintenance practices help in reducing the amount of nitrates in the soil and thereby lower its content in the water. Initially, the Borough should work with the NJDEP to educate homeowners of the impacts of the overuse of fertilizers. This discussion should include other techniques to create a “green lawn” without over fertilizing. Almost as important as the use of fertilizer, is the combination of over fertilizing and over watering lawns. In many cases this leads to nutrient rich runoff, which ultimately migrates to a nearby stream, lake or other water body. If fertilizer is applied correctly, the natural characteristics of the underlying soils will absorb or filter out the nutrients in the fertilizer.

### ***STRUCTURAL STORMWATER MANAGEMENT***<sup>3</sup>

In Chapter 9 of its BMP Manual, the NJDEP identifies several structural stormwater management options. The Borough recommends the following structural devices. These structural methods should only be used after all non-structural strategies are deemed

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<sup>2</sup> Eutrophication - The normally slow aging process by which a lake evolves into a bog or marsh and ultimately assumes a completely terrestrial state and disappears.

<sup>3</sup> Definitions provided in the NJDEP – Stormwater Best Management Practices Manual at: [http://www.njstormwater.org/tier\\_A/bmp\\_manual.htm](http://www.njstormwater.org/tier_A/bmp_manual.htm)

impracticable or unsafe. Specifically, the Borough encourages the use of structural stormwater management systems in a manner that maximizes the preservation of community character:

- **Bioretention Systems**

A bioretention system consists of a soil bed planted with native vegetation located above an underdrained sand layer. It can be configured as either a bioretention basin or a bioretention swale. Stormwater runoff entering the bioretention system is filtered first through the vegetation and then the sand/soil mixture before being conveyed downstream by the underdrain system. Runoff storage depths above the planting bed surface are typically shallow. The adopted Total Suspended Solids (TSS) removal rate for bioretention systems is 90%.

- **Constructed Stormwater Wetlands**

Constructed stormwater wetlands are wetland systems designed to maximize the removal of pollutants from stormwater runoff through settling and both uptake and filtering by vegetation. Constructed stormwater wetlands temporarily store runoff in relatively shallow pools that support conditions suitable for the growth of wetland plants. The adopted removal rate for constructed stormwater wetlands is 90%.

- **Dry Wells**

A dry well is a subsurface storage facility that receives and temporarily stores stormwater runoff from roofs of structures. Discharge of this stored runoff from a dry well occurs through infiltration into the surrounding soils. A dry well may be either a structural chamber and/or an excavated pit filled with aggregate. Due to the relatively low level of expected pollutants in roof runoff, a dry well cannot be used to directly comply with the suspended solids and nutrient removal requirements contained in the NJDEP Stormwater Management Rules at N.J.A.C. 7:8. However, due to its storage capacity, a dry well may be used to reduce the total stormwater quality design storm runoff volume that a roof would ordinarily discharge to downstream stormwater management facilities. Care should be taken with the location and size of drywells due to potential impacts on basements and foundations.

- **Extended Detention Basins**

An extended detention basin is a facility constructed through filling and/or excavation that provides temporary storage of stormwater runoff. It has an outlet structure that detains and attenuates runoff inflows and promotes the settlement of pollutants. An extended detention basin is normally designed as a multistage facility that provides runoff storage and attenuation for both stormwater quality and quantity management. The adopted TSS removal rate for extended detention basins is 40 to 60%, depending on the duration of detention time provided in the basin.

- **Infiltration Basins**

An infiltration basin is a facility constructed within highly permeable soils that provides temporary storage of stormwater runoff. An infiltration basin does not normally have a structural outlet to discharge runoff from the stormwater quality design storm, but may require an emergency overflow for extraordinary storm events. Instead, outflow from an infiltration basin is through the surrounding soil. An infiltration basin may also be combined with an extended detention basin to provide additional runoff storage for both stormwater quality and quantity management. The adopted TSS removal rate for infiltration basins is 80%.

- **Manufactured Treatment Devices**

A manufactured treatment device is a pre-fabricated stormwater treatment structure utilizing settling, filtration, absorptive/adsorptive materials, vortex separation, vegetative components, and/or other appropriate technology to remove pollutants from stormwater runoff. The TSS removal rate for manufactured treatment devices is based on the NJDEP certification of the pollutant removal rates on a case-by-case basis. Other pollutants, such as nutrients, metals, hydrocarbons, and bacteria can be included in the verification/certification process if the data supports their removal efficiencies.

- **Pervious Paving Systems**

Pervious paving systems are paved areas that produce less stormwater runoff than areas

paved with conventional paving. This reduction is achieved primarily through the infiltration of a greater portion of the rain falling on the area than would occur with conventional paving. This increased infiltration occurs either through the paving material itself or through void spaces between individual paving blocks known as pavers. Pervious paving systems are divided into three general types. Each type depends primarily upon the nature of the pervious paving surface course and the presence or absence of a runoff storage bed beneath the surface course. Porous paving and permeable paver with storage bed systems treat the stormwater quality design storm runoff through storage and infiltration. Therefore, these systems have adopted TSS removal rates similar to infiltration structures. Care must be taken with the use of pervious systems to avoid subgrade instability and frost related deterioration. Pervious paving systems also require significant maintenance to maintain their designed porosity.

- **Sand Filters**

A sand filter consists of a forebay and underdrained sand bed. It can be configured as either a surface or subsurface facility. Runoff entering the sand filter is conveyed first through the forebay, which removes trash, debris, and coarse sediment, and then through the sand bed to an outlet pipe. Sand filters use solids settling, filtering, and adsorption processes to reduce pollutant concentrations in stormwater. The adopted TSS removal rate for sand filters is 80%.

- **Vegetative Filters**

Vegetated filter strips are engineered stormwater conveyance systems that treat small drainage areas. Pollutants suspended in the runoff or attached to the suspended soil particles are removed by filtration, absorption and gravity sedimentation.

A vegetative filter is an area designed to remove suspended solids and other pollutants from stormwater runoff flowing through a length of vegetation called a vegetated filter strip. The vegetation in a filter strip can range from turf and native grasses to herbaceous and woody vegetation, all of which can either be planted or indigenous. It is important to note that all runoff to a vegetated filter strip must both enter and flow through the strip as sheet flow. Failure to do so can severely reduce and even eliminate the filter strip's pollutant removal

capabilities. The total suspended solid (TSS) removal rate for vegetative filters will depend upon the vegetated cover in the filter strip.

#### ▪ **Wet Ponds**

A wet pond is a stormwater facility constructed through filling and/or excavation that provides both permanent and temporary storage of stormwater runoff. It has an outlet structure that creates a permanent pool and detains and attenuates runoff inflows and promotes the settlement of pollutants. A wet pond, also known as a retention basin, can be designed as a multi-stage facility that provides extended detention for enhanced stormwater quality design storm treatment and runoff storage and attenuation for stormwater quantity management. The adopted TSS removal rate for wet ponds is 50 to 90% depending on the permanent pool storage volume in the pond and, and the length of the retention time provided by the pond.

Table 6, below, summarizes the approximate TSS removal rates for these structures. Final TSS removal rates should be calculated for each structure based on its final design parameters.

**Table 6: TSS Removal Rates for BMPs**

<b>Best Management Practice (BMP)</b>	<b>Adopted TSS Removal Rate (%)</b>
Bioretention System	90
Constructed Stormwater Wetland	90
Dry Well	Volume Reduction Only
Extended Detention Basin	40-60*
Infiltration Structure	80
Manufactured Treatment Device	See N.J.A.C 7:8-5.7(d)
Pervious Paving System	Volume Reduction Or 80 (with infiltration bed)
Sand Filter	80
Vegetative Filter	60-80
Wet Pond	50-90*

\*based on volume and detention time  
Source: NJDEP BMP Manual, Apr. 2004.

Each of these structures has advantages and disadvantages to manage stormwater. As previously noted West Long Branch is a fully developed community and anticipates the majority of new construction as residential infill development that will disturb less than 1 acre of land.



## **LAND USE/ BUILD-OUT ANALYSIS**

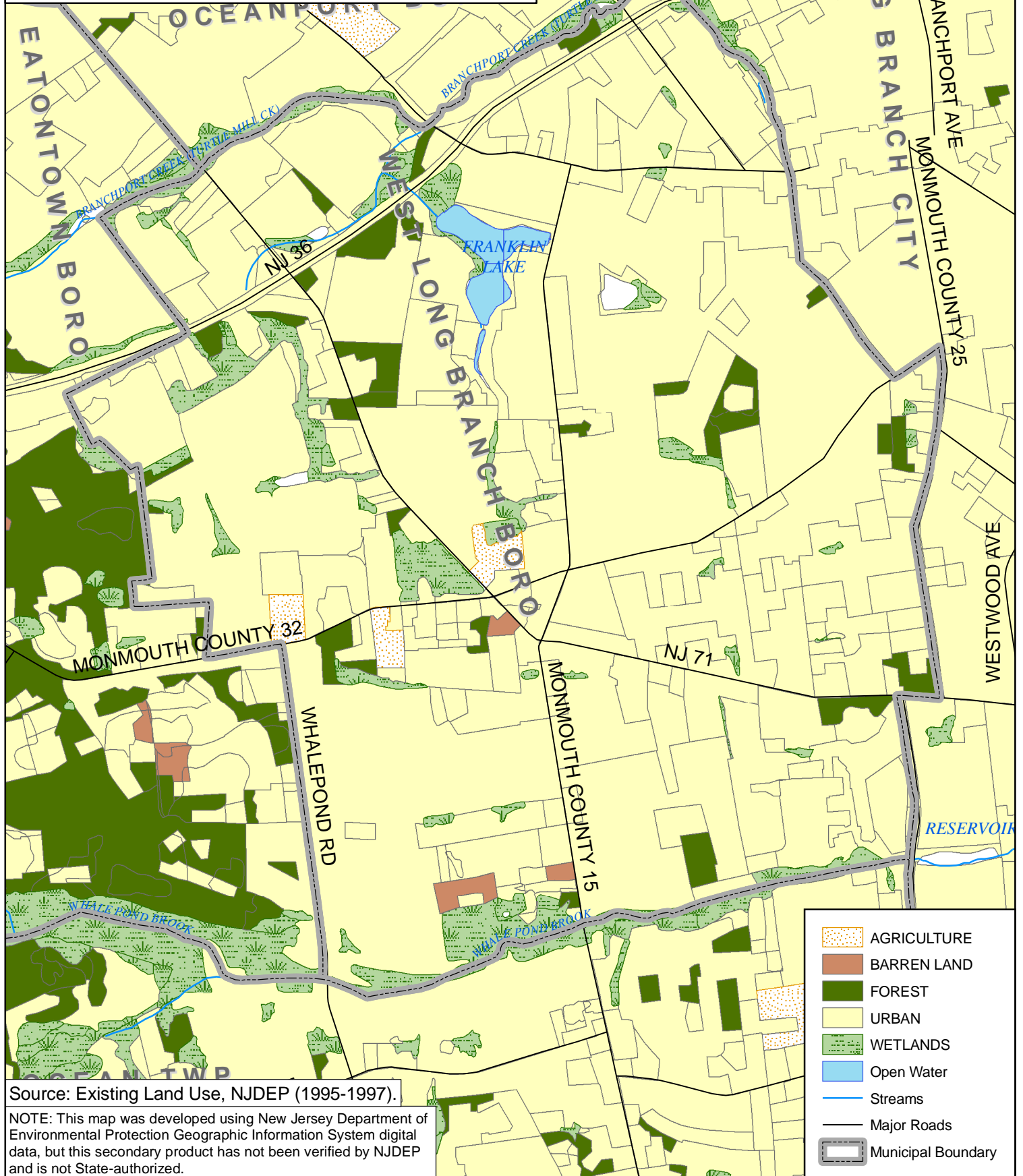
The Borough has approximately 40 acres of developable land (see Table 3). As the Borough of West Long Branch has less than one (1) square mile of developable or vacant land, it is exempt from the NJDEP regulations requiring the development of a build-out analysis, which would indicate the potential for development within the Borough.

Refer to Figure 7 for a copy of the Borough's 1995/1997 Land Use Map and Figure 8 for the zoning map. Figure 9 illustrates the Hydrologic Units (HUC-14s) or sub watersheds within the Borough and Figure 10 shows the environmentally constrained lands. As noted above, there are approximately 40 acres of lands that are currently private vacant lands. Since the Borough's Development Regulations permits a maximum of 30 to 40 percent building coverage, ultimate build-out of West Long Branch could generate as much as 15 acres of additional building coverage. It is anticipated that this development will be split between the Branchport Creek HUC-14, in the northern half of the Borough and the Wale Pond Brook HUC-14 in the southern part of the Borough. The Borough should implement measures to minimize additional pollution into the surrounding water bodies.

Figure 7: 1995/1997 Land Use  
Borough of West Long Branch  
Monmouth County, New Jersey

3

0 0.25 0.5 1 Miles



Source: Existing Land Use, NJDEP (1995-1997).

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Figure 8: Zoning Map

# BOROUGH OF WEST LONG BRANCH Monmouth County

## Existing Land Use and Zoning

Adopted: December 9, 2003

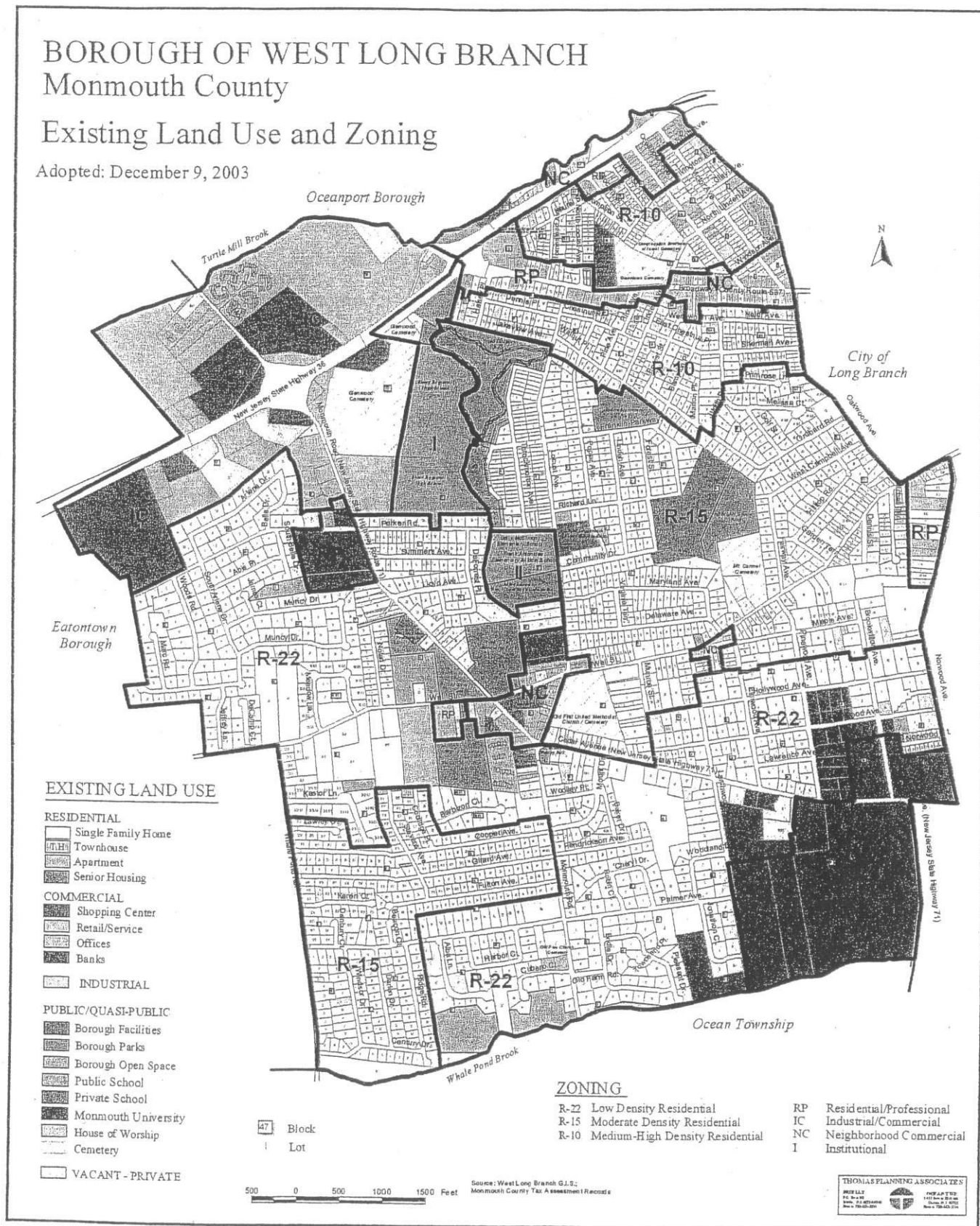


Figure 9: Hydrologic Units (HUC-14s)  
Borough of West Long Branch  
Monmouth County, New Jersey

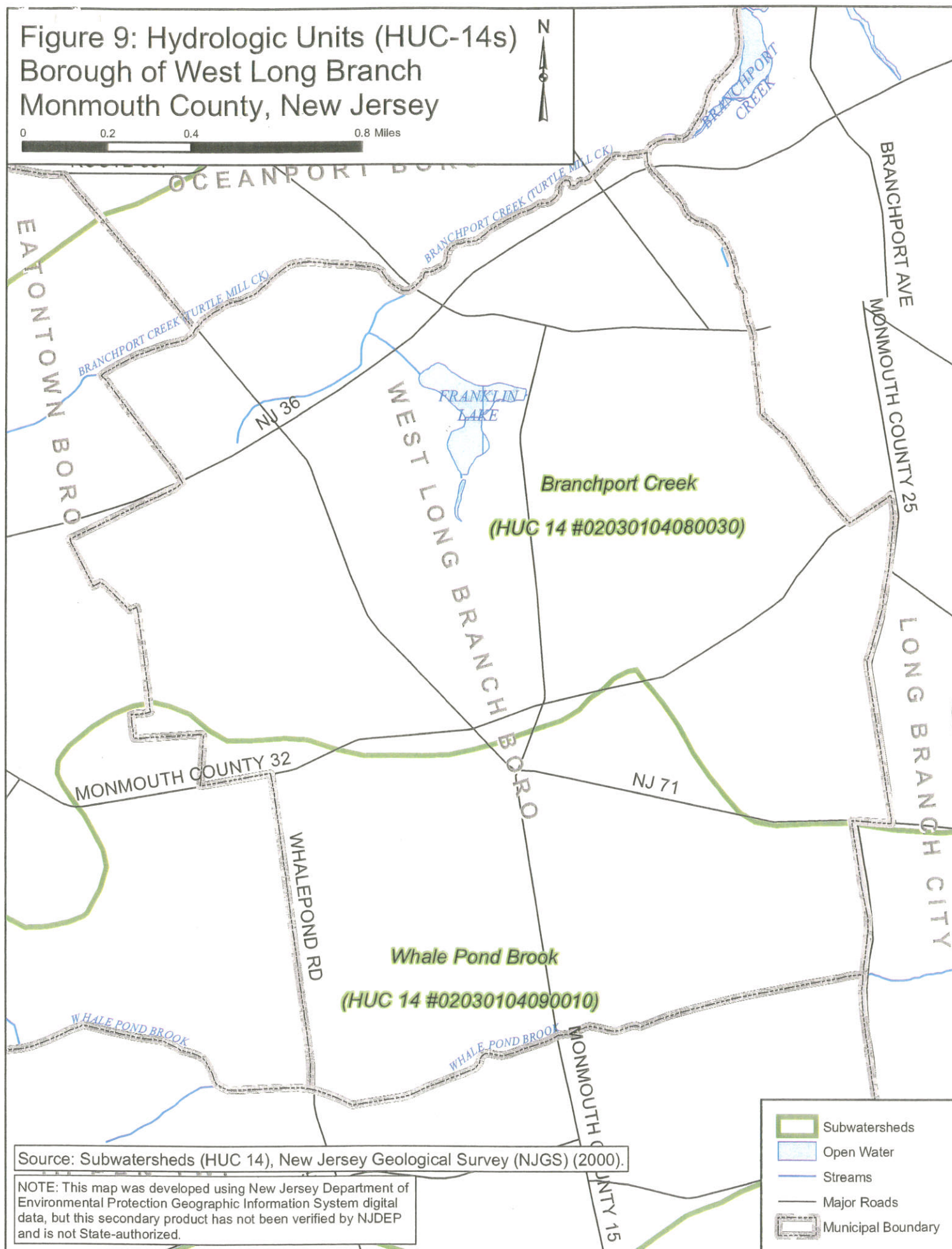




Figure 10: Environmental Constraints  
Borough of West Long Branch  
Monmouth County, New Jersey



Source: Freshwater Wetlands, NJDEP (1999).  
Flood Hazard, Federal Emergency Management Agency (1996).

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

- Freshwater Wetlands
- 100 Year Flood Hazard
- Open Water
- Streams
- Major Roads
- Municipal Boundary

## **MITIGATION PLAN**

This mitigation plan is provided for proposed development or redevelopment projects that seek a variance or exemption from the stormwater management design and performance standards set forth in this MSWMP and N.J.A.C. 7:8-5.

### ***MITIGATION PROJECT CRITERIA***

To grant a variance or exemption from the stormwater regulations, new development and redevelopment plan applications must propose a mitigation project located within the same drainage basin as the proposed development/redevelopment. Proposed mitigation projects must provide for additional groundwater recharge benefits, protection from stormwater runoff quantity or quality from previously developed property that does not currently meet the design and performance standards outlined in this MSWMP. Mitigation projects should also be as close in terms of hydrology and hydraulics to the proposed development/redevelopment as possible.

Projects must be proposed on an equivalent basis. Developers must propose a mitigation project similar in kind to the variance or exemption being requested. Proposed mitigation projects cannot adversely impact the existing environment and must be consistent with the NJDEP requirements and the NJDEP *Municipal Mitigation Guidance* document dated March 7, 2006.

### ***DEVELOPER MITIGATION PLAN REQUIREMENTS***

Proposed mitigation projects shall have Mitigation Plans submitted to the Borough for review and approval prior to granting final approval for site development. Developers should include the following in a Mitigation Plan:

- Mitigation Project Name, Owner name and address, Developer name and address, Mitigation Project Location, Drainage Area, Cost Estimate;
- Proposed mitigation strategy and impact to sensitive receptor. What is being impacted, mitigated, and how;
- Legal authorization required for construction and maintenance;
- Responsible Party including: required maintenance, who will perform the maintenance,

proposed cost of maintenance, and how it will be funded;

- All other permits required for construction of the mitigation project;
- Cost estimate of construction inspection; and
- Reason a waiver or exemption is requested and supporting evidence.

Due to the lack of vacant or developable land, it is anticipated that the majority of the mitigation projects proposed will result in retrofitting/rehabilitation of existing stormwater facilities and natural infrastructures. The Borough does not currently have any specific mitigation projects developed at this time. However, this plan recognizes that other projects may be identified in the future by the Borough and/or a Regional Stormwater Planning Area, subject to the approval of the Planning Board or Borough Engineer. The following strategies have been identified to date, as possible mitigation strategies:

- Installation of new inlet casting heads on existing Borough streets, not the subject of a rehabilitation project, for solids and floatable control for water quality.
- Disconnecting of impervious surfaces, such as redirecting existing roof drains from the storm sewer system to an overland discharge.
- Removal of accumulated silt and sediment from Borough streams in flood prone areas to provide additional storage volume to improve water quantity.
- Retrofitting of existing Borough stormwater management facilities to improve water quality, water quantity and/or groundwater recharge.
- Infrastructure improvements address exiting flooding problems and pipe conveyance/capacity issues where the stream corridor runs along Whale Pond Brook and the area located along Norwood Avenue that drains into Lake Takanassee.

More detailed information may be available from the Borough or the Borough Engineer's office. It is the developer's responsibility to provide a detailed study of any proposed mitigation project, and provide the Borough with a proposed mitigation plan for review and approval.

## RECOMMENDATIONS

The following are additional recommendations associated with this Stormwater Management Plan Element of the *Master Plan*:

- ✧ ***Recommendation A: Review and update the existing Zoning Regulations to implement the principals of non-structural and structural stormwater management strategies to reduce stormwater quantity, improve stormwater quality and to maintain or increase groundwater recharge.***

Portions of the existing Zoning Regulations are inconsistent with recently adopted New Jersey Department of Environmental Protection (NJDEP) Stormwater Management Regulations and the NJDEP *Best Management Practices for the Control of Non-Point Source Pollution from Stormwater Manual*. Some of these inconsistencies are identified in Stormwater Management Strategies section above. The Borough should update their existing regulations to be in conformance with these regulations and to minimize inconsistencies or conflicts.

- ✧ ***Recommendation B: Educate residents and commercial entities on the impacts of the overuse of fertilizers and good fertilizer maintenance practices. Investigate bans or limits on specific fertilizers/pesticides based on toxicity and governmental recommendations. Investigate licensing of commercial entities for use of fertilizer.***

As stated in the Stormwater Management Strategies section above, the overuse of fertilizers has a significant detrimental impact on surface water bodies and groundwater. The Borough should work with the NJDEP to educate residents on these impacts and encourage residents to use techniques to create a “green lawn” without over-fertilizing and/or to convert lawn areas to other kinds of vegetation that do not require fertilization and other chemical treatments including pesticides. Many lawn services also “overspray” fertilizer onto roadways and adjacent properties. The Borough should investigate methods to minimize the application of fertilizers beyond property lines.



Additionally, many chemicals used in pesticides and fertilizers are pollutants. The Borough should investigate current governmental research, bans, or limitations on the use of fertilizers and pesticides to determine if the Borough should provide additional regulations concerning their use.

The Borough should also investigate licensing commercial lawn care/landscape entities to operate within the Borough. Licensing of these entities will allow the Borough some control over the number of operating entities, as well as allow for regulation of the use and frequency of fertilizers and pesticides.

❖ ***Recommendation C: Educate residents on techniques to deter geese.***

Geese population can take over and contaminate local water bodies. The planting of vegetation, such as tall fescue, unfavorable grasses or mixed grassed with periwinkle, ivy, myrtle or pachysandra, around the perimeter of a waterbody is an effective means of deterring geese.

❖ ***Recommendation D: Seek to ensure the inspection, monitoring, and maintenance of all stormwater management facilities and develop strategies for all existing and future maintenance and improvements.***

Stormwater facilities require regular maintenance to ensure effective and reliable performance. Failure to perform the necessary maintenance can lead to diminished performance, deterioration and failure. In addition, a range of health and safety problems, including mosquito breeding and the potential for drowning, can result from improperly maintained facilities. To minimize these risks, the Borough should implement a procedure for regular inspection, monitoring, and maintenance of Borough owned stormwater facilities.

Additionally, there are a number of privately maintained stormwater facilities within the Borough. The Borough should work with the various property owners, residents and

business owners to identify maintenance and/or improvements needs and develop strategies for regular inspection and maintenance of these facilities.

The Borough should also encourage the use of low impact design methods and non-structural strategies that require less maintenance.

- ✧ ***Recommendation E: Encourage existing storm drains to be replaced with bicycle safe grates and Campbell Foundry Model #J-ECO inlet heads (or equal) to prevent floatable and solid debris from entering the storm water conveyance system.***

Typical roadway debris, such as bottles and cans, can easily enter stormwater conveyance systems through typical inlet openings. This debris is then transported downstream into the receiving water bodies. By replacing existing storm drain inlets with new inlet grates and inlet heads, which have a maximum opening size of 2-inches by 4-inches, the amount of debris entering the stream can be reduced, improving water quality.

- ✧ ***Recommendation F: Investigate re-defining “major development” to be more inclusive of residential redevelopment.***

The NJDEP defines “major development” as one or more acres of disturbance or ¼ or more acres of new impervious coverage. As the Borough is mostly developed, it is unlikely that the Borough will receive many applications meeting this definition and enacting this MSWMP. The Borough should investigate redefining these thresholds to include smaller lot redevelopment and infill development, or to be more stringent in areas of particular environmental sensitivity.

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# **HOUSING PLAN ELEMENT AND FAIR SHARE PLAN**

## **BOROUGH OF WEST LONG BRANCH**

Monmouth County, New Jersey

**January 22, 2010**

Consultants to the Planning Board and Borough Council:



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*The original was signed and sealed in accordance with N.J.S.A. 45:14A-12 and N.J.A.C. 13:41-1 et seq.*

# **BOROUGH OF WEST LONG BRANCH HOUSING PLAN AND FAIR SHARE PLAN**

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## **INTRODUCTION**

The purpose of this "Housing Element and Fair Share Plan" is to address the Borough responsibility to provide for its regional fair share of affordable housing in accordance with Round 3 Rules established by the New Jersey Council on Affordable Housing (COAH). The Plan has been prepared to address applicable statutory and regulatory requirements for the preparation of an affordable housing plan. These include:

1. Compliance with the Fair Housing Act, Section 10 of P.L. 1985, c.222 (N.J.S.A. 52:27D-310), which requires a municipal housing plan element to achieve the goal and access to affordable housing to meet present and prospective needs;
2. Addressing the requirements of the Municipal Land Use Law N.J.S.A. 40:55D-1 et seq. for preparation of a municipal "Housing Plan Element"; and
3. Meeting the requirements of the New Jersey Council on Affordable Housing (COAH) Procedural Rules, N.J.A.C. 5:96-1 et seq., adopted May 6, 2008, effective June 2, 2008 as amended through October 18, 2008, and Substantive Rules, N.J.A.C. 5:97-1 et seq. adopted May 6, 2008, effective June 2, 2008 as amended through April 6, 2009.

This Housing Plan Element is designed to address the COAH determined Round 1 and Round 2 obligation for the Borough and to address the 1999-2018 Round 3 projected affordable housing growth share obligation established for the Borough by COAH. Affordable housing obligations under the COAH Rules are cumulative and this Plan addresses the affordable housing requirements for the period 1987 to 2018 including: Round 1 (1987- 1993); Round 2 (1993-1999); and Round 3 (1999 to 2018).

The cumulative affordable housing obligation for the Borough consists of three components:

1. Deficient housing units within the Borough occupied by low- and moderate-income households, referred to as "Rehabilitation Share";
2. Remaining "Prior Round Obligation" assigned by the COAH for the period 1987 through 1999; and
3. The projected "Growth Share Obligation" for the period January 1, 2004 through December 31, 2018 based on projections provided by COAH or alternatively the municipality for household and employment growth. (See N.J.A.C. 5:97-2.2)

**Rehabilitation Share** - The Round 3 “rehabilitation share” of a Housing Plan is a measure of older, crowded, deficient housing within the Borough that is occupied by low and moderate income households based on 2000 U.S. Census data. The Round 3 obligation replaces the Round 2 “rehabilitation component” in determining the overall municipal rehabilitation fair share obligation. The Round 3 rehabilitation share is equal to the sum of the overcrowded and dilapidated units, multiplied by its regional low-moderate income deterioration share minus its rehabilitation share credit. The rehabilitation shares for municipalities throughout the State were calculated by COAH and are provided in the Round 3 COAH Rules in "Appendix B - COAH Rehabilitation Share Methodology" of N.J.A.C. 5:97. COAH determined that the Borough of West Long Branch has a calculated rehabilitation share of zero (0) housing units for Round 3.

**Prior Round Obligations** - The West Long Branch Borough affordable housing obligations established by COAH for prior Rounds 1 and 2 for the periods 1987 to 1993 and 1993 to 1999 consist of a combined prior round obligation of 219 affordable housing units.

The combined Round 1 and 2 obligation was previously addressed by the Borough in its adopted March 11, 1997 Housing Plan Element and Fair Share Plan prepared by John Lynch, P.P., A.I.C.P., of Queale and Lynch, Inc. The 1997 Housing Plan included a vacant land inventory which determined that two (2) lots had the potential to be developed for low and moderate income housing and that its fair share number could be “adjusted” under the COAH Rules to three (3) affordable units. Since the adoption of the Housing Plan in 1997 lot 29 in Block 67 was developed for a bank and other retail uses and Lot 1 in Block 107 was subdivided. The 1997 Plan was not submitted to COAH.

A Round 3 Housing Plan was prepared by Thomas Planning Associates and adopted by the Planning Board on September 12, 2006 and endorsed by the Borough Council on September 20, 2006 in accordance with the original COAH Round 3 regulations which were adopted December 20, 2004. The Housing Plan provided for a residential growth share of 3 units and a non-residential growth share of zero (0) units for the period 2004 to 2014 pursuant to COAH projections. The overall goal of that Housing Plan was to utilize the municipal zoning option (N.J.A.C. 5:94-4.4) to provide for construction of affordable housing on-site. The Borough identified two (2) senior housing sites in its adopted December 9, 2003 Land Use Plan Element of the Master Plan and one (1) additional under developed site for multi-family housing.

**Round 3 Municipal Growth Share** - COAH adopted Revised Round 3 Rules on May 6, 2008 and effective June 2, 2008. These Rules have been amended through April 6, 2009. The Revised Rules provide for municipal growth share of affordable housing based on two components which generate an affordable housing need: household or residential growth share and job or non-residential growth share for the period January 1, 2004 through December 31, 2018. Affordable housing growth share is initially calculated by COAH based on projections of overall household and job growth and then converted into a projected affordable housing growth share obligation by applying COAH defined residential and non-residential affordable housing ratios. These projections are provided in Appendix F of the COAH Round 3 Rules (N.J.A.C. 5:97 et seq.).

Residential growth share is defined and calculated as one (1) affordable unit among five (5) new housing units which receive a certificate of occupancy (CO) from January 1, 2004 through December 31, 2018. Non-residential growth share is defined as one (1) affordable unit for every

16 new jobs generated by non-residential construction for the same time period based on a ratio of jobs per square foot for new non-residential construction and for additions to existing non-residential development.

As an alternate to the household and employment projections established by COAH at N.J.A.C. 5:97-2.3 (a) - (f), a municipality may rely upon its own household and employment growth projections provided the total growth share resulting from the municipal household and employment growth projections exceeds the total growth share resulting from the household and employment growth projections in Appendix F of COAH Rules N.J.A.C. 5:97-2.3 (d) 1 & 2.

Municipalities are required to plan for the COAH projected affordable housing need for the period 2004 through 2018 unless they secure an adjustment pursuant to N.J.A.C. 5:97-5.6 based upon a lack of sufficient vacant developable land to support the growth projected by COAH. See N.J.A.C. 5:97-5.6.

Based on initial projections of new residential units and new jobs prepared by the Econsult Corporation as contained in Appendix F of the Round 3 Rules adopted by COAH, the projected affordable growth share estimates for the Borough of West Long Branch show an increase of 70 new housing units from 2,544 in 2004 to 2,614 in 2018 and an increase of 205 jobs from 5,855 in 2004 to 6,060 in 2018. The results of the COAH projections are as follows:

COAH Residential Projection

2,544 housing units (2004) - 2,614 projected housing units (2018) = 70 projected new housing units ÷ 5 = 14 residential growth share affordable housing units

COAH Non-Residential Projection

5,855 jobs (2004) - 6,060 jobs (2018) = 205 projected new jobs ÷ 16 = 12.8 non-residential growth share affordable housing units

COAH Total Growth Share Projection 2004 through 2018

The residential growth share component of 14 + the non-residential component of 12.8 projected affordable housing units = 26.8 total projected affordable new housing units (rounded to 27 affordable units)

**Municipal Land Use Law, Fair Housing Law and COAH Rules for Preparation of a Housing Plan Element**

The Municipal Land Use Law (N.J.S.A. 40:55D-1, et. seq.) provides that a municipal Master Plan must include a Housing Plan Element as a prerequisite for the adoption of zoning ordinances and zoning amendments. This Housing Element and Fair Share Plan was prepared in accordance with N.J.S.A. 40: 55D-28. Pursuant to Section 10 of the Fair Housing Act (N.J.S.A. 52:27D-310), a municipal Housing Plan Element is to be designed to achieve the goal of providing access to affordable housing to meet present and prospective housing needs, with particular attention to "low" and "moderate" income housing, containing at least:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to



"low" and "moderate" income households and substandard housing capable of being rehabilitated;

- b. A projection of the municipality's housing stock, including the probable future construction of "low" and "moderate" income housing, for the next ten (10) years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level, and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's "present" and "prospective" "fair share" for "low" and "moderate" income housing and its capacity to accommodate its "present" and "prospective" housing needs, including its "fair share" for "low" and "moderate" income housing; and
- f. A consideration of the lands that are most appropriate for construction of "low" and "moderate" income housing and of the existing structures most appropriate for conversion to, or rehabilitate for, "low" and "moderate" income housing, including a consideration of lands of developers who have expressed a commitment to provide "low" and "moderate" income housing.

Additionally, the Round 3 COAH Rules require that a Housing Plan Element include the following items pursuant to N.J.A.C. 5:97-2.3 for its review and granting of "substantive certification":

- a. Household projection for the municipality as provided in Appendix F of N.J.A.C. 5:97;
- b. The employment projection for the municipality as provided in Appendix F;
- c. The municipality's prior round obligation from Appendix C.
- d. The municipality's rehabilitation share from Appendix B.
- e. The projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4; and;
- f. An inventory of all non-residential building space by use group that was fully vacant as of the date of petition, to the extent feasible.

This Round 3 Housing Plan Element addresses each of the required items under the Municipal Land Use Law, the Fair Housing Law and the Revised Round 3 COAH Rules effective June 4, 2008 as amended through April 6, 2009.

## **WEST LONG BRANCH GEOGRAPHIC AND LAND USE CHARACTERISTICS**

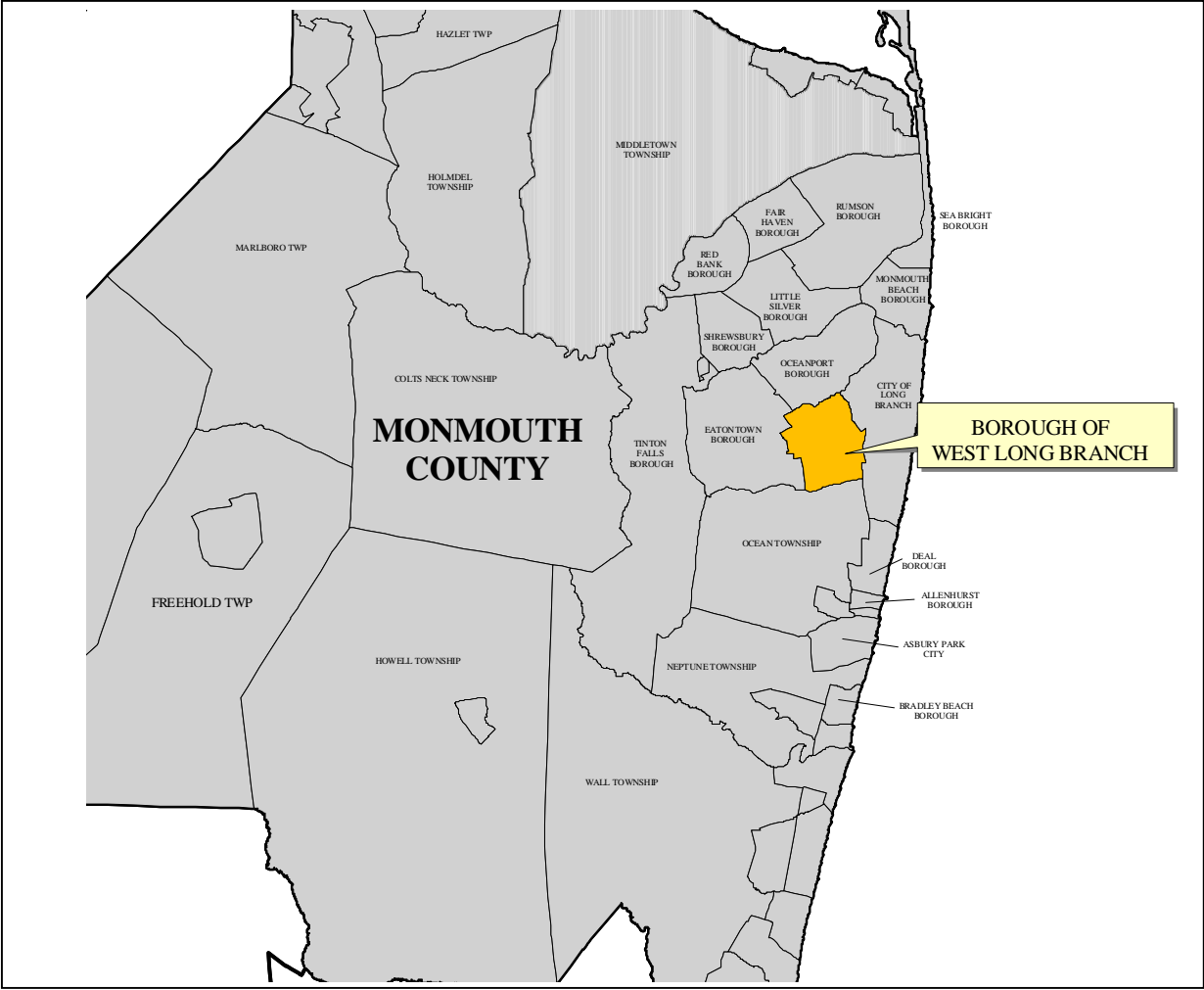
The Borough of West Long Branch is situated in the east central area of Monmouth County and contains approximately 2.83 square miles of land area or 1,811 acres. The Borough is home to Monmouth University which contains 155 acres and is comprised of the former Shadow Lawn and Guggenheim estates. The campus is located in the southeastern portion of the Borough on Cedar Avenue.

The Borough is bordered to the east by the City of Long Branch, to the west by Eatontown Borough, to the north by Oceanport Borough and to the south by Ocean Township. Figure 1 shows the location of West Long Branch within Monmouth County.

The main roadways in West Long Branch are New Jersey State Highway 36 which runs east and west through the northern portion of the Borough; New Jersey State Highway 71, also known as Monmouth Road and Cedar Avenue in west Long Branch, that extends through the Borough from Route 36 south and east to Norwood Avenue and the City of Long Branch; and Monmouth County Route 537, Broadway, which through the Borough from New Jersey Route 36 to Oakwood Avenue and the City of Long Branch.

A parcel by parcel inventory of existing land uses was undertaken in 2003 and updated in 2008 utilizing the Borough Geographic Information System (GIS) mapping program and verified through field investigations. The Borough is nearly fully developed and has a mix of uses including residential, commercial, townhouses, houses of worship, cemeteries, schools, parks and public property. Figure 2 shows the existing land use.

**FIGURE 1**  
**LOCATION MAP**  
**BOROUGH OF WEST LONG BRANCH**



# BOROUGH OF WEST LONG BRANCH

## Monmouth County

### Existing Land Use



## **WEST LONG BRANCH and the STATE DEVELOPMENT and REDEVELOPMENT PLAN**

On June 12, 1992 the New Jersey State Planning Commission adopted "Communities of Place: The New Jersey State Development and Redevelopment Plan" (SDRP) which serves as a guide for State, municipal and county master planning. The plan was updated and modified in March 2001 as part of the statewide Cross Acceptance II process. The State Planning Commission released a Preliminary State Plan document in conjunction with its Cross Acceptance III process which began on April 28, 2004. Revised Preliminary State Plan mapping was released in the fall of 2004. The public and inter-governmental review of the revised State Plan document and mapping through the Cross-Acceptance III process was on-going as of October 2008.

On June 12, 1992 the New Jersey State Planning Commission adopted "Communities of Place: The New Jersey State Development and Redevelopment Plan" (SDRP) which also serves as a guide for municipal and county master planning. The plan was updated and modified in March 2001 as part of the statewide Cross Acceptance II process. The State Planning Commission released a preliminary State Plan document in conjunction with its Cross-Acceptance III process which began on April 28, 2004. Revised State Plan mapping was released in the fall of 2004. The Cross Acceptance process was suspended in May 2005. The state-wide review of the revised State Plan document and mapping through the Cross-Acceptance III process was reinstated in the spring of 2006 and was on-going as of November 2008.

The Borough of West Long Branch is located in Planning Area 1 (Metropolitan Planning Area) of the State Development and Redevelopment Plan (SDRP) dated October 7, 2004. Planning Area 1 contains many of the older fully developed shore towns of Monmouth County

In Planning Area 1, the goals of the State Plan include:

- Provide for much of the State's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

## **WEST LONG BRANCH HOUSING AND DEMOGRAPHIC CHARACTERISTICS**

### **Demographic Characteristics**

According to the 2000 Census, the population of the Borough of West Long Branch was 8,258, an increase of 568 or 7.4 percent from 1990. There was also an increase in the number of housing units from 2,528 in 1990 to 2,535 in 2000, an increase of 7 units or less than half of one percent. Key demographic features of the Borough (from the 2000 Census) are as follows:

- (1) Seventy four and nine tenths (74.9) percent of all households are family households, and 63.7 percent of all households are married couple family households.

- (2) Fifteen (15.0) percent of the population is aged 65 and older, 21.4 percent is under 18 years and 5 percent is under five (5) years of age.
- (3) The median household income in 1999 was \$71,852. The income distribution is shown in Figure 3. Twenty (20.0) percent of the Borough households had an income between \$50,000 and \$74,999 and 31.5 percent had an income of \$100,000 or greater. Sixteen and four-tenths (16.4) percent had household incomes below \$25,000.

## **Housing Characteristics**

The housing stock of West Long Branch Borough is comprised of a total of 2,535 housing units which include 2,120 single-family detached units, 133 single-family attached units, 151 multi-family units (two to four units), 131 multi-family units (5 units or more), and zero mobile home units. By comparison, in 1990 there were 2,528 housing units. Other key housing statistics from the 2000 U.S. Bureau of Census include the following:

- (1) West Long Branch contains a total of 2,450 households. Household size is comprised of 524 one person households, 718 two person households, 415 three person households, 467 four person household and 326 five or more person households.
- (2) Eighty-four and eight tenths (84.8) percent of the housing stock is owner-occupied and 15.2 percent is renter-occupied.
- (3) The vacancy rate was three and four tenths (3.4) percent, which included 0 percent for rental, 0.5 percent for owner, 0.2 percent for rented or sold but not occupied, 2.4 for seasonal, recreational or occasional use and 0.4 percent for other vacant.
- (4) The median contract rent in 1999 was \$605 per month.
- (5) Approximately 28.8 percent of the housing units were constructed between 1950 and 1959 and 31.4 percent constructed between 1960 and 1969 indicating a moderately aged housing stock. Only 52 housing units (or 2.1 percent) were added to the Borough housing stock between 1990 and 2000. Figure 4 shows the age of housing stock by construction date.
- (6) There were zero (0) housing units lacking complete kitchen and 0 units lacking complete plumbing facilities.
- (7) The value of housing stock for owner occupied units is shown in Figure 5. The majority of the homes were valued greater than \$200,000 in 2000.

**FIGURE 3**  
**1999 HOUSEHOLD INCOME DISTRIBUTION**  
**WEST LONG BRANCH BOROUGH**

<b>Income Range</b>	<b>Households</b>	<b>Percent</b>
\$0 to \$10,000	99	4.0
\$10,000 to \$14,999	126	5.1
\$15,000 to \$19,999	50	2.0
\$20,000 to \$24,999	129	5.3
\$25,000 to \$34,999	168	6.9
\$35,000 to \$49,999	257	10.5
\$50,000 to \$74,999	491	20.0
\$75,000 to \$99,999	359	14.7
\$100,000 to \$149,999	450	18.4
\$150,000 +	321	13.1
<b>TOTAL</b>	<b>2,450</b>	<b>100.0</b>

*Source: U.S. Census of Housing 2000*

**FIGURE 4**  
**AGE OF HOUSING UNITS**  
**BOROUGH OF WEST LONG BRANCH**

<b>Year</b>	<b>Number</b>	<b>Percent</b>
1990-2000	52	2.1
1980-1989	344	13.6
1970-1979	441	17.4
1960-1969	356	14.0
1950-1959	729	28.8
1940-1949	177	7.0
1939 or earlier	436	17.2
<b>TOTAL</b>	<b>2,535</b>	<b>100.0</b>

*Source: U.S. Census of Housing 2000*

**FIGURE 5**  
**VALUE OF OWNER-OCCUPIED HOUSING UNITS**  
**BOROUGH OF WEST LONG BRANCH**

<b>Value</b>	<b>Number of Units</b>
\$0 to \$49,999	5
\$50,000 to \$99,999	34
\$100,000 to \$149,999	278
\$150,000 to \$199,999	699
\$200,000 or Greater	1,061
<b>TOTAL</b>	<b>2,077</b>

*Source: U.S. Census of Housing 2000*

The calculated number of housing units affordable to two person low and moderate income households for rental and for sale units in West Long Branch based on 2000 Census data for 1999 income levels and 2000 COAH income limits are as follows:

- (1) Low income rental units: All 150 low income rental units or 43.5 percent of the total 345 specified cash rental units (\$527 or less) are located in Peter Cooper Village which provides for low income senior households. Since Peter Cooper Village was constructed and occupied in 1979 (prior to the 1980 Census) the units are not credited to the Borough as low and/or moderate income housing by COAH rules.
- (2) Moderate income rental units: approximately 135 or 39.1 percent of the total 345 specified cash rental units (\$527 to \$914)
- (3) Low income for-sale units: approximately 14 units or 0.7 percent of the total 2,077 specified for-sale units (\$71,002 or less)
- (4) Moderate income for-sale units: approximately 97 units or 4.7 percent of the total 2,077 specified for-sale units (\$71,002 to \$115,066)

The approximate number of affordable housing units was determined using comparable 2000 Census data and COAH 2000 regional income limits. Exhibit 1<sup>1</sup> shows the 2000 rental housing rates for low and moderate income housing units and Exhibit 2 shows the 2000 sales prices for single family detached units for low and moderate income housing units. There are no comparable income data to determine the number of housing units currently affordable in 2009 to low and moderate income persons.

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<sup>1</sup> Additional documentation required by COAH in conjunction with Substantive Certification by COAH or a Judgment of Compliance is included as Exhibits in this Housing Plan and are provided on a C.D. ROM which accompanies this Plan. Exhibits 1 through 7 are attached as part of this Housing Plan document while Exhibits 8 through 14 are public documents available at the Borough Clerk's Office for review and/or purchase in accordance with the provisions for reproduction of public documents as provided by N.J.S.A. 47:1A-5.



Additional 2000 Census information for the Borough of West Long Branch is provided in Exhibit 3 of the Fair Share Plan.

### **Employment Characteristics**

Figure 6 shows the employment characteristics for the Borough of West Long Branch based on the 2000 Census. Three thousand five hundred fifty six (3,566) Borough residents were employed in 2000. More than twenty five (25) percent were employed in the education, health and social services sector.

**FIGURE 6  
EMPLOYMENT CHARACTERISTICS \*  
BOROUGH OF WEST LONG BRANCH**

<b>Occupation</b>	<b>Employment</b>	<b>Percent</b>
Agriculture, Forestry and Fishing	10	0.3
Construction	320	9.0
Manufacturing	178	5.0
Wholesale Trade	85	2.4
Retail Trade	415	11.7
Transportation, Warehousing & Utilities	178	5.0
Information	84	2.4
Finance, Insurance, Real Estate & Rental Leasing	313	8.9
Professional, Scientific	368	10.3
Education, Health & Social Services	895	25.2
Arts, Entertainment, Recreation	334	9.4
Other Services (Except Public Administration)	109	3.1
Public Administration	267	7.5
<b>TOTAL</b>	<b>3,556</b>	<b>100.0</b>

*\* Occupation for Employed Civilian Population 16 Years and Over*

*Source: U.S. Census of Housing 2000*

### **HOUSING POLICY**

The Borough of West Long Branch recognizes its obligation to address its fair share of the regional low and moderate income housing needs and has made its best efforts to prepare a realistic, workable plan in accordance with the Rounds 1, 2 and 3 COAH Rules despite the severe environmental, physical and community facility constraints of remaining vacant land and

underdeveloped land. The Borough will address its Round 1 and 2 affordable housing obligation in accordance with COAH Rules and provide a plan to address its potential Third Round growth share obligation.

The Borough of West Long Branch Master Plan set forth its housing goals and objectives in its 1997 Housing Plan Element as follows:

- Recognize the obligations placed on municipalities to provide for their fair share of the housing needs of low and moderate income households as set forth in the Fair Housing Act and the Municipal Land Use Law.
- Provide for the construction of new housing for lower income households only to the extent it can be accommodated given the amount of vacant and developable land, the amount of land which can be reserved for recreation purposes, and the suitability of land from an environmental and land use perspective in accordance with the principles set forth in the adopted Rules and Regulations of the New Jersey Council on Affordable Housing.

### **HISTORIC RESIDENTIAL GROWTH (JANUARY 1999 - SEPTEMBER 2009)**

Historic growth can provide an indication of the scale of development within a community and provide a basis for projecting likely future growth. Net residential development has remained low through the period January 1, 1999 - September 2009. A net of 8 residential units was added to the Borough housing stock during this period; however, from January 1, 2004 through September 2009 the Borough experienced a net loss of 7 housing units. Figure 7 provides the certificate of occupancy (COs) and demolition permit data for the period 1999 to September 2009 compiled from the New Jersey Construction Reporter published by the Division of Community Affairs (DCA).

**FIGURE 7  
TEN YEAR HISTORIC TREND OF RESIDENTIAL  
CERTIFICATES OF OCCUPANCY AND DEMOLITION PERMITS  
BOROUGH OF WEST LONG BRANCH**

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Jan-Sept. 2009	Total: 2004 to Sept 2009	Total: 1999 to Sept 2009
CO's Issued	4	1	5	7	2	4	0	5	5	1	2	17	36
Demolitions	0	0	0	2	2	6	4	4	4	3	3	24	28
Net	4	1	5	5	0	-2	-4	1	1	-2	-1	-7	8

*Source: The New Jersey Construction Reporter, New Jersey Department of Community Affairs (1999-Sept 2009)*

Since January 1, 2004 there have been a total of 17 certificates of occupancy (COs) granted and 24 demolition permits resulting in a net loss of 7 housing units.

## **HISTORIC NON-RESIDENTIAL JOB GROWTH (JANUARY 1999-SEPTEMBER 2009)**

According to the New Jersey Construction Reporter prepared by the Division of Community Affairs (DCA) from January 1999 to September 2009 certificates of occupancy have been issued for 256,741 square feet of non-residential uses including office, retail, and assembly uses. Since January 1, 2004 certificates of occupancy were issued for 113,299 square feet of office and 8,724 square feet of retail use for a total of 122,023 square feet. COAH calculated that these buildings generated an estimated 332 jobs based on square footage ratios contained the COAH Round 3 Rules in N.J.S.A. 5:97, Appendix D "UCC Use Groups for Projecting Non-Residential Components of Growth Share" between January 1, 2004 and September 30, 2009. The Borough believes that the actual job creation is much lower based on the number of parking spaces constructed for new office and retail uses. Over 75 percent of the total square footage of new non-residential construction since 2004 resulted from one new office building.

## **ROUND 3 AFFORDABLE HOUSING GROWTH SHARE PROJECTIONS AND ACTUAL GROWTH**

The Round 3 affordable housing growth share for the Borough of West Long Branch includes a combination of the COAH projections for residential and non-residential growth between January 1, 2004 and December 31, 2018 and actual growth that has occurred since January 1, 2004.

To address the Round 3 growth share the Borough will accept the COAH projection for residential growth resulting in a 14 unit affordable housing obligation. The Borough will also accept the COAH projection for non-residential growth (12.8 affordable units) but also determined that actual non-residential growth since January 1, 2004 exceeded the COAH projection. Based upon New Jersey Construction Reporter data and COAH ratios for affordable housing units related to new square footage of non-residential development, the Borough growth share obligation for non-residential growth is 20.75 affordable units, instead of the 12.8 units projected by COAH. Projections and actual growth are described as follows.

### **Residential Growth Projection - COAH**

The most recent projections of residential housing unit growth for the Borough of West Long Branch are provided in Appendix "F" of the COAH regulations. The projection is for an increase of 70 housing units for the period 2004 through 2018 resulting in a fourteen (14) unit affordable housing obligation.

$$2,544 \text{ housing units (2004)} - 2,614 \text{ projected housing units (2018)} = 70 \text{ projected new housing units} \\ 70 \text{ projected new housing units} \div 5 = 14 \text{ affordable housing units}$$

### **Actual Residential Growth**

Actual residential growth is as follows:

$$17 \text{ COs granted between January 1, 2004 and September 2009} \div 5 = 3.4 \text{ affordable housing units.}$$

The Borough accepts the COAH projection of 14 affordable housing units for the residential component of the Round 3 period and has developed a Fair Share Plan to address this projection. However, the Borough is only responsible for affordable housing based on actual growth during the Round 3 period.

### **Non-Residential Job Growth Projection - COAH**

In conjunction with the development of its Revised Round 3 Growth Share Rules in 2008, COAH also developed projections of non-residential job growth for the municipalities throughout the State and are provided in Appendix F of the Revised Round 3 Rules. COAH projected an increase of 205 jobs in the Borough of West Long Branch from January 2004 through December 31, 2018. Based on the ratio of 1 new projected affordable housing unit for 16 new jobs the COAH non-residential growth share projection based on new jobs is 12.8 affordable units between January 2004 and December 31, 2018.

$5,855 \text{ jobs (2004)} - 6,060 \text{ jobs (2018)} = 205 \text{ projected new jobs} \div 16 = 12.8 \text{ affordable housing units}$

### **Actual Non-Residential Growth: January 2004 – September 2009**

The actual non-residential growth in the Borough based on square footage has exceeded the COAH projection as the result of the construction the PRC office building in 2004. Based on square footage, this results in a higher affordable housing growth share based on the COAH ratio of affordable housing units per 1,000 square feet of new non-residential development after January 1, 2004. The Borough experienced little new non-residential development from 2005 through 2007 and no new development in 2008 through September 2009 as shown in Figure 8. The Borough will utilize the ratio of jobs based upon actual square footage of construction between January 1, 2004 and September 30, 2009 for determining non-residential growth share and will monitor future non-residential development and demolition permits in accordance with COAH Rules.

$332 \text{ jobs based on } 122,023 \text{ square feet of COs granted between January 1, 2004 and September 30, 2009} \div 16 = 20.75 \text{ affordable housing units.}$

### **TOTAL GROWTH SHARE**

The residential affordable housing growth share component includes the COAH projected number of residential affordable housing units (14) plus the calculated number of non-residential affordable housing units (20.75 rounded to 21) for a total of 35 affordable housing units for the Round 3 period. The Borough has addressed this number in its Fair Share Plan.

### **ROUND 3 COAH REHABILITATION SHARE**

The Round 3 “rehabilitation share” is equal to the sum of the overcrowded and deteriorated/dilapidated units within the Borough, multiplied by its regional low-moderate income deterioration share, minus its rehabilitation share credit. The rehabilitation shares for municipalities throughout the State are provided by COAH Rules in “Appendix B - COAH Rehabilitation Share Methodology” of N.J.A.C. 5:97. COAH determined that the Borough of West Long Branch has a calculated rehabilitation share of zero (0) units for Round 3.

**FIGURE 8**  
**TEN-YEAR HISTORIC TREND OF CERTIFICATES OF OCCUPANCY BY SQUARE FEET**  
**BOROUGH OF WEST LONG BRANCH**

CO's Issued	Square Feet by Year										2009 (Jan - Sept.)	Total Square Feet (2004- Sept. 2009)	Total Square Feet (1997- Sept. 2009)	Jobs per 1,000 Sq. Ft. (1)	Total Jobs (2004 to Sept. 2009)
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008					
Office (Use Group B)	16,506	64,220	11,280	446	28,800	91,579	9,672	7,357	4,691	0	0	113,299	234,551	2.8	317
Retail (Use Group M)	343	0	0	0	0	0	8,724	0	0	0	0	8,724	9,067	1.7	15
A3 - Assembly Uses (libraries/funeral parlors/bowling alleys/etc.	0	8,722	0	0	4,401	0	0	0	0	0	0	0	13,123	1.6	0
<b>Total</b>	16,849	72,942	11,280	446	33,201	91,579	18,396	7,357	4,691	0	0	122,023	256,741	---	332

Source: The New Jersey Construction Reporter, New Jersey Department of Community Affairs (1997-2008)

Notes: (1) Jobs per 1,000 Square Feet - COAH Appendix D - UCC Use Groups

## VACANT LAND ADJUSTMENT - (ROUNDS 1 & 2)

The Borough of West Long Branch is virtually developed with the exception of several small scattered lots and a few underdeveloped lots. Many of the small scattered vacant lots as recorded on the Borough tax records are associated with a developed “parent lot” held in the same owner's name. Such lots may not be developable pursuant to current zoning.

COAH regulations, N.J.A.C. 5:97-5.2, Vacant Land Adjustment, provide the opportunity for fully or nearly fully developed municipalities to “adjust” their Round 1 and 2 fair share obligations due to the lack of vacant developable land.

Utilizing the COAH criteria established for Vacant Land Adjustments, an analysis was undertaken of all parcels in West Long Branch. All parcels in the Borough including potential vacant developable parcels and underdeveloped parcels were reviewed through the use of the Borough G.I.S. (Geographical Information System) mapping, current tax maps, tax assessment data and NJDEP aerial photography. Once identified, all vacant and underdeveloped parcels were field verified for site suitability and were checked against Borough records of approved land subdivisions and site plans. Parcels that were not suitable or had approved subdivision or site plans were excluded as potential developable sites.

The result of this investigation is presented in the Vacant Land Inventory list in Exhibit 4 and delineated on the Vacant Land Inventory Map in Exhibit 5. As can be seen on the map, most lots are scattered parcels of land on small lot sizes of less than 2.0 acres.

Those lots identified in the Vacant Land Inventory list were assigned a minimum presumptive density of 6 units per acre per the revised Round 3 COAH Rules at N.J.A.C. 5:97-5.2(h). Lots of a size less than 0.83 acres (5 dwelling units divided by 6 units per acre = 0.83 acres) were excluded as potential sites pursuant to 5:97-5.2(d)2 which states that sites can be excluded where lots sizes would accommodate less than five (5) dwelling units.

**“N.J.A.C. 5:97-5.2(d)2.** The individual parcel and/or a combination of contiguous parcels, is of a size which would accommodate less than five dwelling units pursuant to the standard in (h) below.”

**“N.J.A.C. 5:97-5.2(h).** The minimum presumptive density shall be six units per acre and the maximum presumptive set-aside shall be 20 percent. The density and set-aside of each site shall be summed to determine the RDP (realistic development potential) of each municipality.”

Other potential vacant lots were excluded as potential suitable sites due to other factors as specified in the Vacant Land Inventory. Sites that were zoned as inclusionary affordable sites or overlay sites were also excluded from the RDP.

As a result, the vacant land analysis identified only five (5) properties that met the COAH site suitability criteria. These lots were used to calculate the “Realistic Development Potential” (RDP) at a density of 6 units per acre<sup>2</sup>. It was calculated that the five (5) sites could produce a

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<sup>2</sup> RDP calculation of 6 units per acre does not reflect current zoning of properties in West Long Branch and is only utilized for calculation purposes pursuant to COAH Rules.

potential of 116.4 residential units. Applying a 20 percent affordable inclusionary component this resulted in a Realistic Development Potential (RDP) of 23.3 units (rounded up to 24 units) for Rounds 1 and 2.

**Based on the lack of vacant developable land, the Borough requests an adjustment in accordance with COAH Rules to a realistic development potential (RDP) of 24 affordable units.**

Under the Revised Round 3 COAH Rules at N.J.A.C. 5:97-4.1, the Borough is required to address the combined Round 1 and Round 2 RDP first, the Round 3 projected obligation second and the unmet need last.

A summary of the Round 1, 2 and 3 affordable housing obligation is provided in Figure 9.

**FIGURE 9  
COAH ROUNDS 1, 2 & 3 AFFORDABLE HOUSING OBLIGATIONS (1986-2018)  
BOROUGH OF WEST LONG BRANCH**

<b>AFFORDABLE HOUSING OBLIGATION</b>	<b>Affordable Housing Units</b>
<b>Round 1 and 2 Obligation: 1986 - 1999</b>	<b>219</b>
Round 1 and 2 Vacant Land Adjustment	
Realistic Development Potential (RDP)	<b>24</b>
Unmet Need - difference between Round 1 and 2 Obligation and the RDP	195
<b>Round 3 Obligation: 2004 - 2018</b>	
COAH Projected Residential Growth Share	14
Non-Residential Growth Share (based on actual non-residential growth)	21
<b>Round 3 - Total Projected Obligation</b>	<b>35</b>

### **COAH REGULATIONS FOR AFFORDABLE HOUSING UNITS FOR ROUNDS 1 & 2**

In addressing the Round 1 and 2 RDP there are particular maximum and minimum COAH regulations for age-restricted units, rental units and bonuses. These regulations are characterized below:

1. **Age-Restricted Maximum.** COAH Rules provide that no more than 25 percent of the Round 1 & 2 RDP can be satisfied with age-restricted housing per N.J.A.C. 5:93-5.14. This calculates to a maximum of 6 units of age restricted housing.

#### Calculation

24 unit obligation x 25% = 6.0 units maximum age-restricted.

2. **Rental Minimum.** COAH Rules provide that at least 25 percent of the Round 1 & 2 RDP must be satisfied with affordable rental units per N.J.A.C. 5:93-5.15. A minimum of 6 units of rental housing is therefore required to be provided to meet this COAH requirement.

Calculation

24 unit obligation x 25% = 6.0 units rental minimum.

3. **Rental Bonuses.** A rental bonus is permitted for rental units created not to exceed the rental obligation per N.J.A.C. 5:93-5.15 d. which provides:

“(a) A municipality shall receive two units (2.0) of credit for rental units available to the general public.

(b) A municipality shall receive one and one-third (1.33) units of credit for age restricted rental units. However, no more than 50 percent of the rental obligation defined in (a) and (b) shall receive a bonus for age restricted rental units.”

### **COAH REGULATIONS FOR AFFORDABLE HOUSING UNITS FOR ROUND 3**

The COAH Round 3 Rules for the projected affordable housing obligation established particular maximum and minimum regulations for age-restricted units, rental units and rental bonus credits. COAH projections and the calculated actual development resulted in a total of 35 affordable housing units for the period 2004 – 2018. The COAH regulations restrict credits for these projected affordable housing units as follows:

1. **Age-Restricted Maximum.** COAH Round 3 Rules provide that no more than 25 percent of the Round 3 obligation of 35 affordable housing units can be satisfied with age-restricted housing per N.J.A.C. 5:97-3.8. This calculates to a maximum of 9 projected units of age restricted housing.

Calculation

35 unit obligation x 25% = 8.75 units maximum age-restricted (rounded upward to 9 units)

2. **Rental Minimum.** COAH Round 3 Rules provide that a minimum of 25 percent of the Round 3 obligation of 35 affordable housing units must be satisfied with affordable rental units and that at least 50 percent of these rental units must be unrestricted (non age-restricted or special needs housing) per N.J.A.C. 5:97-3.4. A minimum of 9 units of rental housing is required to meet the COAH rental requirement and only 4 of these units are permitted to be age- restricted. The 4 age-restricted housing units would be counted against the maximum age-restricted housing units as calculated in paragraph 1 above.

Calculation

35 unit obligation x 25% = 8.75 units minimum affordable rental (rounded upward to 9 units) with 4 units permitted to be restricted (age-restricted or special housing needs)



3. **Rental Bonus Credit.** A rental bonus is permitted for any rental units created in excess of the rental obligation per N.J.A.C. 5:97-3.6 with a maximum of 25% of the Round 3 obligation available for credit in this manner per N.J.A.C. 5:97-3.20 (b).

Calculation

35 unit obligation x 25% = 8.75 units (rounded downward to 8 units)

4. **Very Low Income Minimum.** The Borough has an obligation to provide at least 13 percent of the Round 3 growth share obligation of 35 affordable housing units as very low income units based on the July 2008 Fair Housing Amendments. This calculates to 4.6 units (rounded to 5 units)

Calculation

35 unit obligation x 13% = 4.6 (rounded upward to 5 units)

The COAH regulations pertaining to the maximum percentage of age-restricted affordable housing units, the minimum percentage of affordable rental housing units and the minimum percentage of affordable very low income housing units have been applied to the fair housing plan which describes how the Housing Plan will be implemented.

## **FAIR SHARE PLAN**

A “Fair Share Plan” is defined by COAH as:

“the plan that describes the mechanisms and the funding sources, if applicable, by which a municipality proposes to address its affordable housing obligation as established in the Housing Plan Element, including the draft ordinances necessary to implement that plan, and addresses the requirements of N.J.A.C. 5:97-3, Preparing a Fair Share Plan.” (N.J.A.C. 5:97-1.4, Definitions)

The West Long Branch Fair Share Plan has been developed in accordance with N.J.A.C. 5:97-3 and will address the following three (3) components in order pursuant to N.J.A.C. 5:97-4.1:

1. Round 1 and 2 RDP - 24 units
2. Round 3 projected obligation - 35 units
3. Round 1 and 2 unmet need - 195 units

### **Round 1 and 2 RDP**

The Borough is requesting an adjustment of the COAH allocated Round 1 and Round 2 obligation due to a lack of vacant developable land per N.J.A.C. 5:97-5.2, Vacant Land Adjustment Procedures. This reduces the Borough Round 1 and 2 affordable housing obligation from 219 units to 24 affordable housing units as described in the Vacant Land Adjustment.

The Borough will address the combined Round 1 and 2 RDP obligation consistent with the Settlement Agreement in the matter of WLBVP vs. Borough of West Long Branch. The agreement provided for rezoning of the former Frank's Nursery site (Avalon Bay) on Monmouth Road north of Parker Road to permit the development of multi-family rental apartments with inclusionary affordable housing units. The Borough agreed to the municipal zoning option as provided in N.J.A.C. 5:97-6.4 for the development of 180 multi-family rental units which includes 27 affordable housing units. The Settlement Agreement also provided for the zoning of a second inclusionary multi-family housing development site (referred to as the Schmitt or Golf Driving Range site) and a multi-family age restricted site (referred to as the Shaheen Estate site). These three sites were rezoned by Ordinance O-08-07 adopted on May 13, 2008. Site details and resulting potential affordable housing units are described in the Fair Share Plan section below.

Eighteen (18) of the 27 affordable rental housing units from the Avalon Bay development will be allocated to address the Round 1 and 2 RDP of 24 units. The 18 low and moderate family rental housing units are eligible for 6 rental bonus credits equal to the required 25 percent Round 1 and 2 rental component under COAH Rules. The remaining 9 affordable housing units from the Avalon Bay development will be allocated to the projected Round 3 obligation of 35 affordable housing units.

### **Round 3 Projected Obligation**

The Round 3 projected obligation of 35 affordable housing units will be addressed using a combination of units from the three sites that were zoned for inclusionary development in accordance with Ordinance O-08-07: Avalon Bay, Shaheen Estate and Schmitt. Details of each of these sites are described below.

1. **Shaheen Estate.** The Shaheen Estate 5.0 +/- acre site fronting on Norwood Avenue could generate 8 or 9 affordable housing units depending on whether a rental or sales option is chosen at the time of development. If the rental option is chosen then a maximum of 8 affordable units is possible. If the sales option is chosen then a maximum of 9 affordable units is possible. Under Round 3 the number of age-restricted units is capped at 25 percent of the 35 unit projected obligation which would yield 8.75 units rounded to 9 units.

**Total = 8 rental or 9 sales affordable units.**

2. **Schmitt.** The 18 +/- acre Schmitt site fronting on N.J.S.H. 36 could generate between 22 and 29 multi-family affordable units depending whether a rental or sales option is chosen at the time of development. If the rental option is chosen the site would yield up to 22 affordable housing units. However, COAH Round 3 Rules provide that if the Round 3 rental obligation of 25 percent is exceeded then bonus credits can be applied. Therefore, up to 30 affordable units and credits are available under the rental option for the Schmitt site based on a potential of 8 bonus credits resulting from exceeding the rental obligation. (Bonus credits are capped at 8 credits or not more than 25 percent of the RDP rounded downward per COAH Rules).

If the sale option is chosen there is a potential for 29 affordable units from the site.

**Total = 29 sales or 30 rental units (includes 22 rental and 8 rental bonus credits)**

3. A portion of the Avalon Bay multi-family rental development will be applied against the projected Round 3 obligation. Of the 27 family rental affordable housing units, 18 were allocated to meet the Round 1 and 2 RDP leaving 9 rental units which can be allocated to Round 3. No additional bonus units can be applied to the site under Round 3 from this site.

**Total = 9 units**

A total of 47 affordable housing units and bonus credits are available from the three sites, as zoned, to meet the 35 unit projected Round 3 growth share obligation. The potential surplus of 12 units and bonus credits will be applied to the Round 1 and 2 unmet need as described below.

### **Round 1 and 2 Unmet Need**

“Unmet need” is defined by COAH as the difference between the Round 1 and 2 obligation (219 units) and the adjusted RDP (24 units). The resulting Round 1 and 2 “unmet need” is 195 affordable housing units. COAH established criteria in N.J.A.C. 5:97-5.3 for addressing “unmet need”. The Borough considered each of the criteria to address the unmet need in Round 1 and 2

to determine whether they were feasible or realistic within the Borough. The COAH options reviewed are as follows:

(a) Accessory apartments were reviewed but were rejected as an option. There are few existing accessory apartments within the Borough. Permitting accessory apartments would not be appropriate due to the small size of the residential lots.

(b) Potential additional overlay zones were reviewed and chosen as an option. Overlay zones were adopted for two sites (Shaheen Estate and Schmitt) to address the projected Round 3 obligation. Based on the calculations provided in the Fair Share Plan there will be an excess of units to meet the 35 unit Round 3 projected obligation. The remaining units/credits totaling up to 12 will be applied to the Round 1 and 2 unmet need.

(c) A Mount Laurel fee ordinance option for new residential was considered but rejected due to the limited number of housing units that are expected to be developed within the Borough through 2018. The Borough will collect the 2.5 percent fee for new non-residential development required by Chapter 46 of the Laws of 2008 which is applicable to all municipalities in the State when authorized by the State following the suspension enacted by the State Legislature in July 2009. Any fees that are collected will be forwarded to the State Housing Commission created by Chapter 46 for use in State-wide affordable housing programs.

(d) The redevelopment option was reviewed. No areas were found to be eligible or suitable for redevelopment in the Borough at this time.

(e) Affordable housing development. There are no additional sites available within the Borough for the construction of affordable housing based on the 2009 Borough Vacant Land Inventory. The Borough recognizes that site(s) may become available for the construction of affordable housing in the future. In such an event, the Borough reserves the right to determine if any future site or sites are suitable being mindful of the provisions of the Fair Housing Act, N.J.S.A.52:27D-311.1. In the event that one or more sites qualify as suitable for affordable housing development and it is determined that the Borough has an unmet need or other obligation, the Borough reserves the right as to how to create the number of affordable units that the site might yield through any one or combination of the compliance options specified under COAH Rules.

A summary of the total number of units provided for each of the affordable sites and the number of units allocated to either Round 1 and 2, Round 3, or the unmet need is presented in Figure 10.

**FIGURE 10**  
**COAH ROUNDS 1, 2 & 3 AFFORDABLE HOUSING OBLIGATIONS**  
**AND PROVIDED UNITS AND/OR CREDITS**

<b>Inclusionary Housing Site</b>	<b>Total Number of Units</b>	<b>Units Allocated to Round 1 &amp; 2</b>	<b>Units Allocated to Round 3</b>
<b>Shaheen Estate</b> (age-restricted sale or rentals)	8 rental or 10 sales	0	8 rental and up to 9 sales for age-restricted
<b>Schmitt</b> (multi-family sale or rentals)	22 rental or 29 sales	0	22 to 29 (with a potential of up to 8 bonus credits if 22 rentals are developed)
<b>Avalon Bay</b> (family rentals)	27 rentals	18 rentals + 6 rental bonus credits = 24	9 family rental
<b>TOTAL PROVIDED</b>	<b>57 rentals to 66 sales/rentals</b>	<b>18 rentals + 6 rental bonus credits = 24</b>	<b>47 (1)</b>
<b>REQUIRED</b>	<b>----</b>	<b>24 (RDP)</b>	<b>35 (growth share)</b>

(1) Any excess of units allocated to meet the required Round 3 growth share will go toward addressing the unmet need and is estimated to be 12 units.

### **Fair Share Plan Sites**

#### ***Site 1 - Shaheen Estate Site***

A proposed age restricted (senior) multi-family inclusionary housing development site known as the Henry Shaheen Estate property at 310 Norwood Avenue (Block 28 Lot 87) was zoned as an overlay zone for a maximum of ten (10) age restricted dwelling units per acre in accordance with Ordinance O-08-07 adopted on May 13, 2008. The SH Senior Housing Overlay Zone provides for a 15 percent inclusionary component for age-restricted rental units and a 20 percent inclusionary component for age-restricted sales units.

**Block** – 28 Lot(s) - 87

**Owner** – Shaheen Estate, S. Henry

**Acreage** - +/- 5.0 Acres

**Location** - 310 Norwood Avenue

**Current Use** – Residential - Single Family

**Zone** – R-15 Residential with SH-1 Senior Housing Overlay Zone which permits multi-family, age restricted development @ 10 dwelling units per acre (Ordinance O-08-07 adopted May 13, 2008)

**Master Plan** - This site was designated as Senior Housing (SH) in the Land Use Plan Element of the Master Plan adopted on December 9, 2003.

**Total Potential Housing Units** - 50 age restricted multi-family housing units

**Affordable Housing** – Up to 8 age restricted rental or 10 age restricted sale units

***Site 2 - Schmitt Property (aka Golf Driving Range)***

An underdeveloped site identified in the 2003 Master Plan and included in Ordinance O-08-07. The West Long Branch Golf Driving Range (Block 68 Lot(s) 5 and 5Q) on the westbound lane of N.J.S.H. Route 36. This site contains approximately 18 acres. Ordinance O-08-07 rezoned the property to permit an overlay zone for multi-family, non-age restricted, inclusionary development at a maximum density of eight (8) dwelling units per acre.

**Block** – 68 Lot(s) - 5 & 5 Q.

**Owner** - Schmitt, J.F & WJ & TA & Gordons & S.P.

**Acreage** - +/- 18.0 Acres

**Location** – N.J.S.H. Route 36 westbound

**Current Use** - West Long Branch Golf Driving Range

**Zone** - HC Highway Commercial with MF-2 Multi-Family Overlay (per Ordinances O-08-07 adopted May 13, 2008 and O-09-10 adopted October 7, 2009)

**Master Plan** - This site was designated as Senior Housing (SH) in the Land Use Plan Element of the Master Plan adopted on December 9, 2003.

**Total Units** - 144 multi-family housing units

**Affordable Housing** - Between 22 and 29 affordable units (depending on rental or sales)

***Site 3 - Avalon Bay Site (aka Frank's Nursery or WLBVP Property)***

This site formerly known as "Frank's Nursery" was the subject of litigation (WLBVP vs. Borough of West Long Branch, et al., Docket No. MON-L-551-06)) resulting in a settlement approved by His Honor Dennis O'Brien, J.S.C. on March 3, 2008. The Settlement Agreement stipulated that the site could be developed for a maximum of 180 multi-family housing units with a required 15 percent inclusionary family rental component thereby yielding 27 affordable family rental units. This site was rezoned by Ordinance O-08-07 on May 13, 2008 in accordance with the Court Settlement Agreement Order.

**Block** - 70

**Lot(s)** - 28

**Owner** - Franks Nursery C/O Kinco Realty

**Acreage** - +/- 10.67 Acres

**Location** - 214 Monmouth Rd. (Rt. 71)

**Current Use** - Vacant Building former Frank's Nursery

**Zone** – MF-1 Multi-Family

**Master Plan** - This site was designated as Office Professional (OP) in the Land Use Plan Element of the Master Plan adopted on December 9, 2003.

**Maximum Total Units** - 180

**Affordable Housing** - 27 family rental housing units

## **REQUIRED DOCUMENTATION**

Additional documentation required by COAH in conjunction with Substantive Certification by COAH or a Judgment of Compliance is included as Exhibits in this Housing Plan and are provided on a C.D. ROM which accompanies this Plan.

Exhibits 1 through 7 are attached as part of this Housing Plan document while Exhibits 8 through 14 are public documents available at the Borough Clerk's Office for review and/or purchase in accordance with the provisions for reproduction of public documents as provided by N.J.S.A. 47:1A-5.

- Exhibit 1 - 2000 Rental Rates for low and moderate income units
- Exhibit 2 - 2000 Sales Rates for low and moderate income units
- Exhibit 3 - Additional 2000 Census data
- Exhibit 4- Vacant Land Inventory List
- Exhibit 5 - Vacant Land Inventory Map
- Exhibit 6 - COAH Notification Service List
- Exhibit 7 - Zoning Map (O-09-10 adopted 10/7/09)
- Exhibit 8 - Affordable Housing Ordinance / Affirmative Marketing Plan
- Exhibit 9 - Inclusionary Zoning Ordinances (Settlement Agreement Ordinance O-08-08 adopted 5/13/08 and O-09-10 adopted 10/7/09)
- Exhibit 10 - COAH Site Documentation and Maps for Affordable Housing Sites
- Exhibit 11 - Master Plan
- Exhibit 12 - Reexamination Reports (2002, 2003 and 2005)
- Exhibit 13 - Tax Maps
- Exhibit 14 - Zoning Ordinance (See Coded Systems website for latest version of Ordinance)

# RECYCLING PLAN ELEMENT

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PREPARED FOR:

## BOROUGH OF WEST LONG BRANCH PLANNING BOARD

## BOROUGH OF WEST LONG BRANCH MONMOUTH COUNTY, NEW JERSEY

Adopted: October 11, 2011

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## **BOROUGH OF WEST LONG BRANCH RECYCLING PLAN ELEMENT**

The New Jersey Legislature adopted a Solid Waste Management Act which became effective on July 29, 1977. In 1987 the Legislature adopted the New Jersey Statewide Mandatory Source Separation Recycling Act which was amended by the New Jersey Recycling Enhancement Act (P.L. 2007, Chapter 311) effective January 13, 2008. The Mandatory Source Separation Recycling Act required that municipal master plans include a Recycling Plan Element to incorporate State recycling goals for solid waste. Moreover, it required that municipal development regulations controlling site plan and subdivision approval include provisions for recycling areas to ensure conformity with a Municipal Recycling Ordinance.

In 1979 Monmouth County adopted a District Solid Waste Management Plan in accordance with the state Solid Waste Management legislation and regulations approved by the Department of Environmental Protection. The County Plan was amended in February 2009 to incorporate the amended state Recycling Enhancement Act regulations. The current County Solid Waste Management Plan serves as an inventory, appraisal and policy document for guiding waste management activities within the County.

West Long Branch has had an on-going mandatory recycling program in compliance with the State law beginning in 1987 with the adoption of Ordinance #464 on April 1, 1987. The Borough's garbage and mandatory recycling regulations are located in Chapter XV "Streets and Sanitation," of the Revised General Ordinances of the Borough and have been amended from time to time as required including:

- 15-1 Garbage and Recycling (Ord. O-94-17 and O-07-14)
- 15-2 Collection of Brush, Tree Limbs, Leaves, other Vegetation and Bulk Items (Ord. #440; amended by: Ord. #458, #520, and O-99-8)
- 15-3 Mandatory Recycling (Ord. #464; amended by: #475, #481, #492, #509, #574, and O-99-8; superseded by O-11-20)

The Borough did not formally adopt a Recycling Plan Element of the Master Plan prior to the adoption of this Plan.

This element of the Master Plan describes the existing recycling activities of the Borough and is designed to assure that future development will accommodate the recycling of solid waste. The Borough Recycling Plan Element complies with both the amended State regulations as well as the Monmouth County District Solid Waste Management Plan.

## **Recycling Regulations**

New Jersey State law (N.J.S.A. 13:1E-99.16, Recycling Enhancement Act) requires each municipality to establish a municipal recycling program in accordance with the following requirements:

1. Designate one or more persons as the “Municipal Certified Recycling Coordinator” by January 13, 2012. “Municipal Certified Recycling Coordinator” means a person who shall have completed the certification requirements of a course of instruction in various aspects of recycling program management, as determined and administered by the Department of Environmental Protection.
2. Provide for a collection system for the recycling of the recyclable materials designated in the district recycling plan.
3. Develop and adopt a recycling ordinance, including appropriate regulations in the municipal development regulations.
4. Prepare a “Recycling Plan Element” as part of its Master Plan.
5. Provide information on recycling requirements to its local residents, businesses and institutions at least once every six months
6. Submit a recycling tonnage report to the New Jersey Department of Environmental Protection Office of Recycling on or before July 1 of each year in accordance with the rules and regulations adopted by the Department of Environmental Protection.

The Municipal Land Use Law (N.J.S.A. 40:55D-28(12)) provides for inclusion of a Recycling Plan as an element of a Municipal Master Plan. The Municipal Land Use Law states the following:

### **N.J.S.A. 40:55D-28(12)**

*“A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, dispositions and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.”*

## **Borough Recycling Program**

The Borough of West Long Branch began its recycling program in 1987 with the adoption of Ordinance #464 on April 1, 1987. On September 21, 2011 the Borough adopted Ordinance

O-11-20 which superseded Chapter 15-3 and updates the Borough's mandatory recycling regulations to be consistent with the amended State and County requirements.

Ordinance O-11-20 contains provisions for the collection, disposal, transportation and marketing of recyclables within the Borough of West Long Branch. It includes provisions for labeling recycling containers, a Debris Management Plan for construction and demolition permits and debris, duties of the Recycling Coordinator, and enforcement and penalties.

The current Borough recycling program is consistent with the list of mandated recyclables as specified in the Monmouth County District Solid Waste Management Plan. The Borough provides curbside pickup of designated recyclables by the Borough Department of Public Works at designated times. Other recyclable items are required to be dropped off at a designated recycling center or facility as follows:

### **Curbside Pick-Up**

The Borough has instituted a "single-stream" curbside pick-up of bottles and cans made of aluminum, metal or glass, and also Resin #1 and #2 plastics which are to be placed in a single container. Other designated recyclable items are to be separated from single-stream recycling and regular household trash as follows:

- **Bottles, Cans and Plastics ("Single-Stream")** – Single stream recyclables include aluminum cans, tin and bi-metal cans, glass bottles and jars, and plastic "pourable containers" including High-Density Polyethylene (HDPE) and Polyethylene Terephthalate (PETE) plastic containers. HDPE containers are usually milky semi-clear plastic or solid opaque containers utilized for detergents, shampoos, milk and similar type products and are identified as Resin Type #1 by the plastic industry. PETE containers are clear plastic containers utilized for soft drinks, water, sports drinks, personal care and cleaning products, edible oils, and condiments and are designated as Resin Type #2. PETE and HDPE plastic bottles can be identified by a universal resin type symbol on the bottom in accordance based upon the classification of the type of plastic utilized to make the bottle or container as shown.



All containers are required to be completely empty with lids removed and placed into a designated recycling container. Specifically excluded are Resin Types #3 through #7 and non-bottle plastic containers such as margarine tubs and other consumer items and packages such as film plastics, blister packaging, boxes, baskets, toys and other products. Resin Types #1 through #7 and their plastic identification symbols are described and shown on the Resin Identification Coding System chart at the end of this element.

- **Newspapers** - Newspapers and any inserts that come with newspapers. Newspapers used for pet waste or household projects are not acceptable. Newspapers are required to be bundled with twine or rope and not exceed 50 pounds.
- **Corrugated Cardboard** – Includes waffle sections between layers. Food contaminated cardboard including pizza boxes or waxed cardboard are not acceptable. Boxes should be folded down to no larger than “30” x “30” x “6”.
- **Mixed Paper** – Includes letterhead, colored and white paper, junk mail, soft cover books, chipboard (cereal boxes), hardcover books if the hardcover and binder are removed. Food wrappers, paper cups or plates or any other product used for food or personal hygiene is not acceptable. Mixed paper should be placed in a solid recycling container with a maximum twenty (20) gallon capacity.

Other recyclable items which are also to be placed curbside and are collected at designated times during the year include:

- **Small Brush** – Including branches and limbs less than three (3) inches in diameter.
- **Leaves** – Are to be placed in loose condition free of branches, limbs, brush, hedge and grass clippings and other yard debris at the curb for collection in accordance with the West Long Branch Public Works Department residential pick up schedule. Commercial, industrial and institutional properties designated by the Borough for private garbage collection shall be responsible for disposing of leaves through a private recycler.
- **Bulk Metal Items** – Large metal appliances or large metal objects, such as washers, dryers, dish washers, water heaters, cast iron sinks and tubs.
- **Furniture** – This includes furniture that you can sit, sleep or eat on.

#### **Items Not To Be Placed For Curbside Pick-Up**

Items that are not to be placed curbside include:

- **Grass Clippings** - No property owner, lessee, or occupant of residential or other property shall place grass clippings at the curb for collection, nor shall they mix grass clippings with household or commercial trash for disposal. The Borough has a “cut it and leave it” policy.
- Refrigerators, freezers, air conditioners, dehumidifiers, fluorescent bulbs, CFL bulbs, auto batteries, demolition materials, old and new lumber including 2 x 4's, 2 x 6's, etc., plywood, wood fences, sheet-rock, windows, doors, tile, concrete, bricks, roofing or siding materials, asphalt, kitchen cabinets, counter tops, oil-based paints, televisions

larger than 42", and console televisions will not be picked up by the Borough and should be properly disposed at a designated recycling center.

### **Other Recyclable Items**

The following items are to be dropped off at a designated recycling drop-off center or designated facility as specified by Monmouth County recycling:

- **Motor Oil** – Used motor oil is to be recycled in accordance with State law (N.J.S.A. 13:1E-99.36) and New Jersey Department of Environmental Regulations (N.J.A.C. 7:26A-6). Service stations, retailers and motor vehicle re-inspection stations with used oil holding tanks can accept up to five (5) gallons at a time from individuals
- **Bulk Recyclables** – Including tree parts, stumps, concrete and asphalt, scrap metals, large metal appliances or bulk metal items larger than one cubic foot and/or heavier than five pounds.
- **Computers and Related Electronics Hardware** - In accordance with the “New Jersey Electronic Waste Management Act” (N.J.S.A. 13:1E-99.96) approved January 12, 2009 (which incorporated Sections 1 through 21 of P.L.2007, c.347, N.J.S.A. 13:1E-99.94 et seq. and Section 3 of P.L.2008, c.130, N.J.S.A.13:1E-99.96a) the Borough collects computers, computer monitors and related electronics hardware, including analog or digital televisions, for recycling.
- **Automotive and Other Vehicle Items** – Including wet cell batteries, used motor oil and anti-freeze. Automotive or other vehicle items shall be brought to local service stations, scrap yards, or publicly operated recycling facilities as required.

### **West Long Branch Designated Recycling Center**

West Long Branch has a Recycling Center for their residents at the Public Works Center at 379 Monmouth Road near the intersection of Locust Avenue. The Recycling Center accepts glass, metals, plastics and paper which are approved for curb-side pickup. The Recycling Center also accepts button and rechargeable batteries and clothing. Recycling containers for button and rechargeable batteries are also provided at Borough Hall.

### **Semi-Annual Recycling Events**

The West Long Branch Recreation and Environmental Commissions hold semi-annual “Recycling Events”; one in the spring and one in the fall at the Borough Community Center at 116 Locust Avenue. The Recycling Events encourage the recycling of electronic devices with a circuit board including computers, TVs, DVD/VHS players, window air conditioners, cell

phones, etc. The Commissions also work with non-profit organizations such as the Lupus Foundation to accept clothing, shoes, bedding, drapes, curtains, house wares, glassware, jewelry, cosmetics, toys, games, knick knacks, books, DVDs, VHS tapes, tools, small furniture and other household goods which can be redistributed to needy families and individuals. Pick-up services are provided for large furniture. During the Recycling Events, secure document shredding is also provided to residents of the Borough and surrounding communities.

On the Recycling Event dates, the Commissions, in cooperation with the Borough, also sponsor a “Town-Wide Garage Sale Day” which provides individuals with an opportunity to sell unwanted household items from one’s yard or garage in order to encourage the reuse of unwanted items rather than putting them into the Borough trash pick-ups. While a permit is required, there is no fee for the permit.

### **Recycling Rules - Notification**

The Borough publicizes its recycling program and notifies residents, businesses and institutions of its requirements. The details of the recycling program including acceptable items, unacceptable items and pick-up times are published in the Borough’s website, and annual garbage and recycling calendar that is mailed to residents each year. The Public Works Department and Borough Hall also provide recycling details to residents on an as-needed basis.

### **New Residential and Non-Residential Storage of Recyclable Materials**

Per State Law all new residential developments of 50 or more single family units and three (3) or more multifamily units are required to provide storage of recyclable materials. Non-residential developments containing a floor area of 1,000 square feet or more are also required to provide storage of recyclable materials.

The Borough Mandatory Recycling Ordinance requires that the Municipal Recycling Coordinator review all new subdivision and site plans and provide recommendations to the applicable reviewing Board. Applicants should provide the Borough with a Recycling Plan which is to include a detailed analysis of the expected composition and amount of solid waste and recyclables generated at the proposed site. The applicant is required to provide a convenient storage area to accommodate recyclable materials as determined by the certified Municipal Recycling Coordinator.

### **Debris Management Plan**

All applications for construction or demolition permits for any property within the Borough of West Long Branch are required to provide a Debris Management Plan for hauling solid wastes and recyclables generated at the site in accordance with the Mandatory Recycling Ordinance of the Revised General Ordinances of the Borough.

## **Recycling Guidelines**

The following recycling guidelines are provided to assist Borough officials, including the Planning Board and Board of Adjustment, for review of site plan and subdivision applications.

**Single Family Homes** – Space should be allowed in the kitchen, laundry room, basement or the garage for storage of recyclables. Approximately three (3) square feet of floor area will adequately hold a one week accumulation of recyclables. Additional space is required if biweekly or monthly collection is anticipated.

**Condominium/Townhouse/or Multifamily** – Each individual unit should be designed to accommodate a one week accumulation of paper, glass and metals. This may be accomplished by allowing space under the sink area or closet for a three tier stacking unit or five gallon buckets. This would occupy approximately three (3) square feet of floor area and would allow residents a convenient area for storing recyclables.

For multi-family unit complexes where curbside collection is not provided, a central location within the complex should be provided so that residents can drop off their source separated recyclables for storage until collection occurs. The recyclable drop-off location should be near the refuse receptacle units or in a common area of the complex. These storage areas should be easily accessible for the residents of the building to drop-off their materials. A space provided on each floor, for example, will produce the highest participation rates. The recycling bins should be clearly labeled and should be designed in compliance with applicable fire and building codes.

**Commercial / Industrial** - Developers of commercial or industrial establishments are required to separate corrugated cardboard and mixed paper from solid waste and shall be disposed of through a private recycling coordinator. Sizing for recycling storage areas are dependent on several factors such as the number of workers on-site, the type of waste the facility will produce (i.e. paper from office facilities or food waste from restaurants), and frequency of pick-up. As part of the site plan approval process the applicant should provide a detailed analysis of the expected composition and amount of solid waste and recyclables generated at the proposed development site to be reviewed by the Recycling Coordinator. Designated indoor or outdoor storage areas and pickup of solid waste should be approved by the Borough Engineer.

## **Certified Recycling Coordinator**

The position of Borough Recycling Coordinator is authorized pursuant to Ordinance O-11-20. The New Jersey Recycling Enhancement Act requires that the Municipal Recycling Coordinator must be trained and certified as a “Certified Recycling Professional” (CRP).

The Borough Recycling Coordinator has the authority to promulgate rules and regulations as to the manner, days and times for the collection, sorting, transportation, sale and marketing of recyclables. Such rules are subject to approval by the Borough Council.

Additional responsibilities of the Borough Recycling Coordinator include: keeping records of the amount and type of recycling generated in the Borough and filing required recycling reports to both the NJDEP and the County; reviewing the recycling performance of schools and municipal agencies; conducting periodic review of local residential and business recycling practices; reviewing and providing recommendation on subdivision and site plan submittals and demolition plans for appropriate solid waste and recycling locations; and preparing reports, as needed, for the Borough Council on the implementation and enforcement of the provisions of the Recycling Ordinance.

### **Violations**

The Borough enforces its recycling program through the joint efforts of the Municipal Recycling Coordinator, the Public Works Director, the Code Enforcement Officer and the Monmouth County Health Department. They are jointly empowered to inspect solid waste and recycling arrangements and compliance at local residences, businesses, schools and institutions, and to enforce the provisions of the Recycling Ordinance by issuance of warnings, notices, summonses and complaints.

Specific provisions for violations pertaining to the Mandatory Recycling Program for the separation and collection of recyclable materials include a warning for the first offense, a fine of \$10.00 and maximum of \$25.00 for the second offense, and a maximum of \$100.00 for subsequent offenses. The Recycling Ordinance provides that each and every day in which a violation exists shall constitute a separate offense.















### **Additional Recycling Information**

Additional information about solid waste management and the recycling programs in Monmouth County including access to the Monmouth County 2009 Solid Waste Management Plan, the Monmouth County Recycling Directory, recycling and composting information brochures and guides, and a list of additional waste recycling sites in Monmouth County can be found on the Monmouth County Planning Board website utilizing the following link:

**<http://www.visitmonmouth.com/page.aspx?ID=2973>**



## RESIN IDENTIFICATION CODING SYSTEM

RESIN TYPE	PLASTIC SYMBOL	ALTERNATE IMAGE	ABBREVIATION	POLYMER NAME	USES
1		 PETE	PETE or PET	Polyethylene terephthalate	Polyester fibers, thermoformed sheet, strapping, and soft drink bottles
2			HDPE	High-density polyethylene	Bottles, grocery bags, milk jugs, recycling bins, agricultural pipe, base cups, car stops, playground equipment, and plastic lumber
3		 V	PVC or V	Polyvinyl chloride	Pipe, fencing, shower curtains, lawn chairs and non-food bottles
4		 LDPE	LDPE	Low density polyethylene	Plastic bags, 6 pack rings, various containers, dispensing bottles, wash bottles, tubing, and various molded laboratory equipment
5		 PP	PP	Polypropylene	Auto parts, industrial fibers, food containers, and dishware
6		 PS	PS	Polystyrene	Desk accessories, cafeteria trays, plastic utensils, toys, video cassettes and cases, clamshell containers, packaging peanuts, and insulation board and other expanded polystyrene products (e.g., Styrofoam)
7		 OTHER	OTHER or O	Other plastics, including acrylic, acrylonitrile butadiene styrene, fiberglass, nylon, polycarbonate, and polylactic acid	Bottles, plastic lumber applications, headlight lenses, and safety shields/glasses

\*The “Resin Identification Coding System” is a set of symbols placed on plastics to identify the polymer type. It was developed by the Society of the Plastics Industry (SPI) in 1988 and is used internationally. The primary purpose of the codes is to allow efficient separation of different polymer types for recycling.