

MASTER PLAN REEXAMINATION REPORT

MANALAPAN TOWNSHIP
Monmouth County, New Jersey

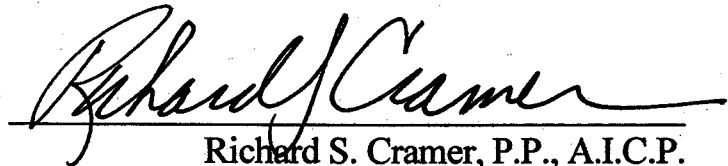
Prepared For

MANALAPAN TOWNSHIP PLANNING BOARD

By

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March 28, 2003



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Approved on June 26, 2003
By the Manalapan Township Planning Board

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



TOWNSHIP OF MANALAPAN MASTER PLAN REEXAMINATION 2003

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 2003.

Previous Master Plan Reexaminations and Amendments

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.



In November of 2001, the Township Planning Board completed a general reexamination and amended the Master Plan land use element and adopted a farmland preservation element.

In March of 2002 the Board amended the Master Plan land use element and housing element for the development of the tract known as the Villages on Route 33, Woodward Road, and Millhurst Road.

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 2001.*
- ◆ *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 November 2001. The problems identified included 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 Critical Environmental Sites 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.

As a consequence of its reexamination, the Planning Board recommended changes and updates to the Township Master Plan and development regulations.

2. THE EXTENT TO WHICH PROBLEMS OR OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 2001

A review of the extent to which problems or objectives have been addressed, reduced, or have increased since the 2001 reexamination is provided below.

Fair Share Housing . The Township has a precredited need of 765 affordable lower income housing units for the period 1987 through 1999. 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 Township housing plan by COAH in 1996. Affordable housing units to meet the Township fair share have been constructed at Knob Hill, Tracy Station Woods, and New Beginnings pursuant to Township zoning. In addition, existing substandard dwellings have been or are being rehabilitated by Monmouth County pursuant to the Township agreement with the County Office of Community Development to administer the Township housing rehab program.

Certification of the Township housing plan was scheduled to expire in October 2002, thereby exposing the Township to the potential for further litigation over affordable housing. The Township requested that COAH extend its substantive certification beyond October 2002 pending COAH's estimates of housing need for the period of 2000 and beyond. COAH granted the Township request subject to the preparation and submission by the Township of a revised housing plan to address COAH's estimates of need for the period 2000 and beyond. COAH has not yet provided those estimates.

In March 2003, the Planning Board amended the land use element and the housing element and fair share plan of the Township Master Plan for the planned residential development formerly known as the Villages. The amendments reduce the total number of dwellings that can be constructed at that location but continue to provide Manalapan Township with a total of 536 credits toward the Township fair share affordable housing obligation. The credits include a combination of on-site affordable units including senior units, rental bonus credits, payments in-lieu of construction for equivalent affordable units, as well as funding for the Township's housing rehabilitation program and regional contribution agreements. The credits provided are equivalent to the amount of affordable housing proposed under the Township's previously certified fair share plan that were to be produced by the Villages.

Conservation of Open Space, Farmland, and Landmarks. The Township amended the development regulations in 2002 to reduce density as recommended in the 2001 reexamination and Master Plan amendments. to support the conservation of open space, farmland, and the environment. The Township is also implementing the recommendations of the Master Plan recreation, conservation, and open space element and the farmland preservation element to preserve open space and farmland through fee simple purchase or easement purchases in conjunction with State and County open space and farmland preservation programs.



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. Dealing effectively with the circulation problems will require the coordinated efforts of the State, the County, and 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 Township transportation committee has recommended that the Township plan for bus service and commuter parking in the southern area of Manalapan along the Route 33 where population growth is occurring. The developments at the Meadows and the Four Seasons (formerly known as the Villages) are coordinating their plans with the transportation committee's efforts to provide bus service to the Route 33 corridor.

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 no significant change in overall Township or County assumptions, policies and objectives as last revised with regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition or recycling of designated recyclable materials.

In 2002, the State Planning Commission amended the State Plan Policy Map to restore the Rural Environmentally Sensitive Planning Area (PA 4B) designation to approximately six square miles of the area of Manalapan Township that is south of the Route 33 corridor. The amendment was a response to the request of the Township. In PA 4B, the intent of the State Plan is to support continued agricultural land use and conserve environmentally sensitive features.



In 2003, the New Jersey Department of Environmental Protection issued its Draft Blueprint for Intelligent Growth (BIG) Map. The map depicts areas of the State that have been identified by the DEP as suitable for development ("green light" areas), areas where development may be conditionally acceptable ("yellow light") areas, and areas where environmental resources will severely limit development ("red light" areas). DEP anticipates that the BIG Map will eventually be adopted as the State Plan Policy Map. The DEP has also proposed upgrading a number of waterbodies to Category One ("C1") antidegradation classification within Watershed Management Area 9. The major streams of Manalapan Township are within Watershed Management Area 9.

In 2002, the Route 33 corridor in Manalapan became the subject of special Township study. The major area for development in Manalapan for office, retail and commercial land use has historically been the Route 9 corridor. Commercial growth on Route 9 accompanied the growth of the residential areas east and west of Route 9 from the 1960's through the 1990's. Regional and local development pressures, however, are now shifting growth into the open lands to the south and to the west along Route 33. Although most of the land along the Route 33 corridor remains open, regional growth and large residential developments that are planned or in construction on Route 33 will fuel the demand for commercial development along Route 33. Currently the Route 33 corridor is organized into ten different zone districts. To maintain a greenbelt along the highway frontage and establish a desirable visual environment and positive image along Route 33 in Manalapan, the Township study concluded that the Township should establish a corridor overlay zone district on Route 33 beginning at Business Route 33 and running the length of Route 33 in Manalapan. The overlay would establish requirements to control setbacks and signage, establish a landscaped greenbelt, and promote connectivity between sites.

4. 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 that the land use plan for the Route 33 corridor be amended to include the *Planning Recommendations for the Route 33 Corridor* prepared by Townplan Associates and dated December 3, 2002.



The Master Plan circulation element, community facilities element, utility services element and historic preservation element should be updated as recommended in the 2001 Master Plan Reexamination Report.

DEVELOPMENT REGULATIONS

As a result of this reexamination, the Planning Board recommends amending the Township Development Regulations to establish an overlay zone to guide the development of lands along Route 33. A draft amendment to the development regulations is included with this reexamination.

The Planning Board acknowledges that the Township has amended the development regulations to address the Board's recommendations made in 2001 for stream corridors and suburban conservation and rural conservation zone districts. Other recommendations from 2001 have not been acted upon yet. The Planning Board recommends revising the development regulations to implement recommendations made by the 2001 reexamination report that have not yet been acted upon.

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.



March 28, 2003

**TOWNSHIP OF MANALAPAN
COUNTY OF MONMOUTH**

TITLE

AN ORDINANCE OF THE TOWNSHIP OF MANALAPAN AMENDING AND SUPPLEMENTING THE TOWNSHIP DEVELOPMENT REGULATIONS TO CREATE AN OVERLAY ZONE TO GUIDE THE DEVELOPMENT OF LANDS FRONTING ON STATE HIGHWAY 33.

PURPOSE

The purpose of this ordinance is to promote a desirable visual environment and good civic design and arrangements along the Route 33 corridor in Manalapan by establishing an overlay zone for the creation and maintenance of a landscaped greenbelt along the frontage of properties on Route 33. The ordinance provides guidelines and standards for yards, open space, landscaping, signage, setbacks, connectivity, and other considerations within the overlay zone in order to better protect and enhance the appearance and function of the corridor and establish a positive image for Route 33 in Manalapan.

BE IT ORDAINED by the Township Committee of the Township of Manalapan, County of Monmouth, and State of New Jersey that Chapter 95, Development Regulations, of the code of the Township of Manalapan is hereby amended or supplemented as follows (new text is underlined, text to be deleted is struck through).

SECTION I.

Section 95-5.2 Description of Districts, subsection a., is hereby amended to add the Route 33 Overlay Zone to the list of Zone Overlay Areas within Manalapan Township.



SECTION II

§95-5.6 Overlay Districts is hereby amended and supplemented to include the following provisions for the Route 33 Overlay Zone:

95-5.6.d Route 33 Overlay Zone. The purpose of the Route 33 Overlay Zone is to secure, protect, and maintain a greenbelt along properties fronting on Route 33 in Manalapan Township. The ordinance intent is to promote a desirable visual environment, establish a positive image of the corridor, provide landscaped open space along the highway frontage to complement the corridor's natural and man-made features, and to promote connectivity and a more distinctive sense of place and identity for the Township. Within the Route 33 Overlay Zone, the following standards and requirements shall apply, except that where the underlying zoning requires a greater yard or setback requirement or is more restrictive than the provisions of the overlay zone, then the more restrictive provisions shall govern.

1. All parking areas, loading areas, and detention basins shall be setback a minimum of fifty feet (50') from the N.J.S.H. 33 right-of-way.
2. All buildings shall be setback a minimum of seventy-five feet (75'), or twice the building height, whichever is greater, from the N.J.S.H. 33 right-of-way.
3. A curb shall be provided along the property frontage at the edge of the roadway as part of any application for major subdivision or site plan approval.
4. There shall be no outdoor display or storage of merchandise within seventy-five feet (75') of the N.J.S.H. 33 right-of-way.
5. Retention basins may be permitted within the required front yard area along Route 33 provided such basins are designed to serve as aesthetic landscape features that will maintain or accentuate the visual continuity of the landscaped greenbelt along the highway frontage.
6. As part of any application for major subdivision or site plan approval, a landscaped open space shall be established and maintained as a greenbelt along the frontage of property adjacent to the N.J.S.H. 33 right-of-way. The greenbelt shall maintain a minimum width of fifty feet (50'). Driveway access across the greenbelt to N.J.S.H. 33 is permitted subject to the approval of an access permit by the New Jersey Department of Transportation pursuant to the State Highway



Access Management Act. Any application for site plan or subdivision approval for lands with frontage on N.J.S.H. 33 shall include a landscape plan drawn in accordance with subsection 95-8.5d, Buffering and Screening; subsection 95-8.5a, Design Principles; and subsection 95-8.5f, Street Trees, of the Development Regulations of the Township. The landscaping in the greenbelt shall be arranged to screen or create views, to create a desirable visual environment, to enhance open space and natural features, to provide seasonal color and interest, and to accent driveway access and site circulation. The municipal agency may require additional landscaping or modifications to better achieve the intent and purpose of the Route 33 Overlay Zone. Specific consideration in the landscape design shall be given to the following:

- (a) Preserving mature and healthy trees, woodlands, and specimen plantings as part of the landscaped greenbelt.
- (b) Supplementing understory areas with shade-tolerant, naturalistic massed plantings of evergreen and/or ornamental vegetation.
- (c) Berms shall be provided as part of the landscape plan for the greenbelt. Such berms shall be arranged to screen the view of the site from Route 33. Any berms shall blend topographically with other landscape elements and shall be planted with masses and groupings of trees, shrubs, and ground cover.

In its sole discretion, the municipal agency may approve alternative designs to the use of berms if it determines that the alternative will be as or more effective than berms in promoting a desirable visual environment, establishing a greenbelt along the frontage of Route 33, and screening views.

- 7. Parking and loading areas, storage tanks, holding areas for solid waste or recyclables, outdoor storage or display areas, mechanical equipment, and similar features shall be screened from view from N.J.S.H. 33.
- 8. An application for site plan or major subdivision approval shall include a circulation plan for pedestrians and vehicles. To facilitate circulation between adjoining sites and reduce traffic movements onto Route 33, the municipal agency may require a site to directly interconnect with other development sites in the zone district. The municipal agency may require stub connections



between a proposed development and neighboring sites that are not yet developed, underdeveloped, or capable of being further subdivided.

9. Signs. Any application for site plan approval shall include a program for signs consistent with the requirements outlined in subsection 95-8.7.i. Signs within the overlay zone shall comply with the sign requirements as provided by subsection 95-8.7, Signs, of the Township Development Regulations, with the following exceptions for ground signs and wall signs:

1. The only type of ground sign permitted shall be type G-4 as modified herein. For the purpose of the Route 33 overlay zone, a G-4 ground sign shall be permitted as provided below.

The ground sign shall have a maximum area of 0.3 square feet for every foot of lot frontage up to a maximum of eighty (80) square feet;

The sign shall have a maximum height of six feet (6'); and may be either rectangular or geometric in shape; and may be constructed without the minimum required ground clearance for sign type G4.

Landscaping, consisting of a floral bed, ornamental ground cover, or shrubbery or a combination of the same shall be provided and maintained in a bed at the base of the sign in accordance with a landscaping plan approved by the municipal agency.

2. The wall signage for an individual establishment shall be limited as follows:

The maximum area of any wall sign shall not exceed ten (10%) of the area of the wall upon which the sign is located, and in no case shall any sign exceed two hundred (200) square feet.

The maximum width of any wall sign shall not exceed seventy five (75) percent of the width of the wall upon which the sign is located.

The maximum letter height shall be based upon the floor area of the establishment as follows:



<u>Floor Area</u>	<u>Maximum Letter Height</u>
<u>Greater than 35,000 square feet</u>	<u>4 feet</u>
<u>5,000 square feet to less than 35,000 square feet</u>	<u>3 feet</u>
<u>Less than 5,000 square feet</u>	<u>2 feet</u>

4. Where any part of a development falls within the boundaries of the Route 33 Overlay Zone, then the above limitations and exceptions on signage shall apply to the ground and wall signs for all areas of the development.

SECTION III

The Official Zoning Map of the Township of Manalapan, is hereby revised to establish the Route 33 Overlay Zone which shall apply to any properties that fall within a distance of two hundred feet (200') from the right of way of N.J.S.H. 33 as shown on the attached map entitled Route 33 Proposed Overlay Zone and dated December 2, 2002.

SECTION IV

If any section, subsection, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

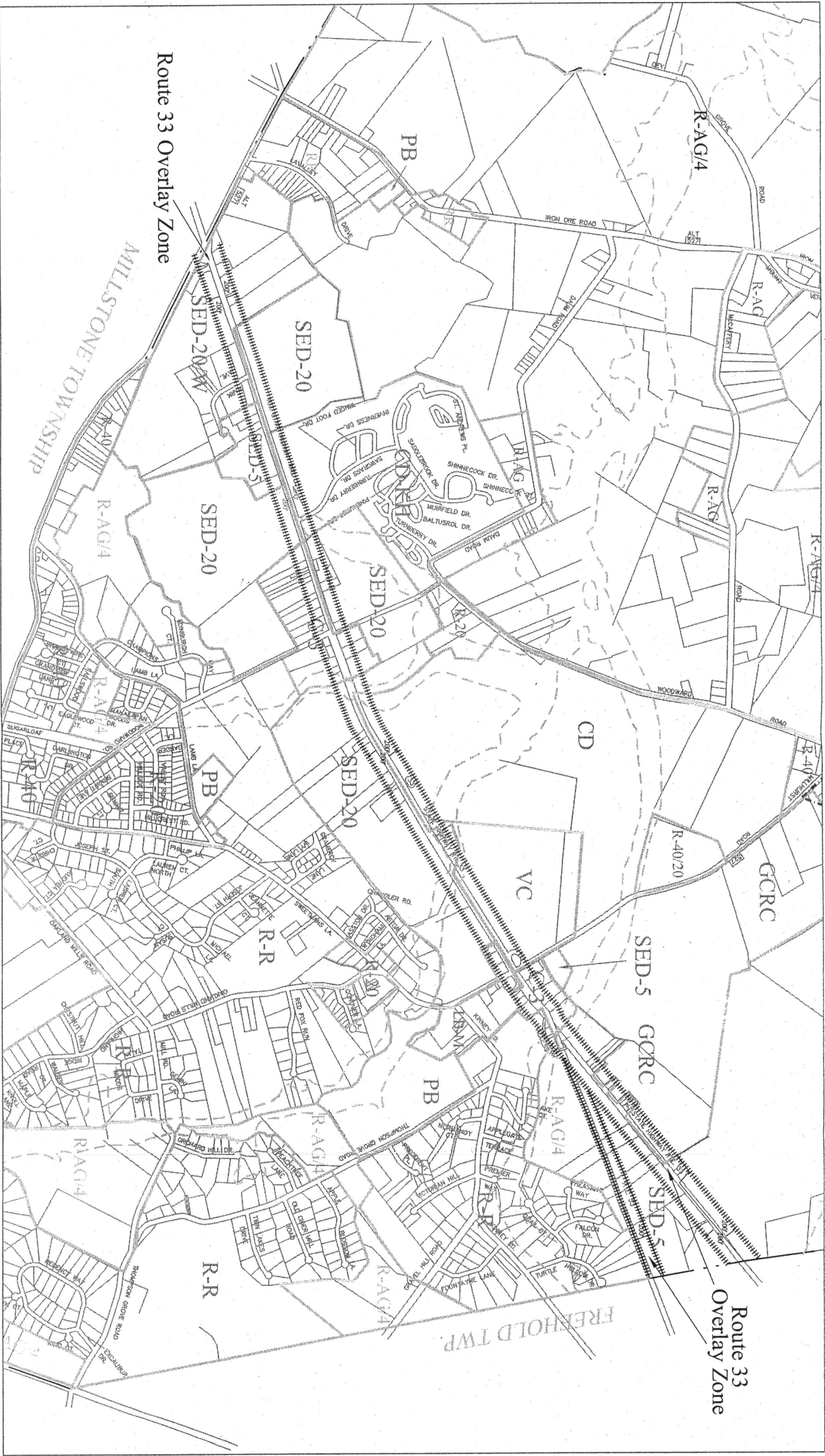
SECTION V

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.



SECTION VI

This ordinance shall take effect immediately upon final passage and publication according to law and filing with the Monmouth County Planning Board.



Route 33 Overlay Zone

Route 33
Overlay Zone

ROUTE 33 PROPOSED OVERLAY ZONE

MANALAPAN TOWNSHIP, MONMOUTH COUNTY, NJ

CREATED: DECEMBER 2, 2002

