

MASTER PLAN REEXAMINATION REPORT

MANALAPAN TOWNSHIP
Monmouth County, New Jersey

Prepared For

MANALAPAN TOWNSHIP PLANNING BOARD

By

Townplan Associates
Eleven Tindall Road
Middletown, New Jersey 07748



September 7, 2001

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Richard S. Cramer, P.P., A.I.C.P.
License No. 02207

Approved on *November 29, 2001*
By the Manalapan Township Planning Board

The original of this document has been signed and sealed in accordance with New Jersey Law

MANALAPAN TOWNSHIP PLANNING BOARD

**RESOLUTION OF MEMORIALIZATION ADOPTING THE MASTER PLAN
REEXAMINATION REPORT AND AMENDMENTS TO THE MASTER PLAN**

WHEREAS, N.J.S.A. 40:55D-28 empowers the Planning Board to prepare, and after public hearing, adopt and/or amend a Master Plan to guide the use of land within the municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, N.J.S.A. 40:55D-89 authorizes the periodic reexamination of the Master Plan of Manalapan Township; and

WHEREAS, the Township Committee did authorize the Planning Board to perform the periodic reexamination of the Master Plan; and

WHEREAS, proper notice of the hearings concerning the revision and amendment of the Master Plan were given by the Planning Board according to the requirements of N.J.S.A 40:55D-13; and

WHEREAS, the Planning Board held public hearings on the Master Plan Reexamination Report and the Amendments of the Master Plan on the following dates: March 29, 2001, April 12, 2001, May 24, 2001, August 9, 2001, September 20, 2001, October 3, 2001, October 9, 2001, October 16, 2001, October 29, 2001 and November 29, 2001; and

WHEREAS, the Planning Board considered the Master Plan Reexamination Report dated September 7, 2001 prepared by Richard S. Cramer of Townplan Associates, the Master Plan Amendment 01-1, Farmland Preservation Plan Element, prepared September 7, 2001 by Mr. Cramer, and the Master Plan Amendment 01-2, Land Use Plan Element Conservation Areas, prepared September 7, 2001 prepared by Mr. Cramer; and

WHEREAS, the Planning Board makes the following findings of fact and conclusions of law:

1. The Planning Board is authorized by statute to adopt, amend and reexamine the Master Plan for Manalapan Township.
2. Proper notice was given of these hearings and the Planning Board has jurisdiction to proceed with the Master Plan amendment and Reexamination process.
3. The Planning Board's planning consultant, Richard S. Cramer of Town Plan Associates prepared Master Plan Amendment 01-1, Farmland Preservation Plan Element; Master Plan Amendment 01-2, Land Use Plan Element Conservation Areas and the Master Plan Re-Examination Report, all dated September 7, 2001.
4. At numerous public hearings, Mr. Cramer explained his Master Plan Re-examination Reports and the Master Plan Amendments to both the Planning Board and interested members of the public; Mr. Cramer was subjected to vigorous cross-examination by members of the public and attorneys representing landowners in Manalapan Township.
5. The current Master Plan does not adequately protect and conserve the natural resources within Manalapan Township.
6. More effective measures and programs are needed in Manalapan Township to preserve the remaining open spaces, farmland, historic areas, forest and woodlands, water resources and stream corridors.
7. In order to achieve these goals, there must be reductions in both the permitted intensity and density of development.
8. The Master Plan Reexamination Report, Master Plan Amendment 01-1, Farmland Preservation Plan Element and Master Plan Amendment 01-2 Land Use Plan Element

Conservation Areas, prepared September 7, 2001 by Mr. Cramer are consistent with these goals.

9. The current Master Plan Reexamination Report and Master Plan Amendments 01-2 and 01-2, dated September 7, 2001 contain revisions from Mr. Cramer's first draft of the Master Plan Reexamination Report and Master Plan Amendments dated March 16, 2001.

10. The Master Plan Reexamination Report and Master Plan Amendments 01-1 and 01-2 dated September 7, 2001 by Mr. Cramer are currently before the Board and supersede the original draft dated March 16, 2001.

11. The Planning Board has carefully considered the testimony of Manalapan residents, farmers, developers and the arguments put forth by their attorneys and expert witnesses in opposition to the Master Plan Reexamination Report and Master Plan Amendments.

12. After thorough and careful consideration of the arguments of those opposed to the Master Plan Reexamination Report and proposed Amendments, the Planning Board is not persuaded by those arguments against to the Master Plan Reexamination Report and Master Plan Amendments.

13. The Planning Board finds that the Master Plan Reexamination Report and Master Plan Amendments 01-1 and 01-2 dated September 7, 2001 prepared by Mr. Cramer guides the use of lands within Manalapan Township in a manner which protects public health and safety and promotes the general welfare.

14. The Planning Board finds the Master Plan Reexamination Reports and Master Plan Amendments 01-1 and 01-2 dated September 7, 2001 prepared by Mr. Cramer to be credible and persuasive and consistent with the goals of Manalapan Township.

NOW THEREFORE be it resolved that the Planning Board of Manalapan Township hereby adopts the Master Plan Reexamination Report of September 7, 2001, the Master Plan Amendment 01-1, Farmland Preservation Plan Element, dated September 7, 2001 and the Master Plan Amendment 01-2, Land Use Plan Element Conservation Areas, dated September 7, 2001, as an amendment to the Master Plan of Manalapan Township.

NOW THEREFORE be it further resolved by the Planning Board of Manalapan Township that the Resolution of Memorialization together with the Master Plan Reexamination Report of September 7, 2001, Master Plan Amendment 01-1 and 01-2, dated September 7, 2001 be served upon the Monmouth County Planning Board pursuant to the Requirements of N.J.S.A. 40:55D-13.

This Resolution memorializes an action taken at the regular meeting of the Manalapan Township Planning Board held on November 29, 2001 on a roll call vote that evening as follows:

Offered by: Mr. Lazar
Seconded by: Ms. Cozzolino

	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Roth	(X)	()	()	()	()
Hogan	()	()	()	(X)	()
Wishart	()	(X)	()	()	()
Ward	(X)	()	()	()	()
Pine	(X)	()	()	()	()
Lazar	(X)	()	()	()	()
Cozzolino	(X)	()	()	()	()
Shapiro	()	(X)	()	()	()
Larkin (Alt. 1)	(X)	()	()	()	()
Heckler (Alt.2)	()	(X)	()	()	()

This Resolution was offered by *Herb Lazar*, seconded by *Mickie Roth*, adopted on roll call by the following vote:

	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Roth	(✓)	()	()	()	()
Hogan	()	()	()	()	()
Wishart	()	()	()	()	()
Ward	()	()	()	()	()
Pine	(✓)	()	()	()	()
Lazar	(✓)	()	()	()	()
Cozzolino	()	()	()	()	()
Shapiro	()	()	()	()	()
Larkin (Alt. 1)	(✓)	()	()	()	()
Heckler (Alt.2)	()	()	()	()	()

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Township of Manalapan at its meeting of _____

Mickie Roth
Secretary



TOWNSHIP OF MANALAPAN MASTER PLAN REEXAMINATION 2001

INTRODUCTION

The Manalapan Township Planning Board has undertaken a general reexamination of the Manalapan Master Plan and development regulations. Periodic reexaminations are required by the New Jersey Municipal Land Use Law to ensure that each municipality review and evaluate progress in achieving local objectives, resolving problems, and addressing planning issues that affect the future of the community. (*N.J.S.A. 40:55D-89*). This report presents the findings and recommendations of the reexamination conducted by the Planning Board in 2001.

The current Township Master Plan was adopted in 1991. The Master Plan was subsequently reexamined in 1994 and an amended development code was adopted in 1994 implementing many of the Master Plan recommendations. The Master Plan was amended in 1995 to include a revised housing element and fair share plan to address the Township obligation to accommodate a fair share of the regional need for lower income housing. The Township petitioned the New Jersey Council on Affordable Housing (COAH) in 1995 for substantive certification of the Township housing plan. COAH certified the Township plan in 1996 and the Township amended its development regulations to include an affordable housing fee ordinance and affordable housing regulations consistent with COAH's requirement. In 1998, the Township amended the Master Plan land use element and the development regulations to provide additional locations for age restricted housing and to establish consistency among the land use element, housing element, and zoning regulations of the Township. In 1999, the Township again reexamined the Master Plan and development regulations and adopted an amended Master Plan open space, conservation and recreation element. In 2000, the Township amended the land use element and the zoning regulations to designate a Village Commercial district on the Route 33 corridor.

At the beginning of 2001, Township initiated a general reexamination process. The reexamination process was a response to the following:

- Continued and significant loss of Township open spaces, woodlands, landmarks, scenic areas, natural habitat areas, and farmland to development;



- The need to coordinate Township policies to support the implementation of the Monmouth County Farmland Preservation Plan and the proposed County Scenic Roadway Plan;
- The need to coordinate Township policies to support the State Plan objectives for the Fringe Planning Areas (PA-3); the Rural Environmentally Sensitive Planning Areas (PA-4B), and the Critical Environmental Site and Historic and Cultural Sites (CEHS).
- The need to coordinate Township planning to support and protect the substantial public investment that is being made by the Garden State Preservation Trust in central New Jersey to preserve historic landscapes, farmland and open spaces;
- The need for local land use controls to better protect water quality in conjunction with State initiatives for improved watershed management practices and in recognition of the impaired water quality of Manalapan's surface waters and the constraints of its soils for septic systems.

The Planning Board completed a draft reexamination report in March. Open public hearings on the draft report commenced in April 2001 and continued into August 2001. In the course of the hearings, the Board considered a variety of viewpoints from interested property owners and directed that changes be made to the recommendations of the draft reexamination report. It gave particular regard to the concerns of the farm community.

As required by law, this reexamination report addresses the following:

- ◆ *The major problems and objectives relating to land development in Manalapan at the time of the adoption of the last reexamination report in 1999.*
- ◆ *The extent to which the problems or objectives have been reduced or have increased subsequent to the date of adoption of the last reexamination report.*
- ◆ *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.

- ◆ *The specific changes recommended for the Manalapan Master Plan, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.*
- ◆ *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 (C.40A:12A-1 et seq.) 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 of the municipality.*

1. THE MAJOR PROBLEMS AND OBJECTIVES AT THE TIME OF THE LAST REEXAMINATION

The Planning Board approved the last reexamination report of the Township in April 1999. The 1999 report recommended changes to conserve open space, farmland, and historic resources; to update the Township circulation plan; and to modify specific provisions of the Township development regulations to clarify or improve specific standards and requirements based upon the application experience of the Planning Board and the April 1998 Yearly Report of the Zoning Board of Adjustment.

GENERAL OBJECTIVES

The general objectives of the Master Plan in 1999 were:

- ◆ *Secure public safety from fire, flood, panic and other natural and man-made disasters.*
- ◆ *Develop and maintain a satisfactory level of public facilities and services.*



- ◆ *Establish appropriate population densities and control the intensity of development to ensure neighborhood community, and regional well being and preserve the natural environment and resources.*
- ◆ *Ensure that Township development does not conflict with development and the general welfare of neighboring municipalities, the County, and the State as a whole.*
- ◆ *Coordinate public development with land use policies to encourage the appropriate and efficient expenditure of public funds.*
- ◆ *Provide sufficient space and appropriate locations for residential, commercial, recreational, agricultural and light industrial uses.*
- ◆ *Locate and design transportation routes and commuter parking lots to promote the free flow of traffic while discouraging congestion or blight.*
- ◆ *Promote a desirable visual environment.*
- ◆ *Conserve landmarks and historic sites.*
- ◆ *Protect areas with scenic, cultural, and recreational values.*
- ◆ *Promote the recycling of materials from solid waste, and encourage the conservation of energy.*
- ◆ *Maintain and attract beneficial commercial uses.*
- ◆ *Encourage planned developments that incorporate the best features of design and relate the type, design, and layout of residential, commercial, industrial, and recreational development of a particular site.*
- ◆ *Encourage senior citizen community housing construction.*



- ◆ *Maintain a continuous planning process that will coordinate capital expenditures with the Master Plan and provide development reviews to assure that the policies and standards promoted by the Master Plan are implemented.*

PROBLEMS

The major problems identified in the 1999 reexamination were:

Fair Share Housing - The Villages General Development Plan. The Villages General Development plan to produce 536 lower income housing units was the subject of a major GDP amendment that proposed a fundamental change in approach to the development of the site and to the provision of affordable housing as previously approved by the Township and certified by COAH pursuant to the New Jersey Fair Housing Act (*N.J.S.A. 52:27D-301 et. seq.*). Under the original GDP, the developers of the Villages would construct 2,680 dwelling units and which would include a provision for 536 lower income dwellings. The developer would construct 436 lower income units onsite. In lieu of constructing an additional 100 units onsite, the developers would contribute \$1,000,000 to the Township for the rehabilitation or development of 100 lower income dwelling units off-site. Although the Villages GDP had been approved in 1985 pursuant to a Court order and settlement, the development did not begin construction. By 1996, the \$1,000,000 contribution was insufficient to cover the Township cost of providing 100 units and the Villages had made no contributions to the Township. The Township, nonetheless, maintained the Villages and its approved GDP as an inclusionary housing component of the Township Master Plan Housing Element and Fair Share Plan that COAH certified in 1996.

The GDP amendment proposed that, in lieu of constructing 436 affordable dwelling units, the Township transfer 277 affordable units out of Manalapan by entering into Regional Contribution Agreements with other municipalities. The developers would pay for the transfers with a sum that would require COAH to waive its rule on the minimum amount required for such transfers. The balance of the 436 lower income units would be built on-site as 100 units of age restricted housing rental housing and 27 units of lower income attached family housing. The developers proposed no increase to the \$1,000,000 contribution for the 100 units that the Township had agreed to produce off-site. The amended GDP also required substantial changes to the overall plan of the 539-acre tract for land use and circulation, including the elimination of areas planned for commercial use and public use to serve the projected population. The Township held hearings on the GDP amendment but



took no action. The developers submitted a motion to COAH to waive its fee rule but no action was taken by COAH.

Conservation of Open Space and Landmarks. The open space features and landmarks of Manalapan, including farms, meadows, wildlife habitat, woodland, and historic sites continued to be lost to development. In 1998, the Township governing body established an advisory committee on open space to study the issue. The Committee recommended that the Township establish a local open space trust that would be funded through a stable revenue source approved by voter referendum and dedicated to conserving open space and farmland pursuant to *N.J.S.A. 19:37-1 et. seq.* The Committee also recommended revising the Township Master Plan and development regulations to more effectively preserve the remaining open space and farmland in the residential and rural areas of the Township. It further recommended compiling an open space and recreation inventory and plan to guide expenditures from the open space trust.

The referendum to establish the open trust was narrowly defeated at a public referendum held in November 1998.

The 1999 reexamination recommended changes to the land use element and regulations to conserve extended areas of open space along Milford Brook, the Weamaconk Creek, McGellairds Brook, and Tepehemus Brook and along the historic route of the Continental Army to Monmouth Battlefield. The reexamination further recommended a major update of the recreation and conservation element to take into account wetlands and the locations of rare, threatened, or endangered species; to coordinate with State open space preservation efforts in central New Jersey; and to support local farmland preservation efforts. The reexamination further recommended that the Township make a second effort to secure voter approval for a local funding source to preserve open space and farmland.

Circulation. Traffic congestion continued to be a significant problem especially in the Route 9 corridor. As the Township and surrounding area grew, so did trip generation and traffic congestion. The reexamination recommended updating the Township circulation element, last revised in 1991, to coordinate with State and County circulation plans and to take into account the State Residential Site Improvement Standards (RSIS) as they related to municipal circulation. The State had initiated programs to promote integrated multi-modal transportation systems to encourage the use of rail, bus,



bicycle, and pedestrian systems. RSIS provided that the highest order of street that may be required in a residential development is to be determined with consideration to the streets proposed for an area as contained in the Municipal Master Plan. Bicycle paths and lanes could only be required under RSIS if such paths and lanes were specified as part of the Master Plan or Official Map. To relieve traffic congestion, the County sought to establish a direct commuter rail link to western Monmouth County. To promote transit use and provide transit alternatives for Township commuters, the reexamination recommended direct bus service from Township commuter lots on Route 9 to the Matawan Rail station where parking was limited. The reexamination further recommended coordinating the circulation element and land use element as part of an overall traffic reduction strategy.

Development Regulations Amendments - The reexamination proposed a number of changes to the Township development regulations to deal with development and zoning issues. The recommendations were based upon the Planning Board experience with development review and the annual reports of the Board of Adjustment.

2. THE EXTENT TO WHICH PROBLEMS OR OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 1999

A review of the extent to which problems or objectives have been reduced or have increased since the 1999 reexamination is provided below.

Fair Share Housing - The Villages General Development Plan. The Township has a precredited need of 765 affordable lower income housing units. The Council on Affordable Housing has certified the Township housing plan as meeting the calculated need through zoning for new construction, rehabilitation of existing housing, bonus rental credits, prior cycle credits, and regional contribution agreements. The Township has made continual progress toward meeting this obligation since certification of the plan by COAH in 1996. As of December 2000, 125 affordable new housing units to meet the Township fair share had been constructed at Knob Hill, Tracy Station Woods, and New Beginnings pursuant to Township zoning. In addition, 13 units had been rehabilitated or were in the process of being rehabilitated by Monmouth County pursuant to the Township agreement with the County Office of Community Development to administer the Township housing rehab program. The Township has credit for 38 units that were previously constructed as group homes or as rehabs. The



development responsible for addressing most of the Township need is the Villages. The Villages was previously approved to construct 2,680 dwelling units including 536 credits against the total Township need of 765. However, the initial developers of the Villages failed to construct any housing.

In July 2001, the Township Planning Board concluded hearings on the application of the new owners/contract purchasers of the Villages site to amend the Villages General Development Plan (GDP). The Board approved a revised GDP reducing the total number of dwelling units to be constructed on site to 1,446. The plan continues, however, to provide credit for 536 affordable housing units. Fifty acres of the site, previously reserved for commercial development, will be permitted to developed for housing. The revised GDP approval is subject to submission to and approval of a revised plan and an amended substantive certification by the Council on Affordable Housing. Under the revised GDP, the Villages site will provide credit for affordable units as follows:

- 26 Low and Moderate Income Family Units will be constructed on-site
- 100 low and moderate income senior rental units equating to 133 credits will be constructed on-site
- 318 low and moderate income units will be provided by Regional Contribution Agreements funded by the developers
- 59 low and moderate income units will be provided as rehabilitations funded by the developers

Conservation of Open Space, Farmland, and Landmarks. Manalapan adopted a new open space, recreation, and conservation element for the Township Master Plan; the Township held a referendum and secured voter approval for a local levy for open space and farmland preservation; the Township committed funding to support the County Agriculture Development Board's acquisition of development rights to preserve Manalapan's farms and the first farms in Manalapan were approved for farmland preservation funding under the County program; the Township appointed a Township liaison to the County Agriculture Development Board; and the Township enacted ordinances to support the right-to-farm in Manalapan Township. Currently, there are eleven farm sites in Manalapan that have applied to the State or the County for farmland preservation. Moreover,



the State Green Acres Program approved the Township open space plan for Planning Incentive grants to preserve open space. As a result, the Township is eligible for grants that will cover 50% of the cost of acquiring any lands designated in the Township plan for open space preservation. The Township is currently pursuing the preservation of parcels identified on the plan. The Township Department of Parks and Recreation issued a fields assessment report in 2001 recommended that priority be given to acquiring sites P3 and P4 adjoining the Township Recreation Center in order to meet the demand for athletic fields. The Township developed an arboretum at the Township Municipal Building on Freehold Englishtown Road.

Although the Township program to preserve open space is underway, the open space features and landmarks of Manalapan, including farms, meadows, wildlife habitat, woodland, are under continued development pressure. No changes have been made to the land use element and regulations to reduce density to conserve extended areas of open space along Milford Brook, the Weamaconk Creek, McGellairds Brook, and Tepehemus Brook and along the historic route of the Continental Army to Monmouth Battlefield as recommended in the 1999 reexamination, or around the Battlefield National Landmark Historic District. No changes have been made to the land use element and regulations to reduce density or development intensity to preserve farmland or open space as recommended in 1998 by the Township advisory committee on open space.

Decline in Township Farms, Forests, and Habitat Areas from Development

Since 1990, Township has lost 2.5 square miles of farm qualified land, a reduction of nearly 22%. Much of this loss is related to the development of farms with new tract housing. Approximately 29% of the Township, or 9 square miles, continue to be farm qualified. This includes good agricultural soils of Class I and Class II capability identified in the Township Master Plan open space, recreation, and conservation element.

Other resources within the Township that are under continued development pressure include woodlands, surface and groundwater resources, habitat areas for native species, and cultural resources that include historic sites and landscapes.

Open space and farmland preservation and protection of forest areas is needed to protect wildlife habitat and to preserve the aesthetic qualities of a rural landscape. Farmlands can also be critical to



certain wildlife species. Threatened, endangered, or declining grassland birds (savannah sparrow, vesper sparrow, grasshopper sparrow, upland sparrow, meadowlark), are affected by the presence or absence of open spaces for feeding or nesting. Certain types of agricultural practices and crops are conducive to these species.

Interior forest nesting birds, including the goshawk, Cooper's hawk, barred owl, bald eagle, red-shouldered hawk, and many dozens of songbird species depend on large tracts of forest to sustain breeding populations. Large tracts of forest are also critical to insectivorous neo-tropical migrants that feed in the forest canopies on their spring and fall migrations.

Interior nesting raptors need from 600 to 1,000 contiguous acres to feed and breed.

Interior nesting songbirds need smaller forested tracts, 100 acres minimum, without clearings, including homesites, to sustain their existence. The species are vulnerable to avian parasitism, predation, and competition from species associated with edge habitats. Once a forest is broken by clearing, competitive species thrive.

Woodlots, farmland, and wetlands interspersed should be conserved as habitat for a diversity of wildlife. Stream corridors near large forested areas are important links to small, fragmented woodlands and help maintain species diversity and wildlife. A stream corridor of up to 300 feet on each side can provide the needed habitat elements of food, cover, and water.

Circulation. Traffic congestion continues to be a significant problem especially along the Route 9 corridor and an update of the Township circulation plan continues to be needed. The Township expends approximately \$750,000 a year on capital improvements for Township roads and the administration foresees a future need to increase those expenditures. Dealing effectively with the circulation problems associated with the Route 9 corridor will require the coordinated efforts of the State, the County, and the municipalities. As the Township grows and traffic increases on the County and Township streets, the need increases for intersection and road improvements to provide satisfactory levels of service and safe traffic movements.

The commuter rail link continues to be under study and there is no immediate prospect of implementation. The potential for providing bus service from Township commuter lots on Route 9 to



the Matawan rail station was broached to County staff but has not been pursued. The County has initiated a collaborative planning process and a major planning study of the Route 9 corridor. The Township is a participant in that process. A new commuter parking lot was completed on Route 9 on Symmes Drive in conjunction with the construction of the Manalapan Epicenter by its developers at no cost to the Township. The Township transportation committee has recommended that the Township plan for bus service and commuter parking along Route 33 where population growth is occurring with the development of Knob Hill, the Villages, and Battleground Country Club.

Community Facilities - The Manalapan-Englishtown School District is completing a program of capital improvements and school expansions which include the completion of a new elementary school on the north side of Millhurst Road. The new school will adjoin a school bus facility for fueling and washing school buses. The school bus fueling facility will be used jointly by the Manalapan and Englishtown police, emergency agencies, and school district. The district foresees a need for one more school site, at least sixteen acres in area, with access for public sewer. The Freehold Regional High School District also foresees the need for an additional high school site in the Manalapan area. No sites have been formally selected for a high school, however at least one site in Manalapan is being considered.

The Township First Aid Squad is searching for a site in the southern portion of the Township that would be centrally located to serve the growing population in that area of Manalapan.

The Township administration has retained an architect to study the building space needs of the Township Police Department and the Department of Parks and Recreation. The study will include an evaluation of the Dreyer Farm House at the Manalapan Recreation Center to determine if the building can be adapted as the headquarters for the Department of Parks and Recreation.

Development Regulations Amendments - The changes to the development regulations recommended in the 1999 reexamination have not been implemented.

3. 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.

There has been a significant change in Township, County, and State policies and objectives. The changes will affect the density and distribution of population and the conservation of natural and cultural resources within Manalapan. The Township has determined that more effective measures and programs are needed at the local level to preserve the remaining open spaces, farmland, historic areas, forests and woodlands, habitat areas, water resources, and stream corridors of the Township. The Township has concluded that these measures should include reductions in the permitted intensity and density of development.

In reaching this conclusion, the Planning Board has considered the following:

Open Space, Farmland, and Historic Preservation - In 1999, the State enacted the Garden State Preservation Trust Act. Relative to open space, farmland, and historic preservation, the act determined that "enhancing the quality of life of the citizens of New Jersey is a paramount policy of the State" and that the lands and resources dedicated to those purposes would not be adequate to meet future population needs. The act further found and determined a "growing public recognition that the quality of life, economic prosperity, and environmental quality in New Jersey are served by the protection and timely preservation of open space and farmland...and that the preservation of the existing diversity of animal and plant species is essential to sustaining both the environment and the economy of the Garden State...".

The preservation of farmland, open space, and historic sites in Manalapan Township is essential to the realization of Federal and State programs and policies for open space, farmland, and historic preservation. Manalapan occupies a location unique in American history. Most of the Monmouth Battlefield National Landmark is located within Manalapan Township. National Historic Landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. The Landmark boundaries in Manalapan include the Tennent Church and grounds, Monmouth Battlefield State Park, and a portion of Battleground Country Club. In addition, the battle road along



which the Continental Army advanced onto the battlefield from its encampment in Middlesex County crosses the Township. Rural landscapes, open spaces, and viewsheds important to the National Landmark are located in Manalapan.

National Heritage Study Area

The Monmouth Battlefield National Landmark is one of the largest landmarks that remain from the American Revolution. The conservation of open space and rural landscapes in Manalapan is key to State and Federal efforts to protect and interpret the remaining cultural resources and landscapes in central New Jersey related to the American Revolution. The Secretary of the Interior has been directed by Congress to conduct a Special Resource Study and Feasibility Study for designation of a National Heritage Area in central New Jersey that would preserve historic sites and landscapes linking Washington Crossing State Park, Princeton Battlefield State Park, and Monmouth Battlefield State Park. A National Heritage Area is part of the national landscape that has been recognized by the United States Congress for its unique contribution to the American experience. Activities in National Heritage Areas typically include the preservation of natural and historic resources and creation of recreational opportunities such as trails to link important sites. Because Washington and the Continental Army spent almost half of the Revolutionary War in New Jersey, the theme of the National Heritage Study area is the *Crossroads of the American Revolution*.

Green Acres Crossroad of the Revolution Project

The Green Acres Program of the State Department of Environmental Protection is already investing heavily to preserve open spaces in Manalapan as part of the *Crossroads* program and to restore the landscape of Monmouth Battlefield State Park. The remaining open spaces and rural areas of Manalapan Township are important to the success of the project. The program objective is to create an interconnected system of open spaces to protect the sites and landscapes of the American Revolution. The project will link the major Revolutionary War sites in New Jersey of Morristown National Historic Park, Washington's Crossing State Park, Princeton Battlefield State Park, and Monmouth Battlefield State Park. The State anticipates that there substantial educational, cultural, environmental, and economic benefits will result from implementation of the program.



The *Stewardship Report of the Garden State Preservation Trust* identifies the central Jersey *Crossroads* of Monmouth Battlefield State Park, Princeton Battlefield State Park, and Washington Crossing State Park as a priority for capital improvements to the parks and for establishing a regional interpretive/education center. The improvement of the *Crossroads* parks will cost an estimated \$19,600,000 and be a key component in implementing the Trust's recommendation that the State public lands be improved and managed to achieve the status of a world class park system.

Township Open Space and Farmland Preservation Program

In amending the Township Master Plan in 1999 to include an updated open space, recreation, and conservation element, and in its subsequent efforts to preserve open space and farmland, the Township has given a greater priority to conserving open space and farmland in Manalapan. As set forth in the element update, the Township determined that open space is essential to maintaining a healthy environment, controlling urban sprawl, and ensuring a high quality of life for Township residents. A Township network of permanently preserved open spaces is needed to provide recreation, to maintain biodiversity, to control flooding, to preserve farmland, and to protect the significant scenic, cultural, and natural features of the community. The Township further determined that, through reasonable land use regulation, control of public infrastructure, and selective acquisitions it would conserve the critical environmental, cultural, and scenic resources of the Township.

Impact of R-AG Zone, RR Zone, and R-40/20 Zone Density Standards on Township Farmland and Open Space

Since 1986, the Township has applied land use regulations permitting densities that range from to 0.36 to 1.1 units per acre in areas of the Township planned for Rural Agriculture (R-AG), Rural Residential (RR), and low density residential use (R-40/20). Those areas featured much of the remaining farmland and open space resources of the Township. Based on a review of historic land use information, development approvals, and aerial photography, those density standards have been ineffective in protecting the Township farmland or conserving open space resources. Over the past fifteen years the Township has experienced the following development impacts in its low density areas:



➤ **R-40/20 Zone (density standard of 1.1 units per acre)**

Developed land in the R-40/20 zone increased 346.2% or 909 acres

Land in agriculture use in the R-40/20 zone declined 36.4% or 198 acres

Forest area in the R-40/20 zone declined 46.3% or 539 acres

➤ **RR Zone (density standard of 0.55 units per acre)**

Developed land in the RR zone increased 921% or 1,596 acres

Land in agricultural use in the RR zone declined 63% or 1,076 acres

Forest area in the RR zone declined 42.8% or 492 acres

➤ **R-AG Zone (density standard of 0.36 units per acre)**

Developed land in the R-AG zone increased 36% or 105.6 acres

Land in agricultural use in the R-AG zone declined 10.8%, or 134 acres

Forest area in the R-AG zone declined 3% or 50.7 acres

As a consequence of this reexamination, and in view of the continued loss of open space and farmland in the Township, the Planning Board has determined that reductions in development density and intensity are needed. The Planning Board has concluded that densities in the range of 1.1 to 0.36 dwelling units, as applied in the Township's rural and suburban areas, have been ineffective in conserving the open space, farmland, stream corridors, habitat areas and woodland resources of Manalapan.

The Planning Board further concludes that reductions in development density and intensity, in combination with programs of the Garden State Preservation Trust to preserve farmland and open



space through public purchase of development easements and fee simple acquisition, and in combination with development techniques such as clustering, lot size averaging, and agricultural subdivision where at least 60% to 70% of the tract is preserved as open space or in farm use, are needed to advance the stated purposes of the New Jersey Municipal Land Use Law to promote and provide open space, agricultural uses, a desirable visual environment, and conserve historic sites, natural resources, and protect the environment. It will further advance the purpose of preventing urban sprawl. (*N.J.S.A. 40:55D-2*).

Density Standards for Conservation of Farmland, Open Space, and Resource Protection

Common Density Standards for Resource Protection in Monmouth County - The Township Planning Board has considered density standards applied in other townships in Monmouth County that limit development in order to preserve farmland and protect the environment. Freehold Township has enacted a rural environmental zone with a ten-acre minimum lot size. Marlboro Township has established land conservation zones where the minimums are set at five to ten acres. Colts Neck has an agriculture zone with a ten acre minimum. In Millstone Township, the most protective residential zone requires a four acre minimum lot size. Howell Township has agricultural/environmental zoning with a six acre minimum; Wall Township maintains a five to six acre minimum in its rural areas; and Middletown Township has a five acre minimum in its environmentally sensitive areas.

Density Standards in Relation to the State Plan - The Board has also considered the relationship of density reductions to the State Plan. An extensive area of the Township has been designated as a Rural/Environmentally Sensitive Planning Area under the State Plan, or as a critical environmental site or historic site. These areas of the Township are also subject to the State Planning Policies for the State Environmentally Sensitive Planning Area (PA5). In Bedminster Township in Somerset County, the State Planning Commission determined that a reduction in density from a three acre minimum to a ten acre minimum in a State Environmentally Sensitive Planning Area (PA5) was consistent with and advanced the intent of the State Plan. Relying in part on the State Planning Commission Report, the Bedminster density reduction was upheld by both the trial court and the Appellate Division (*F.M. Kirby v. Township Committee of the Township of Bedminster, A-1682-98T5, decided June 23, 2000*). Similarly, in Mount Olive Township, a recent Appellate Court decision (*Mount Olive Complex v.*



Township of Mount Olive, A-3728-98T2, decided June 4, 2001), upheld a density reduction in a State Environmentally Sensitive Planning Area (PA5) from a two acre minimum lot size to a five acre minimum lot size. The Court determined that a municipality's voluntary compliance with the State Plan should be a significant factor in determining the validity of any municipal zoning or rezoning.

Standards Relative to Farmland Programs - The Board has further considered that a minimum of five to six acres is required for farmland assessment and that six acres is the minimum required for eligibility in the in County farmland preservation program.

Density Standards in Areas Served by Septic Systems - The Board has further considered that the wastewater management plan for the Township relies upon discharge to groundwater over a 13.4 square mile area, or more than 44% of the total Township. The area includes soils with severe septic constraints. There is a recent record of septic failures and the need for replacement septic systems at two residential developments (Elton Point and Manalapan Hunt). The State nitrate dilution model for water quality protection suggests that the appropriate density range in the unsewered areas of the Township is 0.29 to 0.19 dwelling units per acre (a minimum lot size of 3.5 acres to 5.4 acres).

Relationship of Density to Impervious Cover and Site Disturbance - Finally, the Board has considered the correlation between density, impervious cover, and site disturbance. As density increases, impervious cover and site disturbance also increase. Such increases can have a deleterious effect on water quality and natural and cultural resources. Reductions to minimize density can be beneficial to natural and cultural resource conservation by reducing impervious cover, site disturbance, and changes to the natural and cultural landscapes of the community.

State Plan - In March 2001, the State concluded the State Plan cross acceptance process and adopted a new State Development and Redevelopment Plan pursuant to the State Planning Act. The State Planning Act has determined that:

"New Jersey, as the nation's most densely populated State, requires sound and integrated Statewide planning and the coordination of Statewide planning with local and regional planning in order to conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while



promoting beneficial economic growth, development and renewal... Since the overwhelming majority of New Jersey land use planning and development review occurs at the local level, it is important...to facilitate the development of local plans which are consistent with State plans and programs..."

(NJSA 52:18A-196)

The State Plan identifies areas for growth, limited growth, agriculture, open space, conservation, or other appropriate designations under the State Planning Act. Under the Plan, all of the State, including Manalapan, is organized into distinct planning areas. Planning areas identify the unique natural and built infrastructure of specific areas. Each planning area shares common characteristics and policy objectives. The preferred form of development and redevelopment in the planning areas are compact communities (centers) with a mix of uses surrounded by protected natural landscapes (environs). The State Plan vision is to create and maintain beautiful, prosperous, and livable communities and preserve rural landscape, farmlands, and environmentally sensitive areas. Within the planning areas, centers are organized based upon scale, location and design. The hierarchy of centers, from the largest to the smallest, consists of the following:

Urban Center – *These are the largest centers and feature a diverse mix of industry, commerce, services, residences, and cultural facilities. Newark is an example of a State Plan urban center.*

Regional Center – *These feature a compact mix of residential, commercial, and public uses, serving a larger area, and developed at an intensity that makes public transportation feasible. Red Bank is an example of a State Plan regional center.*

Towns – *These are traditional centers of commerce or government with diverse residential neighborhoods served by a mixed use core offering locally oriented goods and services. The Borough of Freehold is an example of a State Plan town.*

Villages – *These are primarily residential places that offer a small core with limited public facilities, consumer services, and community activities. The Borough of Englishtown is an example of a State Plan village.*



Hamlets – *These are small scale compact residential settlements organized around a community focal point such as a place of worship, luncheonette, small park, or a civic building.*

Environs – *This is the land outside centers, including farmland, greenbelts, open space, and large forest tracts, that are protected from inappropriate development. Portions of Manalapan are the environs for the village center of Englishtown and the proposed regional center of Freehold Township.*

The State Plan designates no centers in Manalapan. The State Plan for Monmouth County and Manalapan Township organizes development into the following planning areas:

- **Metropolitan Planning Area (PA-1)** – These are largely developed areas with mature settlement patterns shaped by commuter rail lines and post war suburbs. They will provide for much of the State's future redevelopment. Most of the coastal portion of Monmouth County is part of metropolitan planning area that extends southward from Bergen County into the Raritan Bayshore and along the Atlantic coastline. It includes municipalities such as Middletown, Ocean Township, Eatontown, Rumson, Aberdeen, Sea Bright, Spring Lake, and others. Centers in the PA-1 portion of Monmouth County include Red Bank and Long Branch (Regional Centers). None of Manalapan is located in PA-1. Relative to Manalapan, the closest Metropolitan Planning Area is Freehold Borough, which is designated as a town.

- **Suburban Planning Area (PA-2)** – These are developed or developing areas generally located adjacent to the Metropolitan Planning Area. Generally, they lack high intensity centers, are served by regional infrastructure such as sewer and water service, and have a pattern of low density development. PA-2 will provide for much of the State's future development, preferably in centers, consistent with the need to protect natural resources. The Suburban Planning Area extends from Middlesex County into northern Monmouth County and includes portions of Manalapan, Marlboro, and Freehold Township. The closest centers in the Suburban Planning Area to Manalapan would be the Planned Regional Center at Freehold Township and the Proposed Village of Englishtown.



- **Fringe Planning Area (PA-3)** – The fringe planning area is a predominantly rural landscape lacking in sewer and water. It buffers the Rural Planning Areas (PA-4 and PA-4B) from the development of the Metropolitan Planning Areas (PA-1) and Suburban Planning Areas (PA-2). A large area of Manalapan south of the Route 33 corridor is designated by the State Plan as a fringe planning area. It buffers the Rural Environmentally Sensitive Planning (PA-4B) in Millstone Township west of Smithburg Road (County Route 527) from the Suburban Planning Area (PA-2) in Freehold Township east of Freehold Smithburg Road (County Route 537) and the County Park at Charleston Spring.

- **Rural Planning Area (PA-4) and Rural Environmentally Sensitive Planning Area (PA-4B)** – The Rural Planning Area (PA-4) comprises much of New Jersey's countryside with large masses of cultivated or open land including most of the New Jersey's prime farmland which has the greatest potential for sustaining continued agricultural activities in the future, and wooded tracts. These areas serve as the greensward for the larger region and are not intended to be urban or suburban in nature. This classification includes a subgroup, the Environmentally Sensitive Rural Planning Area (PA-4B) whose intent is to support continued agricultural development on lands with environmentally sensitive features. A large area of western Monmouth County is designated PA-4B by the State Plan and extends from Upper Freehold Township, across Millstone Township, and into Manalapan Township north of Route 33 up to Englishtown and Woodward Road. The intent of the State Plan for PA-4B in Manalapan is to maintain it as a large contiguous area of farms and other open space lands. Planning Area 4B in Manalapan adjoins Planning Area 4 in abutting Monroe Township in Middlesex County.

- **Environmentally Sensitive Planning Area (PA-5)** – The Environmentally Sensitive Planning Area contains large contiguous land areas with valuable ecosystems, geological features, and wildlife habitats. These areas are critically important not only for local residents but for all New Jersey citizens. The environmental policies and intent of the State Plan for PA-5 also apply to PA-4B and to critical environmental sites and historic sites in Manalapan. The State Plan intent for PA-5 is to protect environmental resources through the protection of large contiguous areas of land.

- **Critical Environmental Sites and Historic and Cultural Sites (CEHS)** - The State Plan relies upon the Environmentally Sensitive Planning as the primary means of protecting and managing



large areas of natural and environmental resources. It also recognizes that there are important cultural and environmental resources in all policy areas. The plan identifies these as Historic and Cultural Sites and Critical Environmental Sites (CEHS). For such sites, the plan applies the intent and relevant provisions of historic, cultural, and scenic and environmental Statewide policies and the Environmentally Sensitive Planning Area (PA-5). In Manalapan, the CEHS designation applies to the stream corridors of the Matchaponix Brook Basin that are source of the Township's potable water supply (Matchaponix Brook, McGellairds Brook, Tepehemus Brook, and Milford Brook). It also applies to the Pine Brook and to the significant stream corridors of the Manalapan Brook Basin. Finally, it applies the Monmouth Battlefield National Landmark and abutting areas.

The State Plan recommends that municipalities, counties, and state agencies guide growth in the following order:

1. *Centers and other appropriate areas in the Metropolitan Planning Area*
2. *Centers and other appropriate areas in the Suburban Planning Area*
3. *Centers in the Fringe Planning Area*
4. *Centers in Rural and Environmentally Sensitive Planning Areas*

Planning Recommendations for Local Implementation of the State Plan

The Planning Board, from its review and experience with Township development trends, concludes that reductions in density and development intensity are needed to support the State Planning Act in Manalapan in accordance with the State Plan adopted March 1, 2001. Specifically:

- ❖ Reduced density is needed to limit development and promote the conservation of a greenbelt of open spaces, farmland, and forest area in the environs of the Englishtown center.
- ❖ Reduced density is needed to limit development and support the State Plan for critical environmental sites and historic and cultural sites in the Township by conserving the remaining open spaces, scenic values, woodland, habitat areas, and farmland in the drainage basin and sub-basins of Township stream corridors and in the area of the Monmouth Battlefield National Landmark.



- ❖ Reduced density will be more effective in limiting the development of the Fringe Planning Area of the Township and maintaining a rural landscape that buffers the Rural Environmentally Sensitive Area (PA-4B) of the County from its Suburban Planning Area (PA-2).
- ❖ Reduced density will be more effective in limiting the development of the Environmentally Sensitive Rural Planning Area (PA-4B) in Monmouth County whose intent is to support continued agricultural development on lands with environmentally sensitive features.

The Planning Board finds that, notwithstanding its lack of a center, Manalapan Township, consistent with the State Plan has provided substantial opportunities for future growth and development and affordable housing in appropriate locations of the Suburban Planning Area (PA-2) where infrastructure exists to support development. Furthermore, density reductions will advance the stated purpose of the Municipal Land Use Law to ensure that the development of individual municipalities does not conflict with the development of neighboring municipalities, the County, and the State as a whole. (*N.J.S.A. 40:55D-2.d*).

Watershed/Water Quality Management - Water quality and the degradation of the State's surface and ground water resources continues to be a significant public concern. The continued spread of development into rural, environmentally sensitive, or fringe areas impairs the State's water resources.

The New Jersey Department of Environmental Protection (NJDEP) has amended the Statewide Water Quality Management Planning Rules (N.J.A.C. 7:15-8). The rules will require Water Quality Management Agencies to submit new plans for watershed areas that are to be serviced by septic systems.

The amendments affect the planning and environmental assessment requirements for projects or activities that generate 2,000 gallons per day or more of wastewater and whose facilities or treatment works discharge into groundwater. Based on existing septic system regulations, a standard home using a septic system discharges a minimum of 350 gallons of wastewater a day. Using this figure, six homes would generate approximately 2,000 gallons per day. Therefore, all residential development of six or more residential units utilizing individual or other



subsurface sewage disposal systems are required to comply with the new regulations. Amendments to the septic regulations were published in the New Jersey Register on February 20, 2001 and became operative on March 20, 2001.

The rules now require analysis of the environmental impacts of a development associated with the use of septic systems discharging 2,000 gallons or more of wastewater to groundwater. The requirements include non-point source pollution, riparian corridor analysis, etc. A soil analysis based on a nitrate (NO^3) dilution model is used to determine the carrying capacity of land to support a septic system. The NJDEP nitrate model provides a minimum upland area requirement for a septic system based upon the type of soil. Wastewater generation rates for residences are based upon the average number of persons per household.

Manalapan relies upon discharge to groundwater over a 13.4 square mile area, or more than 44% of the total Township. The area includes soils with severe septic constraints. The application of the State nitrate dilution model for water quality protection suggests that the appropriate density range in the unsewered areas of the Township is 0.29 to 0.19 dwelling units per acre (a minimum lot size of 3.5 acres to 5.4 acres).

Relationship of Manalapan Township to the State Watershed Management Areas

The New Jersey Department of Environmental Protection has organized the State into twenty Watershed Management Areas for the purposes of environmental planning and management and fundamentally shifted its direction on water quality management planning. In the past, the policy was to plan for wastewater infrastructure based on population projections and existing zoning. However, the continued impairment of water quality from development necessitated a new approach. The new approach determines environmental resource capacity to protect water resources on a watershed basis and emphasizes a need to make local ordinances consistent with approved wastewater management plans. The State recognizes that population growth results in land use changes and non-point source pollution that seriously impairs water quality. Non-point source pollution accounts for over half of the State's water pollution. Land use changes can impair the natural flow of streams and streamside habitat by lowering base flow and extending high flow conditions; degrade water quality and habitat; reduce biological diversity and create a shift toward species more tolerant of disturbance; and result in competing demands for scarce water supplies. Water quality and stream



habitat become stressed from the flooding, impervious cover, storm water run off, and habitat fragmentation and encroachment that results from the land use changes associated with population growth. The impacts include increases in pollutant loading from run-off; volume increases that widen stream channels and destabilize bank vegetation; loss of shading and temperature increases affecting stream biota; increases in sedimentation, erosion, and scouring.

Pollutant loadings from development runoff include:

- ❑ Sediment from construction disturbance that enters streams, lakes, rivers, wetlands, and ditches and affects aquatic life by smothering fish larvae and eggs; increases turbidity; and acts as a vehicle to transport other pollutants such as nutrients, trace metals, and hydrocarbons.
- ❑ Nutrients such as phosphorus and nitrogen from lawn clippings, fertilizers, septic systems, or road salt applications that result in algal blooms or excessive plant growth in lakes.
- ❑ Trace metals from old paint, tires, lawn chemicals, and preservatives such as lead, zinc, and copper.
- ❑ Oxygen demanding substances that impair aquatic life such as pet wastes, street litter, and organic matter.
- ❑ Bacteria from pet and animal wastes and material buildup in storm sewers.

Studies relied upon by the New Jersey Department of Environmental Protection indicated that there is a strong relationship between the impervious cover resulting from suburban and urban development and water quality. As impervious cover increases, water quality declines. The major components of imperviousness are building rooftops and the transport system (sidewalks, driveways, parking lots, streets, etc.). Above a 10% level of impervious cover, water quality begins to be adversely impacted. As cover increases beyond 25%, it is unlikely to find healthy stream communities. Residential development at one unit per acre is typically associated with a 15% impervious cover, and at two units per acre a 25% impervious cover. Non residential development can result in much higher impervious cover.



Water Quality in the Township Watersheds

In August 2001, the Township issued a draft Natural Resource Inventory that reviewed NJDEP information related to the water quality within the watersheds of Manalapan Township. The NJDEP has divided the State into twenty watershed management areas for the purposes of environmental planning and management. The major drainage systems of Manalapan are within Watershed Management Area 9, which includes the mainstream Raritan River, South River, Lawrence Brook, Matchaponix Brook, and the Manalapan River. The two major sub-basins of Watershed Management Area 9 in Manalapan are the Matchaponix Brook Basin and the Manalapan Brook Basin.

Within the Matchaponix Basin, the Township drains into the Matchaponix and its tributary streams the Pine Brook, the Milford Brook, the Tepehemus Brook, Weamaconk Creek, and McGellairds Brook. The tributary streams Milford Brook, Tepehemus Brook, and McGellairds Brook join the Matchaponix before its confluence with the Pine Brook and are a source of the Township's drinking water. NJDEP monitors the water quality of the Matchaponix Brook near its confluence with the Manalapan Brook in Monroe Township. The monitoring indicates that the Matchaponix has moderately elevated phosphorus levels; extremely elevated levels of inorganic nitrogen; excessive lead levels; and an elevated zinc level. With regard to aquatic life support (macroinvertebrates), the Matchaponix, Tepehemus, Milford, Pine and Weamaconk streams are moderately impaired in the Manalapan Township area. McGellairds Brook in Englishtown is severely impaired. Moderate impairment indicates the streams are partially able to support aquatic life. However, the draft Township Natural Resource Inventory also reports a severe decline in the quality of fish habitat due to sediment loading and flooding from runoff from construction sites and roadways.

Within the Manalapan Brook Basin, the Township drains into the Manalapan and its tributary streams Gander Brook and Stillhouse Brook. NJDEP monitors the water quality of the Manalapan at Federal Road in Monroe Township. Phosphorus levels in the Manalapan are moderately elevated and lead levels are excessive. The stream's ability to support aquatic life is severely impaired. The draft Township Natural Resource Inventory also reports a severe decline in the quality of fish habitat in Manalapan due to sediment loading and flooding from runoff from construction sites and roadways. Improvement of the State's water quality is a key environmental objective of the State Plan which has set a target of having 95% of all stream miles assessed fully supporting aquatic life by 2010.



A small portion of the Township adjoining Freehold Township drain into the Manasquan River Basin. Also, a smaller area adjoining Millstone Township drains into the Millstone River Basin.

Density Reductions for Water Quality Protection

The Planning Board concludes that reductions in density and development intensity can result in reduced impervious cover and will be necessary and beneficial for the protection of surface water resources within its basins of the Watershed Management Area from further degradation. Moreover, based upon the State nitrate dilution model, reductions in density are needed in areas of the Township that are planned for groundwater discharge. Such reductions will advance the stated purposes of the Municipal Land Use Law of promoting the conservation of valuable natural resources (*N.J.S.A. 40:55D-2j*); promoting the public health and general welfare (*N.J.S.A. 40:55D-2a*); and ensuring that the development of individual municipalities does not conflict with the development of neighboring municipalities, the County, and the State as a whole. (*N.J.S.A. 40:55D-2d*). It will, moreover, advance the purpose of promoting the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment (*N.J.S.A. 40:55D-2e*).

Moreover, density reductions within or adjacent to areas of the Township designated in the State Plan as PA-3 (Fringe), PA-4B (Rural/Environmentally Sensitive); or as Critical Environmental Sites and Historic and Cultural Sites will advance the State Planning Act by facilitating the development of local plans which are consistent with State plans and programs (*NJSA 52:18A-196*). The legislated purpose of the State Planning is to protect the natural resources of the State and establish Statewide objectives for the natural resource conservation. (*N.J.S.A. 52:18A-200*).

Monmouth County Growth Management Guide – The Monmouth County Plan was amended in December 1995 to include a statement of Goals, Policies and Objectives. It was further amended to include an updated road plan and park and recreation plan. Most recently, in September 2000, the County Planning Board amended it to include a Farmland Preservation Plan. Currently, it is considering a draft Scenic Roadway Plan. The most recent amendments directly impact Manalapan Township.



County Farmland Preservation Plan

The County Farmland Preservation Plan guides the County farmland preservation program over the course of the next ten years. With building, land values, and population on the upswing, the County farmland preservation program is at a critical juncture. The County recommends an aggressive course of action to preserve a significant amount of farmland. From 1954 to 1997, the County lost more than 80,000 acres of farmland. Despite this loss, the County ranks second in the number of farms, third in the market value of agricultural products sold, and seventh in farmland acreage in the State. Monmouth County is considered to be the foundation of the State equine industry and is prominent in nursery and greenhouse production. The direct benefits of agriculture to Monmouth County include food production, employment, and net cash return. Other benefits that contribute to the high quality of life enjoyed by County residents include scenic views that enhance the aesthetic value of communities, providing areas for groundwater recharge, and providing areas for wildlife habitat.

Expansion of The County Farmland Preservation Program into Manalapan - A key feature of the plan is to expand the County farmland preservation program to smaller farms and into the central portion of the County. Historically, the focus of the County farmland preservation program was on the municipalities of Colts Neck, Howell, Millstone, and Upper Freehold. Nearly 94% of the farmland preserved to date has been in Upper Freehold. The County plan recommends moving aggressively to include municipalities in the central region that includes Manalapan Township. To accelerate preservation, the County has reduced the minimum application size for its preservation program from 25 acres to 6 acres to enable farmers with properties less than 25 acres to participate. By reducing the minimum land area, more central Monmouth County farms, which tend to be smaller, can participate in the program. While the average size of farms in Monmouth County is 68 acres, the median size is only 13 acres, an indicator of the high number of small farms in the County.

County Plan and State Plan Farmland Preservation Objectives - The County plan establishes a goal of preserving 46,180 acres of farmland over the next ten years. The preservation of farms in Manalapan Township is essential to achieving the County goal. The County has set a ten-year goal of preserving 5,360 acres of farmland in Manalapan with priority given to farmland in State Planning Area 4B and State Planning Area 3. Based on farmland assessment, there are 5,767 acres of farmland remaining in the Township in all planning areas. Given existing development pressures, in



order to approach achievement of the County goal, the Township will need to preserve farmland in all the designated State Planning areas of the Township, including the suburban planning area, PA-2. Preservation of farmland is a key environmental objective of the State Plan which has set a target of preserving 550,993 acres of farmland by 2010. State investment to preserve farmland in the suburban and the environmentally sensitive rural planning areas of the Township is already underway with farms either under contract to be purchased or having been purchased by the State program. Currently, eleven farms in Manalapan have applied to be preserved under the State and County easement purchase programs for farmland preservation. In addition to easement purchases, the County Plan encourages the use of innovative techniques such as Farmland Preservation Subdivisions similar to the one adopted in Upper Freehold Township.

Measures Needed to Support Farmland Preservation in Manalapan - In light of the continued loss of farmland in the Township, the Planning Board concludes that reductions in density and development, in combination with techniques to leverage State and County investment to preserve Township farms, are urgently needed and desirable for the preservation of farmland in Manalapan Township. Such an approach will advance the implementation of both the State Plan and the Monmouth County Plan. The Planning Board takes particular note that, in Bedminster Township, the State Planning Commission has determined that reductions in density from a three acre minimum lot size to a ten acre minimum, in combination with other techniques, such as an open space trust fund to protect natural and cultural resources and farmland, were consistent with the State Plan. A specifically legislated purpose of the State Plan is to coordinate planning activities and establish Statewide planning objectives for agriculture and farmland retention. (*N.J.S.A. 52-18A-200.f.*)

Moreover, density reductions, in combination with other farmland preservation techniques, will advance the purpose of the Municipal Land Use Law to provide sufficient space in appropriate locations for agricultural uses (*N.J.S.A. 40:55D-2.g*); to encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies (*N.J.S.A 40:55D-2 .f*); to promote a desirable visual environment (*N.J.S.A 40:55D-2 .i*); and to promote the conservation of valuable natural resources (*N.J.S.A 40:55D-2 .j*).

County Scenic Roadway Plan



In June 2001, the Monmouth County Planning Board issued its draft Scenic Roadway Plan. The plan responds to the diminishment and loss of County's scenic resources to the on-going development of the County. The County Growth Management Guide has, as one of its main goals, the preservation of the valuable historic, cultural, natural, and scenic resources of the County. The County plan also cites that the policy of the State Plan is to protect scenic corridors. The County scenic roadway plan encourages municipalities to adopt zoning provisions that preserves scenic roadways and scenic resources within viewsheds. The scenic roadways in Manalapan identified in the County plan feature rural and historic landscapes, including those related to the Monmouth Battlefield National Landmark.

The County plan designates the following roads within Manalapan Township as scenic roadways:

COUNTY ROUTE	LOCAL NAME	STARTING PILEPOST	ENDING MILEPOST	LENGTH
3	Main Street	0.00	0.80	0.80
3	Tennent Road	0.80	1.20	0.40
522	Freehold Road	2.95	4.35	1.40
527	Smithburg Road	2.85	4.85	2.00
527	Millhurst Road	7.15	9.81	2.66
527A	Smithburg Road	0.00	2.25	2.25

DENSITY AND DISTRIBUTION OF POPULATION AND HOUSING CONDITIONS

Township housing and land use policy provides for an established suburban development pattern in the northern Township, a rural development pattern consisting of low density residential and agricultural uses west of Millhurst and Woodward Roads and south of the Route 33 corridor; and future major planned development of residential and non-residential development along the Route 33 corridor and east of Woodward Road. Most of the existing population is in the northern Township, above the Conrail Line. South of Route 33, the population is increasing, but at much lower densities than are found in the northern Township. The Township is experiencing an influx of population at higher densities in the planned development area along the Route 33 corridor and east of Woodward Road. The population growth in the planned development area will continue as housing construction proceeds at Knob Hill and commences at the Golf Course Residential Community at Battleground Country Club, and at the Villages. The Township expects that the planned development area will eventually produce 2,800 to 2,900 dwelling units.



The Township has encouraged development of a variety of housing types, suitable to the needs of existing and prospective residents. The Township policy encourages housing development compatible with existing residential neighborhoods, with environmental constraints, with the availability of infrastructure, and with the need to maintain adequate levels of service for public facilities.

Provisions for Age Restricted Housing

The Township has planned for age restricted housing within Manalapan. Manalapan Township currently has built, approved, or planned for the construction of 2,757 housing units for senior citizens at the following developments:

- ❑ **Covered Bridge** - 1,486 age restricted dwelling units/attached housing/condominium ownership. Project is completed and occupied.
- ❑ **Blythe House** - 60 assisted living rental units. Project is completed.
- ❑ **Heartfields** - 70 assisted living rental units. Project has been approved.
- ❑ **Battleground Country Club** - 115 age restricted single family detached dwelling units. Project has been approved.
- ❑ **Renaissance** - 126 age restricted single family detached dwelling units. Project has been approved and is in construction.
- ❑ **Four Seasons** - 800 age restricted single family detached dwelling units. Project has been granted general development approval.
- ❑ **Four Seasons** - 100 age restricted rental units. Project has been granted general development approval.

Affordable Housing for Lower Income Households



The Township is meeting its constitutional obligation to create realistic opportunities for its fair share of the region's low- and moderate-income housing need. The Township housing element and fair share plan to provide affordable lower income housing was granted substantive certification by COAH in 1996. Affordable lower income housing has been newly constructed and occupied at New Beginnings, Tracy Station Woods, and Knob Hill and at various group homes within the Township. The Township has approved an amendment to the general development plan for the Villages that reduces the development density but that continues to provide credits for 536 units of affordable lower income housing to satisfy the Township fair share obligation.

Condition of the Township Housing Stock

The Township housing stock is generally in very good condition. There is a need to rehabilitate lower income housing and the Township has contracted with the County of Monmouth to complete the needed rehabilitations.

Growth of Township Population and Housing

The Township continues to experience significant development and population growth. The U.S. Census indicates that the population of Manalapan increased from 18,914 residents in 1980 to 26,716 residents in 1990. By 2000, the Township grew to 33,423, an increase of more than 25%. In the same period (1990 to 2000), Monmouth County increased 11.2%; the State increased 8.9%. The number of housing units in the Township has also continued to increase. In 1980, the Township contained 5,874 housing units. In 1990, there were 9,029 housing units. In 2000, the Township had 11,066 housing units. The population change and housing increase is attributable to the continued in-migration of people into western Monmouth County. The population increase was anticipated by the 1991 Master Plan and is projected to be on-going through the year 2020. The projected population in 2005 is 37,000; the projected population in 2020 is 42,000.

The average density of the Township increased from 613 persons per square mile in 1980, to 865 persons per square mile in 1990, to 1,083 persons per square mile in 2000.

Balancing Development and Conservation



While housing development will continue to be concentrated in the suburban and corridor areas of the Township, the Planning Board has concluded that more effective measures are needed to conserve the remaining open space and farmland in the Township. Significant areas of open space and farmland remain in both the rural and the suburban areas of the Township. These areas are needed for the beauty and communal character of Manalapan, for its environmental health, and for a diversified economic base. Reductions in the permitted density of residential development should be undertaken in those areas to conserve open space, farms, rural landscape, and to protect historic and environmental features. The Township will continue to provide for its fair share of the region's lower income housing needs and for a variety of housing choices through the planned development of 2,800 to 2,900 dwelling units in the Route 33 corridor development area. As determined by the New Jersey Supreme Court, "...once a community has satisfied its fair share obligations, the Mt. Laurel doctrine will not restrict other measures, including large lot and open area zoning, that would maintain its beauty and communal character." (*South Burlington County NAACP v. Mt. Laurel Township*, 92 N.J. 148 (1983), 219-220).

CONSERVATION

The Township has initiated a proactive policy to conserve the remaining open space, farmlands and historic areas of the Township. In 1999, subsequent to the last reexamination and coordinating with the Legislature's enactment of the Garden State Preservation Trust Act to preserve 1,000,000 acres of farmland and open space in New Jersey, Manalapan adopted a new open space, recreation, and conservation element for the Township Master Plan; Township voters approved a local levy for open space and farmland preservation; the Township governing body committed Township funding to support the County Agriculture Development Board's acquisition of development rights to preserve Manalapan's farms; the Township appointed a Township liaison to the County Agriculture Development Board; and the Township enacted ordinances to support the right-to-farm in Manalapan Township. The Township open space plan has been approved by the State for funding to implement the plan under the Green Acres Planning Incentive Program.

Given development trends, the Planning Board finds a need for more effective measures to promote the conservation of open space, farms, and historic areas in Manalapan. The additional measures should include the adoption of a farmland preservation element as a separate component of the Master Plan as authorized by the 1999 amendment of the Municipal Land Use Law. (*N.J.S.A. 40:55D-28.b(13)*). The Township should also coordinate the Master Plan land use element with the



conservation, open space, and recreation element and the farmland preservation element of the Master Plan. Furthermore, as indicated in the next section, the Township should update the Master Plan historic preservation element.

HISTORIC PRESERVATION

The major historic feature in Manalapan is the Monmouth Battlefield Historic District, a site of great significance and designated a National Historic Landmark pursuant to the National Historic Preservation Act and the New Jersey Register of Historic Places Act. The State has initiated a program to preserve open space and features linking the major historic sites of the American Revolution in New Jersey. The sites include Washington Crossing, Princeton Battlefield, Morristown National Park, and Monmouth Battlefield. The Township contains additional sites and landscapes of historic significance. The Township should update the Master Plan historic preservation element to coordinate with the State Green Acres Crossroads of the American Revolution Program and consider measures and programs to identify and preserve the remaining sites and landscapes of historic significance in the Township. The Township should also coordinate its local plans and programs with the Secretary of the Interior's Special Resource Study and Feasibility Study for designation of a National Heritage Area in central New Jersey that would preserve historic sites and landscapes linking Washington Crossing State Park, Princeton Battlefield State Park, and Monmouth Battlefield State Park.

LAND USE

The land use element should be revised to more effectively conserve the remaining open spaces, farmland, historic landscapes, rural landscapes, the National Landmark Historic District and its surroundings, forests and woodlands, stream corridors, steep slope areas and habitat areas of the Township. Particular attention should be given to areas of the Township identified on the New Jersey State Plan as critical environmental sites or historic and cultural sites (CEHS), fringe planning areas (PA3), and rural/environmentally sensitive planning areas (PA4B). Historically, residential growth and development has consumed the greatest area of the farms and open spaces of the Township. Consequently, the Township should review and revise the land use element to reduce the planned density of the remaining open space areas, farm areas, and environmentally sensitive landscapes of the Township. Densities in the range of 0.33 dwelling units per acre maximum (3 acre minimum lot size) to 0.17 dwelling units per acre maximum (6 acre minimum lot size) should be applied to



preserve the remaining open spaces, farmland, historic and rural landscapes, woodlands, habitat areas, stream corridors and water quality, and environmentally sensitive landscapes of the Township.

HOUSING

The Township has made substantial progress toward meeting its fair share of the region's low and moderate-income housing. COAH's 12 year cumulative 1987-1999 affordable housing allocation for Manalapan set the Township's fair share obligation at 765 units. The current certified Township plan provides for the 765-unit by entering a Regional Contribution Agreement for 41 units and constructing 706 new lower units at five different sites. New affordable lower income housing has been completed and occupied at three of the sites and the Township has contracted with the County to rehabilitate existing lower income housing in the Township.

The Township Planning Board recently approved a revised general development plan for the Villages the largest inclusionary site in the Township, to facilitate its production of affordable housing. The Villages is located in State Planning Area 2. Prior to the revised general development plan, the Villages site has been the only major inclusionary site in the Township that has not produced housing. The developers of the Villages requested Township approval for a fundamental change in the approach to be taken by the Villages to produce 536 lower income units. The Township Planning Board has approved the change subject to Township adoption of an amended Township housing element and fair share plan to incorporate the change and the certification of the amended Township plan by the Council on Affordable Housing.

CIRCULATION

Traffic congestion continues to be a serious problem along the Route 9 corridor and traffic is increasing in other areas of the Township.

The circulation element of the Master Plan, last updated in 1991, should be updated to coordinate with the current State and County plans and programs for circulation improvements that affect Manalapan. Specific attention should be given to the recommendations of the Township Transportation Committee to plan park and ride facilities on Route 33; to the scenic road corridors identified by the County; to the County study of the Route 9 corridor; and to enhancements that promote the use of other modes of transportation including improvements to create pedestrian and bicycle friendly facilities and roadways.



RECYCLING

There have been no significant changes in the assumptions, policies, and objectives of the Master Plan related to recycling.

UTILITY SERVICE

The utility service plan element of the Master Plan, last updated in 1991, should be updated to review the sewer and water infrastructure improvements that have extended sewer and water service into the Route 33 development corridor, and to coordinate with the water quality management plan now being prepared by Monmouth County.

NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Planning Commission adopted the State Development and Redevelopment Plan in June 1992 and adopted an updated Plan in March 2001. An Executive Order of the Governor issued in 1994 directs all State agencies to utilize the State Plan as a coordinating document for the overall development of the State of New Jersey. The State Plan contains objectives and policies, as well as detailed mapping of policy areas, that represent a balance of development and conservation objectives best suited to meet the needs of the State in accordance with the State Planning Act. (*N.J.S.A 52:18A-200*). The State planning process guides and coordinates State, county, and municipal planning efforts and provides direction for the development and redevelopment of the State and the conservation of its natural resources. The State Plan also coordinates and guides State infrastructure investments to administer the Mount Laurel doctrine for affordable housing.

The Township of Manalapan participated with the Monmouth County Planning Board during the cross acceptance process for the State Plan. The updated State Plan organizes Manalapan into the following planning areas:

Suburban Planning Area (PA-2) - Approximately 18.5 square miles of the Township (57.8% of its land area) is designated as a suburban planning area. The area includes most of the Township northerly of the Conrail line and in the corridor development area of the Township



along Route 33 and Millhurst Road. The suburban planning area of the Township includes important Critical Environmental Sites and Historic Sites (CEHS) identified in the State Plan. These important cultural and environmental resources, notwithstanding their location in PA-2, are to be protected by the relevant statewide policies for such features and the policies for the Environmentally Sensitive Planning Areas (PA-5) of the State. The State Plan identifies CEHS sites as critically important resources for area residents as well as all New Jersey citizens. The CEHS sites in the PA-2 area of Manalapan include historic areas abutting Monmouth Battlefield State Park, the Pine Brook stream corridor and adjoining farmland, the Milford Brook stream corridor, the Tepehemus Brook stream corridor, the Weamaconk Creek stream corridor, the Manalapan Brook stream corridor, and the Matchaponix Brook stream corridor.

In the suburban planning area, the State plan intends to provide for much of the State's future development, protect natural resources, protect the character of existing stable communities, and promote compact development.

Fringe Planning Area (PA-3) - Approximately 6.0 square miles of the Township (18.7% of its land area) is designated as a fringe planning area. The area includes most of the Township south of the Route 33 corridor development area. Within this fringe planning area, the State has also identified Critical Environmental Sites. The critical environmental sites in the PA-3 area of Manalapan include the Manalapan Brook and its tributary streams and corridors. Also located in the fringe planning area of the Township are the habitats of two endangered State species (Swamp Pink and Bog Turtle).

The State plan recognizes fringe planning areas as being predominantly rural landscapes lacking large investments in sewer and water service. In the fringe planning area, the State plan intends to accommodate growth in centers, protect natural resources, provide a buffer between the suburban planning areas and the rural and the environmentally sensitive planning areas of the State Plan, confine sewer and water service to centers, and protect the character of stable communities.

No centers are located in the fringe planning area of Manalapan. The area does however include prime agricultural land and environmentally sensitive habitats of endangered species. As result, the Township has asked the State to consider reclassifying the area as a



Rural/Environmentally Sensitive Planning Area (PA-4B).

Rural/Environmentally Sensitive Planning Area (PA-4B) - Approximately 5.6 square miles of the Township (17.2% of its land area) is designated as a rural/environmentally sensitive planning area. The area includes the section of the Township southwesterly of the Conrail line and north of Woodward Road. The State Plan recognizes this area as part of the State's open lands, including extensive woodlands that include most of the prime farmland with the greatest potential for sustaining continued agricultural activities. PA-4B is not intended to be developed as an urban or suburban area. The intent of the State Plan in this area is to support its continued agricultural use and conserve environmentally sensitive features.

Park and Recreation Area - Approximately 2.0 square miles of the Township (6.4% of its land area) is identified by the State Plan as a major public park and recreation area. This is the portion of the Township covered by Monmouth Battlefield State Park.

The Township plan should be updated to support the implementation of the State Plan through density reductions and limiting development within and adjacent to State Plan Critical Environmental and Historic and Cultural Sites; in Planning Area 4B in Planning Area 3; and in the environs of the Englishtown Village Center.

MONMOUTH COUNTY PLAN

The Township plan should be updated to support the implementation of the *The Monmouth County Growth Management Guide* as recently amended by the inclusion of a County farmland preservation plan and to coordinate the Township plan with the recommendations of the County draft scenic roadway plan.

5. THE SPECIFIC CHANGES RECOMMENDED FOR THE MANALAPAN MASTER PLAN AND DEVELOPMENT, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS.

MASTER PLAN

As a result of this reexamination, the Planning Board recommends the following specific changes to the Township Master Plan:



Statement of Objectives and Policies. The Master Plan statement of principles, objectives, and standards should be revised to recognize that the Township policy and objective is to preserve as much of its remaining open space and farmland as is possible over the next decade and that density reductions and development limitations are needed to help achieve Township open space and farmland preservation and environmental objectives and to preserve the scenic rural, historic, and cultural landscapes of the community.

Land Use Plan Element. The land use plan element should be amended to better achieve the conservation and protection of the open spaces, farmland, historic and cultural sites, scenic areas, and the environmentally important features of the Township. To accomplish this, the land use element should include a suburban conservation land use area and a rural conservation land use area. These areas would cover approximately nine and a half square miles or 31% of the Township. They should be delineated with consideration to the planning areas, centers, and critical environmental and historic sites and cultural identified in the State Plan; the location of the qualified farmlands of the Township; and the Township open space, recreation and conservation element adopted in 1999. Consideration should also be given to the areas in the Township that are the focus of ongoing State, County, and Township programs and investments to preserve open space, farmland, and historic and cultural landscapes in Manalapan pursuant to the Garden State Preservation Trust Act.

Suburban Conservation Area

The suburban conservation area (approximately two and half square miles) should be delineated in the portion of the Township generally identified by the State Plan as the suburban planning area (PA-2). Specific attention should be given to critical environmental sites and historic and cultural sites and to the environs of the Englishtown Village Center. Features to be considered for conservation zoning would include stream corridors, forest areas, farmland, scenic roadways, habitat areas for native flora and fauna, land constrained by wetlands and floodplain, and major utility transmission lines, and areas impacted by airport hazard zoning. Within such areas, conventional residential development should be limited to a density of no more than 0.33 dwelling units per acre, with a three acre minimum lot size.



Rural Conservation Area

The rural conservation area (approximately seven square miles) should be delineated in the areas of the Township generally identified by the State Plan as a fringe planning area (PA-3) or as a rural/environmentally sensitive planning area (PA-4B). Within the fringe area, conventional residential development should be limited to a density of no more than 0.20 dwelling units per acre, with a five acre minimum lot size. Within the rural/environmentally sensitive planning area, conventional residential development on the remaining open space and farm areas should be limited to a density of no more than 0.17 dwelling units per acre, with a six acre minimum lot size. Features to be considered for conservation zoning would include stream corridors, forest areas, farmland, scenic roadways, habitat areas for native flora and fauna, land constrained by wetlands and floodplain, and major utility transmission lines, and the environs of the Englishtown Village Center.

Development Alternatives in the Conservation Areas

In the conservation zones, lot size averaging and residential clustering, including clustering on non-contiguous parcels, may be used where such techniques would better achieve the objectives of farmland and open space preservation, environmental protection or protection of scenic, cultural, or historic resources. However, lot averaging and clustering should be subject to the density limitations applicable to conventional development.

A farmland preservation subdivision may also be used in the conservation zoned. In a farmland preservation subdivision, at least 70% of the tract must be preserved as farmland through the Monmouth County Agriculture Development Board and/or the State Agriculture Development Committee easement purchase programs. The remaining 30% may be subdivided and developed, or reserved for future subdivision and development, as single family homes, but the number of residential lots cannot exceed 50% of the total number of lots that could otherwise be developed under density standards based upon the gross tract area.

Relationship of Zone Changes to Public Acquisitions Through the Garden State Preservation Trust Act



Pursuant to the Garden State Preservation Trust Act, the value of land preserved as farmland or as open space through public purchase would, through 2004, be made (a) using the land use zoning in effect at the time of proposed acquisition, and (b) in effect on November 3, 1998 as if that land use zoning is still in effect at the time of proposed acquisition. The higher of the two values shall be utilized as the basis for the acquisition price for the farmland to be preserved.

Benefits of Proposed Conservation Zoning

The planning and environmental factors that justify the recommended densities can be summarized as follows:

- **Agricultural Preservation** - Five (5) to six (6) acre lots are the minimum required for farmland assessment. The lower density increases the feasibility of small-scale farming and reduces risk of residential/farming conflict. The reduced densities are in the areas of the Township where farming is a significant activity and farms are being preserved or have been permanently dedicated to farm use through the State and County farmland preservation program.
- **Groundwater Resource Quality** - Lower density in the areas of the Township where no sewer service is available reduces the risk of groundwater degradation from malfunctioning septic systems and is warranted based upon the nitrate dilution model applied by the State Department of Environmental Protection.
- **Stream Corridors and Surface Water Quality** - Lower density will reduce surface water degradation and changes to stream hydrology.
- **Forests and Woodlands** - Lower density reduces the risk of removal of woodlands and forests.
- **Wildlife Habitat and Threatened and Endangered Species Habitats** - Lower density reduces the risk of habitat and intrusion or destruction and is more likely to maintain open spaces needed as habitat areas for wildlife displaced by habitat loss from development in other areas of the Township.
- **Air Quality** - Lower density reduces degradation of air quality.



- **Wetlands** - Lower density reduces the risk of wetlands degradation and encroachment onto wetlands transition areas.
- **Open Space, Communal Character, and Visual Environment** - Lower density will be more effective in establishing a balance of conservation and development that maintains the desirable visual environment of the Township created by the farms, woodlands, and open spaces that define the rural/suburban character of Manalapan.

Housing Plan Element. The housing plan element and fair share plan should be updated to reflect the Planning Board approval of the general development plan amendment submitted by the Villages.

Circulation Plan Element. The circulation element of the Master Plan should be updated to coordinate with the current State and County plans and programs for circulation improvements that affect Manalapan and also be coordinated with the County study of the Route 9 corridor. Specific attention should be given to the recommendations of the Township Transportation Committee for park and ride facilities on Route 33.

Community Facilities Element. The community facilities element should be updated to identify the community facilities that have been developed, expanded, or relocated since 1991 and to factor in the plans for additional school and Township facilities.

Utility Services Element. The utility services element should be updated to reflect the expanded sewer and water infrastructure improvements within the Township and take into account changes to the water quality management plan now being considered by Monmouth County.

Historic Preservation and Landmarks. The historic preservation element identifies landmarks of historic, archaeological, cultural, scenic or architectural significance within the Township based on sites identified in the Monmouth County Historic Sites Inventory of 1980-1984. An updated historic sites inventory should be compiled and incorporated into the historic element to identify all sites that qualify as landmarks and any historic sites that have been demolished since the last inventory was compiled. Local historic preservation efforts should be coordinated with County and State offices and



organizations to develop recommendations to preserve the Township's remaining historic sites and landscapes.

Recommendation for a Master Plan Update Program. To update the Master Plan, the Planning Board should give priority to adopting a farmland preservation element and to amending the land use element to recognize the suburban and the rural conservation areas as recommended by this reexamination. The second priority should be to update the housing element and fair share plan to reflect the substantial change in approach to the provision of affordable housing that the Planning Board has approved at the Villages. The third priority should be the update of the circulation element. The fourth priority should be the update of the remaining elements of the plan as recommended by this reexamination.

DEVELOPMENT REGULATIONS

As a result of this reexamination, the Planning Board recommends the following changes to the Township Development Regulations:

Zoning District Classification and Boundary Changes for Suburban Conservation and Rural Conservation Land Use - The Township development regulations should be changed to implement the zoning district classification and boundary changes recommended in this planning reexamination by establishing a suburban conservation land use area and a rural conservation land use area. The minimum required lot sizes in the conservation use districts would range from three (3) acres to six (6) acres depending upon the specific zone district. Five to six acres is the minimum needed to qualify a parcel for farmland assessment. The major objectives of the Township are to preserve and protect farmland and the natural and cultural resources of the conservation areas; support and coordinate the conservation and development of the Township with the recommendations of the State Plan and State programs; support and coordinate the conservation and development of the Township with the recommendations of the Monmouth County Plan.

A proposed zoning map amendment showing the recommended zoning district and boundary changes is appended to this report. The density range proposed will be more effective than the current zone plan in achieving the aforementioned objectives. The conservation zoning will lower the permitted zoning density and should permit lot size averaging, residential clustering, and farmland



preservation subdivisions where those techniques are better suited to preserve open space and farm areas and protecting the natural and cultural resources of the Township environment.

Description of Recommended Conservation Zoning Districts

Three new zone districts are proposed to accomplish those objectives. A proposed RE Residential Environmental Zone District would achieve those purposes in the suburban conservation area. In the rural conservation area, two Rural Agriculture Districts (R-AG/6 and R-AG/5) would achieve the objectives.

The recommended zone districts are described below.

RE Residential Environmental District. The RE District is delineated over two and a half square miles of the Township northerly of the Conrail line on open spaces and farm areas generally within the State's suburban planning area (PA2) and/or within or adjacent to State Plan critical environmental sites and historic and cultural sites (CEHS). The RE district would cover approximately two and half square miles of the Township and includes lands currently under contract to be preserved as farmlands through public purchase funded by the Garden State Preservation Trust Act as well as County and Township funds.

Within the RE district, residential development would be limited to a density of no more than 0.33 dwelling units per acre, and a three acre minimum lot size. The zone includes substantial areas of floodplains and wetlands and surface waters, major utility transmission lines, and stream courses that limit development. The zone would conserve the open spaces, woodlands and forests, farms, habitat areas, stream corridors, water resources, and historic and cultural landscapes of the area, and limit potential conflict between existing farms and residential development. It would also conserve the environs of the Englishtown Village Center.

The historic and cultural resources and landscapes that would be subject to this zoning include open areas and farmland adjacent to and within the Monmouth Battlefield Landmark Historic District, segments of the historic route to the Battlefield and Old Tennent Church, and scenic roadways identified by the County. Other resource areas that would be subject to this district classification include the Pine Brook stream corridor and adjoining farmland, the Milford Brook stream corridor, the



Tepehemus Brook stream corridor and adjoining farmland, the Weamaconk Creek stream corridor, the McGellairds Brook stream corridor, the Manalapan Brook stream corridor, and the Matchaponix Brook stream corridor. The RE district would be organized from single family zone districts currently designated R-20, R-40/20, R-40 and OP-10 single family. The permitted uses of the RE district would include farms and farming and be similar to the uses permitted under the current R-40/20 zone.

The zone would permit development of single family detached dwellings at a maximum density of 0.33 dwelling units per acre with a minimum lot size of three (3) acres. Lot size averaging and cluster development would be permitted where a lot averaging plan or a cluster plan better accomplishes the Township objective of protecting the environment or preserving farmland and open space. The development standards would be:

Conventional - 0.33 dwelling units per acre maximum (3 acre minimum lot size)

Lot size averaging - 0.33 dwelling units per acre maximum (1 acre minimum lot size)

Contiguous or noncontiguous residential cluster - 0.33 dwelling units per acre maximum (0.75 acre minimum lot size) with 60% of the tract preserved as open space or farmland.

Farmland Preservation Subdivision - In a farmland preservation subdivision, at least 70% of the tract would be preserved as farmland through the Monmouth County Agriculture Development Board and/or the State Agriculture Development Committee easement purchase programs. The remaining 30% may be subdivided and developed, or reserved for future subdivision and development, as single family homes, but the number of residential lots cannot exceed 50% of the total number of lots that could otherwise be developed under the farmland preservation density standards based upon the gross tract area. For a farmland preservation subdivision in the RE zone, the density standard for the gross tract area would be 0.67 units per acre. The minimum lot size for a farmland subdivision residential lot in the RE zone would be 20,000 square feet.

R-AG/5 Rural Agriculture District - The R-AG/5 Rural Agriculture District is delineated over 1.7 square miles of the Township southerly of the Route 33 development corridor on open spaces and farm areas generally identified by the State Plan as a fringe planning area (PA3) or as a State Plan critical environmental site. The R-AG/5 district would cover approximately one and seven tenths square miles of the Township. Within that area, residential development would be limited to a density of no more than 0.20 dwelling units per acre, with a five-acre minimum lot size. The zone includes areas of floodplains, surface waters and stream courses, soils with severe constraints for septic systems, and wetlands that limit development as well as the habitats of endangered species (Swamp Pink (*Hellonias bullata*)). Scenic roadways are located in the district. The zone will conserve the



open spaces, woodlands and forests, farms, habitat areas, stream corridors, water resources, and rural features of the area. The resource areas that would be subject to this zoning include open space, farms, and woodland adjacent to the Manalapan Brook stream corridor and the Gander Brook stream corridor. The R-AG/5 district would be organized from single family zone districts currently designated RR and R-40. The permitted uses of the R-AG/5 district would include farms and farming and be similar to the uses permitted under the current R-AG zone.

The zone would permit development of single family detached dwellings at a maximum density of 0.20 dwelling units per acre with a minimum lot size of five (5) acres. Lot size averaging and cluster development would be permitted where a lot averaging plan or a cluster plan would better accomplish the Township objective of protecting the environment or preserving farmland and open space. The development standards would be:

Conventional - 0.20 dwelling units per acre maximum (5.0 acre minimum lot size)

Lot size averaging - 0.20 dwelling units per acre maximum (1.5 acre minimum lot size)

Contiguous or noncontiguous residential cluster - 0.20 dwelling units per acre maximum (1.5 acre minimum lot size) with 70% of the tract preserved as open space or farmland

Farmland Preservation Subdivision - In a farmland preservation subdivision, at least 70% of the tract would be preserved as farmland through the Monmouth County Agriculture Development Board and/or the State Agriculture Development Committee easement purchase programs. The remaining 30% may be subdivided and developed, or reserved for future subdivision and development, as single family homes, but the number of residential lots cannot exceed 50% of the total number of lots that could otherwise be developed under the farmland preservation density standards based upon the gross tract area. For a farmland preservation subdivision in the R-AG/5 zone, the density standard for the gross tract area would be 0.41 units per acre. The minimum lot size for a farmland subdivision residential lot in the R-AG/5 zone would be 1 acre.

R-AG/6 Rural Agriculture District - The R-AG/6 Rural Agriculture District is delineated over a 5.4 square mile of the Township westerly of the Conrail line and northerly of Woodward Road and the Route 33 development corridor. It consists of open spaces and farm areas generally identified by the State Plan as a rural environmentally sensitive planning area (PA4B). The R-AG/6 district would cover approximately five and four tenths square miles of the Township. Within that area, residential development would be limited to a density of no more than 0.17 dwelling units per acre, with a six-acre minimum lot size. The zone includes areas of floodplains, surface waters and stream courses, habitat areas, and wetlands that limit development as well as soils with severe limitations for septic



systems. Scenic roadways identified by the County are located the zone. The zone will conserve the open spaces, woodlands and forests, farmland, habitat areas, stream corridors, and water resources, of the area. It would also conserve the environs of the Englishtown Village Center.

The resources that would be subject to this zoning include open areas, farms, habitat areas and woodland adjacent to the Manalapan Brook stream corridor and its tributaries. The R-AG/6 district would be organized from single family zone districts currently designated R-AG, R-40, RR, and LI. The permitted uses of the R-AG/6 district would include farms and farming and be similar to the uses permitted under the current R-AG zone.

The zone would permit development of single family detached dwellings at a maximum density of 0.17 dwelling units per acre with a minimum lot size of six (6) acres. Lot size averaging and cluster development would be permitted where a lot averaging plan or a cluster plan would better accomplish the Township objective of protecting the environment or preserving farmland and open space. The development standards would be:

Conventional - 0.17 dwelling units per acre maximum (6.0 acre minimum lot size)

Lot size averaging - 0.17 dwelling units per acre maximum (1.5 acre minimum)

Contiguous or noncontiguous residential cluster - 0.17 dwelling units per acre maximum (1.5-acre minimum) with 70% of the tract preserved as open space or farmland

Farmland Preservation Subdivision - In a farmland preservation subdivision, at least 70% of the tract would be preserved as farmland through the Monmouth County Agriculture Development Board and/or the State Agriculture Development Committee easement purchase programs. The remaining 30% may be subdivided and developed, or reserved for future subdivision and development, as single family homes, but the number of residential lots cannot exceed 50% of the total number of lots that could otherwise be developed under the farmland preservation density standards based upon the gross tract area. For a farmland preservation subdivision in the R-AG/6 zone, the density standard for the gross tract area would be 0.36 units per acre. The minimum lot size for a farmland subdivision residential lot in the R-AG/6 zone would be 1 acre.

Other Recommended Changes to the Township Development Regulations

Use Provisions for Planned Office Parks. The use provisions for planned office parks and planned office-industrial parks in the SED-20 and SED-20W districts should be clarified to specify that the uses permitted in these zones include professional offices and business offices.



Zoning District Classification and Boundary Changes Applicable to Bright Meadows and Gramercy Park Residential Development. Two single-family residential developments within the RR-Rural Residential zone of the Township were approved and developed according to R-40 standards. These developments were approved prior to the 1994 zoning change that established the RR district north of Lamb Lane and Sweetmans Lane. As a result, many of the lots in these developments are non-conforming. Consideration should be given to recognizing that these developments adhere to R-40 standards by zoning them accordingly. This will relieve homeowners of the need to apply for variances from RR standards to expand or alter their dwellings.

Zoning District Classification and Boundary Changes for the Public Use District. The Public Use District Zoning should be expanded to include the Wynkoop Bird Sanctuary, the Wemrock School and school bus facility, and the current boundaries of Monmouth Battlefield State Park.

Village Commercial District. The provisions of the Village Commercial District should be revised to permit Village Commercial only as a planned commercial development pursuant to N.J.S.A 40:55D-39.b and N.J.S.A 40:55D-39.c. This will enable the Township to set forth a phasing and timing requirement for the various uses allowed within the district. The Township should include a timing requirement that a food market be included in the initial development phase. The planned development statute will also allow the Township to establish standards as to how the common open space is to be located and improved. Furthermore, the Township should review the types of uses to be permitted and the appropriateness of "big box" retail development to the Village Commercial concept, and the need for further limitations to ensure that any development is consistent with the Village Commercial concept. The VC zoning, enacted in 2000, increased the permitted uses, floor area ratio, lot coverage, and building coverage of the subject lands, previously zoned SED-20. The VC zone added retail as a permitted use and increased the permitted floor area ratio and the lot coverage 25%, from 0.60 to 0.75; the permitted building coverage is increased 33% over the prior zoning, from 0.15 to 0.20. The Township should review the appropriateness of the standards to the Village Commercial concept and the need for modifications to the use, intensity, bulk, and open space standards and design requirements to ensure that the Village Commercial concept is implemented.

Removal of the R-40/30 Classification From the Schedule of Area, Yard, and Building Requirements. The schedule of area, yard, and building requirements contains line items for a



R40/30 zone district and a R40/30 cluster option. These are redundant zone classifications from previous Township zonings. They should be deleted from the schedule since there is no area within the Township currently zoned or planned as R40/30.

Community Residences for the Developmentally Disabled. The development regulations should be revised to permit community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, and community residences for persons with head injuries consistent with the requirements of N.J.S.A. 40:55D-66.1. In 1998, the State amended this section of the Land Use Law to require that Township permit such uses in all residential districts and that the requirements for these uses would be the same as for single-family dwelling units located within such districts.

Setbacks for Reverse Frontage Lots. The development regulations require that on reverse frontage lots, the yard setbacks be measured from the buffer strip limit. The required buffer strip is fifty (50) feet wide. The requirement that the building setback be measured from the buffer strip limit has prevented some residential dwellings from adding decks to residential dwellings. The regulation should be modified to permit the extension of decks and/or porches into the space between the buffer strip limit and the rear yard area of the house.

Subdivision Design Guideline. The design guidelines of the regulation should include a provision to encourage good platting practices by requiring that, in so far as is practical, side lot lines shall be straight and at right angles to straight streets and radial to curved streets.

Stream Corridor Setback. The requirements for stream corridor setbacks should be clarified to provide that the setback is applicable to ponds, lakes, and other surface water bodies, as well as streams.

Definition of Improvable Area. The definition of improvable area should be clarified to specify that the improvable area must be located outside the required setbacks for floodways and stream corridors.

Street Side Setbacks. The residential schedule of area yard and building requirements includes a standard for street side setbacks for principal and accessory structures. The standard is redundant



since the ordinance requires that yards along a street must meet the front yard requirements. In the case of the R-AG zone, the street side setback is specified at 35 feet and conflicts with the front yard requirement of 100 feet for the zone. These redundancies and conflicts in the schedule should be eliminated.

Long Fence Runs. The construction of long privacy fences on streets should be subject to a landscaping requirement to enhance the visual environment of the Township. The requirement should apply to privacy fence runs in excess of 100 feet along streets. Plantings of shrubs or trees should be required at a minimum spacing of twenty (20) feet unless the fence qualifies as an open fence, such as a rail fence, where at least two-thirds (2/3) of the area between the grade level and the top cross member is open.

Dental Laboratories. Dental laboratories for the preparation of dentures and other products required by a professional dentist should be included as a permitted use in the professional office zones.

Provisions for Day Camps. The Township should consider including provisions in its ordinance to address private day camp operations. There are existing seasonal day camps within Manalapan providing recreation opportunities for the children of the community. Under the current zoning scheme, these uses are nonconforming. Seasonal adjustments and alterations and expansion of recreational structure subjects the camps to variance requirements. Appropriate modifications to the zoning use provisions and standards should be provided to specifically address this type of use.

Grandfather Clause for Proposed Conservation Zone Districts. With respect to the conservation zone districts proposed in this reexamination (RE, R-AG/5, and R-AG/6), the zoning ordinance should apply a "grandfather clause" for isolated lots that do not meet the area and/or dimension requirements of the conservation district. The clause should provide that any existing lot with an area or width less than that prescribed for the new zone district in which the lot is located may be used as a lot for any purpose permitted in the zone if (1) at the time of and since the adoption of the new zoning making the lot nonconforming the owner of the lot did not own adjoining property and (2) all other regulations of the zone are or can be complied with.



Municipal Land Use Law Amendments. The development regulations should be amended to implement any needed changes enacted to the Municipal Land Use Law through 2000. Changes to the law that affect the Township regulations include the definitions of *municipal resident, off-site, off-tract, on-site, on-tract*; provisions related to Planning Board and Zoning Board membership; meeting participation by alternate board members; and other requirements.

Standards and Requirements Applicable to Farm Uses and Farm Structures. The Township should establish a permanent Agriculture Advisory Committee to advise the Township on farmland preservation planning issues and programs and to review and make recommendations on the organization and the provisions of the Township development regulations that are applicable farm uses and farm structures.

5. RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS

There are no locations at this time for which the Planning Board recommends incorporation of an adopted redevelopment plan nor is there is need at this time for any Master Plan or regulatory revision to effectuate a redevelopment plan.



References

Bedminster Township Master Plan Consistency Report, Prepared by the New Jersey Office of State Planning, January 24, 1995.

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Farmland Subdivision, A Catalogue of Land Use Techniques to Preserve and Enhance Agricultural Uses of Land, by the New Jersey Office of State Planning, August 1993.

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Farmland Subdivision, A Catalogue of Land Use Techniques to Preserve and Enhance Agricultural Uses of Land, by the New Jersey Office of State Planning, August 1993.







Taking Care of Our State Public Lands, Stewardship Report to the Governor and Legislature, Garden State Preservation Trust, January 2001.

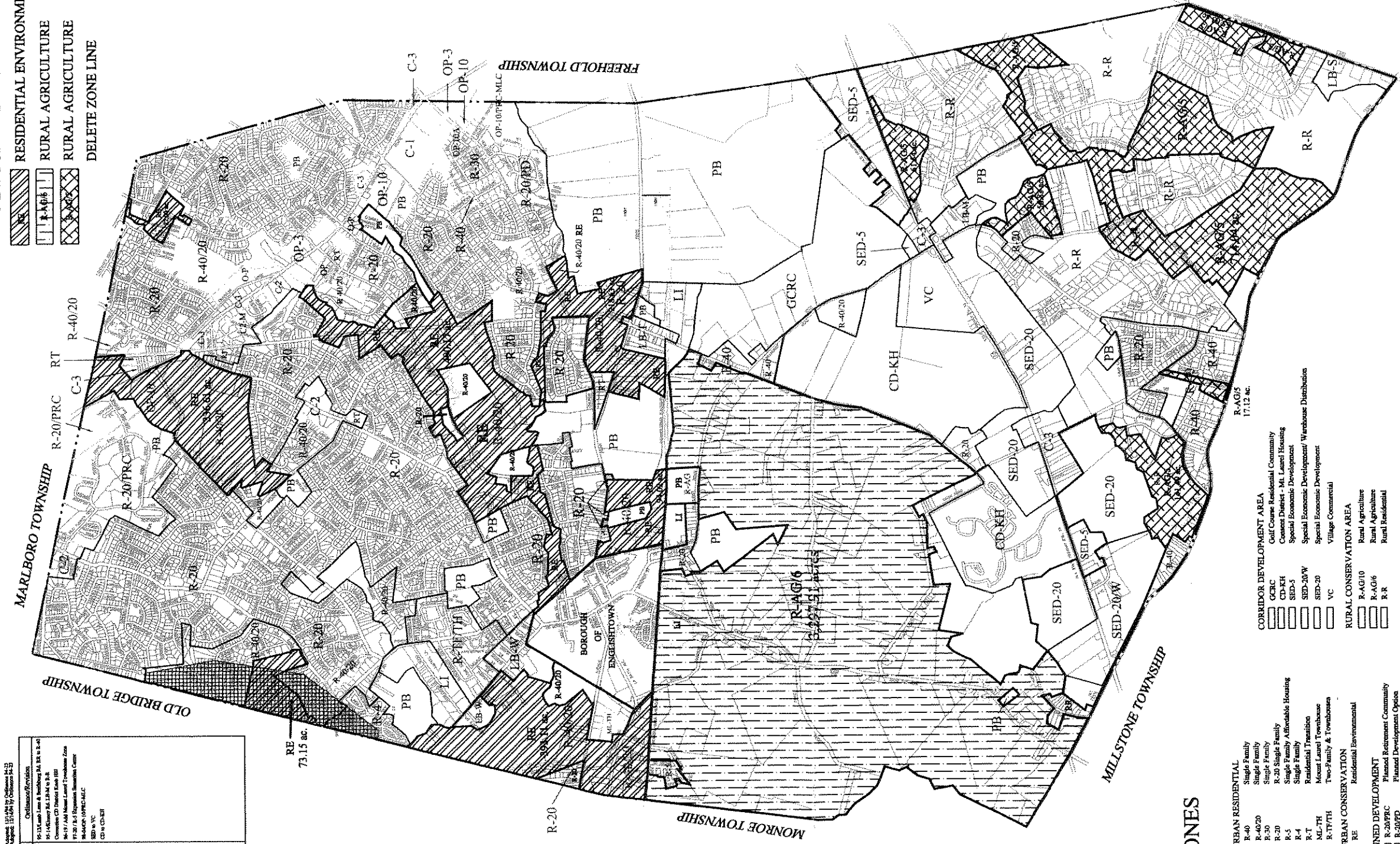
Technical Reference Document, Environmental Planning Elements of the New Jersey State Development and Redevelopment Plan, New Jersey Office of State Planning, Prepared by Rogers, Golden, and Halpern, June 1987.

Technical Reference Document, the New Jersey Freshwater Wetlands Protection Act as It Relates to Stream Corridor Buffer Considerations in the State Development and Redevelopment Plan, Prepared by Rogers, Golden, and Halpern, January 11, 1988.

Technical Reference Document, Noncontiguous Parcel Clustering: A New Technique for Planned Density Transfers, New Jersey Office of State Planning, prepared by David A. Kinsey, Kinsey & Hand, December 1997.

Alternate "A"









- NEW ZONE DISTRICTS**
-  RESIDENTIAL ENVIRONMENTAL
 -  RURAL AGRICULTURE
 -  RURAL AGRICULTURE
 -  DELETE ZONE LINE



Zoning Map Adopted: 10/14/04 by Ordinance 64-23
Zoning Map Amended: 10/14/04 by Ordinance 64-23

Amended	Ordinance/Revision
6/14/05	64-104 Land Use & Subdiv. R.R. 10 to R-40
7/11/05	64-116 Survey R.R. 120-M to R-R
3/4/06	64-119 / AM Mount Laurel Township Zoning Ordinance CD District Code 100
10/09/06	64-119 / AM Mount Laurel Township Zoning Ordinance CD District Code 100
12/7/07	64-140P R-40 Repeal and Repeal Ordinance
3/1/08	64-140P R-40 Repeal and Repeal Ordinance
5/24/08	64-140P R-40 Repeal and Repeal Ordinance
5/29/08	64-140P R-40 Repeal and Repeal Ordinance

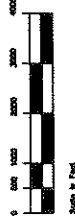
ZONES

-  SUBURBAN RESIDENTIAL
 - R-40 Single Family
 - R-40/20 Single Family
 - R-30 Single Family
 - R-20 Single Family
 - R-5 Single Family Affordable Housing
 - R-4 Single Family
 - R-T Residential Transition
 - ML-TM Mount Laurel Township
 - R-T/TH Two-Family & Townhouses
-  SUBURBAN CONSERVATION
 - RE Residential Environmental
-  PLANNED DEVELOPMENT
 - R-20/PRC Planned Retirement Community
 - R-20/PD Planned Development Option
 - C2-M Neighborhood Business/Multifamily Option
-  COMMERCIAL
 - C-1 Regional Commercial Shopping Center
 - C-2 Neighborhood Shopping Center
 - C-3 General Commercial
 - LB-M Limited Business-Midborough
 - LB-S Limited Business-Southburg
 - LB-T Limited Business-Tenants
 - LB-W Limited Business-Wilton Avenue
 - LI Light Industrial
 - OP Office Professional
 - OP-3 Office Park
 - OP-10 Office Park
 - OP-10A Office Park
 - OP-10/PRC-MLC Planned Retirement/Mount Laurel Contribution
-  CORRIDOR DEVELOPMENT AREA
 - GCRG Golf Course Residential Community
 - CD-KH Content District - Mt Laurel Housing
 - SED-5 Special Economic Development
 - SED-20/W Special Economic Development/ Warehouse Distribution
 - SED-20 Special Economic Development
 - VC Village Commercial
-  RURAL CONSERVATION AREA
 - R-AG/10 Rural Agriculture
 - R-AG/6 Rural Agriculture
 - R-R Rural Residential
-  PUBLIC AREA
 - PB Public Use District
-  OVERLAY AREAS
 - Air Hazard Area
 - Flood Hazard Area
 - Freehold Road - Tenants Road Landmark Corridor

AMENDED ZONING MAP
MANALAPAN TOWNSHIP
Monmouth County, New Jersey



March 16, 2001
September 7, 2001



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Alternate "B"

- NEW ZONE DISTRICTS**
- RESIDENTIAL ENVIRONMENTAL
 - RURAL AGRICULTURE
 - RURAL AGRICULTURE
 - DELETE ZONE LINE

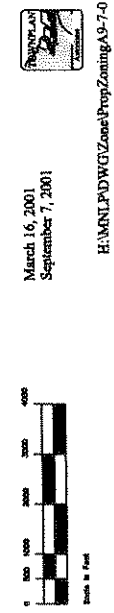


Amended	Ordinance/Resolution
6/14/95	99-151 (with Letter & Worksheet) 24, 25 & 46
7/12/95	56-1 (Ordinance) 24, 25, 26 & 28
10/9/96	10-10 (Resolution) 24, 25, 26, 28 & 29
12/27/97	97-20 (R-20) 24, 25, 26, 28 & 29
3/11/98	98-10 (R-20) 24, 25, 26, 28 & 29
5/24/2000	00-15 (VC) 24, 25, 26, 28 & 29
5/23/2001	01-10 (C-2) 24, 25, 26, 28 & 29

ZONES

- SUBURBAN RESIDENTIAL
 - R-40 Single Family
 - R-40/20 Single Family
 - R-20 Single Family
 - R-20 Single Family Affordable Housing
 - R-5 Single Family
 - R-4 Residential Transition
 - R-T Mount Laurel Township
 - ML-TH Two-Family & Townhouses
- SUBURBAN CONSERVATION
 - RE Residential Environmental
- PLANNED DEVELOPMENT
 - R-20/PRC Planned Retirement Community
 - R-20/PD Planned Development Option
 - CD-M Neighborhood Business/Multifamily Option
- COMMERCIAL
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 - LB-M Limited Business-Midtown
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 - LB-T Limited Business-Towncenter
 - LB-W Limited Business-Willow Avenue
 - LI Light Industrial
 - OP Office Professional
 - OP-3 Office Park
 - OP-10 Office Park
 - OP-10A Office Park
 - OP-10/PRC-MLC Planned Retirement/Mount Laurel Contribution
- CORRIDOR DEVELOPMENT AREA
 - GCRC Golf Course Residential Community
 - CD-KH Consent District - Mt. Laurel Housing
 - SED-5 Special Economic Development
 - SED-20/W Special Economic Development/Warehouse Distribution
 - SED-20 Special Economic Development
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- RURAL CONSERVATION AREA
 - R-AG/10 Rural Agriculture
 - R-AG/6 Rural Agriculture
 - R-R Rural Residential
- PUBLIC AREA
 - PB Public Use District
- OVERLAY AREAS
 - AS Flood Hazard Area
 - AS-100 Flood Hazard Area
 - AS-1000 Flood Hazard Area
 - N.J.A.C. 16:27C.11 in effect, All Safety and Hydration Zoning
- FLOOD HAZARD AREA
 - AS Flood Hazard Area
 - AS-100 Flood Hazard Area
 - AS-1000 Flood Hazard Area
 - N.J.A.C. 16:27C.11 in effect, All Safety and Hydration Zoning
- FREEHOLD ROAD - TOWNSEND ROAD LEASING CORRIDOR

AMENDED ZONING MAP
MANALAPAN TOWNSHIP
 Monmouth County, New Jersey



March 16, 2001
 September 7, 2001

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