MASTER PLAN

THE BOROUGH OF EATONTOWN

Monmouth County, New Jersey







T&M ASSOCIATES

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Monmouth County, New Jersey

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Master Plan of the Borough of Eatontown
Adoption and Amendments

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July 23, 2007

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Foreword

The Borough of Eatontown Planning Board has compiled this Master Plan to guide the future growth, development, redevelopment, and conservation of the Borough. Since its adoption in 1986, the Borough has periodically reexamined the Master Plan and the Planning Board has adopted twenty-five amendments in order to maintain a current plan that addresses the changing needs of the Borough and its residents. However, until now, the Master Plan itself has not been reissued as a single document with all of the amendments adopted by the Borough.

Consequently, the Borough Planning Board has compiled and organized the Master Plan amendments and edited the 1986 document to reissue and re-adopt the Borough Master Plan as a single, current, unified document with updated data and mapping. The Borough is producing this version of the Master Plan both as a printed paper document and as a digital document that can be viewed on-line. The Master Plan is reformatted and arranged into numbered sections for reference and future amendment and update by the Borough.

This version of the Borough Master Plan presents updated data and mapping that utilizes Geographic Information System (GIS) digital technology. A digital parcel layer of Borough tax lots is linked to the Borough tax assessment data base to provide information on current land use and ownership and to produce a current lot line base map. The Master Plan information and mapping of community and cultural features (streets, public schools and public buildings, public parks, historic sites, and public open spaces) have been updated using this GIS technology. In future, the Borough will be able to apply the extensive GIS data available from the State, the County, and the Federal government to future updates of the Borough Master Plan.

The Borough Planning Board has also incorporated into this version of the Master Plan, the results and recommendations of planning studies that Borough has completed on the reuse of Fort Monmouth and the future of the downtown Village area of the Borough.

Finally the Borough Planning Board has updated its statement of relationship of the Borough plan to the plans of adjoining municipalities, the County and the State.

To be meaningful, plans will evolve over time to address the new issues and circumstances that affect the life of the community. This update of the Borough Master Plan is part of that continuous planning process and to which the Borough Planning Board is committed to secure the Borough future as a thriving and dynamic community.

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A. INTRODUCTION TO THE MASTER PLAN: The Borough of Eatontown Master Plan was adopted by the Borough Planning Board in 1986. As adopted, the Master Plan included: goals and objectives; background studies; a land use plan element; a community facilities plan element; a housing plan element; an open space, recreation, and conservation plan element; a historic preservation plan element; and, a statement of the relationship of the Borough Plan to the Monmouth County plan and the plans of the municipalities surrounding Eatontown.

After adoption, the Borough Planning Board periodically reexamined the Master Plan as required by law and it adopted twenty-five amendments or new elements to the Master Plan. The housing element was revised in 1987 and it was further revised in 2000, 2002, 2004, and 2005 to address the Borough obligation to plan affordable housing. A recycling element was added to the Master Plan in 1988. The circulation element was amended in 2002. A stormwater management element was added to the Master Plan in 2005. The land use element has been the subject of a number of individual amendments that substantially changed the planning for the Route 35 corridor in Eatontown as well as the business, industrial, and residential land uses planned for the Borough. Among other initiatives, these plan changes provided opportunities for the development of age restricted housing in the Borough and the redevelopment of commercial sites along the highway.

This Borough Master Plan compiles the 1986 Master Plan and the subsequent amendments adopted by the Borough Planning. In addition, this Master Plan updates and supplements the 1986 Master Plan data with current data, where appropriate. It includes updated data on existing land use within the Borough as well as updated demographic and economic data. Moreover, the Master Plan statement of policies, goals and objectives has been modified to reflect the findings of the Master Plan reexamination reports that specific Borough objectives have been accomplished.

In addition to compiling the Master Plan amendments that were adopted after 1986, this Master Plan incorporates new changes based upon the recommendations of planning studies or initiatives that the Borough has undertaken and determined to add to the Master Plan for Eatontown. These new changes are described below:

1. **Fort Monmouth**: In the Fall of 2005, Fort Monmouth in Eatontown was officially designated as an Army base that would be closed and whose operations moved to another location. As Army operations at Fort Monmouth are shut down, the base will be redeveloped for government, public or private use to be determined by the Fort Monmouth Economic Revitalization Planning Authority (FMERPA).

The Borough Master Plan recommends that, as part of the reuse and redevelopment of Fort Monmouth for civilian activity, that the Borough relocate the Borough municipal complex, which is currently located on Broad Street and includes Borough Hall, onto Fort Monmouth to reoccupy the Fort Monmouth Life Cycle Management Building as the new Borough municipal complex.

In addition to relocation of the municipal complex to Fort Monmouth, the Master Plan adopts the recommendations of the Howard Commons Reuse Study prepared February 2003 by Kise, Straw and Kolodner. The Howard Commons study is appended to this Master Plan and adopted by reference as the Borough plan for the reuse of the Howard Commons area of Fort Monmouth.

The Borough, furthermore, endorses the public benefit conveyance of surplus property at Fort Monmouth for park and recreation purposes as recommended by Monmouth County in the County notice of intent dated February 14, 2007.

2. **Eatontown Village Redevelopment**: Eatontown's Village Area has been identified as a problem for many years and the Borough has designated it as an area in need of redevelopment. In the Spring of 2006, with funding from the Borough and from the New Jersey Department of Community Affairs, the Regional Plan Association (RPA) produced a vision plan report for the Eatontown Village redevelopment area. The Borough Master Plan adopts the RPA report as the Borough vision for Eatontown Village. The RPA report is appended to this Master Plan. The next step in the redevelopment of Eatontown Village will be the preparation of a redevelopment plan to achieve the vision. The redevelopment plan will require the approval of the Borough Council by ordinance.

3. **Master Plan Map**: The Master Plan recommendations for Eatontown are compiled and presented as an overall Master Plan map of the Borough which is included as part of this Master Plan.

B. POLICIES, GOALS, AND OBJECTIVES: The policies, goals, and objectives of the Master Plan of the Borough of Eatontown are presented below[1].

1. Policies: The policies of the Master Plan are as follows:

a) To acknowledge the existing character of the Borough, and segments thereof, as created by existing development.

b) To recognize environmental and man-made constraints upon, and potential for, future development.

c) To permit the reasonable use of land within the context of existing constraints and the Master Plan, or provide for transfer of ownership to a public body or association in accord with one or more accepted methods.

d) To facilitate the social, economic, and political interaction of present and future residents of all portions of the Borough.

e) To preserve the history of the Borough and maintain it as a heritage for present and future residents.

f) To maintain a balance of uses and variety of types within each use category arranged to minimize conflict among them.

g) To provide adequate facilities, services, and protection for development and persons in all portions of the Borough.

2. Goals: The goals of the Master Plan are as follows:

a) To assure a high level of quality of life for present and future residents of the Borough.

b) To provide for, and encourage the use of, all remaining vacant land consistent with neighborhood characteristics, land capability, fiscal balance, practicalities of the marketplace, and current aesthetic standards.

c) To identify specific areas that should not be developed, either because of sensitivity or suitability for open space at an appropriate location.

(1) Maintain open space in a quantity and at locations in accord with not less than accepted standards.

[1] The 1986 Master Plan prepared by Lee Hobaugh, PP of Resolve, Inc. is the source of the policies, goals, and objectives presented in this section.

(2) Provide conservation areas as well as passive and active recreation facilities.

(3) Consider the changing age composition within the Borough in designating facility- and activity-areas.

(4) Establish corridor links between major open spaces to the maximum extent feasible.

(5) Assure that present buffer requirements are both adequate and reasonable, and that they are consistently administered.

(6) Where feasible, utilize required buffers to provide linkage between major open spaces.

d) To design and implement the road plan of the Borough to facilitate the movement of residents from one quadrant to others without using Routes 35 and 36 or the Route 35/Route 36 intersection; to discourage traffic from outside the Borough from using streets internal to residential areas; and, to assure that adequate parking is provided by all new developments.

e) To support the commercial and industrial attractiveness of the Borough by facilitating continued viability of existing commercial development along Routes 35 and 36, and additional and upgraded development on vacant land within existing commercial areas. Infill of additional industrial development should also be encouraged and facilitated on Industrial Way West and East.

f) To maintain the "Village Area" as the center of cultural, social, and political interaction within the Borough, and preserve the historical buildings within and around it.

g) To provide for alternative housing types at locations where single family detached homes are not easily constructed or would be inappropriate development, and where there will be little or no adverse impact upon surrounding land.

h) To assure that adequate facilities, access, and space exist for local government operations.

i) To provide information to Borough agencies for use in carrying forward their specific functions and programs.

3. Objectives: The objectives of the Master Plan are as follows[2]:

a) Develop information regarding the fiscal impact of development within the various available zone districts of the Borough ordinance.

b) Identify environmentally sensitive lands not now developed.

c) Consider the quantity and location of existing open space. Identify areas requiring additional open space or not well served by existing open space locations.

d) Provide the Recreation Commission with specific information on the age composition of the Borough, and other Borough agencies, with comparable information for use in determining facilities and equipment types to be installed at various locations.

e) Explore the potential of linking open spaces:

(1) Eighty Acre Park with lands of Monmouth County in the southeast portion of the Borough on the westerly side of Old Deal Road.

(2) Open space within Deep Woods with environmentally sensitive lands to the West.

f) Explore the potential for a one-way traffic system on Throckmorton/West/Broad and White Streets within the Village Area.

g) Review the requirements of all non-residential zone districts, including buffering requirements, to assure that they remain both protective and reasonable.

h) Re-examine the land use category assigned to:

(1) Vacant parcels fronting on Route 36 to the West of the Route 35/Route 36 intersection.

(2) West Street, Maxwell Road, Pine Brook Road, Industrial area.

(3) The remaining vacant land fronting on Parker Road.

(4) The industrial area East of Route 35.

(5) The areas South of Weston Place, and West of Route 35.

[2] The objectives of the 1986 Master Plan have been modified to delete certain objectives that the Borough had achieved based upon the findings of the November 2001 Master Plan Reexamination Report. The 1986 Master Plan objectives that have been deleted are: Objectives 5c, 8a, 8d, 8e, 9, 10, 12, 13, 14, and 15.

(6) The rear of lots fronting on the West side of Wall Street, South of the cemetery, and to the East of properties fronting on Route 35.

i) Explore the potential of specifically encouraging continued building improvements within the Village Area.

C. BACKGROUND INFORMATION[3]: The following section presents background information to the Master Plan, which has been updated to include relevant demographic and economic data through 2007.

1. Regional Location: Eatontown Borough is located in the central portion of eastern Monmouth County. The Garden State Parkway traverses the County passing outside, but only slightly to the West, of the Borough. There is an interchange of the Garden State Parkway with Route 36, which is the primary link between Eatontown and other regions. Good access to and from the Borough is provided by this linkage to northern New Jersey and New York City, as well as the central and southern New Jersey shore communities.

Although access to Route 18 is circuitous from Eatontown, that roadway provides a connection to New Brunswick in Middlesex County and to Interstate Route 195 in Wall Township. Route 18 also interconnects with Route 9, the New Jersey Turnpike and Route 1. The Garden State Parkway interconnects with Interstate Route 287 to the North of Raritan Bay and to Interstate Route 195 to the South of Eatontown. Access to these major roads within close proximity of Eatontown and these interconnections provide excellent linkage between Eatontown and most portions of New Jersey.

In addition to the major roads mentioned above, Eatontown is linked to other locations within Monmouth County by Route 35 which runs northerly through Shrewsbury to Red Bank, and further North through the Bay Shore area. Route 35 runs southerly through the shore regions of Monmouth County and on into Ocean County to the South. Route 36 provides access not only to the Garden State Parkway, but also links Eatontown with the more easterly communities of West Long Branch and Long Branch and other ocean front communities to the North and South. Tinton Avenue (Route 537) is the most direct route from Eatontown to Freehold Borough, the County seat. Tinton Avenue also provides a connection via Swimming River Road, to Route 520, which establishes linkages with northern, central and western Monmouth County. Tinton terminates at Route 35 at the entrance of the main gate to Fort Monmouth. Tinton Avenue connects the main base at Fort Monmouth which is east of Route 35 to the Charles Wood Area of Fort Monmouth to the West. Route 71, which begins at Route 35 in Eatontown, travels generally in a southerly direction connecting Eatontown with the waterfront communities in southern Monmouth County.

[3] The original source of this background information is the 1986 Master Plan prepared by Lee Hobaugh, PP of Resolve, Inc. The information has been updated to 2007.

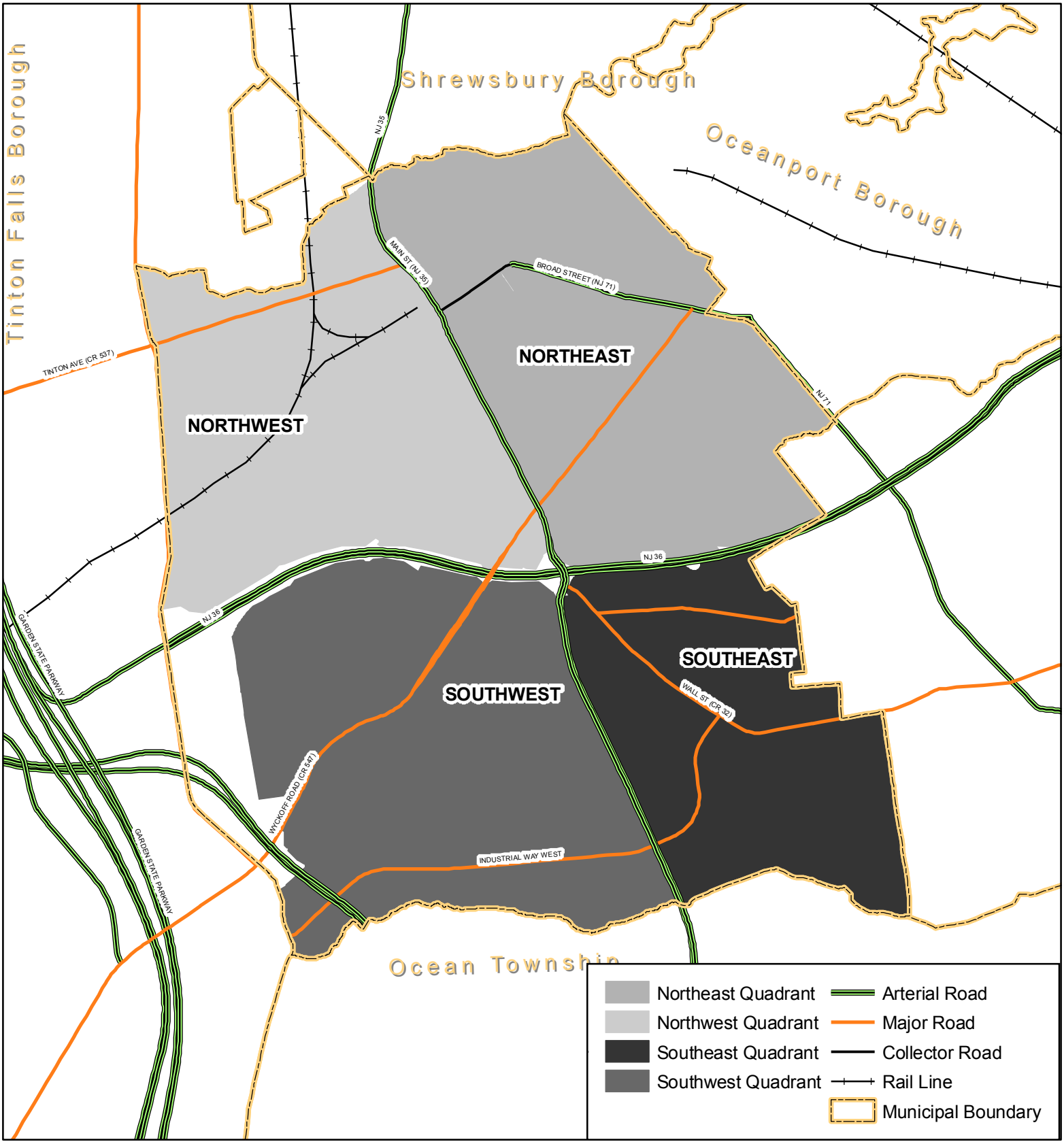
2. Land Use: The evolution of Eatontown's land use patterns is described in the following sections:

a) Land Use to 1986: Route 35 and Route 36 intersect in the geographic center of Eatontown and effectively divide it into four quadrants. As the 1986 Master Plan was written, information on the existing use of the land area of Eatontown was available for the years 1958, 1966, 1974 and 1982, and estimates were prepared for 1985. Although significant development occurred within the Borough during those years, the development that had occurred by 1986 reinforced the pattern of land uses that was evident in 1958, and the only significant change in terms of the over-all development pattern was the industrial and office development in the southern portion of the Borough.

The traditional relationship between streets and land development was very much evident in the land use patterns within the Borough of Eatontown in 1986. Route 35, running in a North-South direction through the center of the Borough, was lined by commercial activities. These activities extended in an easterly and westerly direction along Broad Street, Route 36 and, to a limited extent along Throckmorton Avenue. The gradual extension of development along Broad Street, Wyckoff Road, Wall Street and Old Deal Road and Tinton Avenue was readily apparent from the age of structures at various locations. In many cases, this development involved the subdivision of major parcels of land extending back from these principal streets. In other cases, it was spotty development occurring directly along the frontage of these streets and not involving the interior portion of the large parcels from which lots were divided.

The northern half of the Borough, North of Route 36, was the most highly developed portion of the municipality. Some tracts of vacant land remained within this northern half of the Borough, but the availability of vacant area for future development was much greater in the southern portion of the Borough. The majority of uncommitted land in the northern half was designated for non-residential uses.

Fort Monmouth occupied much of the land area in the northeastern quadrant of the Borough. Commercial uses fronted along Route 35 and Route 36 in this quadrant. One or two parcels remained vacant within the area designated for commercial development. The most recent major development within this quadrant was the site of the former drive-in theater, which was behind commercial and mobile home uses northeast of the



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Master Plan: Quadrant Overview
Borough of Eatontown
Monmouth County, New Jersey

0 1,250 2,500 5,000 Feet

Prepared by: STK, June 5, 2007
Source: NJDEP - Municipal Boundary; NJDOT - Roads
File Path: H:\ETPL\00140\GIS\Projects\
etpl140_masterplan_QUADS_OVERALL.mxd

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

intersection of Route 35 and 36. This land area was being developed residentially. Most of the residential development in this quadrant occurred at medium densities, varying from three to five dwelling units per acre. This quadrant did contain, however, three small apartment complexes and one large apartment complex as well as senior citizen housing, which was being developed at higher densities than the general range.

The northwestern quadrant of the Borough also contained some residential development at medium densities and the majority of high density, or garden apartment, residential developments that had been constructed within the Borough. A portion of the high density housing was the Wherry Housing, which was associated with Fort Monmouth and provided housing for military personnel. A considerable amount of federal land was devoted to the Officers' Club (Gibb's Hall) and golf course area which fronted on Tinton Avenue and extended from Maxwell Road to Hope Road on the western Borough boundary. This use occupied the largest single land area within this quadrant of the Borough. The area North of Tinton Avenue in the northwesterly corner of the Borough had been developed as a townhouse complex. In addition to scattered individual lots, there were two concentrations of vacant land remaining within this quadrant. One of these was an area adjacent to Hope Road and Highway 36, which was slated for development as a neighborhood commercial area. An office complex fronting on Pine Brook Road and Hope Road was constructed as of 1985. The second was land area to either side of Pine Brook Road, South of Lewis Street, which are planned for light industrial purposes. This is an expansion of existing industrial activities within this area. A portion of this area is the site of the public works garage, which was built and operated jointly by the Borough and School District.

The two southern quadrants of the Borough contained the greatest quantity of land remaining available for future development. The southwest quadrant contained Monmouth Mall at the intersection of Routes 35 and 36. Additional commercial uses were found southerly fronting along Route 35. A U-shaped land area of residential development at low densities was found to the South of Monmouth Mall, continuing westerly and northerly up to Route 36. The southern portion of this southwesterly quadrant is the Business Park which is near full development. Much of this land area has been committed for development and there are few parcels remaining. Most of the land that was zoned for residential purposes in this quadrant had been developed, but a limited number of parcels do remain within the residential category which was currently

vacant. Along the westerly Borough boundary, within the southwest quadrant, vacant land area existed along the alignment of Route 18 and was to be designated to provide a transitional use area between the highway and residential development to the East. (See the Land Use and Open Space, Recreation and Conservation Plan Elements).

The southeast quadrant of the Borough has very limited vacant land. Some of this land area was intended to be developed for office and research use, some for industrial purposes, some for residential use, and some for commercial uses.

Schools are located in three of the four quadrants. In the northeast quadrant, there are two school buildings, the Steelman School (utilized for administrative offices and special classes), and the Meadowbrook Elementary School. In the northwest quadrant, there are two adjacent schools fronting on Grant Avenue and extending westerly to Wherry Housing. These are known as the Vetter Elementary and Memorial Middle schools. The Woodmere Elementary School is centrally located within the southwestern quadrant of the Borough. In 2007, there is no school within the southeastern quadrant and there is no demand for school facilities in this area at the time.

The major recreational facilities within the Borough, in addition to those adjacent to school buildings, were in the limited area surrounding Wampum Lake, in Wolcott Memorial Field, which was to the southwest of Broad Street Extension, and “Eighty Acre Park” in the southeast quadrant South of Parker Road was being developed in stages.

The Borough Hall, fire house and parking lot are located to the East of Route 35, West of White Street, North of Broad Street, and South of Throckmorton Avenue. These facilities provided a base for the central business area of the Borough. However, the capacity of the buildings has been exceeded and the Borough is now planning to relocate the Borough Hall to Fort Monmouth. The Borough has proposed that the Fort Monmouth Life Cycle Management Building become the seat of municipal government operations for the Borough. The public works garage is located to the South of Lewis Street near its intersection with Maxwell Road within the industrial area.

High intensity uses within the northwestern quadrant are offset by the Army golf course and municipal recreation areas which are also in this quadrant. The municipal focal point exists around the intersection of Route 35 and Broad Street. The commercial focal point is at Monmouth Mall and other properties at the intersection of Route 35 and Route 36. Medium density residential uses extended easterly on Broad Street, and then from Broad

Street in a southwesterly direction along Wyckoff Road. Commercial uses line Route 35 in a southerly direction, with a particular concentration at the intersection of Routes 35 and 36. Residential structures are located along Wall Street and Old Deal Road and Whale Pond Road. The southwestern quadrant of the Borough has little remaining vacant residential land. Several major subdivisions in the southeastern quadrant have been constructed. Table C-3 shows that only 3.7% of the Borough land remains vacant, and Borough studies indicated that much of the remaining land is subject to development constraints.

Table C-1 provides information on the approximate acreage devoted to various land uses as of 1958, 1966, 1974, 1982 and 1985. Figures are presented both in acreage and percentage of developed area and total Borough area. As can be seen from that table, in each of the eight-year periods between 1958 and 1982, approximately an additional ten percent of the Borough's land area was developed. Between 1982 and 1985, an additional six percent of the Borough's land area was developed. In looking at the figures in that table, we find that land devoted to residential purposes increased from approximately twelve to approximately twenty-eight percent of the Borough's land area as of 1985. The majority of this increase was land area devoted to single family detached homes. The percent of the total land area devoted to single family detached homes increased from approximately 11% in 1958 to approximately 22% in 1985. This over-all increase has been achieved as a result of a slightly progressive increase in the earlier time periods defined by dates at which land use data was collected. From 1958 to 1966, the increase was less than two percent in this category. Between 1966 and 1974, the increase was in excess of three percent. Between 1974 and 1982, the increase was approximately six percent. Between 1982 and 1985, the increase was less than one percent of the total land area, and a decrease of more than one percent of developed area.

During the 27-year period, the land area occupied by multi-family dwellings increased from less than one percent of the Borough's land area to slightly more than eight percent of the Borough's land area. The majority of this increase occurred between 1958 and 1966.

TABLE C-1: EXISTING LAND USE AS OF 1985

	1958		1966		1974		1982		1985[4]	
	Acres	Per-cent	Acres	Per-cent	Acres	Per-cent	Acres	Per-cent	Acres	Per-cent
Residential	459.3	12.2	664.0	17.6	834.7	22.4	1,086.0	28.8	1,214.0	32.1
One-Family	404.3	10.7	466.0	12.4	584.0	15.7	815.0[5]	21.6	845.0[6]	22.3
Two-Family	9.5	0.3	2.0	0.05	2.5	0.1	2.5	0.1	2.5	0.1
Multi-Family	12.8	0.3	175.0	4.6	211.4	5.6	232.0	6.1	330.0	8.7
Mobile Homes	32.7	0.9	21.0	0.55	36.8	1.0	36.8	1.0	36.8	1.0
Commercial	97.8	2.6	197.0	5.2	249.4	6.6	250.0	6.6	299.0	7.9
Industrial	105.7	2.8	187.0	4.9	287.6	7.6	378.0	1.0	418.0	11.1
Public	842.1[7]	22.3	923.2[8]	24.5	943.1[9]	24.7	1,013[10]	26.8	1,038[11]	27.5
Quasi-Public	18.3	0.5	53.0	1.4	57.7	1.5	59.0	1.6	59.0	1.6
Total Developed Land	1,513.2	40.4	2,024.0	53.6	2,372.5	62.8	2,786.0	73.8	3,028.0	80.2
Agriculture	383.0	10.1	59.0	1.6	59.0	1.6	0.0	0.0	0.0	0.0
Vacant and Wooded[12]	1,869.8	49.5	1,693.0	44.9	1,344.5	35.6	990.0	26.2	748.3	19.8
Total Land	3,776.0	100.0	3,776.0	100.0	3,776.0	100.0	3,776.0	100.0	3,776.0	100.0

CHART C-1: EXISTING LAND USE AS OF 1985

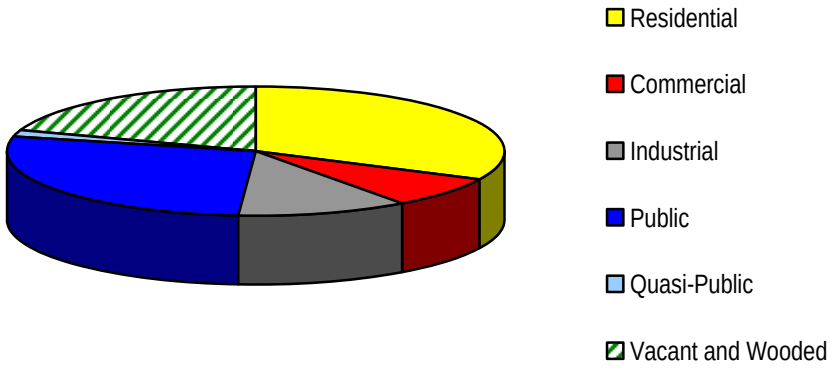


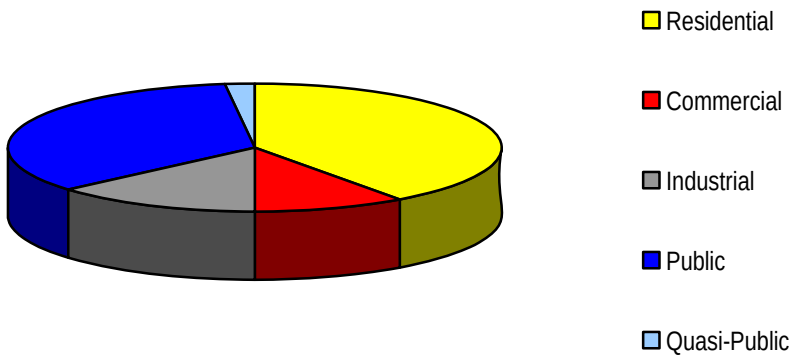
TABLE C-2: EXISTING LAND USE AS OF 1985 AND AS A PERCENT OF DEVELOPED AREA

	1958	1966	1974	1982	1985[13]
Residential	30.1	32.8	35.6	39.0	40.1
One-Family	26.5	23.1	25.0	29.3	27.9
Two-Family	0.6	0.1	0.1	0.1	0.1
Multi-Family	0.8	8.6	8.9	8.3	10.9
Mobile Homes	2.1	1.0	1.6	1.3	1.2
Commercial	6.4	9.7	10.6	9.0	9.9
Industrial	6.9	9.2	12.1	13.6	13.8

4 1985 numbers are estimated, not field collected
5 Includes four recently approved major subdivisions not yet built
6 Includes four recently approved major subdivisions not yet built
7 Includes approximately 500 acres of federal government property and 268 acres in streets
8 Includes approximately 500 acres of federal government property and 280 acres in streets
9 Includes approximately 500 acres of federal government property and 300 acres in streets
10 Includes approximately 500 acres of federal government property and 323 acres in streets
11 Includes approximately 500 acres of federal government property and 323 acres in streets
12 Includes 133 acres of golf course
13 1985 numbers that are used to generate percentages are estimated, not field collected

Public	55.4	45.6	39.3	36.4	34.3
Quasi-Public	1.2	2.7	2.4	2.1	2.0
Total Developed Land	100.0	100.0	100.0	100.0	100.0

CHART C-2: EXISTING LAND USE AS OF 1985 & AS A PERCENT OF DEVELOPED AREA



Land area occupied by two-family dwellings and mobile homes was only slightly more than one percent of the total land area of the Borough.

During the 27-year period, the land area occupied by commercial land uses tripled, increasing from less than three percent to eight percent. Very little additional land area was developed for commercial purposes between 1974 and 1982. From 1982, however, a new wave of growth had been occurring in this category.

The greatest growth rate of land occupied by various categories of land use was in the industrial category. In 1958, industrial uses occupied slightly less than three percent of the land area of the Borough. As of 1985, such uses occupied approximately eleven percent of the land area of the Borough. This increase is almost exclusively due to growth within the Industrial Park in the southwest quadrant of the Borough.

The land area devoted to public uses had increased only slightly since 1958. As of 1958, slightly more than 22% of the Borough's land area was devoted to these types of uses. As of 1985, this had increased by approximately 5.0%, to slightly more than 27%, of the Borough's land area.

Land devoted to quasi-public uses (uses which are non-profit and open to the public on a membership or other qualification basis) increased over the 27-year period from approximately one-half percent to 1.6%. The majority of this increase occurred between 1958 and 1966.

In 1958, approximately ten percent of the Borough's land area was devoted to agriculture. In 1986, although there were several small land areas that were farmed within the Borough, the quantity of land devoted to agricultural uses is inconsequential. Less than two percent of the Borough's land area has been devoted to agriculture since 1966.

As a result of the increase in developed land area, there was a decrease in the amount of vacant and wooded land area. As of 1958, almost 50% of the Borough's land area remained in the vacant and wooded category, including approximately 133 acres devoted to the Old Orchard golf course. As of 1985, only approximately 20% of the Borough's land area, including that golf course, remained vacant and wooded.

The total percentage of the entire land area of the Borough that was developed as of 1986 was approximately 80%. This is an increase from approximately 40% as of 1958. Between 1958 and 1966, approximately 13% of the Borough's land area was developed. Between 1966 and 1974, approximately 11% of the Borough's land area was developed. Between 1974 and 1982, again, an additional 11% of the Borough's land area was developed. And, between 1982 and 1985, an additional six percent was developed.

Over the 27-year period between 1958 and 1985, the portion of the developed area of the Borough devoted to various categories "changed". For example, as of 1958, 55% of the developed land area within the Borough was devoted to public uses. This was reduced consistently over the 27-year period, and as of 1985, only about 34% of the developed area of the Borough was devoted to this use.

Other categories of land use that had a reduced proportion of developed land in 1985 as compared to 1958 are quasi-public uses, mobile homes and two-family dwellings. In each of these cases, it is a circumstance where even if the land area devoted to such uses remained constant, the increased quantity of developed land within the Borough has had the effect of reducing the percentage of developed land in those categories.

Residentially used land increased as a percentage of developed land from approximately 30% in 1958 to 40% in 1985. Commercial land uses occupied six percent of the developed land area as of 1958 and had increased to occupy almost ten percent of developed land area as of 1985. The portion of developed land occupied by commercial uses had decreased slightly between 1974 and 1982 as a result of more rapid growth in uses other than commercial during that period of time but showed new growth as of

1985. Industrial uses increased from approximately seven percent to approximately 14% of the developed land area of the Borough over the 27-year period.

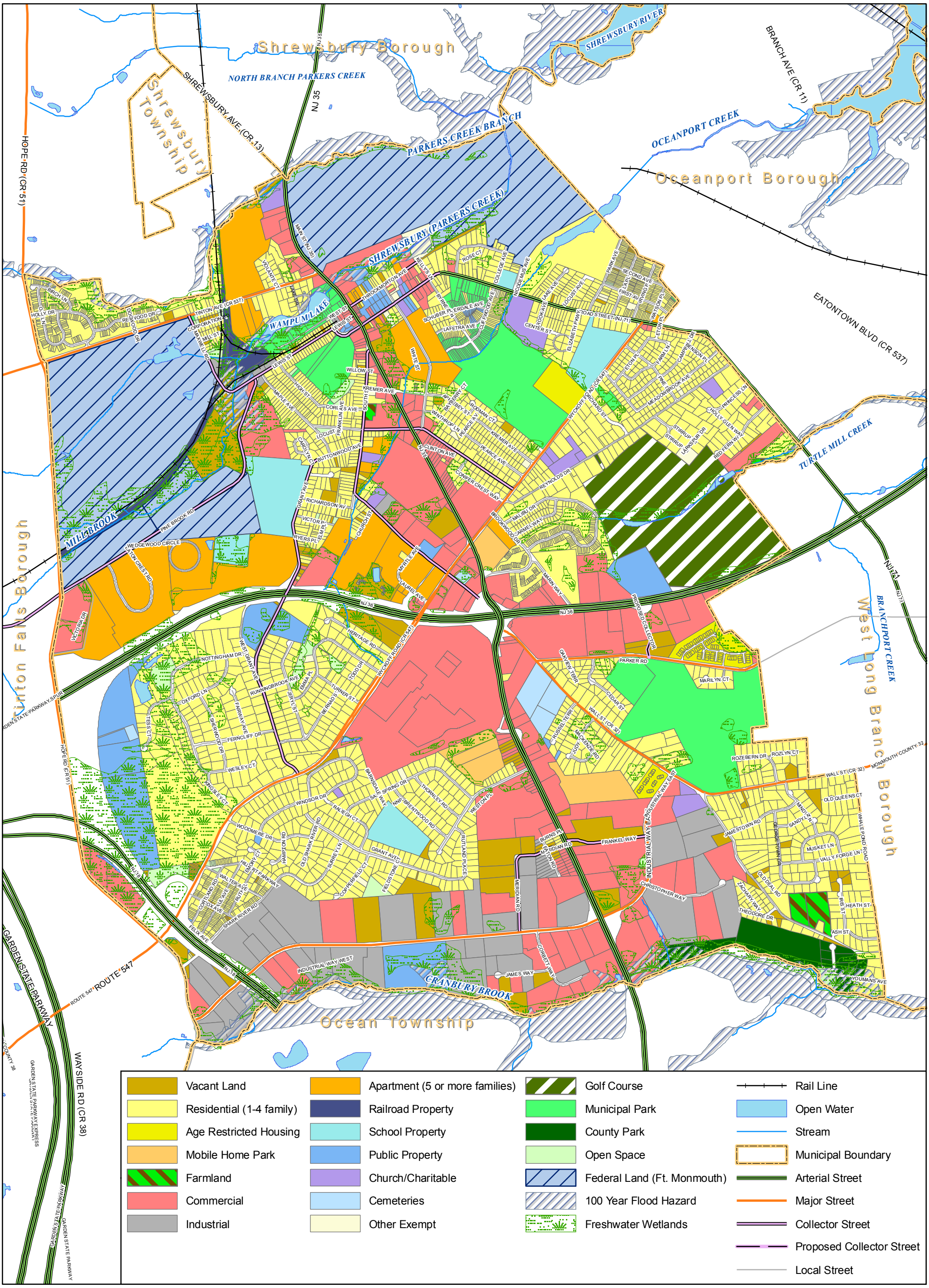
The figures used in all of the preceding sections regarding residential land use include four single-family detached home subdivisions that, at the time of the adoption of the 1986 Master Plan, had recently been approved, but not yet constructed.

Since 1986, non-residential major developments were built in the business park area West of Route 35 and to extend easterly across Route 35, up to Old Deal Road along Industrial Way East. These areas together with the remaining vacant land in the southwesterly portion of the Borough East of Route 18 were the last uncommitted major tracts within the Borough. Except for these specified development potentials, future development within the Borough will be largely in-fill on vacant parcels between existing developments, and redevelopment of existing developed sites.

b) Land Use as of 2007: The Borough has updated its tabulation of existing land use to 2007. The 2007 land use was examined by means of GIS analysis. This analysis began with tax parcel mapping from the GIS Department of Monmouth County, which was then linked to the statewide MOD-IV tax assessor's database on May 2, 2007. The data yielded by the MOD-IV database allowed a preliminary determination of existing land use, based on property tax assessment information. This information was then more closely examined by means of recent aerial photography and field investigations. The results of this analysis are presented in Table C-3.

TABLE C-3: EXISTING LAND USE AS OF 2007 AND AS A PERCENT OF TOTAL AREA

Land Use	Number of Parcels	Area	
		Acres	Percent
Vacant Land	156	137.4	3.7
Residential	3,170	1,077.6	28.7
Age-Restricted Housing	87	29.5	0.8
Mobile Home Park	5	34.4	0.9
Farm Regular	2	4.5	0.1
Farm Qualified	2	6.2	0.2
Commercial	266	575.2	15.3
Industrial	57	207.0	5.5
Apartment	30	186.0	5.0
Railroad Property	8	22.1	0.6
School Property	5	60.7	1.6
Public Property	37	62.9	1.7
Church/Charitable	13	24.2	0.6
Cemeteries	5	15.7	0.4
Park/Open Space	196	362.5	9.6
Federal Land	5	419.5	11.2
Roads/Infrastructure	N/A	531.4	14.1
Total Area	4,044	3,756.8	100.0



Vacant Land	Apartment (5 or more families)	Golf Course	Rail Line
Residential (1-4 family)	Railroad Property	Municipal Park	Open Water
Age Restricted Housing	School Property	County Park	Stream
Mobile Home Park	Public Property	Open Space	Municipal Boundary
Farmland	Church/Charitable	Federal Land (Ft. Monmouth)	Arterial Street
Commercial	Cemeteries	100 Year Flood Hazard	Major Street
Industrial	Other Exempt	Freshwater Wetlands	Collector Street
			Proposed Collector Street
			Local Street

T&M ASSOCIATES
11 Tindall Road
Middletown, NJ 07748-2792
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Fax: 732-671-7365

0 750 1,500 3,000 Feet

Existing Land Use
Borough of Eatontown
Monmouth County, New Jersey

Prepared by: STK, May 30, 2007
Source: NJDEP - Municipal Boundary, Streams, Open Water;
NJDOT - Roads; Monmouth County GIS - Tax Parcels
File Path: H:\ETPL\00140\GIS\Projects\etpl140_landclassTABLOID.mxd

N

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

3. Population: Between 1970 and 1980, the total population of Eatontown declined from 14,619 to 12,703 persons, a decrease of 1,916 persons. This decrease was a net change caused by a decrease of 2,643 persons living in group quarters (Fort Monmouth-related), and in an increase of 727 persons living in households. This represents an 86.3 percent decline in group quarters-population, and an increase of 6.3 percent in household-population. The percent of persons living in group quarters was 21 percent of total population in 1970. By 1980, this had decreased to 3.3 percent. Conversely, persons living in households as a percent of all persons increased from 79 percent in 1970 to 96.7 percent in 1980.

As of the 2000 Census Eatontown's population stood at 14,008 persons, which represents just 4.8 percent less (or 611 people) than the 1970 population level of 14,619, and represents a reversal of the population decrease experienced between 1970 and 1980. Though the percentage of the populace living in households (96.9 percent) and group quarters (3.1 percent) in 2000 is much different than the 1970 levels previously noted, it is little changed from the 1980 breakdown of 96.7 percent (households) and 3.3 percent (group quarters). The 2000 group quarters population of 432 is only 12 more than the 1980 level of 420. As a result the overall group quarters population decrease of 85.9 percent between 1970 and 2000 differs little with the 86.3 percent decline that occurred between 1970 and 1980. The overall household population increase of 17.5 percent between 1970 and 2000 is greater than the 6.3 percent experienced in the 1970 through 1980 timeframe, due to the fact that Eatontown's population increases from 1980 through 2000 occurred almost exclusively in the household category.

The historical growth of population is shown in Table C-4. Table C-5 presents changes from 1970 to 2000.

In 1970, the gender composition of the population was also skewed heavily by the Fort Monmouth population with 58.8 percent of the population being males, and 41.2 percent being females. As of 1980, these percentages were reversed and more closely balanced with 49.2 percent being male and 50.8 percent being female. By the time data for the 2000 Census was collected the percentages were 48.6 percent male and 51.4 percent female.

The median age within the Borough increased by almost five years between 1970 and 1980. The median age in 1970 was 24.2 years and in 1980 was approximately 29.0 years. Again, this results from the decline in the Fort Monmouth population. By the time data for the 2000 Census was collected the median age stood at 36.6 years, continued an upward trend.

The number of persons under age 18 decreased from 4,044 persons in 1970 to 3,196 persons in 1980. This is a decrease of 21 percent. The percentage of the total population under age 18 did not decrease as dramatically as did the number of persons. In 1970, 27.7 percent of total population was under age 18. As of 1980, this had decreased to 25.2 percent. By the time data for the 2000 Census was collected the number of persons under age 18 in Eatontown stood at 3,212, little changed from 1980 levels. However, the percentage of Eatontown's 18 and under population fell to 22.9 percent by 2000, continuing a downward trend.

Between 1970 and 1980 the number of persons age 65 and over increased by 46.7 percent from 705 to 1,034 persons. This numerical increase also increased the portion of total population which those aged 65 years and over represent from 4.8 percent to 8.1percent during this time period. By 2000 the number of persons age 65 had increased to 1,867, or 13.3 percent of Eatontown's population. Eatontown's over 65 population group increased a total of 164.8 percent increase between 1970 and 2000.

Racial composition within the Borough changed modestly between 1970 and 1980. In 1970, of the total population, 90.3 percent was white, 7.7 percent black and 2.0 percent was another race. In 1980, those proportions had changed to 84.9 percent white, 9.5 percent black and 5.6 percent another race. By the time data for the 2000 Census was collected the population proportions had changed to 73.3 percent white, 11.6 percent black, with 15.1 percent comprised of other racial groups.

The Monmouth County Planning Board estimated that the population of Eatontown was 13,399 persons as of 1984. Their provisional estimate for 1985 was 13,580 persons. This was an increase of 877 persons over 1980. The Monmouth County Planning Board projected the year 2000 population at 14,000 persons. However, by 1986 there was an inventory of vacant land that indicated such land available for residential development under current policies would project that the population was likely to exceed 14,500 persons by the year 2000, which is more than the actual population of 14,008 that was recorded by the 2000 US Census.

TABLE C-4: HISTORICAL GROWTH OF POPULATION (1900 TO 2000)

Year	Population	Population Change	Percent Change
1900	3,021	N/A	N/A
1910	2,076	-945	-31.3
1920	2,682	606	29.2
1930	1,938	-744	-27.7
1940	1,758	-180	-9.3
1950	3,044	1,286	73.2
1960	10,334	7,290	239.5
1970	14,619	4,285	41.5
1980	12,703	-1,916	-13.1
1990	13,800	1,097	8.6
2000	14,008	208	1.5

SOURCE: US Bureau of Census

TABLE C-5: POPULATION (1970 TO 2000)

	1970		1980		1990		2000		Change (1970 to 2000)	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total	14,619	100.0	12,703	100.0	13,800	100.0	14,008	100.0	-611	-4.8
White	13,198	90.3	10,785	84.9	10,881	78.8	10,267	73.3	-2,931	-22.2
Black	1,126	7.7	1,206	9.5	1,724	12.5	1626	11.6	500	44.4
Other	295	2.0	712	5.6	1,195	8.7	2,115	15.1	1,820	616.9
Male	8,603	58.8	6,247	49.2	6,807	49.3	6,813	48.6	-1,790	-20.8
Female	6,016	41.2	6,456	50.8	6,993	50.7	7,195	51.4	1,179	19.6
Under 18	4,044	27.7	3,196	25.2	3,221	23.3	3,212	22.9	-832	-20.6
65 or More	705	4.8	1,034	8.1	1,467	10.6	1,867	13.3	1,162	164.8
In Households	11,556	79.0	12,283	96.7	13,023	94.4	13,576	96.9	2,020	17.5
In Group Quarters	3,063	21.0	420	3.3	777	16.6	432	3.1	-2,631	-85.9

Source: US Census Bureau

TABLE C-6: MEDIAN AGE (1970 TO 2000)

Median Age	1970		1980		1990	2000	Change (1970 to 2000)	Percent Change
	1986 Master Plan	Actual	1986 Master Plan	Actual				
Total	24.2	23.4	29.0	28.5	31.9	36.6	13.2	56.4
Male	N/A	22.8	N/A	27.5	30.6	35.5	12.7	55.7
Female	N/A	25.7	N/A	29.7	33.4	37.8	12.1	47.1
Adult Male[14]	23.4		33.9		N/A	N/A	N/A	N/A
Adult Female[15]	25.7		36.9		N/A	N/A	N/A	N/A

Source: US Census Bureau

[14] The 1990 & 2000 Censuses do not provide an adult male median age subcategory.
[15] The 1990 & 2000 Censuses do not provide an adult female median age subcategory.

4. **Housing:** As of the 1980 Census, the total housing stock in the Borough was 5,132 units. Only two of those units were seasonal, the remaining 5,130 being year-round units. Of the year-round units, 1,873 (36.5 percent) were owner-occupied, and 3,086 (60.1percent) were renter-occupied. Additionally, a total of 171 of the year-round units (3.3 percent) were vacant. As of the 2000 Census Eatontown had a total of 6,333 housing units; 6,288 (99.3 percent) were year-round, and 45 (0.7 percent) were seasonal. There were 2,837 owner-occupied units, comprising 44.8 percent of the total housing stock, with renter-occupied units numbering 2,940 (46.4 percent).

   The 1980 Census counted 3,490 single-family homes within the Borough. This was 68 percent of the total units. The number of units in structures containing at least two but less than ten units was 734, or 14.3 percent of all units. The number of units in structures containing ten or more units was reported to be 614 units, which is 12.0 percent of the total number of units within the Borough. The number of mobile homes was listed as 292 units, or 5.7percent of all units. As of the 2000 Census there were 3,013 single family units in Eatontown, 43.6 percent of the total amount of housing units in the Borough. The number of units in structures containing at least two but less than ten units was 1,505, (or 23.9 percent) and those in structures containing 10 or more units numbered 1,521 (or 24 percent). The number of units in the mobile home/boat/RV category was 294, or 4.6 percent of all units.

   The 1980 Census also reported that 15 of the units within the Borough were owned on a condominium basis as of that time. Fourteen of those were renter-occupied and one was vacant. The 2000 Census did not collect data related to condominiums.

   The number of year-round housing units increased by 27.1 percent between the 1970 and 1980 Censuses, from 4,036 to 5,130 units, respectively. In 1970, the vacancy rate was 4.1percent. In 1980, the vacancy rate was 3.3 percent. According to the 2000 Census housing units in Eatontown numbered 6,288, an increase of 55.8 percent (or 2,252 units) from the 1970 total. Eatontown's vacancy rate as of 2000 was 8.1 percent.

   The total of 3,870 households in 1970 increased to 4,959 households, a 28.1percent increase, by 1980. The number of non-family households more than doubled both absolutely and as a percent of all households during those ten years. In 1970, there were 641 non-family households, 16.6 percent of all households. In 1980, this had increased to 1,661 non-family households, 33.5 percent of all households. As of the 2000 Census there were a total of 5,780 households in Eatontown, an increase of 49.4 percent (or 1,910 households) from 1970. The

number of non-family households increased by 264 percent (or 1,692) between 1970 and 2000. As of 2000 there were 2,333 non-family households, which comprised 40.4 percent of all households.

Conversely, family households increased slightly in absolute numbers, from 3,229 in 1970 to 3,298 in 1980, but declined from 83.4 percent to 66.5 percent as a percentage of total households. A decline in the proportion of family households from 1970 to 1980 has been a general trend and is not unique to Eatontown. As of the 2000 Census there were 3,447 family households, an increase of 6.8 percent (or 218 family households) over 1970 totals. Family households comprised 59.6 percent of all households in Eatontown as of 2000.

The number of households with children under 18 years of age decreased in both absolute numbers and as a percentage of total households between 1970 and 1980. In 1970, there were 1,879 households with children under 18, or 48.6 percent of total households. In 1980, the number of households with children under 18 had decreased to 1,774, or 35.8 percent of total households. By the time data for the 2000 Census was collected there were 1,656 households with children under 18, comprising 28.7 percent of total households.

Consistent with a decline in the number of households with children, both average household and average family size were lower in 1980 than in 1970. Average household size declined from 2.99 to 2.48 persons per unit. Average family size declined from 3.34 to 3.15 persons per unit. By the time data for the 2000 Census was collected the average household size decreased to 2.35. The average family size of 3.08 was lower than that in 1970 and 1980.

Of the 3,298 family households reported by the 1980 Census, 2,741 were occupied by a married couple, while 443 were occupied by a female householder, and 113 were occupied by a male householder. As of the 2000 Census there were 3,447 family households, and increase of 149 (or 4.5 percent) from 1980. There were 2,704 married couples, a decrease of 38 (1.4 percent) from 1980. There were 571 female and 172 male householders in 2000, an increase of 128 (or 28.9 %) and 59 (or 52.2 %), respectively, from 1980 family households.

Of the 1,661 non-family households in 1980, 1,462 were considered to be one-person households, and 199 were two or more person households. By the time data for the 2000 Census was collected non-family households were as follows: 1,951 one-person households, and 382 two or more person households. This represents increases of 489 (or 33.4 %) and 183 (or 92 %), respectively, from 1980 non-family households.

Seven hundred fifteen households contained at least one person age 65 or older and there were 591 householders age 65 or older. By the time data for the 2000 Census was collected there were a total of 1,232 households with at least one person over age 65, an increase of 72.3 percent (or 517 people age 65 and over) from that recorded in 1980 for this category. Eatontown had 576 householders over age 65 by 2000, a decrease of fifteen people (or 2.5%) from 1980 for this category.

Median home value increased from $22,902 in 1970 to $66,886 in 1980, a 192 percent increase. Average home value in 1980 was $67,911. Approximately 8 percent of homes had a value of $100,000 or more in 1980. Approximately 67 percent of homes had a value of at least $50,000 but less than $100,000, and approximately 27 percent of homes had a value below $50,000. Utilizing a Consumer Price Index (CPI) inflation calculator provided by the U.S. Department of Labor Bureau of Labor Statistics[16] the median home value reported by the 1970 Census expressed in year 2000 dollars is $101,642. The 2000 Census provided data on median home value, which was $178,200 as of 2000, a 75.3 percent increase (or $ 76,558) over the inflation–adjusted 1970 median home value of $101,642. By 2000 95.5 percent of homes had a value of $100,000 or more; of these 37.8 percent had a home value of $200,000 or higher and 57.7 percent were valued between $100,000 and $199,999. The percentage of homes in 2000 valued less than $100,000 was 4.5 percent. The 2000 Census did not collect data related to condominiums.

Median monthly rent increased by 82.9 percent from $138 to $253 between 1970 and 1980. Average rent in 1980 was $257 per month. Approximately 80 percent of all rents were between $200 and $300 per month in 1980. There were, however, 199 units, or 7.6 percent of all rental units, with rents below $200 per month during 1980. Utilizing the CPI inflation calculator the median monthly rent reported by the 1970 Census expressed in year 2000 dollars, is $ 529. The 2000 Census provided data on median gross rent, which was $766 as of 2000, a 44.9 percent increase (or $237) from the inflation–adjusted 1970 median monthly rent of $ 529. By the 2000 Census 96 percent of all gross rents were $200 per month of greater; of these 89.6 percent had a gross monthly rent of $500 or higher and 6.4 percent of all monthly gross rental values were between $200 and $499. The percentage of gross monthly rents in 2000 less than $200 was 4 percent.

[16] The CPI inflation calculator uses the average Consumer Price Index for a given calendar year. This data represents changes in prices of all goods and services purchased for consumption by urban households. This index value has been calculated every year since 1913 (US Census Bureau).

Estimated household median income increased from $8,526 in 1970 to $22,557 in 1980. This is a 164.6 percent increase. The largest concentration of household incomes, or 35.9 percent, was in the range of $25,000 to $49,999. The second largest category was the range of $15,000 to $24,999, with 28 percent of all households. Utilizing the CPI inflation calculator the median household income reported by the 1970 Census expressed in year 1999 dollars is $38,704. The 1999 median income reported by the 2000 Census was $53,833, a 39.1 percent increase (or $15,129) from the inflation–adjusted 1970 median income of $38,704.

It was estimated that the total housing stock of the Borough as of the end of 1984 was approximately 5,256 units. By the time of the 2000 Census there were 6,288 housing units in Eatontown.

Prior to 1986, the range of predominant monthly rents paid within the Borough for apartments in 1980 was $400 to $650. Rental rates for detached homes were $700 and up. New attached homes were selling in the range of $100,000 and up, and new detached homes in the range of $120,000 and up. As of the 2000 Census 32.5 percent (or 956 units) of all gross rentals ranged between $500 and $749, and 37.3 percent (or 1,097 units) were in the $750-$999 range. One – bedroom units comprised 56.7 percent (or 1,666 units) of all rental units in Eatontown as of 2000; of these 720 units had a gross monthly rent between $500-$749 per unit and 670 units had a gross monthly rent between $750-$999 per unit. At the time of the 2000 Census there were 22 vacant for sale housing units, 86.4 percent (or 19 housing vacant housing units) had an asking price $100,000 or greater, with eleven units (or 50 percent) having an asking price between $250,000 and $399,000. The estimated median value of a dwelling unit was $178,200. Residential home values continued to escalate in the Borough. By 2005, the estimated median value of a sales unit was $370,100.

HOUSING TABLES THROUGH 2000

Tables C-7 through C-13 contain Eatontown housing data for Eatontown from 1969 through 2000.

TABLE C-7: HOUSING CHARACTERISTICS (1980 TO 2000)

	1980		1990		2000		Change (1980 to 2000)	
	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
Housing Units								
Total	5,132	100.0	6,093	100.0	6,333	100.0	1,201	23.4
Year Round	5,130	100.0	6,076	99.7	6,288	99.3	1,158	22.6

TABLE C-7: HOUSING CHARACTERISTICS (1980 TO 2000)

	1980		1990		2000		Change (1980 to 2000)	
	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
Owner Occupied	1,873	36.5	2,455	40.3	2,837	44.8	964	51.5
Renter Occupied	3,086	60.1	2,987	49.0	2,940	46.4	-146	-4.7
Vacant	171	3.3	634	10.4	511	8.1	340	198.8
Seasonal	2	0.0	17	0.3	45	0.7	43	2,150.0
Units at Address								
1	3,490	68.0	2,655	43.6	3,013	47.6	-477	-13.7
2 to 9	734	14.3	1,284	21.1	1,505	23.8	771	105.0
More than 10	614	12.0	1,700	27.9	1,521	24.0	907	147.7
Mobile Home, Boat, RV, Van, Etc.	292	5.7	454	7.5	294	4.6	2	0.7
Condominiums[17]								
Total	15	100.0	653	100.0	N/A	N/A	N/A	N/A
Owner Occupied	0	0.0	378	57.9	N/A	N/A	N/A	N/A
Renter Occupied	14	93.3	181	27.7	N/A	N/A	N/A	N/A
Vacant	1	6.7	94	14.4	N/A	N/A	N/A	N/A

Source: US Census Bureau

TABLE C-8: HOUSING UNITS AND HOUSEHOLDS (1970 TO 2000)

	1970		1980		1990		2000		Change (1970 to 2000)	
	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
Housing Units										
Total Year Round	4,036	100.0	5,130	100.0	6,076	100.0	6,288	100.0	2,252	55.8
Occupied	3,870	95.9	4,959	96.7	5,442	89.6	5,777	91.9	1,907	49.3
Vacant	166	4.1	171	3.3	634	10.4	511	8.1	345	207.8
Households										
Total	3,870	100.0	4,959	100.0	5,442	100.0	5,780	100.0	1,910	49.4
Families	3,229	83.4	3,298	66.5	3,478	63.9	3,447	59.6	218	6.8
Non-Family Households	641	16.6	1,661	33.5	1,964	36.1	2,333	40.4	1,692	264.0
Households with Children	1,879	48.6	1,774	35.8	1,700	31.2	1,656	28.7	-223	-11.9
Household and Family Size										
Average Household Size	2.99		2.48		2.39		2.35		-0.64	-21.4
Average Family Size	3.34		3.15		3.05		3.08		-0.26	-7.8

[17] The 2000 US Census did not include a question about condominiums.

TABLE C-8: HOUSING UNITS AND HOUSEHOLDS (1970 TO 2000)

	1970		1980		1990		2000		Change (1970 to 2000)	
	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
Values and Rents										
Median Home Value (MHV)	$22,902		$66,886		$166,700[18]		$178,200[19]		$155,298	678.1
MHV (Adjusted for Inflation)	$101,642		$139,779		$219,631[20]		N/A		$76,558	75.3
Median Monthly Rent (MMR)	$138		$253		$613[21]		$766[22]		$628	455.1
MMR (Adjusted for Inflation)	$612		$529		$735[23]		N/A		$154	25.1

Source: US Census Bureau; Bureau of Labor Statistics (Inflation Calculator)

TABLE C-9: HOUSEHOLD CHARACTERISTICS (1980 TO 2000)

	1980		1990		2000		Change (1980 to 2000)	
	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
Family and Non-Family Households								
Family	3,298	66.5	3,478	63.9	3,447	59.6	149	4.5
Non-Family	1,661	33.5	1,964	36.1	2,333	40.4	672	40.5
Householder Characteristics								
Married Couple	2,742	55.3	2,838	52.1	2,704	46.8	-38	-1.4
Female H'holder	443	8.9	493	9.1	571	9.9	128	28.9
Male Householder	113	2.3	147	2.7	172	3.0	59	52.2
1 Householder	1,462	29.5	1,715	31.5	1,951	33.8	489	33.4
2 or More Unrelated Householders	199	4.0	249	4.6	382	6.6	183	92.0
Households with Children and Elderly								
Children Under 18	1,774	35.8	1,700	31.2	1,656	28.7	-118	-6.7
Persons Aged 65 Years or More	715	14.4	1,096	20.1	1,232	21.3	517	72.3

[18] Specified owner-occupied units
[19] Specified owner-occupied units
[20] Specified owner-occupied units
[21] Gross rent
[22] Gross rent
[23] Gross rent

H'holder Aged 65 Years or More	591	11.9	955	17.5	576	10.0	-15	-2.5
Race of Householder								
White	4,346	87.6	4,463	82.0	4,410	76.3	64	1.5
Black	406	8.2	580	10.7	620	10.7	214	52.7
Other	207	4.2	399	7.3	750	13.0	543	262.3
Hispanic Origin, [24]	133	2.7	204	3.7	299	5.2	166	124.8

Source: US Census Bureau

[24] Also counted in "White," "Black," and "Other"

TABLE C-10: HOME VALUE AND RENT PAID (1980 TO 2000)

	1980		1990		2000		Change (1980 to 2000)	
	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
Home Value								
$200,000 or More	3	0.2	541	28.5	890	37.8	887	29,566.7
$150,000 to $199,999	6	0.4	669	35.2	760	32.3	754	12,566.7
$100,000 to $149,999	108	7.2	567	29.9	599	25.4	491	454.6
$50,000 to $99,999	1,004	66.6	100	5.3	55	2.3	-949	-94.5
$30,000 to $49,999	295	19.6	12	0.6	23	1.0	-272	-92.2
$0 to $29,999	91	6.0	10	0.5	28	1.2	-63	-69.2
Average Home Value[25]	$67,911		N/A		N/A		N/A	N/A
Median Home Value	$66,886		$166,700[26]		$178,200[27]		$111,314	166.4
Median Home Value (Adjusted for Inflation)	$139,779		$219,631		N/A		$38,421	27.5
Monthly Rent								
$500 or More	12	0.5	2,179	82.9	2,421	89.6	2,409	20,075.0
$400 to $499	20	0.8	200	7.6	46	1.7	26	130.0
$300 to $399	298	11.4	77	2.9	61	2.3	-237	-79.5
$200 to $299	2,098	79.9	48	1.8	64	2.4	-2,034	-96.9
$0 to $199	197	7.5	123	4.7	109	4.0	-88	-44.7
Average Rent[28]	$257		N/A		N/A		N/A	N/A
Median Rent	$253		$613[29]		$766[30]		$513	202.8
Median Rent (Adjusted for Inflation)	$529		$808		N/A		$237	44.9

Source: US Census Bureau; Bureau of Labor Statistics (Inflation Calculator)

TABLE C-11: ESTIMATED HOUSEHOLD INCOME (1969 TO 1999)

	1969[31]		1979[32]		1989		1999		Change (1969 to 1999)	
	Units	Per-cent	Units	Per-cent	Units	Per-cent	Units	Per-cent	Units	Per-cent
$50,000 or More	Not Available		363	7.3	1,789	35.9	3,132	57.5	2,769	762.8
$25,000 to $49,999			1,778	35.9	1,964	39.4	1,584	29.1	-194	-10.9
$15,000 to $24,999			1,388	28.0	827	16.6	422	8.1	-946	-68.2
$10,000 to $14,999			673	13.6	409	8.2	285	5.2	-388	-57.7
$0 to $9,999			757	15.3	461	9.2	364	6.7	-393	-51.9
Median House-hold Income (MHI)	$8,526		$22,557		$36,864		$53,833		$45,307	531.4
MHI (Adjusted for Inflation)	$38,704		$51,763		$49,529		N/A		$15,129	39.1

Source: US Census Bureau; Bureau of Labor Statistics (Inflation Calculator)

[25] The 1990 and 2000 US Censuses do not provide information on average home value
[26] Specified owner-occupied housing units
[27] Specified owner-occupied housing units
[28] The 1990 and 2000 US Censuses do not provide information on average rent
[29] Gross rent
[30] Gross rent
[31] The 1986 Master Plan labeled 1969 as 1970
[32] The 1986 Master Plan labeled 1979 as 1980

TABLE C-12: RENTAL VALUES (2000)

Gross Rent	Bedrooms in Unit				Total	Percent
	0	1	2	3 or More		
Less than $200	34	52	8	15	109	3.7
$200 to $299	0	64	0	0	64	2.2
$300 to $499	14	80	7	6	107	3.6
$500 to $749	104	720	118	14	956	32.5
$750 to $999	43	670	345	39	1,097	37.3
$1,000 or More	0	66	189	113	368	12.5
No Cash Rent	5	14	109	111	239	8.1
Total	200	1,666	776	298	2,940	100.0
Percent	6.8	56.7	26.4	10.1	100.0	N/A

Source: US Census Bureau

TABLE C-13: PRICE ASKED FOR VACANT FOR-SALE HOUSING UNITS (2000)

Price Asked	Number	Percent
$0 to $89,999	0	0.0
$90,000 to $99,999	3	13.6
$100,000 to $124,999	8	36.4
$125,000 to $249,999	0	0.00
$250,000 to $299,999	4	18.2
$300,000 to $399,999	7	31.8
$400,000 or More	0	0.0
Total	22	100.0

Source: US Census Bureau

5. Economic Activity: Employment in Eatontown was 7,567 in 1968, 9,334 in 1972, and is estimated to have been 10,000 in 1980[33]. In addition, in 1986 estimates indicated employment within the Borough was approximately 12,000. Published data regarding the number of private sector, covered jobs (New Jersey Employment Security Service) reports that there were 8,771 employed in such jobs as of September 1984. There were 12,218 paid employees within Eatontown at the time of the 2002 Economic Census, and increase of 1,772 (or 17 percent) over the 10,446 paid employees recorded by the 1997 Economic Census. Table C-14 provides summary statistics from the 1997 and 2002 Economic Censuses. The 1997 and subsequent Censuses are published primarily on the basis of the North American Industry Classification System (NAICS), unlike earlier censuses, which were published according to the Standard Industrial Classification (SIC) system[34].

Table C-15 provides information on the distribution of employment among various industrial classifications in 1972 and 1982. Most notable of the changes is the increase in the employment in manufacturing categories and the decrease in services and government. Manufacturing employment increased from 13 percent to 33 percent of total employment. Services and government declined from 47 percent to 24 percent. A significant reduction also occurred in the percent of employment in the transportation/communications/utilities category, although the absolute decline reported is small. Table C-14 indicates that the NAICS manufacturing category decreased from 15.9 percent of the total workforce in 1997 to 8.0 percent in 2002, with the professional, scientific and technical services category increasing from 11.5 percent to 16.9 percent during this same time period. The public administration category comprised 11.4 percent of Eatontown's work force as per the 2000 Census, a decrease from the 13.7 percent distribution noted in the 1990 Census. Employment in the transportation and warehousing, and utilities sector comprised 4.1 percent of the workforce at the time of the 2000 Census, with the information sector (which included industries formerly classified with transportation/communications and other public utilities) comprising 5.4 percent of Eatontown's workforce. The sum total of the 2000 Census figures for transportation (4.1

[33] Economic Base Report for Monmouth County, December 1975

[34] While many of the individual NAICS industries correspond directly to industries as defined under the SIC system, most of the higher level groupings do not. Particular care should be taken in comparing data for retail trade, wholesale trade, and manufacturing, which are sector titles used in both NAICS and SIC, but cover somewhat different groups of industries. Where changes are significant, it will not be possible to construct time series that include data for points both before and after 1997. (U.S. Census Bureau)

percent) and information[35] (5.4 percent) is 9.5 percent, slightly greater that the 1990 totals for transportation/ communications and other public utilities, which was 8.3 percent[36].

Table C-16 presents information from the 1972, 1977, 1982 and 1992 Census of Economic Activities. From 1972 to 1982 data indicates that manufacturing employment increased from 800 to 1900 jobs, an increase of 137 percent, in the ten-year period. During the same period, annual payroll to manufacturing employees rose from $7.1 million to $39.5 million, or 456 percent. Additionally, value added by manufacturers increased from $13.6 to $77.2 million, or 895.8 percent. A decrease of one establishment was reported between 1972 and 1977, with an increase of six between 1977 and 1982. The 1992 Economic Census indicated there was no change in the amount of manufacturing jobs from 1982. The overall percentage increase in manufacturing jobs from 1972 to 1992 was 137.5 percent. Utilizing the CPI inflation calculator the annual payroll reported by the 1972 Economic Census, expressed in year 2002 dollars, is 30.557 million dollars, with the inflation-adjusted payroll figure from the 1992 Census being 84.5 million dollars. The inflation-adjusted annual payroll increased 176.5 percent (or 53.943 million dollars) from 1972 to 1992. Utilizing the CPI inflation calculator the value added reported by the 1972 Economic Census, expressed in year 2002 dollars, is 58.532 million dollars, with the inflation-adjusted value added figure reported in the 1992 Economic Census being 147.459 million dollars. Inflation-adjusted value added increased by 151.9 percent (or 88.927 million dollars) from 1972 to 1992. There were 37 manufacturing establishments as of the 1992 Economic Census, an increase of 131.3 percent (or 21 establishments) from the 1972 total of 16.

Table C-14 indicates that there were 32 establishments in the NAICS manufacturing category as of 2002, a decrease of 21.9 percent (or 7 establishments) from the 1997 total of 32. Paid employees totaled 980 in 2002, a decrease of 40.0 percent (or 676 paid employees) from the 1997 total of 1,656. Annual payroll in 2002 was 32.126 million dollars, a decrease of 48.1 percent (or 37.19 million dollars) from the 1997 inflation-adjusted figure of 69.316 million

[35] Comparability with SIC data: The (NAICS) Information sector (new) includes publishing establishments that were classified in SIC Division D, Manufacturing; telecommunications and broadcasting establishments that were classified in SIC Division E, Transportation, Communications, and Utilities; and various types of information-related establishments that were classified in SIC Division I, Services (e.g. software publishing, motion picture production, data processing, on-line information services, and libraries). (U.S. Census Bureau)

[36] Particular care should be taken in comparing data for retail trade, wholesale trade, and manufacturing, which are sector titles used in both NAICS and SIC, but cover somewhat different groups of industries. Where changes are significant, it will not be possible to construct time series that include data for points both before and after 1997. (U.S. Census Bureau)

dollars. Value-added was 102.068 million dollars, a decrease of 46.0 percent (or 70.958 million dollars) from the 1997 inflation-adjusted figure of 154.367 million dollars[37].

Increases in wholesale trade were also reported between 1972 and 1982. The number of establishments rose from 9 to 22, which translates to 144 percent. Paid employees increased from 139 to 188, or 35.2 percent. Annual payroll was $1.0 million in 1972 and $3.9 million in 1982, an increase of 290 percent, and sales increased by 674 percent from $7.7 million to $59.6 million. The 1992 Economic Census recorded 37 wholesale trade establishments with 574 paid employees, which translates to increases of 27 establishments (or 300 percent) and 435 employees (or 312.9 percent) from 1972 levels. Utilizing the CPI inflation calculator the annual wholesale trade payroll reported by the 1972 Economic Census, expressed in year 2002 dollars, is 4.734 million dollars, with the inflation-adjusted payroll amount reported in the 1992 Census being 20.342 million dollars. The inflation-adjusted the annual payroll increased 329.7 percent (or 15.607 million dollars) from 1972 to 1992. Utilizing the CPI inflation calculator sales figures reported by the 1972 Economic Census, expressed in year 2002 dollars, is 33.139 million dollars, with the inflation-adjusted sales amount reported in the 1992 Economic Census being 151.960 million dollars. Inflation-adjusted wholesale trade sales increased by 517.8 percent (or 171.585 million dollars) from 1972 to 1992.

Table C-14 indicates that there were 43 establishments in the NAICS wholesale trade category as of 2002, unchanged from 1997 levels. Paid employees totaled 544 in 2002, a decrease of 20.7 percent (or 142 paid employees) from the 1997 total of 686. Annual payroll in 2002 was 35.184 million dollars, a decrease of 10.7 percent (or 3.715 million dollars) from the 1997 inflation-adjusted figure of 38.899 million dollars. Sales totaled 326.394 million dollars in 2002, a decrease of 50.1 percent (or 263.764 million dollars) from the 1997 inflation-adjusted figure of 590.158 million dollars[38].

Increases were reported for the service industry as well. The number of establishments rose from 75 in 1972 to 117 in 1982. Paid service employees jumped from 296 to 778 in that decade, an increase of 162 percent. Annual receipts increased from $8.0 million to $16.6 million during the ten years, a 107 percent increase. Annual payroll increased 357percent, from $1.4 million to $6.4 million. The 1992 Economic Census recorded 153 service industry

[37] Particular care should be taken in comparing data for retail trade, wholesale trade, and manufacturing, which are sector titles used in both NAICS and SIC, but cover somewhat different groups of industries. Where changes are significant, it will not be possible to construct time series that include data for points both before and after 1997. (U.S. Census Bureau)

[38] Particular care should be taken in comparing data for retail trade, wholesale trade, and manufacturing, which are sector titles used in both NAICS and SIC, but cover somewhat different groups of industries. Where changes are significant, it will not be possible to construct time series that include data for points both before and after 1997. (U.S. Census Bureau)

establishments with 1,809 paid employees, which translates to increases of 78 establishments (or 104.0 percent) and 1,513 employees (or 511.1 percent) from 1972 levels. Utilizing the CPI inflation calculator the annual service industry payroll reported by the 1972 Economic Census, expressed in year 2002 dollars, is 6.025 million dollars, with the inflation-adjusted payroll amount reported in the 1992 Census being 69.381 million dollars. The inflation-adjusted annual payroll increased 1,051.5 percent (or 63.356 million dollars) from 1972 to 1992. Utilizing the CPI inflation calculator receipt figures reported by the 1972 Economic Census, expressed in year 2002 dollars, is 34.431 million dollars, with the inflation-adjusted receipt amount reported in the 1992 Economic Census being 185.175 million dollars. Inflation-adjusted service industry receipts increased by 437.8 percent (or 150.744 million dollars) from 1972 to 1992.

Increases were also experienced in retail trade. The number of establishments reported in 1972 was 128 and in 1982 were 220, a 71.8 percent increase. Paid employees in retail establishments grew in number from 2,494 in 1972 to 4,628 in 1982, an increase of 85.5 percent. Retail sales increased by 202 percent, from $100 to $302 million. Annual payroll rose from $12 to $36 million, an increase of 200 percent. The 1992 Economic Census recorded 234 retail trade establishments with 4,187 paid employees, which translates to increases of 106 establishments (or 82.8 percent) and 1,693 employees (or 67.9 percent) from 1972 levels. Utilizing the CPI inflation calculator the annual retail trade payroll reported by the 1972 Economic Census, expressed in year 2002 dollars, is 51.646 million dollars, with the inflation-adjusted payroll amount reported in the 1992 Census being 76.632 million dollars. The inflation-adjusted annual payroll increased 48.4 percent (or 24.986 million dollars) from 1972 to 1992. Utilizing the CPI inflation calculator sales figures reported by the 1972 Economic Census, expressed in year 2002 dollars, is 430.383 million dollars, with the inflation-adjusted sales amount reported in the 1992 Economic Census being 607.629 million dollars. Inflation-adjusted retail trade sales increased by 41.2 percent (or 177.246 million dollars) from 1972 to 1992.

C-14 indicates that there were 199 establishments in the NAICS retail trade category as of the 2002 Economic Census, a decrease of 1.5 percent (or 3 establishments) from 1997 levels. Paid employees totaled 3,924 in 2002, an increase of 10.9 percent (or 386 paid employees) from the 1997 total of 3,538. Annual payroll in 2002 was 73.424 million dollars, an increase of 16.7 percent (or 9.531 million dollars) from the 1997 inflation-adjusted figure of 63.893 million

dollars. Sales totaled 692.339 million dollars in 2002, an increase of 13.8 percent (or 75.705 million dollars) from the 1997 inflation-adjusted figure of 616.634 million dollars[39].

Combining the four preceding categories, we find that employment increased from 3,729 jobs in 1972 to 7,494 jobs in 1982. This is a total increase of 100 percent, and an average yearly increase of 10 percent. From 1972 to 1982, annual payroll increased from $21.5 to $85.7 million. The ten year increase in payroll is 298 percent. A total of 152 new establishments were reported for the ten years, an average yearly increase of 15.2 establishments. The 1992 Economic Census recorded a total of 234 establishments in the manufacturing, wholesale trade, service, and retail trade categories with 8,470 paid employees, which translates to increases of 232 establishments (or 101.8 percent) and 4,741 employees (or 127.1 percent) from 1972 levels. Utilizing the CPI inflation calculator the combined payrolls reported by the 1972 Economic Census for the manufacturing, wholesale trade, service, and retail trade categories, expressed in year 2002 dollars, is 92.963 million dollars, with the inflation-adjusted payroll amount reported in the 1992 Census being 250.856 million dollars. The inflation-adjusted annual payroll increased 169.8 percent (or 157.893 million dollars) from 1972 to 1992 for the combined manufacturing, wholesale trade, service, and retail trade categories. Utilizing the CPI inflation calculator the combined sales/receipts/value added figures reported by the 1972 Economic Census for the manufacturing, wholesale trade, service, and retail trade categories, expressed in year 2002 dollars, is 556.485 million dollars, with the inflation-adjusted combined amount reported in the 1992 Economic Census being 1.144986 billion dollars. Adjusted for inflation sales/receipts/value added increased by 105.8 percent (or 588.501 million dollars) from 1972 to 1992 for the combined manufacturing, wholesale trade, service, and retail trade categories.

The distribution of retail establishments by product line (see Table C-17), shows a decrease in the number of establishments in two categories: food stores (from 13 to 12), and gasoline service stations (from 11 to 7). The largest increases in the number of establishments were in the categories of: apparel and accessories (18 to 59); furniture, home furnishings and equipment (12 to 24); eating and drinking places (18 to 30); and miscellaneous retail stores (29 to 42). The number of establishments for specific NAICS categories as of the 2002 Economic Census are as follows: food stores – 13; gasoline service stations – 6; apparel and accessories

[39] Particular care should be taken in comparing data for retail trade, wholesale trade, and manufacturing, which are sector titles used in both NAICS and SIC, but cover somewhat different groups of industries. Where changes are significant, it will not be possible to construct time series that include data for points both before and after 1997. (U.S. Census Bureau)

– 78; furniture, home furnishings and equipment – 14; eating and drinking places – 45; and miscellaneous retail stores – 17[40].

It is difficult to analyze changes in sales volume without securing data on square footage devoted to each product line. Sales per square foot are the only meaningful indicator. Signs of general trends in retailing are apparent. However, for example, in the apparel and accessory group establishments increased from 18 to 59 and sales increased from $6.9 to $28.8 million. This is a change in sales per establishment from $383,000 in 1972 to $480.000 in 1982, or an annual average increase of only 2.6 percent. This rate of increase was not sufficient to even offset the rate of inflation during the period. It is therefore likely that there was a reduction in the square footage devoted to this category in spite of the increase in number of establishments. As of the 2002 Economic Census there were 78 establishments in the NAICS apparel and accessories, with sales totaling 124.462 million dollars, or 1.596 million dollars per establishment. Utilizing the CPI inflation calculator total sales in the apparel and accessory group reported by the 1972 Economic Census, expressed in 2002 dollars, is $29,696 million, or $1.65 million per establishment. Inflation-adjusted sales increased by 319.1 percent (or $94.766 million) from 1972 to 2002, with sales per establishment decreasing by 3.3 percent (or fifty four thousand dollars)[41].

Reaction to these trends usually results in one or a combination of several of the following. First, there is an effort to display and sell at least the same quantity, if not more, goods in a floor area of fewer square feet (or to increase the range of goods displayed within the existing square footage). Second, mark-ups are reduced and profit declines as a percent of dollar sales. Frequently, this has been accomplished by multi-location outlets which purchase stock in large quantities and operate their own distribution system. Finally, if there are operators that are unable to market a quality image, supporting higher prices, and cannot compete on a price basis and pay expenses, these businesses will be forced to change drastically or fold.

As of the 1977 data, the foregoing analysis supported a policy avoiding significant increases in new retail floor space. The 1982 data show that trend is reversing, however, and sales volume and purchasing practices of the public appeared to reach a point of supporting the existing floor area at a viable level. There were 59 apparel and accessory establishments in 1982. Utilizing

[40] Particular care should be taken in comparing data for retail trade, wholesale trade, and manufacturing, which are sector titles used in both NAICS and SIC, but cover somewhat different groups of industries. Where changes are significant, it will not be possible to construct time series that include data for points both before and after 1997. (U.S. Census Bureau)

[41] Particular care should be taken in comparing data for retail trade, wholesale trade, and manufacturing, which are sector titles used in both NAICS and SIC, but cover somewhat different groups of industries. Where changes are significant, it will not be possible to construct time series that include data for points both before and after 1997. (U.S. Census Bureau)

the CPI inflation calculator total sales in the apparel and accessory group for 1982, expressed in 2002 dollars, is $53.69 million, or $910,000 per establishment, which is less than the less than that $1,596,000 sales per establishment level of 2002[42].

TABLE C-14: STATISTICS BY ECONOMIC SECTOR (1997 to 2002; PART 1)

	Description						
	Manu-facturing	Whole-sale Trade	Retail Trade	Infor-mation	Real Estate/ Rental/ Leasing	Profess-ional, Scientific/ Technical Services	Admin-istrative/ Support/ Waste Mgmt./ Remedi-ation Services
NAICS code	31-33	42	44-45	51	53	54	56
Number of Establishments							
1997	32	43	196	N	27	92	28
2002	25	43	199	15	27	96	37
Change in Number of Establishments from 1997 to 2002							
Number	-7	0	3	N	0	4	9
Percent	-21.9	0.0	1.5	N	0.0	4.3	32.1
Paid employees							
1997 (Number)	1,656	686	3,538	N	480	1,199	501
1997 (Percent)	15.9	6.6	33.9	N/A	4.6	11.5	4.8
2002 (Number)	980	544	3,924	349	159	2,064	395
2002 (Percent)	8.0	4.5	32.1	2.9	1.3	16.9	3.2
Change in Number of Paid Employees from 1997 to 2002							
Number	-676	-142	386	N/A	-321	865	-106
Percent	-40.8	-20.7	10.9	N/A	-66.9	72.1	-21.2
Value Added							
1997 (in $1,000)	$154,367	N/A	N/A	N/A	N/A	N/A	N/A
1997 (in $1,000; Adjusted for Inflation)	$173,026	N/A	N/A	N/A	N/A	N/A	N/A
2002 (in $1,000)	$102,068	N/A	N/A	N/A	N/A	N/A	N/A

[42] IBID

TABLE C-14: STATISTICS BY ECONOMIC SECTOR (1997 to 2002; PART 1)

	Description						
	Manu-facturing	Whole-sale Trade	Retail Trade	Infor-mation	Real Estate/ Rental/ Leasing	Profess-ional, Scientific/ Technical Services	Admin-istrative/ Support/ Waste Mgmt./ Remedi-ation Services
NAICS code	31-33	42	44-45	51	53	54	56
Change in Value Added from 1997 to 2002							
Amount (in $1,000)	-$52,299	N/A	N/A	N/A	N/A	N/A	N/A
Amount (in $1,000; Adjusted for Inflation)	-$70,958	N/A	N/A	N/A	N/A	N/A	N/A
Percent	-33.9%	N/A	N/A	N/A	N/A	N/A	N/A
Percent (Adjusted for Inflation)	-46.0%	N/A	N/A	N/A	N/A	N/A	N/A
Sales, Receipts/Revenue or Shipments							
1997 (in $1,000)	$269,351	$526,515	$550,136	N	$57,837	$112,435	$122,324
1997 (in $1,000; Adjusted for Inflation)	$301,909	$590,158	$616,634	N	$64,828	$126,026	$137,110
2002 (in $1,000)	$173,391	$326,394	$692,339	N	$28,418	$284,448	$34,883
Change in Sales, Receipts/Revenue or Shipments from 1997 to 2002							
Amount (in $1,000)	-$95,960	-$200,121	$142,203	N	-$29,419	$172,013	-$87,441
Amount (in $1,000; Adjusted for Inflation)	-$128,518	-$263,764	$75,705	N	-$36,410	$158,422	-$102,227
Percent	-35.6	-38.0	25.8	N	-50.9	153.0	-71.5
Percent (Adjusted for Inflation)	-47.7	-50.1	13.8	N	-63.0	140.9	-83.6
Annual payroll							
1997 (in $1,000)	$61,841	$34,704	$57,003	N	$10,447	$49,982	$15,960
1997 (in $1,000; Adjusted for Inflation)	$69,316	$38,899	$63,893	N	$11,710	$56,024	$17,889
2002 (in $1,000)	$32,126	$35,184	$73,424	$12,741	$4,841	$138,246	$12,720

TABLE C-14: STATISTICS BY ECONOMIC SECTOR (1997 to 2002; PART 1)

	Description						
	Manu-facturing	Whole-sale Trade	Retail Trade	Infor-mation	Real Estate/ Rental/ Leasing	Profess-ional, Scientific/ Technical Services	Admin-istrative/ Support/ Waste Mgmt./ Remedi-ation Services
NAICS code	31-33	42	44-45	51	53	54	56
Change in Annual Payroll from 1997 to 2002							
Amount (in $1,000)	-$29,715	$480	$16,421	N	-$5,606	$88,264	-$3,240
Amount (in $1,000; Adjusted for Inflation)	-$37,190	-$3,715	$9,531	N	-$6,869	$82,222	-$5,169
Percent	-48.1	1.4	28.8	N	-53.7	176.6	-20.3
Percent (Adjusted for Inflation)	-60.1	-10.7	16.7	N	-65.7	164.5	-32.4

Note: N = Not available

Source: US Census Bureau; Bureau of Labor Statistics (Inflation Calculator)

TABLE C-14: STATISTICS BY ECONOMIC SECTOR (1997 to 2002; PART 2)

	Description					
	Educa-tional Services	Health Care and Social Assistance	Arts, Enter-tainment and Recre-ation	Accom-odation and Food Services	Other Services (Except Public Admin-istration	Totals (Part 1 and Part 2)
NAICS code	61	62	71	72	81	N/A
Number of Establishments						
1997	4	39	5	58	23	547
2002	5	61	11	50	41	610
Change in Number of Establishments from 1997 to 2002						
Number	1	22	6	-8	18	63
Percent	25.0	56.4	120.0	-13.8	78.3	11.5
Paid employees						
1997 (Number)	28	937	30	1,215	176	10,446
1997 (Percent)	0.3	9.0	0.3	11.6	1.7	100.0
2002 (Number)	(20-99)	2,269	51	1,093	390	12,218
2002 (Percent)	N	18.6	0.4	8.9	3.2	100.0

TABLE C-14: STATISTICS BY ECONOMIC SECTOR (1997 to 2002; PART 2)

	Description					
	Educa-tional Services	Health Care and Social Assistance	Arts, Enter-tainment and Recre-ation	Accom-odation and Food Services	Other Services (Except Public Admin-istration	Totals (Part 1 and Part 2)
NAICS code	61	62	71	72	81	N/A
Change in Number of Paid Employees from 1997 to 2002						
Number	N	1,332	21	-122	214	1,772
Percent	N	142.2	70.0	-10.0	121.6	17.0
Value Added						
1997 (in $1,000)	N/A	N/A	N/A	N/A	N/A	$154,367
1997 (in $1,000; Adjusted for Inflation)	N/A	N/A	N/A	N/A	N/A	$173,026
2002 (in $1,000)	N/A	N/A	N/A	N/A	N/A	$102,068
Change in Value Added from 1997 to 2002						
Amount (in $1,000)	N/A	N/A	N/A	N/A	N/A	-$52,299
Amount (in $1,000; Adjusted for Inflation)	N/A	N/A	N/A	N/A	N/A	-$70,958
Percent	N/A	N/A	N/A	N/A	N/A	-33.9
Percent (Adjusted for Inflation)	N/A	N/A	N/A	N/A	N/A	-46.0
Sales, Receipts/Revenue or Shipments						
1997 (in $1,000)	$673	$78,695	$2,628	$47,391	$10,196	$1,778,181
1997 (in $1,000; Adjusted for Inflation)	$754	$88,207	$2,946	$53,119	$11,428	$1,993,119
2002 (in $1,000)	D	$216,159	$6,138	$51,927	$17,891	$1,831,988
Change in Sales, Receipts/Revenue or Shipments from 1997 to 2002						
Amount (in $1,000)	N	$137,464	$3,510	$4,536	$7,695	$54,480
Amount (in $1,000; Adjusted for Inflation)	N	$127,952	$3,192	-$1,192	$6,463	-$160,376
Percent	N	174.7	133.6	9.6	75.5	3.1
Percent (Adjusted for Inflation)	N	162.6	121.5	-2.5	63.4	-9.0

TABLE C-14: STATISTICS BY ECONOMIC SECTOR (1997 to 2002; PART 2)

	Description					
	Educa-tional Services	Health Care and Social Assistance	Arts, Enter-tainment and Recre-ation	Accom-odation and Food Services	Other Services (Except Public Admin-istration	Totals (Part 1 and Part 2)
NAICS code	61	62	71	72	81	N/A
Annual payroll						
1997 (in $1,000)	$223	$30,689	$707	$13,449	$3,353	$278,358
1997 (in $1,000; Adjusted for Inflation)	$250	$34,399	$792	$15,075	$3,758	$312,005
2002 (in $1,000)	D	$70,495	$2,012	$16,257	$6,205	$404,251
Change in Annual Payroll from 1997 to 2002						
Amount (in $1,000)	N	$39,806	$1,305	$2,808	$2,852	$113,375
Amount (in $1,000; Adjusted for Inflation)	N	$36,096	$1,220	$1,182	$2,447	$79,755
Percent	N	129.7	184.6	20.9	85.1	40.7
Percent (Adjusted for Inflation)	N	117.6	172.5	8.8	73.0	28.7

Note: N = Not available; D = Data withheld to avoid disclosing data of individual companies

Source: US Census Bureau; Bureau of Labor Statistics (Inflation Calculator)

TABLE C-15: EMPLOYMENT DISTRIBUTION (1972 to 1982)

	1972 (Percent)	1982 (Percent)	Change (1972 to 1982; Percent)
Agriculture, Forestry, Fishing	0.3	0.4	0.1
Mining	0.0	0.0	0.0
Construction	0.8	3.1	2.3
Manufacturing	13.1	32.9	19.8
Transportation, Communication and Utilities	2.3	1.1	-1.2
Wholesale Trade	1.8	3.9	2.1
Retail Trade	33.3	32.2	-1.1
Finance, Real Estate, Insurance	1.7	2.2	0.5
Services, Government (Total)	46.6	24.2	-22.4

Source: Monmouth County Planning Board (1972); Donnelly Marketing Information Service (1982)

TABLE C-16: SIC CLASSIFICATION OF
MANUFACUTURING, WHOLESALE, SERVICE AND RETAIL TRADES (1972 to 1982)

	1972	1977	1982	1992	Change (1972 to 1992)	
					Number	Percent
Manufacturing						
Number of Establishments	16	15	21	37	21	131.3
Number of Employees	800	900	1,900	1,900	1,100	137.5
Value Added (in $1,000)	$13,600	$29,800	$77,200	$115,000	$101,400	745.6
Value Added (in $1,000; Adjusted for Inflation)	$58,532	$88,466	$143,920	$147,459	$88,927	151.9
Annual Payroll (in $1,000)	$7,100	$12,700	$39,500	$65,900	$58,800	828.2
Annual Payroll (in $1,000; Adjusted for Inflation)	$30,557	$37,702	$73,638	$84,500	$53,943	176.5
Wholesale Trade						
Number of Establishments	9	15	22	36	27	300.0
Number of Employees	139	338	188	574	435	312.9
Receipts (in $1,000)	$7,700	$45,500	$59,600	$159,660	$151,960	1973.5
Receipts (in $1,000; Adjusted for Inflation)	$33,139	$135,073	$111,109	$204,724	$171,585	517.8
Annual Payroll (in $1,000)	$1,100	$4,800	$3,900	$15,864	$14,764	1342.2
Annual Payroll (in $1,000; Adjusted for Inflation)	$4,734	$14,250	$7,271	$20,342	$15,607	329.7
Service Industries[43]						
Number of Establishments	75	93	117	153	78	104.0
Number of Employees	296	557	778	1,809	1,513	511.1
Receipts (in $1,000)	$8,000	$12,700	$16,600	$144,414	$136,414	1,705.2
Receipts (in $1,000; Adjusted for Inflation)	$34,431	$37,702	$30,947	$185,175	$150,744	437.8
Annual Payroll (in $1,000)	$1,400	$5,500	$6,400	$54,109	$52,709	3,764.9
Annual Payroll (in $1,000; Adjusted for Inflation)	$6,025	$16,328	$11,931	$69,381	$63,356	1,051.5

[43] The 1986 Master Plan identified 1972 as 1971

TABLE C-16: SIC CLASSIFICATION OF
MANUFACUTURING, WHOLESALE, SERVICE AND RETAIL TRADES (1972 to 1982)

	1972	1977	1982	1992	Change (1972 to 1992)	
					Number	Percent
Retail Trade						
Number of Establishments	128	193	220	234	106	82.8
Number of Employees	2,494	3,514	4,628	4,187	1,693	67.9
Sales (in $1,000)	$100,000	$170,000	$301,800	$473,877	$373,877	373.9
Sales (in $1,000; Adjusted for Inflation)	$430,383	$504,670	$562,631	$607,629	$177,246	41.2
Annual Payroll (in $1,000)	$12,000	$22,000	$35,900	$59,764	$47,764	398.0
Annual Payroll (in $1,000; Adjusted for Inflation)	$51,646	$65,310	$66,927	$76,632	$24,986	48.4
Manufacturing, Wholesale Trade, Service, and Retail Trade (Total)						
Number of Establishments	228	316	380	460	232	101.8
Number of Employees	3,729	5,309	7,494	8,470	4,741	127.1
Sales/Receipts/ Value Added (in $1,000)	$129,300	$258,000	$455,200	$892,951	$763,651	590.6
Sales/Receipts/ Value Added (in $1,000; Adjusted for Inflation)	$556,485	$765,911	$848,607	$1,144,986	$588,501	105.8
Annual Payroll (in $1,000)	$21,600	$45,000	$85,700	$195,637	$174,037	805.7
Annual Payroll (in $1,000; Adjusted for Inflation)	$92,963	$133,589	$159,766	$250,856	$157,893	169.8

Note: All inflation-adjusted figures represent 2002-dollars

Source: US Census Bureau; Bureau of Labor Statistics (Inflation Calculator)

TABLE C-17: DISTRIBUTION OF RETAIL ESTABLISHMENTS
BY PRODUCT LINE (1972 TO 2002; PART 1)

	Building Materials, Hardware, Garden & Mobile Homes	General Merchan-dise	Food Stores	Automobile Dealers	Gasoline Service Stations
1972					
Number	6	5	13	14	11
Sales (in $1,000)	N	N	$9,000	$18,800	$3,300
Sales (in $1,000; Adjusted for Inflation)	N	N	$38,734	$80,912	$14,203
Sales per Establishment (in $1,000)	N	N	$692	$1,343	$300
Sales per Establishment (in $1,000; Adjusted for Inflation)	N	N	$2,980	$5,779	$1,291
1977					
Number	4	6	15	15	10
Sales (in $1,000)	N	$61,400	$12,000	$32,700	$4,700
Sales (in $1,000; Adjusted for Inflation)	N	$182,275	$35,624	$97,075	$13,953
Sales per Establishment (in $1,000)	N	$10,233	$800	$2,180	$470
Sales per Establishment (in $1,000; Adjusted for Inflation)	N	$30,379	$2,375	$6,472	$1,395
1982					
Number	6	8	12	15	7
Sales (in $1,000)	N	$113,800	$21,900	$46,200	$11,400
Sales (in $1,000; Adjusted for Inflation)	N	$212,152	$40,827	$86,128	$21,252
Sales per Establishment (in $1,000)	N	$14,225	$1,825	$3,080	$1,629
Sales per Establishment (in $1,000; Adjusted for Inflation)	N	$26,519	$3,402	$5,742	$3,036
1997					
Number	4	7	15	12	10
Sales (in $1,000)	D	$153,078	$32,120	$134,225	$12,875
Sales (in $1,000; Adjusted for Inflation)	D	$171,581	$36,003	$150,449	$14,431
Sales per Establishment (in $1,000)	N	$21,868	$2,141	$11,185	$1,288
Sales per Establishment (in $1,000; Adjusted for Inflation)	N	$24,512	$2,400	$12,537	$1,443

TABLE C-17: DISTRIBUTION OF RETAIL ESTABLISHMENTS
BY PRODUCT LINE (1972 TO 2002; PART 1)

	Building Materials, Hardware, Garden & Mobile Homes	General Merchan-dise	Food Stores	Automobile Dealers	Gasoline Service Stations
2002					
Number	3	6	13	13	6
Sales (in $1,000)	D	$156,487	$31,710	$170,184	$11,684
Sales per Establishment (in $1,000)	N	$26,081	$2,439	$13,091	$1,947
Change from 1997 to 2002					
Number	-3	1	0	-1	-5
Percent	-50.0	20.0	0.0	-7.1	-45.5
Sales (in $1,000)	N	N	$22,710	$151,384	$8,384
Sales (in $1,000; Adjusted for Inflation)	N	N	-$7,024	$89,272	-$2,519
Sales (Percent)	N	N	252.3	805.2	254.1
Sales (Percent; Adjusted for Inflation)	N	N	-18.1	110.3	-17.7
Sales per Establishment (in $1,000)	N	N	$1,747	$11,748	$1,647
Sales per Establishment (in $1,000; Adjusted for Inflation)	N	N	-$540	$7,312	$656
Sales per Establishment (Percent)	N	N	252.3	874.9	549.1
Sales per Establishment (Percent; Adjusted for Inflation)	N	N	-18.1	126.5	50.8

Note: All inflation-adjusted figures represent 2002-dollars

Note: N = Not available; D = Data withheld to avoid disclosing data of individual companies

Source: US Census Bureau; Department of Labor Statistics (Inflation Calculator)

TABLE C-17: DISTRIBUTION OF RETAIL ESTABLISHMENTS
BY PRODUCT LINE (1972 TO 2002; PART 2)

	Apparel and Accessories	Furniture, Home Furnishings & Equip.	Eating and Drinking Places	Drug and Proprietary	Miscell-aneous Retail
1972					
Number	18	12	18	2	29
Sales (in $1,000)	$6,900	$5,000	$4,400	N	$8,800
Sales (in $1,000; Adjusted for Inflation)	$29,696	$21,519	$18,937	N	$37,874
Sales per Establishment (in $1,000)	$383	$417	$244	N	$303
Sales per Establishment (in $1,000; Adjusted for Inflation)	$1,650	$1,793	$1,052	N	$1,306
1977					
Number	47	15	32	2	47
Sales (in $1,000)	$17,400	$9,000	$9,100	N	$16,600
Sales (in $1,000; Adjusted for Inflation)	$51,654	$26,718	$27,015	N	$49,280
Sales per Establishment (in $1,000)	$370	$600	$284	N	$353
Sales per Establishment (in $1,000; Adjusted for Inflation)	$1,099	$1,781	$844	N	$1,049
1982					
Number	59	24	30	3	42
Sales (in $1,000)	$28,800	$19,500	$13,200	N	$33,200
Sales (in $1,000; Adjusted for Inflation)	$53,690	$36,353	$24,608	N	$61,893
Sales per Establishment (in $1,000)	$488	$813	$440	N	$790
Sales per Establishment (in $1,000; Adjusted for Inflation)	$910	$1,515	$820	N	$1,474
1997					
Number	76	11	53	15	18
Sales (in $1,000)	$100,420	$17,510	$36,930	$10,573	D
Sales (in $1,000; Adjusted for Inflation)	$112,558	$19,627	$41,394	$11,851	N
Sales per Establishment (in $1,000)	$1,321	$1,592	$697	$705	N
Sales per Establishment (in $1,000; Adjusted for Inflation)	$1,481	$1,784	$781	$790	N

TABLE C-17: DISTRIBUTION OF RETAIL ESTABLISHMENTS
BY PRODUCT LINE (1972 TO 2002; PART 2)

	Apparel and Accessories	Furniture, Home Furnishings & Equip.	Eating and Drinking Places	Drug and Proprietary	Miscell-aneous Retail
2002					
Number	78	14	45	16	17
Sales (in $1,000)	$124,462	$50,934	$38,696	$15,629	D
Sales per Establishment (in $1,000)	$1,596	$3,638	$860	$977	N
Change from 1997 to 2002					
Number	60	2	27	14	-12
Percent	333.3	16.7	150.0	700.0	-41.4
Sales (in $1,000)	$117,562	$45,934	$34,296	N	N
Sales (in $1,000; Adjusted for Inflation)	$94,766	$29,415	$19,759	N	N
Sales (Percent)	1703.8	918.7	779.5	N	N
Sales (Percent; Adjusted for Inflation)	319.1	136.7	104.3	N	N
Sales per Establishment (in $1,000)	$1,212	$3,221	$615	N	N
Sales per Establishment (in $1,000; Adjusted for Inflation)	-$54	$1,845	-$192	N	N
Sales per Establishment (Percent)	316.3	773.2	251.8	N	N
Sales per Establishment (Percent; Adjusted for Inflation)	-3.3	102.9	-18.3	N	N

Note: All inflation-adjusted figures represent 2002-dollars

Note: N = Not available; D = Data withheld to avoid disclosing data of individual companies

Source: US Census Bureau; Department of Labor Statistics (Inflation Calculator)

6. Traffic and Circulation: The 2007 street system has changed since the time of the 1958 Master Plan studies. Three State highways were within the Borough. One of these was Route 35 which runs in a North-South direction through the Borough. The second was Route 36 which feeds the Garden State Parkway to the West of the Borough and runs in an easterly direction the full width of the Borough. The third was Route 71, which travels on Broad Street and Monmouth Road. The construction of Route 18 added a fourth highway to the Borough. As a result of the completion of Route 18 and the restriction on truck traffic on the Garden State Parkway north of Exit 105, truck traffic within the Borough increased significantly. Routes 18, 35, 36, and 71 function as arterial roads.

Tinton Avenue, Hope Road, Wyckoff Road and Wall Street are the four County roads within the Borough. These all function as major roads together with certain collector roads. Collector roads include Lewis Street, Maxwell Road, Pine Brook Road, Grant Avenue, Parker Road, Industrial Way, Wall Street, Whale Pond Road, Frankel Way, and Meridian Road. Local subcollector roads include Maple Avenue, South Street, Old Deal Road, Reynolds Drive and Clinton Avenue. Both subcollector/collector and subcollector roads serve as collector streets. All remaining streets within the Borough currently function as local (minor) roads.

The primary traffic generators within the Borough are the commercial activities in the vicinity of the Route 35 and Route 36 intersection, Fort Monmouth, and the non-residential activities in the southern portion of the Borough. Monmouth Park and the beaches of the Atlantic Ocean are large traffic generators outside of the Borough, which impact traffic conditions within the Borough.

Route 35 experiences the heaviest traffic volumes within the Borough on a regular basis. Upon its construction, the Garden State Parkway received much of the inter-regional and intra-regional traffic that previously utilized Route 35. Because of the increased development within the region, however, traffic volumes on Route 35 have continued to increase and it experiences the most steady high volume traffic flow of any road within the Borough. Route 36, which essentially runs from the Garden State Parkway to Monmouth Park and the beaches of the Atlantic Ocean, experiences high traffic volumes year round with gridlock and congestion common during the periods of time in which Monmouth Park is open, and at seasonal beach use and shopping peaks. Tinton Avenue, Hope Road, Wyckoff Road, Broad Street and Wall Street all handle substantial volumes of traffic. Much of the traffic on these streets is related to work traffic, shopping traffic, resort traffic, and the heaviest volumes are experienced during the hours of the journey to and from work and during peak shopping hours. Wyckoff Road carries

heavy traffic volumes, especially to the southwest of Route 36, and at store-closing time, which is related to Monmouth Mall. Industrial Way, Wall Street, Maxwell Road, Lewis Street and Pine brook Road also experience relatively heavy traffic volumes during the work trip hours.

Other streets within the Borough are not constructed in such a way or lack the through-access qualities, which would permit high traffic volumes during peak hours. Therefore, the majority of traffic moving within the Borough travels on one of the above-mentioned streets.

Certain recommendations made within the 1986 Master Plan were intended to assist in dealing with traffic problems. Several of these have been implemented since the adoption of that Plan. In addition, the County and the State have made certain improvements since the adoption of the 1986 Master Plan in an effort to relieve some of the problems of regional traffic flow. One of these was the completion of the missing link of Route 18 parallel to the western boundary of the Borough from its southern boundary to Route 36 and the Garden State Parkway. Route 18 Freeway proceeds from this point in a northwesterly direction to New Brunswick, connecting with Route 1 and the New Jersey Turnpike. Route 18 has added traffic to the Borough, particularly truck traffic. The Borough, notwithstanding the State highway improvements, has experienced increasing traffic congestion, and traffic congestion is a chronic problem within the Borough. It has resulted in cut-through traffic within neighborhoods to avoid congested intersections.

Other improvements to the overall circulation system within the Borough have been made during recent years. Hope Road has been widened to a four-lane roadway between Tinton Avenue and Route 36. The intersection of Hope Road and Tinton Avenue has been improved to better accommodate the traffic volumes and turning movements, which occur at that location. Wyckoff Road was improved adjacent to Monmouth Mall and southerly improvements to Hope Road completed in conjunction with Route 18 construction. This made four lanes available from Route 36 to Hope Road. Industrial Way was extended East of Route 35 to Wall Street, providing a relief route for certain traffic that previously used the Route 35 and Route 36 intersection. The Industrial Way jug handle was added in 2006 to relieve congestion at its intersection with Route 35. The jug handle improvement was in conjunction with the completion of Frankel Way and the Meridian Road extension.

Work was completed on major revisions to the Route 35 and Route 36 intersection to eliminate the traffic circle. These resulted in the elimination of the interchange of traffic between the circle and South Street, restriction of traffic onto Wall Street from the circle to northbound traffic only,

restriction of traffic out of Wall Street to Route 36 eastbound only, and the routing of traffic from the West desiring to be northbound on Route 35 to use either Wyckoff Road or continue easterly to a jug handle across from the Motor Vehicle Station. The intersection of Route 35 and Route 36 is scheduled for major improvements in 2008. Route 36 is planned to be widened from its intersection with Route 35 east to the Division of Motor Vehicle Station.

Bus service from Eatontown to New York is provided on a daily basis with daily northbound trips. Eatontown is served by southbound trips from New York. Commuter rail service on the North Jersey Coast Line is available to residents of Eatontown at the Little Silver station, which provides public transportation to northern New Jersey and New York. A more direct rail access from Eatontown could result from the proposed Red Bank alignment of the Monmouth-Ocean-Middlesex Rail Project (MOM). In addition, there is the potential for the relocation of the Little Silver Station to Oceanport, adjacent to Eatontown, as part of the reuse plan of Fort Monmouth

The intersections with a high frequency of automobile accidents are typically along Route 35 and Route 36, which are heavily traveled. The Route 35 and Route 36 intersection accounts for the largest portion of traffic accidents within the Borough. In 2006, there were 63 accidents at that intersection. The intersection having the second highest incidence of traffic accidents was the intersection of Wyckoff Road and Route 36, where 25 accidents occurred. Wyckoff Road and Route 35 was third highest with 12 accidents. The Monmouth Mall-Route 35 jug handle was fourth highest with 11 accidents. Industrial Way West and Route 35; Route 36 and Grant Avenue; and Hope Road and Grant Avenue each had 9 accidents. Wyckoff Road and South Street had 8 accidents. Route 35 and Throckmorton Street and Route 35 and Marin Way and Route 36 each had 7 accidents.

Police personnel assigned to traffic safety investigate each accident and review accident reports in order to make suggestions as to steps which can be taken to reduce accident potential, particularly at the locations of the highest incidence of accidents.

7. **Public Facilities and Services:** Public water is furnished throughout the Borough of Eatontown by the New Jersey American Water Company. Adequate water supply is believed to be available to serve the future needs of the Borough. No development restriction currently exists as a result of the availability of water. It may be, however, as additional development occurs within the region, that users in Eatontown will be subjected to mandatory conservation practices.

   The Eatontown Sewerage Authority (ESA) operates a sanitary sewerage collection system, and is a customer of Two Rivers Water Reclamation Authority (TRWRA). In June, 2007, the TRWRA put a sewer connection ban in effect because the flow to the wastewater treatment plant exceeded the Authority's conveyance capacity. The TRWRA is taking measures to augment the system capacity that will enable the removal of the sewer ban.

   There are numerous problems of surface drainage throughout the Borough. These are detailed within the "Surface Drainage Study" which has been prepared by the Borough Engineer[44]. That study includes not only an identification of the existing surface drainage problems, but also a compilation of anticipated future problems as additional development occurs. In addition, the steps necessary to solve these problems are suggested. Although this study has not been adopted by the Borough to date, it has been updated since its initial preparation on a piece-meal basis and suggested actions contained within that report have been implemented as certain developments have occurred.

   In 1986, there were 157 acres of Borough-owned open space and outdoor recreation areas. There were also 37 acres of athletic fields on school property. By 2006, the Borough and the County had preserved and dedicated 232 acres of land to open space and outdoor recreation use as public parks in Eatontown. Table C-19 provides information on the distribution of these acres. Table C-19A provides information on the distribution of school recreation facilities. The Borough desires to maintain a high rate of open space within Eatontown.

   The geographic distribution of open space is appropriate to serve all areas of the Borough with the exception of the extreme southwesterly portion of the Borough. In that portion of the Borough, some recreational land was designated within a subdivision. Additional open space has been preserved with the acquisition of the Stella (Block 2001, Lot 2) and Capaluppi (Block 1901, Lot 5) properties south of Route 36.

[44] The referenced document is the *Master Drainage Plan*, prepared 1972, by T&M Associates.

A Community Center is located in two buildings East of White Street, on the South side of Broad Street. Both buildings have historical significance. This is approximately one block East of Borough Hall. A wide range of programs is offered for all age groups from pre-school to senior citizens, both in the Center and through field trips. Membership is maintained in a State or National organization, which provides appropriate literature and information for each age group. Much of the manpower is provided by volunteers who augment the efforts of the full-time staff. The Center is open five days per week and some evenings. Transportation is available to and from the Center on Mondays, Wednesdays and Fridays for a variety of activities geared to senior adults. In additional to internal programs, residents are referred to social and assistance programs operated by others as appropriate.

The Borough Police Department is currently manned by 37 full-time, uniformed personnel and ten civilian personnel. Police Headquarters are within the Municipal Building on Broad Street, together with all other administrative offices. It is reported that the space facilities available to the Police Department are inadequate and that the location of different offices in various locations within the administration building hinder efficient operation.

The Department operates 24 vehicles. The civilian personnel of the Department are parking lot officers, dispatchers, clerk/secretaries, and records and property officers.

The Department is currently tied in with the State-wide computer system and the FBI computer system. Currently, this computer tie-in is used for arrests, motor vehicle look-ups and the handling of other records. Additional personnel are needed to fully staff the Department for computer operation.

Other than specialized personnel, who may be required in conjunction with expansion of computer use, hiring within the Department will be related to the growth of ratables, population, and traffic.

The biggest portion of the work load of the Police Department is in conjunction with traffic control and patrol. The second largest category of work load is in patrol of residential areas and dealing with shoplifting charges arising at Monmouth Mall.

In addition to the dispatch room, records room, necessary offices and operational rooms, the facilities for the Police Department include a security room and two cells. Persons are detained within the Department facilities for a maximum of 24 hours and are then transferred to County jail facilities.

Fire protection is provided to the entire Borough from one physical location, which is the fire house on Broad Street immediately to the West of the Municipal Building. Although this is not considered to be an "ideal" situation by local fire personnel, it is considered to be acceptable and appropriate in consideration of certain local conditions. Although there is concern regarding the potential response time to the southern portion of the Borough, including Industrial Way and the Woodmere residential development, efforts to secure additional volunteers and a location for an additional station, which would be suitable for improving response time to these areas, have been unsuccessful. Especially considering the location of residences of the vast majority of the volunteer firemen, the present location offers faster response time to all portions of the Borough than could be achieved if an additional fire station were constructed.

The fire company is equipped with a 2006 75-foot power ladder truck with bucket and three pumper trucks of varying ages – 1984, 1989, and 1996. The company is also equipped with a 1992 rescue truck. The maximum building height for which adequate protection is available is seventy-five feet.

The first aid squad is presently housed on Broad Street, in the same building as the fire company. There have been some discussions of a separate location for the first aid squad, but no definite plans have been developed as of this time.

Comcast and Verizon provide cable television service within the Borough of Eatontown. Comcast maintains an office, tower, and dish antenna within the Borough. These facilities are located on South Street North of Wyckoff Road. As of 2007, Verizon cable service is available only in certain portions of Eatontown.

Both the Eatontown School District, which serves the elementary grades, and Monmouth Regional High School, which serves the secondary grades, have prepared Master Plans for their facilities. In both cases, adequate available capacity is indicated to handle anticipated future development within the Borough of Eatontown.

The municipal building, Borough Hall, is located at 47 Broad Street. This building was constructed and first occupied in 1966. All administrative functions and the Police Department are housed at this location. The building has become functionally crowded. Studies have been completed and changes made to assure that the available floor area is being used to maximum efficiency. Added floor area was and the Borough purchased the Post Office building to the West of the fire station. The Post Office building was converted to serve as the library.

TABLE C-19: PARKS AND OPEN SPACE

Quadrant	Name	Block	Lot	Acres	Type
NW	Wampum Lake	Block 8 Block 10 Block 10.01 Block 11 Block 12	Lot 6 Lots 1-19 Lot 1 Lots 5.04 & 5.05 Lot 26	17.4	M
NW	Wolcott	Block 57	Lots 22, 23, 36, 53, 55 & 71	16.7	M
NW	Maxwell Street Playground	Block 4	Lot 1	0.1	M
NE	Bliss Price Arboretum	Block 37 Block 40 Block 41 Block 42 Block 43 Block 71	Lots 1, 9-31 & 34-44 Lots 1-3 & 18-33 Lots 1-2 & 5-11 Lots 1-17 Lots 1-14 Lot 1	60.1	M
NE	Bullwinkle	Block 30	Lots 15-17 & 18.01	0.2	M
NE	Meadowbrook	Block 73	Lot 38	1.9	M
SE	80 Acre Park	Block 106 Block 106.01	Lot 1 Lots 1 & 2	84.1	M
SE	Weltz Park	Block 135 Block 139 Block 139.1 Block 139.2 Block 139.3	Lot 5 Lot 8 Lots 4-8 Lots 1 & 7 Lots 1-3	34.6	C
SE	Husky Brook Park	Block 2001 Block 2002 Block 1901	Lot 2 Lot 58 Lot 1	16.8	M
Total Acres				231.9	

C - County Park; M - Municipal Park; Source: NJDEP Green Acres ROSI 2007 and Borough of Eatontown Compiled by T&M Associates

TABLE C-19A: SCHOOL PLAYFIELDS AND PLAYGROUNDS

Quadrant	Name	Acres	Type
NW	Memorial School	6.0	Playfield
NW	Vetter School	8.0	Playfield
NE	Meadowbrook School	8.5	Playfield/Playground
NE	Steelman School	3.6	Playground
SW	Woodmere School	11.0	Playfield/Playground

8. Natural Resources: In April of 1979, a natural resource inventory was prepared for the Environmental Commission of the Borough of Eatontown. This inventory covered a number of

subjects including topography, drainage, flood prone areas, vegetation, wildlife, and soil characteristics. The conclusions of this report were expressed on two maps where development opportunities and constraints were compared to both the Master Plan and the zoning ordinance as they existed at that time. In reviewing those maps in context of and remaining available for development (not including those areas on which developments have been approved but not constructed), it was found that the area most restricted by the development constraints indicated on that map would be in the PBO-200 area of the southwestern portion of the Borough, along Hope Road. This restriction is primarily based upon the presence of soils with severe limitations for septic and foundations. Although there are undoubtedly specific on-site environmental factors that will have bearing upon specific site design, it is obvious that development of the type anticipated at this location will have to be served by the sanitary sewer system. Therefore, limitations with regard to on-site septic systems are of little consequence. With regard to limitations regarding foundation support, these may or may not coincide in some areas with other considerations. In general, however, these limitations can be overcome both by site-specific design, particularly the placement of buildings, and by engineering methods to provide for stable foundation construction.

Further mapping of Environmentally Constrained land in the Borough based on GIS data layers from the NJDEP for wetlands, flood hazard areas, open water, and streams was compiled in 2005 as part of the Master Plan Stormwater Management Plan Element. The mapping is included in the appendices to this Master Plan.

D. MASTER PLAN ELEMENTS:

1. Introduction: The Background Studies of the 1986 Master Plan were prepared during the years 1982 through 1984[45].

These studies and revisions to the master plan were discussed at regularly scheduled monthly meetings from time to time. Little time was available at those meetings for that purpose however, because of the volume of development applications which were before the Board Therefore, during 1984 and 1985 a series of special workshops were conducted with the public in attendance. The workshops afforded blocks of time during which the viewpoints of the public could be heard and the Board could discuss the master plan at greater length.

Special workshops were held in 1984 on February 13. March 20, March 26. April 9 and July 9. Additional workshops were held on February 2. May 28. October 5, and Nov 16. 1985.

Copies of draft reports were made available to the public and they were encouraged to use the forms which were provided to submit concerns suggestions and/or questions to the Planning Board. The majority of public participation was from residents of the southwest quadrant and the Wall Street area. The most significant land use decisions which were being considered concerned land in these areas.

The various Agencies and Boards of the Borough were also provided with copies of draft reports and requested to comment on them. Participation was secured especially from the Environmental Commission the Traffic Advisory Committee and the Police Department.

The subjects which were raised most frequently to the Board were traffic, open space, recreation, environmental considerations, and the use of clustering techniques in residential development.

Concern about traffic was broad based and included volumes, generation distributor on various roadways and the relationship of these aspects of traffic to alternative future land uses and the extension of Route 18 in a northerly direction. Much emphasis was on Wyckoff Road as that roadway will be impacted by both Route 18 and possibly, future development in the southwest quadrant of the Borough. There was also discussion of the potential that future access to the cemetery in the southwest quadrant would be from Ferncliff Drive as a replacement for the present access from Hope Road. Concerns were expressed that such access would not be

[45] The background studies of the 1986 Master Plan were prepared by Lee Hobaugh, PP of Resolve, Inc. This section presents the introduction to the studies and the summary of the Planning Board deliberations prepared by Lee Hobaugh, PP of Resolve, Inc.

limited to the cemetery but expanded to include access to non-residential uses which may be created along Route 18 in the future.

Discussions of open space and recreation facilities established a commitment to attempt to provide both in each of the four quadrants of the Borough with convenient and safe access for the residential and the working population of the Borough. There was also considerable discussion of open space as an alternative to development for the remaining vacant land in the southwesterly portion of the Borough (the portion of the DeVito tract that has not been approved for development).

Environmental concerns were related to traffic, air quality, preservation of environmentally sensitive lands, and minimizing the impact of future development upon presently existing, especially residential, development. These discussions were directed primarily toward the southwest quadrant and alternative future land uses and access points to them, within context of the implications of these alternatives for environmental impact.

Discussions of cluster techniques for residential development were both general and area specific. The greatest benefit from the application of cluster techniques would be realized on the remaining vacant lands in the southwest quadrant if it were to be developed for residential use. They would achieve the multiple objectives of providing for reasonable use of the land, providing a buffer to pre-existing residential development, creating open space which could be used in part for recreation, and in part to preserve environmentally sensitive lands.

2. **Planning Board Deliberations:** In June 1983, the Planning Board began a review of draft policies, goals and objectives which would guide them in further deliberations on the specifics of the master plan. The results of that process are set forth at the beginning of this document.

   The process of examining the plan elements began with an identification of remaining vacant lands which were more extensive than an in-fill lot. Those vacant lands which were deemed to be appropriately classified in the existing land use plan element were eliminated as a means of narrowing discussion.

   Several specific requests for changes in the land use plan element had been received by the Board. These were added to the remaining vacant areas, if not already among them.

   Requested changes included a request to change a residential area North of Throckmorton Avenue South of Fort Monmouth and North and East. of the business frontages on Throckmorton and Route 35 to commercial; to change lands on the westerly side of Wall Street and both North and South of Industrial Way East from residential to non-residential; to change the northeast. corner of Route 35 and Wyckoff Road from business and light industry to commercial; to extend the professional and business office and research designation westerly into a portion of the industrial area South of Weston Place; to change the designation of the existing Tinton Woods townhouse community (approved by variance) from professional and business office and research to high density residential; to change the designation of Brook wood, a residential development under construction on the site of the former drive-in theater, from parks and open space to high density residential; to extend the professional and business office and research designation easterly approximately 300 feet into the industrial area on the South side of Industrial Way East; to change a residential area at the intersection of Wyckoff and Hope Roads to office use; to change a residential area between Wall Street and business properties on Route 35 and adjacent to the cemetery from low to medium density residential; to change property on the South side of Parker Road, opposite the rear of commercial facilities fronting on Route 36, from low to medium density residential; and, to extend the professional and business office designation in the southwesterly quadrant of the Borough in an easterly direction to provide for this category of land use to cover the remaining vacant land between the Route 18 right-of-way and approved but not yet developed residential uses.

   The land areas involved in many of those requests had been designated for specific review by the Board. Additional areas to which the Board gave detailed consideration were the southwest

corner of Wyckoff Road and Route 36 and the southeast comer of Wyckoff Road and Route 35. The essence of the Board's deliberations and decisions are set forth in the following paragraphs.

Land between Fort Monmouth and business lands on Route 35 and Throckmorton Avenue: This area is traversed by Wampum Brook and is impacted by floodplain area as well as the existing business uses and potential additional non-residential uses along Throckmorton Avenue. It is also impacted by the Sewerage Authority facility on the North side of the easterly end of Throckmorton. The elevation of the land area is generally lower than that of lands of Fort Monmouth adjacent to the North. A prior transportation plan element proposal for the extension of Tinton Avenue to connect to Broad Street southeast of this area would have traversed this land. That proposal is DOW deemed to be impractical and to cost in excess of its anticipated benefits. The Board decided that this area is not an appropriate area for residential development and that extension of the adjoining core business designation onto this land is proper.

Lands West of Wall Street and North and South of Industrial Way East: Six alternatives were considered for this land area by the Board. These were:

- Designate the land area immediately along Wall Street for residential purposes and westerly portion for industrial;
- Designate the land area along Wall Street for residential purposes and the westerly portion for offices;
- Designate the entirety of the subject land for offices;
- Designate the entirety of the subject land for industrial;
- Designate the southerly section for industry and the northerly section for office; and,
- Make no change.

Discussion revolved around the anticipated actual development pattern and buffering which would result from each of the alternatives Residents of the neighborhood participated in the discussions and the Board sought to maximize protection of adjoining properties. At the conclusion of deliberations on this land area it was a consensus of the Board that making no change was the proper action.

Northeast corner of Wyckoff Road and Route 35: This area is now occupied by a Burger King and, to the North, several retail businesses. The request for rezoning was based upon a desire to create a small shopping center incorporating the Burger King but replacing other buildings to the North. There are substantial residential areas both North and South of Wyckoff Road, including Meadowbrook Senior Citizen's complex, to the East of this location at the present time these residents must either cross Route 35 or travel North to Broad Street to reach even a convenience store. It was concluded, therefore, that a small shopping center at this location would in fact serve the needs of and be a convenience to the residential areas to the East. This area was redesigned as 'highway commercial thereby creating consistency with the existing uses and providing potential for satisfaction of the stated needs and convenience.

South of Weston Place West of Route 35: The highway frontage in this area is professional and business office and research. To the rear it is designated as industry. The request to extend the professional and business office designation westerly in the industrial area was considered, but because of the greater buffering which would be required if developed as industry it was decided not to change the designation. It was the consensus of the Board that this would provide greater protection to the residential areas to the West when development does occur.

Tinton Woods: This is an existing townhouse community on the North side of Tinton Avenue, East of Hope Road, in the northwestern portion of the Borough. The Board agreed to change the designation of this area to high density residential from professional and business office and research to acknowledge the existing use of the land.

Brookwood: This housing development was completed on the site of the former drive-in theater to the rear of the commercial uses on the northeast segment of the Route 35-36 intersection. This land area had been designated as future parks and open space on the prior master plan. It was agreed to change the designation of this area also to high density residential to reflect the existing use.

South side of Industrial Way East, East of Route 35: The proposed extension of the professional and business office and research designation at this location was requested in order to provide for the construction of a hotel and conference center. The change would not impact residential area as the extension would be into an area designated industry. The Board left that a facility of this type would be a valuable addition to land uses within the Borough and particularly that it would support the office uses which have been developing in recent years. Hotels were added to the permitted uses in the PBO-88 Zone District subject to certain

conditions. The Borough zone plan was subsequently revised to include a business park zone category that included hotels.

Wyckoff Road and Hope Road intersection: This land area has frontage on all three of Hope, Wyckoff and Shark River Roads. When Route 18 is constructed, this property will be isolated from the residential neighborhood of which it is now a part. A second, adjacent ownership which contains a single family detached home will also be so isolated. The Board recognizes that when Route 18 is in existence the entirety of this area will be less than desirable for residential use. Until such time and beyond with respect to the existing single family home, however, the Board wanted to assure adequate protection for existing residential uses. Discussions were held which included neighborhood residents. Based on all considerations, the Board's decision was to change the designation of this triangle, excepting the residences, to office use.

West of Wall Street, South of cemetery: The consensus, based upon the exposure of this property to the rear of business properties fronting on Route 35, the proximity of a mobile home park and the cemetery, regarding the request for this property was to change it from low density to medium density residential The consensus of the Board was that some change was warranted. Discussions were held with neighborhood residents and the Board's decision was to place this property in the medium density residential category.

South side of Parker Road: Several years ago the corner of Parker Road and Wall Street was changed from low density to medium density residential designation. That change permitted development of the property in a manner minimizing the exposure of lots to the rear of the commercial buildings in the Pathmark shopping-center and precluding the need to permit non-residential development to cross to the South of Parker Road. There are two properties to the West of and between that corner property and 80 Acre Park which are in a comparable circumstance. As a means of maintaining consistency and equity, these two lots are to be changed from low density to medium density residential.

Southwest corner of Wyckoff Road and Route 36: This property is on the West side of Wyckoff Road, across the street from Monmouth Mall. It was examined to determine if it was sufficiently impacted as a result of that location. The Board was informed that this property had been subject of litigation several years ago; that it had been shown at that time that residential development could occur on .site oriented to the center of the site and not to adjacent roads; and, at that time the present zoning was upheld. There was also discussion that given all

circumstances Wyckoff Road was a proper dividing line between the commercial uses to the East and the residential areas to the West. It was also discussed that it would be difficult to differentiate between this property and additional properties subject to more intensive development which front on Route 36 to the West. On this basis, the Board decided that change was not warranted at this time.

Southeast corner of Wyckoff Road and Route 35: This property is a small area which previously was designated highway business as a result of its occupancy by a service station. The service station is now defunct and there have been several applications for reuse of the property. These applications have demonstrated the difficulty of placing a use on the site – the site is a portion of the property on which the mobile home park is located, identified by a lease line – and meeting current day standards for highway commercial development. In order to eliminate the singular treatment of the small portion of the property it was decided to include this area in the mobile home park designation. This was done in anticipation of future zoning of the entire site being residential mobile home park. This designation will provide protection to residents of the mobile home park.

Southwest quadrant, East of proposed Route 18: This land area, one of the largest areas of remaining vacant land, posed what was possibly the most difficult decision which had to be made by the Board. The prior plan had designated the land area to the East of Route 18 as professional and business office and research for a distance of 1300 feet easterly from Hope Road. Much of this land area, based on the best information available, now was anticipated to be purchased by the State as right-of-way for Route 18. Therefore, extension of this use classification would be consistent with the philosophy and intent of the master plan, providing transition from Route 18 to the residential area. Because of the heavy traffic volumes existing on Wyckoff Road, the anticipated high levels of traffic generation if non-residential uses are developed in this area, and concern for the protection of existing and future residential uses to the West of Wyckoff Road; it was determined that development of this area for non-residential uses would be appropriate but only if all access would be directly to Hope Road and/or-Route 36. Access from Route 36 traditionally has been denied from private property. Access to Hope Road was believed to be tenuous at best following construction of Route 18. Given this set of circumstances, the Board decided that it would be proper to designate this area for Future Park and open space at this point in time. In the event that access to Hope Road is in fact available in the future in a fashion precluding the need for more than, possibly, emergency access only to Wyckoff Road, then consideration can be given to non-residential use designation for this area.

If such access is not available and acquisition as open space is not possible for some reason, then consideration can be given to designating it for residential development with provisions for cluster techniques which will create open space buffering the new development from Route 18 and pre-existing development, avoid development on environmentally sensitive areas and provide for recreational areas.

The following pages set forth the plan elements which resulted from the foregoing process and from subsequent plan amendments.

3. Land Use Plan Element[46]: The land use plan is organized into categories of land use activity. These categories are based upon existing land uses and the desired future land use pattern.47. The land use categories and the desired future land use pattern of the Borough are shown on the Master Plan map. The land use categories are:

Low Density Residential
Medium Density Residential
High Density Residential
Residential - Mt. Laurel Contribution
Residential Townhouse/Age Restricted
Special Housing
Core Business
Highway Business
Neighborhood Business
Regional Business
Business/Light Industry
Business Park
Industrial
Park
Schools and Public Use
Fort Monmouth Reuse Planning Area
Howard Commons Planning Area
Life Cycle Management Building at Fort Monmouth
Proposed Fort Monmouth Park and Recreation Land
Route 35 Planning Area - Northern Segment
Route 35 Planning Area - Southern Segment
Village Redevelopment Planning Area
Historic District
Flood Hazard, Streams, and Wetlands

[46] The Master Plan Land Use Element was originally adopted in 1986 and subsequently amended.
[47] As a result of Master Plan amendments subsequent to 1986, there are now 24 categories of land use activity. These are shown on the Master Plan Map contained in Section "E". The 1986 land use plan was prepared by Lee Hobaugh, PP of Resolve, Inc. Initially, the plan had fourteen land-use categories.

Residential Land Use

The basic categories of residential activity are low density, intended to be developed at 1.0 to 2.5 dwelling units per acre; medium density residential, intended to be developed at 2.6 to 5.0 dwelling units per acre; special housing zones, intended to be developed at 6.0 to 20 units per acre; and high density residential, intended to be developed at 3.0 to 12.0 dwelling units per acre. In addition, the Borough has designated special housing districts to promote the development of affordable housing. The Borough also has planned locations for the development of age-restricted housing.

The low density residential designation is found in three areas in three different quadrants of the Borough. The largest of these is in the southwest quadrant, spanning Wyckoff Road, extending northward to Route 36 and southward to the business park area along the southern boundary of the Borough. In the southeastern quadrant of the Borough, low density residential is indicated between Parker Road and Wall Street, extending to the South of Wall Street to the East of the commercial area along Route 35 and the business park area in the southern portion of this quadrant. Low density residential also extends along Whale Pond Road to the southern boundary of the Borough. The third low density residential area is in the northeastern quadrant of the Borough. This includes the Reynolds's Drive area, Redfern Road, Princess Lane and the Brook Avenue-Elizabeth Parkway area. Within the southeastern quadrant low density area, the land use element proposes a special housing zone that increases the permitted density of single family residential development on Old Deal Road. This special housing zone, approximately ten acres in area, will permit single family development for affordable housing at a density of 3 to 4 units per acres. Approximately thirty-one dwelling units could be constructed within the special zone. In lieu of construction of the affordable housing on Old Deal Road, development within the special housing zone would be subject to an increased development fee for affordable housing. The developer would be required to pay the increased fee into the Borough affordable housing trust fund for use in providing affordable housing elsewhere within the Borough or the housing region.[48]

Medium density residential development is principally within the two northern quadrants of the Borough. Exceptions to this are the area of the existing subdivision known as Shark River Estates which is established at this density to the southern side of Wyckoff Road in the extreme southwestern portion of the Borough areas East and West of Wall Street and South of Parker Road in the southeast quadrant.

Areas of medium density residential development are indicated in the northeastern quadrant of the Borough along Wyckoff Road, one to the North and one to the South of that road. The medium density residential

[48] The special housing zone on Old Deal Road was planned in 2002. It is now fully developed and is designated on the Master Plan map under the residential-Mt. Laurel contribution category.

area to the North of and fronting on Wyckoff Road is the Clinton-Kremer Avenues neighborhood. The one to the South of Wyckoff Road is the Meadowbrook Homes area. Other medium density areas in this quadrant front on Broad Street.

In the northwestern quadrant of the Borough, medium density residential development is indicated for the area from Wampum Lake southerly, wrapping around Wolcott Park and extending to the rear of the commercial frontage on Route 35. It is also indicated South of Tinton Avenue East of Maxwell Road and North and South of Tinton Avenue to the West of the Route 35 commercial frontage.

High density residential areas are concentrated within the northern half of the Borough, and principally within the northwestern quadrant. The major high density residential area runs from Wyckoff Road in a westerly direction to the neighborhood business area fronting on Hope Road, fronting along the North side of Route 36. Although technically high density residential, the Wherry Housing is included in Federal Land and Buildings, reflecting its ownership. A second area of high density residential designation spans Tinton Avenue to the East of the Central Railroad of New Jersey right-of-way and continuing to the westerly Borough boundary (Hope Road) on the North side of Tinton Avenue.

Two areas of high density residential designation are in the northeastern quadrant of the Borough. One of these is immediately South of the core business area and backing up to the commercial frontage along Route 35. The other is on the former drive-in theater property in the northeast of the Routes 35 and 36 intersection. The essential difference between the high density residential areas and the medium density residential areas is that garden apartment construction at a maximum of twelve units per acre or townhouses, patio or zero-lot line homes or quadruple at a maximum of six units per acre are anticipated within the high density residential areas. Much of the area so designated is presently in garden apartment or townhouse use.

Special Housing Districts

Special housing districts are created to recognize three existing mobile home parks and to provide affordable housing opportunities. Two mobile home parks are in the southern half of the Borough. Pine Tree is immediately South of Monmouth Mall and to the West of business uses fronting on the West-side of Route 35. The second is slightly more southerly, on the East side of Route 35, and immediately North of the industrial area in the southeast quadrant. The third mobile home park is in the northeast quadrant, in the southeast corner of the intersection of Route 35 and Wyckoff Road. The senior citizen development, Meadowbrook, is adjacent to the F. Bliss Price Arboretum and fronts on Wyckoff Road. This is designated in the public buildings category.

The Borough plans to expand the senior citizen development at Meadowbrook to include an additional eighty-one (81) age restricted units. As a result, the permitted density of development at Meadowbrook should be increased to permit the planned expansion. The Borough also plans two other special housing districts, one on Old Deal Road (Block 135 Lot 3 and Block 136.01 Lot 1), and one on Route 35 and Weston Place (Block 111, Lot 2.01).

Along Old Deal Road, a special housing district with reduced lot sizes of 6,000 to 10,000 square feet is proposed to help the Borough meet its obligation to provide affordable housing opportunities. This district will be limited to specific properties on Old Deal Road in order to implement a settlement agreement that resolves builder's remedy litigation brought pursuant to a case commonly referred to as Mount Laurel II with respect to Block 135 Lot 3 and Block 136.01 Lot 1 in Eatontown. Both lots are located on Old Deal Road and total approximately 9.8 acres. The land use plan map shows the location. To implement the settlement agreement, the Borough plan proposes establishing an R-MLC, Single Family Residential – Mount Laurel Contribution Zone at this location. Development within the zone would be limited to single family detached dwelling units.[49]

A density limit of 3.2 units per acre should apply to the R-MLC Zone. A maximum of thirty-one single family lots could be developed in the zone. The right to develop any property under the enhanced zoning created by the R-MLC Zone would be subject to the payment of an increased affordable housing development fee, thereby generating additional revenues to facilitate the production of housing opportunities for low-and moderate income households elsewhere within the Borough or the housing region.

To ensure visual compatibility with existing development, the lots fronting on Deal Road should have a minimum lot area of 10,000 square feet, and the single family dwellings should have a maximum habitable floor area of 3,000 square feet. As the development moves away from Deal Road and approaches the business/industrial park to the west, and the public park to the south, the lots may become smaller and the dwelling units on lots that are less than 10,000 square feet will have a reduction in the maximum permitted habitable floor area. Those lots not fronting on Old Deal Road should have a minimum lot area of 6,000 square feet and the dwellings on lots that are less than 10,000 square feet should have a maximum habitable floor area of 2,700 square feet.

[49] The zoning on Old Deal Road for the special housing zone has been implemented and the housing development is now in place.

An additional special housing district is proposed for Block 111, Lot 2.01 located on Route 35 and Weston Place. The district is proposed in order to implement a proposed settlement agreement resolving builder's remedy litigation brought pursuant to a case commonly referred to as Mount Laurel II with respect to Block 111, Lot 2.01. The tract is approximately 19.7 acres and is currently developed as a golf driving range and store. In settlement of the litigation and in lieu of construction of lower income affordable housing at this site, the Borough should establish the site as a R-TH/MLC, Residential Townhouse – Mount Laurel Contribution Zone.[50] Development within the zone will be subject to the payment by the developer of a fee in lieu of construction of affordable housing. The Borough will apply the fee to fund other local affordable housing activities, as determined by the Borough. The Borough should enter into a settlement agreement to resolve the litigation on this property by permitting the construction of a maximum of 120 attached single family dwelling units on the site, provided the developer pays a Mount Laurel fee into the Borough affordable housing trust fund in lieu of constructing twenty percent (20%) of the units as affordable units. The amount of the fee would be established within the settlement agreement.

A special housing designation is also recommended for Block 1401, Lot 32 on South Street. This site is currently developed as Spring House which is an alternative living arrangement that provides transitional housing. The Master Plan recommends the expansion of Spring House to include apartment units.

Spring House provides transitional housing for single women with children and is part of the Borough housing plan to provide affordable housing to meet the Borough fair share housing obligation. The location has been developed, occupied and operated as a transitional housing facility by the Homing Corporation and receives funding from the County of Monmouth. It is an established feature of the community that provides an important and necessary service that promotes the public health, safety, and general welfare. Currently, Spring House serves to provide a transitional residence for homeless women with children. The residence opened in 1990 as a seven bedroom facility. The residence currently has nine bedrooms providing transitional housing for single women.

The Spring House property is approximately 1.41 acres in area South Street south of the intersection of South Street and Buttonwood Avenue. The property is adjacent to residential uses, including the Susan Manor Apartments and Mary Ann Apartments to the north and south, respectively. To the east, site borders the Huskey Brook and the commercial use at Lowes Home Center.

[50] The Master Plan map places the special housing area at Route 35 and Weston Place in Residential-Mount Laurel Contribution land use category. The zoning for the special housing zone at Weston Place and Route 35 has been implemented.

The Borough's Amended Master Plan Housing Plan Element and Fair Share Plan, adopted on November 28, 2005, recommends that residential development at the Spring House site be expanded to include eight new apartment units to provide affordable housing for single women with children. The eight apartment units will provide permanent housing that will supplement the existing transitional housing at the site. The new apartment units will earn the Borough additional credit that can be applied to the Borough's third round fair share housing obligation.

The Spring House site is currently zoned R-10, single family residential. In order to permit the multifamily expansion at Spring House, the Master Plan Map is amended to identify the site as a special housing zone for affordable housing. The Borough zoning regulations should be amended to implement the Master Plan and permit the use and development of the Spring House site for affordable housing in accordance with the Borough Housing Plan Element and Fair Share Plan.

A special housing designation also planned for the area north of Frankel Way between Route 35 and Industrial Way East. This area is planned for the development of up to 12.25 townhouse dwelling units per acre, which will include a set-aside of affordable dwellings.

Age-Restricted Townhouses

Two areas are designated for the development of attached age-restricted housing in the southeast quadrant of the Borough. Age-restricted townhouse development is planned north of Parker Road and at the northwest corner of Industrial Way East and Wall Street.

Business and Industrial Land Use

The commercial and combined business-industry activities designated in the land use plan are core business, highway business, neighborhood business, regional business, professional business, business-light industry, business park, and industrial. The core business category is indicated in the vicinity of the intersection of Route 35 and Broad Street, spanning Route 35, but extending further in an easterly, then in a westerly direction. This area is intended to be oriented predominantly to the pedestrian and to offer a central shopping area where multiple store visits may be made during one parking stop. While this is to be a general business area for a variety of retail and service activities, it is intended to discourage those types of activities which are normally associated with a short automotive stop at the door of the establishment.

Highway business uses are indicated for the frontage along Route 35 both North and South from the general business area, extending northerly to the Borough boundary (but not on the easterly side of Route

35) and southerly to Clinton Avenue. The highway business designation is also applied North of the intersection of Routes 35 and 36 where existing parcel sizes are inadequate to provide the area required for regional business development, and on the northeast corner of Route 35 and Wyckoff Road. In the southeast quadrant, land on the easterly side of Route 35, North of the mobile home park area, running northerly to the regional business area, is also in this category.

These areas are intended to house activities which are principally oriented to automobile as opposed to pedestrian traffic. This could be services to the traveling public or other types of retail or service activity directed to residents of the area.

Regional business is designated south of the intersection of Routes 35 and 36. It is exclusively to the South of Route 36 and to both sides of Route 35 extending in a westerly direction to front on Wyckoff Road. This area is occupied by the Monmouth Mall and the commercial area opposite the mall on the East side of Route 35 and South of Route 36. It is this type of regional self-contained business which is intended for these areas.

The neighborhood business designation is applied in only one area within the Borough. This is adjacent to Hope Road between Route 36 and Pine Brook Road. This is the only area within the Borough which is both sufficiently distant from more intensive commercial designation and which is anticipated to contain a sufficient concentration of population to support a neighborhood commercial area. In view of the fact that it is both economically feasible to consider such a service area and that it is a needed convenience for a large number of Borough residents, this area has been chosen to contain limited convenience retail and service outlets. The types of uses proposed also include commercial recreation. This area is not intended to be a significant commercial development

The business-light industrial areas are indicated in three places within the Borough. One area is west of Route 35 from Wyckoff Road north to Clinton Avenue. This area also extends across Route 35 in an easterly direction to include the frontage across the highway. Most of the business light industrial area at this location is also designated as the Route 35 Overlay Planning Area for the northern segment of Route 35. This overlay area proposes additional uses within the overlay area to encourage the redevelopment and improvement of properties. Additional uses, including retail uses, are planned in the overlay, subject to design guidelines and standards for yards, open space landscaping, signage, setbacks, and screening to promote a desirable visual environment and good civic design and arrangements. Development of the additional uses allowed by the overlay will be subject to the payment of an enhanced fee into the Borough affordable housing trust fund to support the development of affordable housing. The Bendix plant has been redeveloped under the processes of the overlay as a Lowe's home improvement center. Business light

industry is indicated for the southern frontage on Route 36, to the East of the regional shopping area at the intersection of Routes 35 and 36, extending to the easterly Borough boundary. A third area of business-light industrial activity is on the northerly side of Route 36, East of Route 35. It is anticipated that these areas will contain the same types of activities as the highway business areas, but that very limited, light industrial activities will also be permitted.

The professional-business office and research areas are along both sides of Route 35 in the southern portion of the Borough. It is intended that these land areas will be utilized for limited research and offices, singly or in combination. Where specified conditions can be met, hotels/conference centers are also to be permitted. An extensive portion of this area is designated the Route 35 Overlay Planning Area for the southern segment of Route 35. The objectives for the overlay area are similar to the overlay for the northern segment (see Appendix B to this Master Plan for the recommendations of the Route 35 South Overlay).

The business park designation applies to the southern portion of the Borough along both sides of Industrial Way East and West, from Hope Road easterly to the residential areas along Wall Street and Old Deal Road. The business park provides for professional business office and research and light industrial uses.

Industrial use is designated in the northwest quadrant in the vicinity of the Central Railroad of New Jersey right of way and in the area of the intersection of Maxwell Road and Lewis Street. This area presently contains several light industrial activities and the established character of the area renders it totally unsuitable for residential development. Industrial areas are not intended to be as restrictive as the professional-business office and research areas, office and research uses are not to be excluded from them.

Parks, Schools, and Public Use

Parks for public use and recreation are planned in all four quadrants of the Borough. The Master Plan map identifies both existing and proposed parks. The Borough zone plan includes existing Borough parks dedicated to open space and recreation use as part of the P-1 zone district. Lands in the P-1 zone are, or were, publicly owned. Parks that are planned, but that are located on private lands that are not in public ownership, include the Old Orchard Country Club in the northeast quadrant and open space land West of Nottingham Drive and North of Wyckoff Road in the southwest quadrant of the Borough. The planned parkland at Old Orchard is designated in the zone plan as part of the R-32 and the R-20 residential zone districts. The planned parkland West of Nottingham Drive is designated in the zone plan as part of the R-32 FRD residential zone district. The planned parkland West of Heritage Road and South of Route 36 is designated in the zone plan as part of the R-20 zone.

Lands now or formerly in public ownership that are not parks but that are used as schools or as other public buildings and grounds are identified on the Master Plan map under the schools and public use category. The zone plan includes lands in this category as part of the P-1 zone.

Fort Monmouth Reuse Planning Area

Lands that are owned by the Federal government as Fort Monmouth are designated and shown as the Fort Monmouth Reuse Planning Area on the Master Plan map and are included in the zone plan as part of the P-1 zone for public use. Fort Monmouth is scheduled for closure and is the subject of an active planning process that is being undertaken by the Fort Monmouth Economic Revitalization Planning Authority (FMERPA). FMERPA expects to produce a reuse plan for the Fort by end of 2007. The Borough Master Plan recommends that the FMERPA reuse and redevelopment plan include the following provisions for the reuse and redevelopment of Fort Monmouth:

- The Howard Commons Area of Fort Monmouth should be redeveloped and reused in accordance with the recommendations of the Howard Commons Reuse Study prepared February 2003 by Kise, Kolodner, and Straw. The Howard Commons planning area is shown on the Borough Master Plan map and the Howard Commons Reuse Study is appended to and adopted as part of this Borough Master Plan.
- The Fort Monmouth reuse plan should provide for the relocation of the Borough municipal complex from Broad Street into the Fort Monmouth Life Cycle Management Building. The Borough Master Plan map shows the location of the Life Cycle Management Building as the proposed location of the Borough municipal building.
- The Fort Monmouth reuse plan should provide for reuse of land within the base as park and recreation land as recommended by the February 14, 2007 notice of public interest by Monmouth County for the conveyance of surplus property for park and recreation use. Three recreation parcels are located in Eatontown. These are the Husky Brook Lake and the football complex; Lefetra Creek, Parkers Creek and Mill Creek and the baseball/softball fields and bowling center; and the base golf course. The Borough Master Plan map shows the location of the proposed Fort Monmouth park and recreation land. A description of the proposed use of each of the three open space and recreation parcels is included in the Borough Master Plan open space, recreation, and conservation element.
- Tinton Avenue (CR 537) should be extended as a through street across the base from Route 35 eastward to Oceanport.

In addition to the above recommendations, the Borough notes that, in developing the reuse plan, FMERPA will need to coordinate its infrastructure plan for streets, sewerage, drainage, and utilities with the adjoining

Borough systems to achieve a compatible plan and provide appropriate transition to the developed areas of the Borough and its infrastructure.

Village Redevelopment Planning Area and Historic District

Eatontown's Village Area has been identified as a problem for many years and the Borough has designated it as an area in need of redevelopment. In the Spring of 2006, with funding from the Borough and from the New Jersey Department of Community Affairs, the Regional Plan Association (RPA) produced a vision plan report for the Eatontown Village redevelopment area. The Borough Master Plan adopts the RPA report as the Borough vision for Eatontown Village. The RPA report is appended to this Master Plan. The next step in the redevelopment of Eatontown Village will be the preparation of a redevelopment plan to achieve the vision. The redevelopment plan will require the approval of the Borough Council by ordinance.

The Village Redevelopment Area includes a large portion of the Borough Historic District as well as business, residential, and public land uses. Both the Eatontown Village Redevelopment Planning Area and the Historic District are shown on the Master Plan map. The Historic District is described in more detail in the Master Plan historic preservation element and is designated as the H-D historic district overlay zone in the Borough zone plan.

Flood Hazard, Wetlands, and Streams

The Master Plan map identifies flood hazard areas, wetlands, and streams within the Borough. Flood hazard areas should be conserved from development. The Borough zone plan regulates flood hazard areas as the F-P floodplain zone district. The F-P zone is an overlay zone that establishes regulations to control the use and development of the floodplain in the underlying zone district.

Wetlands and wetland transition areas are subject to State regulations that control the use and disturbance of wetland areas. The need to safeguard wetlands is described in more detail in the Master Plan stormwater management element.

Steams and the need for stream conservation is described in more detail in the Master plan stormwater management element and the open space, recreation, and conservation element.

a) Amendments: Subsequent to its adoption in 1986, the Borough Master Plan and zone plan were amended by the changes listed below. These changes have been included on the Master Plan map and are incorporated by reference as part of this Master Plan.

(1) Block 54, Lot 8: On May 8, 1989, the Planning Board amended by Resolution the Master Plan and zone plan to recommend changing Block 54, Lot 8 from the P-1 and M-2 zones for public lands and small industrial to the M-1 Zone for larger industrial uses to include the use of the property as a railroad construction storage facility.

(2) Block 114, Lots 2, 3, 5, and 6: On May 14, 1990, the Planning Board adopted a Resolution to amend the Master Plan and zone plan to recommend changing Block 114, Lots 2, 3, 5, and 6 from the M-1 and PBO-88 zones to the PBO-88 Zone. This amendment eliminated the split-zoning of the property.

(3) Block 135, Lot 6.02: On August 13, 1990, the Planning Board adopted a Resolution to amend the Master Plan and zone plan to recommend changing Block 135, Lot 6.02 from the M-1 and PBO-88 zones to the PBO-88 Zone. This amendment eliminated the split-zoning of the property.

(4) Block 113, Lot 20 and Block 114, Lots 4, 5.01 and 21: On May 10, 1993, the Planning Board adopted a Resolution to amend the Master Plan and zone plan to recommend changing Block 113, Lot 20 and Block 114, Lots 4, 5.01, and 21 from the PBO-88 Zone to the B-2 Zone.

(5) Block 92.03, Lots 5 and 5.01, and Block 92.09, Part of Lot 33: On August 8, 1994, the Planning Board adopted a Resolution to amend the Master Plan and zone plan to recommend changing Block 92.03, Lots 5 and 5.01 and part of Lot 33 on Block 92.09 from the M-B Zone to the B-2 Zone.

(6) Block 69, Lots 33 and 33.01: On April 27, 1995, the Planning Board adopted a Resolution to amend the Master Plan and zone plan to recommend changing Block 69, Lots 33 and 33.01 from the M-B Zone to the R-10 Zone.

(7) Expansion of Permitted Principal Uses in the PBO-200 Zone: On April 14, 1997, the Planning Board adopted a Resolution to amend the Master Plan and zone plan to recommend including flex-office/warehouse space as an additional permitted principal use in the PBO-200 Zone.

(8) Block 12, Lot 30: On February 23, 1998, the Planning Board adopted a Resolution to amend the Master Plan and zone plan to recommend changing Block 12, Lot 30 from the M-2 Zone to the R-10 Zone.

(9) Block 105, Lots 1 through 4 and 6: On November 13, 2000, the Planning Board adopted a Resolution to amend the Master Plan and zone plan to recommend changing Block 105, Lots 1 through 4 and Lot 6 from the M-B Zone to the R-TH/SCH Zone for the development of age-restricted housing. This amendment is attached as Appendix T to this Master Plan.

(10) New Jersey State Highway No. 35 Corridor (Northern Segment): On October 3, 2000, the Planning Board adopted a Resolution to recommend that certain areas along Route 35 that had previously been located in the M-B Zone as in the M-B/R or B-2 zones. This amendment implemented the overlay planning concept for the northern segment of Route 35 to encourage the redevelopment of the northern segment of the Route 35 Corridor to provide attractive low-intensity ratables for the area, as well as to develop a landscaped corridor to improve the overall appearance of the area.

(11) Block 113, Lots 27.01 and 28: On February 25, 2002, the Planning Board adopted a Resolution to amend the Master Plan and zone plan to recommend changing Block 113, Lots 27.01 and 28 from the R-20 Zone to the R-20/R-TH/SCH Zone for the development of age-restricted housing. The amendment is attached as Appendix U.

(12) Block 135, Lot 3 and Block 136.01: On July 22, 2002, the Planning Board amended the Master Plan land use element and housing element to recommend the R-MLC Single-Family Residential-Mount Laurel Contribution Zone on Old Deal Road. The amendment is attached as Appendix V.

(13) Block 13, Lots 11 and 2.01: On July 14, 2003, the Land Use Plan Element and the Community Facilities and Services Plan Element of the Borough of Eatontown, originally adopted as part of the Borough's comprehensive Master Plan in 1986, were amended by resolution to designate Block 13, Lots 2.01 and 11 for municipal use and recommend changing the subject property from the B-1 Zone to the P-1 Public Land Zone. Appendix A provides the amendment.

(14) New Jersey State Highway No. 35 Corridor (Southern Segment): The Planning Board amended the Master Plan on January 12, 2004 to create the southern segment of the Route 35 Overlay Planning Area. The Planning Board subsequently amended the Borough Master Plan on June 11,

2007 to include additional planning recommendations this area. The subject area runs in a southerly direction from the intersection of Route 35 with Route 36 to the southern boundary of the PBO-88 zone district, which is located near the terminus of Eaton Road. Appendix B provides the amendment.

(15) Block 111, Lot 2.01 and Block 71, Lot 2.01: The Planning Board amended the Master Plan on November 22, 2004 to recommend establishing the R-TH/MLC Zone on Block 111, Lot 2.01 in order to permit the inclusionary development of townhouses and attached single family dwellings, subject to the payment of a development fee in lieu of construction of affordable housing to the Borough Affordable Housing Trust Fund, as well as to recommend the expansion of age-restricted housing at the Meadowbrook Senior Citizen Apartments on Block 71, Lot 2.01. Appendix C provides the amendment.

(16) Block 3801, Lot 13: On February 27, 2006, the Planning Board adopted a Resolution to amend the Master Plan to recommend changing Block 3801, Lot 13 from the PBO-88 and BP-2 zones to the High Density Residential Zone with an affordable housing component. The amendment is attached as Appendix W.

(17) Block 3901, Lots 2 and 3: The Planning Board amended the Land Use Element of the Master Plan on June 11, 2007 to recommend the changing of Block 3901, Lot 2 from the R-20 Zone to the BP-2 Zone. The Master Plan was also amended to recommend that the provisions of the BP-2 zone be amended to permit the use and development of Block 3901, Lots 2 and 3 as the community animal care center of the Borough. Appendix D provides the amendment.

(18) Block 1401, Lot 32: The Planning Board amended the Land Use Element of the Master Plan on June 11, 2007 to recommend the expansion of affordable housing on Block 1401, Lot 32 (commonly referred to as the Spring House site) by changing the subject property from R-10 to a Special Housing Zone for Affordable Housing in order to include apartment units for singe women with children. This amendment was made pursuant to the Borough's Amended Housing Plan Element and Fair Share Plan, which was adopted on November 28, 2005. Appendix E provides the amendment.

b) Further Amendments: The Master Plan has included the following additional amendments for the future land use of the Borough.

(1) Eatontown Village: The Borough, with support from the New Jersey Department of Community Affairs and the Regional Plan Association (RPA), produced a vision plan report for the Eatontown Village redevelopment area. The Borough Master Plan adopts the RPA report as the Borough vision for Eatontown Village. The RPA report is attached to this Master Plan as Appendix F. The next step in the redevelopment of Eatontown Village will be the preparation of a redevelopment plan to achieve the vision. The redevelopment plan will require the approval of the Borough Council by ordinance.

(2) Fort Monmouth: In the Fall of 2005, Fort Monmouth in Eatontown was officially designated as an Army base that would be closed and whose operations moved to another location. As Army operations at Fort Monmouth are shut down, the base will be redeveloped for government, public or private use to be determined by the Fort Monmouth Economic Revitalization Planning Authority (FMERPA).

The Borough Master Plan recommends that, as part of the reuse and redevelopment of Fort Monmouth for civilian activity, that the Borough relocate the Borough municipal complex, which is currently located on Broad Street and includes Borough Hall, onto Fort Monmouth to reoccupy the Fort Monmouth Life Cycle Management Building as the new Borough municipal complex.

In addition to relocation of the municipal complex to Fort Monmouth, the Master Plan adopts the recommendations of the Howard Commons Reuse Study prepared February 2003 by Kise, Straw and Kolodner. The Howard Commons study is appended to this Master Plan as Appendix G and adopted by reference as the Borough plan for the reuse of the Howard Commons area of Fort Monmouth.

The Master Plan also adopts the recommendations of the February 14, 2007 Monmouth County notice of interest for the preservation of land for park and recreation use at Fort Monmouth.

The Master Plan further recommends the extension of Tinton Avenue as a through road across Fort Monmouth from Route 35 east to Oceanport.

c) Relationship of the Land Use Element to the Borough Zoning Plan: The Borough zoning plan and zoning ordinance were adopted in 1979. A re-codification

of the Borough zone regulations was completed in 2006. The re-codified zone regulations are substantially consistent with and designed to implement the land use element of the Borough Master Plan. However, the following additional changes are needed to the zone plan and regulations in order to implement specific recommendations of the land use element. These recommendations to change the zone plan address the development of the southern Route 35 corridor; the location of the community animal care center in Eatontown; and the expansion of affordable housing opportunities as recommended by the Borough housing plan. Pending the finalization of a reuse plan for Fort Monmouth and the adoption of a redevelopment plan for Eatontown Village, no other zone changes are being recommended at this time to implement the land use element.

(1) Route 35 Southern Segment: Overlay zone regulations for the southern segment of Route 35 should be adopted to implement the recommendations of the Master Plan amendment adopted in 2004 and subsequently amended in 2007 for the southern segment of the Route 35 corridor in Eatontown.

(2) Community Animal Care Center: The zone regulations need to be amended to designate Block 3901, Lots 2 and 3, as the planned location for the community animal care center within the Borough and allow the expansion of the facility.

(3) Affordable Housing: The Amended Master Plan Housing Plan Element and Fair Share Plan, adopted on November 28, 2005, recommend that residential development at the Spring House site (Block 1401, Lot 32) be expanded to include eight new apartment units to provide affordable housing for single women with children. The eight apartment units will provide permanent housing that will supplement the existing transitional housing at the site.

(4) Private Schools: The regulations of the P-1 (Public Lands) zone should be amended to permit the reuse of public school buildings as private schools.

4. Municipal Stormwater Management Plan Element[51]: As a result of the publication of the United States Environmental Protection Agency (USEPA) Phase II rules in December 1999, the New Jersey Department of Environmental Protection (NJDEP) promulgated new stormwater regulations to address non-point source pollution entering surface and ground waters of the State of New Jersey. Under these regulations, municipalities where issued a New Jersey Pollutant Discharge Elimination System (NJPDES) Permit that established various statewide basic requirements. One of these requirements is the development and adoption of an amendment to their overall Master Plan to address stormwater pollution associated with major development.

As required by the Municipal Stormwater Regulations (N.J.A.C. 7:14A-25), the Borough of Eatontown has developed this Municipal Stormwater Management Plan (MSWMP) to outline their approach to addressing the impacts resulting from stormwater related issues associated with future development and land use changes. The MSWMP addresses groundwater recharge, stormwater quantity, and stormwater quality impacts through the incorporation of stormwater design and performance standards for new development and redevelopment projects that disturb one or more acres of land. The standards are intended to minimize negative or adverse impacts of stormwater runoff such as decreased water quality, increased water quantity and reduction of groundwater recharge that provides base flow to receiving bodies of water. In addition to minimizing these impacts, the MSWMP provides long term operation and maintenance measures for existing and proposed stormwater management facilities.

Ordinance changes are recommended to expedite the implementation of stormwater management strategies. A build-out analysis is not included since the Borough has less than one square mile of developable or vacant land. It should be noted that Fort Monmouth was not included in these calculations, as it is governed under its own New Jersey Public Complex Stormwater General Permit. The MSWMP also includes a mitigation plan to permit the Borough to grant variances or exemptions from proposed design and performance standards set forth in this document.

a) State-Mandated Goals and Objectives: The goals of this plan element are to:

- Reduce flood damage, including damage to life and property;

[51] This section presents the Borough's Municipal Stormwater Management Plan Element, as prepared by Edward Broberg, PE, PP of the firm T&M Associates and adopted by the Planning Board in March, 2005. The maps and documents referenced as part of this plan element are included as Appendices H through P.

- Minimize, to the extent practicable, any increase in stormwater runoff from a new development;
- Reduce soil erosion from development, redevelopment, or construction projects;
- Encourage the adequacy of existing and proposed culverts, bridges, and other in-stream structures;
- Maintain groundwater recharge and base flow of streams during periods of drought;
- Prevent, to the greatest extent feasible, an increase in non-point source pollution;
- Maintain the integrity of stream channels for their biological function, as well as for drainage;
- Minimize pollutants and the amount of total suspended solids in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters of the state, to protect public health, to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational, commercial, industrial, and other uses of water;
- Protect public safety through the proper design and operation of stormwater basin and Best Management Practices;

In addition to the State-mandated goals noted above, the Borough also recommends the following goals:

- Provide conservation areas as well as passive and active recreation facilities;
- Assure that present buffer requirements are both adequate and reasonable and that they are consistently administered;
- Adequately safeguard freshwater wetlands and transition areas to ensure that they are not developed;
- Encourage the reduction of sedimentation to the Shrewsbury River and its associated shellfish beds.

To achieve these goals, the MSWMP outlines specific stormwater design and performance standards for new development and redevelopment projects and proposes stormwater management controls for addressing impacts from existing developments.

Preventive and corrective maintenance strategies are also included to ensure the long-term effectiveness of stormwater management facilities and the MSWMP outlines safety standards for stormwater infrastructure to be implemented to protect public safety.

b) Definitions: The following terms are used extensively throughout the MSWMP:

(1) AMNET Impairment Level:

- Non-impaired: benthic community comparable to other undisturbed streams within the region; community characterized by a maximum taxa richness, balanced taxa groups, and good representation of intolerant individuals.
- Moderately Impaired: macroinvertebrate richness reduced, in particular EPT taxa; reduced community balance and numbers of intolerant taxa.
- Severely Impaired: benthic community dramatically different from those in less impaired situations; macroinvertebrates dominated by a few taxa, but with many individuals; only tolerant individuals present.

(2) Best Management Practices Manual: NJDEP document providing design, performance and maintenance criteria related to non-structural and structural stormwater management strategies, legal requirements, and the impacts of stormwater runoff, as described in N.J.A.C. 7:8.

(3) Evapo-transpiration: The combination of the processes of removing water from wet surfaces via evaporation and from leaves of plants via transpiration and returning it to the atmosphere.

(4) Groundwater Flow: Movement of water through the subsurface.

(5) Groundwater Recharge: The amount of water from precipitation that infiltrates into the ground and is not evapo-transpired.

(6) Hydrologic Units (HUC-14s): NJDEP designated subwatershed with a minimum basin area of 3,000 acres. These subwatersheds are designated with a 14 digit unit code.

(7) Impervious Cover: A surface that has been covered by a layer of material that is highly resistant to infiltration by water.

(8) Infiltration: Penetration of water through the ground surface.

(9) Municipal Stormwater Management Regulations (N.J.A.C. 7:8 and N.J.A.C. 7:14A-25): Regulations authorizing the NJPDES Tier A Municipal Stormwater Master General Permit, which outlines the various statewide basic requirements, the municipal stormwater management plan and stormwater control ordinance.

(10) MSWMP: Municipal Stormwater Management Plan.

(11) NJPDES: The New Jersey Pollutant Discharge Elimination System Tier A Municipal Stormwater Master General Permit is the permit that governs municipal stormwater discharges and lays forth the requirements for compliance with the State's stormwater regulations.

(12) Non-point Source Pollution: Pollution for which the source is not a discreet location or point.

(13) Non-Structural Stormwater Management Strategies: A strategy, practice, technology, process, program, or other method intended to control or reduce stormwater runoff and associated pollutants, or to induce or control the infiltration or groundwater recharge of stormwater or to eliminate illicit or illegal non-stormwater discharges into stormwater conveyances, which do not require structural engineering or designs.

(14) Point Source Pollution: Pollution for which the origin is a known location, i.e. a pipe outfall.

(15) Recharge: Water that reaches saturated zones.

(16) Regional Plans: Stormwater management plans focusing on managing stormwater in a given watershed, or stream, rather than management of stormwater based on municipal boundaries.

(17) Residential Site Improvement Standards (RSIS): New Jersey Administrative Code Title 5 Chapter 21. These rules govern site improvement standards in residential areas.

(18) Runoff: Water that travels over the ground surface to a channel.

(19) Stormwater Management Control Ordinance: The enabling ordinance to this Master Plan element which is to be adopted within 12 months of the adoption date of this MSWMP.

(20) Structural Stormwater Management Strategies: A strategy, practice, technology, process, program, or other method intended to control or reduce stormwater runoff and associated pollutants, or to induce or control the infiltration or groundwater recharge of stormwater or to eliminate illicit or illegal non-stormwater discharges into stormwater conveyances, which requires structural engineering or designs.

c) Stormwater Discussion: The following subsections provide information on the hydrologic cycle and the impacts of development and stormwater.

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

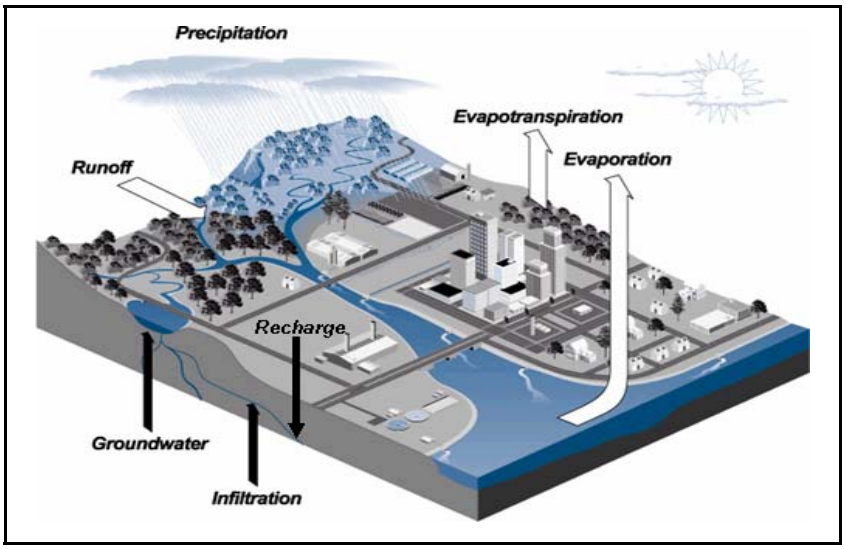


FIGURE D-1: THE HYDROLOGIC CYCLE

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

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

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

Connected impervious surfaces and storm sewers (such as roof gutters emptying into a paved parking lot that drains into a storm sewer) allow the runoff to be transported downstream more rapidly than natural areas. This shortens travel time and increases the rainfall-runoff response of the drainage area, causing downstream waterways to peak higher and quicker than natural areas, a situation

that can cause or exacerbate downstream flooding, and sedimentation in stream channels. Furthermore, connected impervious surfaces do not allow pollutants to be filtered, or for infiltration and ground water recharge to occur prior to reaching the receiving waters. Increased volume combined with reduced base flows results in a greater fluctuation between normal and storm flows causing greater channel erosion. Additionally, reduced base flows, increased fluctuation, and soil erosion can affect the downstream hydrology, impacting ecological integrity.

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

Proper stormwater management will help to mitigate the negative impact of land development and its effect on stormwater. This MSWMP outlines the Borough's plan to improve stormwater quality, decrease stormwater quantity, and increase groundwater recharge. By managing stormwater, the Borough will improve the quality of aquatic ecosystems and restore some of the natural balance to the environment.

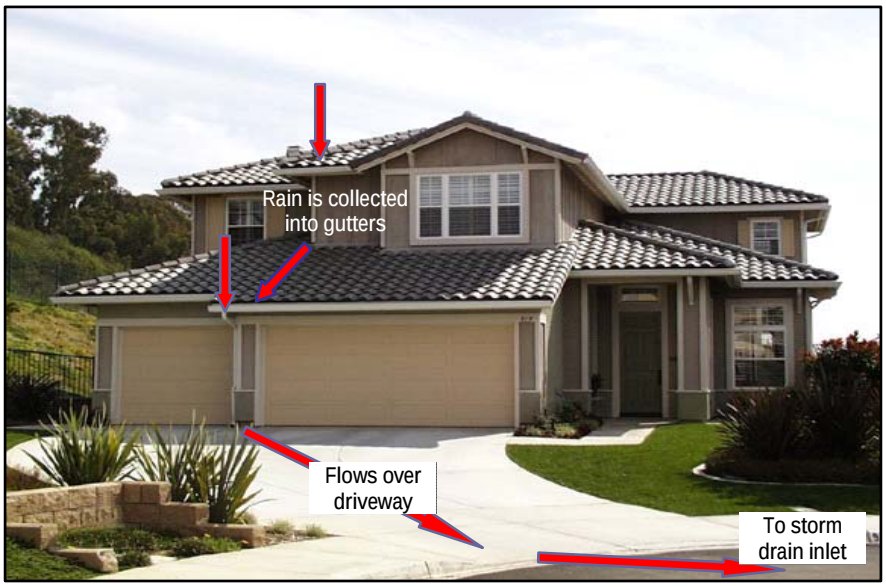


FIGURE D-2: CONNECTED IMPERVIOUS SURFACES

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

d) Background: Eatontown Borough, in the central portion of eastern Monmouth County, New Jersey, is approximately 5.88 square miles or 3,765 acres in size. The Borough is bordered to the North by Shrewsbury Borough along Parker's Creek. Also bordering the Borough to the North and West is Tinton Falls Borough. Eatontown shares it southern border of the Cranberry and Whale Pond Brooks with Ocean Township. To the East of the Borough lie the Boroughs of West Long Branch and Oceanport. The Borough is primarily considered a mix of residential and commercial development, with industrial uses contained primarily in the southeast quadrant. See Appendix H for the Borough boundary delineated in a United States Geological Survey (USGS) quadrangle map.

This MSWMP is a new element of the Borough's comprehensive Master Plan. It is intended to build on the research, background information, goals, objectives and recommendations included in the Planning Board's Master Drainage Plan, dated February 1972, the Eatontown Master Plan (1986), the Master Plan Amendments (2000, 2002 and 2003), and the Master Plan Re-Examination Reports, dated in November 2001 and January 2004.

(1) Demographics and Land Use: Eatontown experienced a population explosion during the Post World War II/Baby Boomer era. The Borough's population

increased over seven hundred percent between 1940 and 1970, rising from 1,758 to 14,619 people in that thirty-year period. Eatontown grew nearly three times as fast as Monmouth County and more than seven times faster than the State over the same thirty years. Eatontown's population growth has slowed considerably since 1980, indicating the population may have stabilized to a steady growth rate. See Table D-1: Historical Population Growth 1930-2000 for the State, County and Borough population trends.

TABLE D-1: HISTORICAL POPULATION GROWTH (1930 to 2000)

	Eatontown		Monmouth County		New Jersey	
Year	Popula-tion	Percent Change	Popula-tion	Percent Change	Popula-tion	Percent Change
1930	1,938	N/A	147,209	4.0	4,041,334	2.8
1940	1,758	-9.3	161,238	0.9	4,160,165	0.3
1950	3,044	73.2	225,327	4.0	4,835,329	1.6
1960	10,334	239.4	334,401	4.8	6,066,782	2.6
1970	14,619	41.5	461,849	3.8	7,171,112	1.8
1980	12,703	-13.2	503,173	0.9	7,364,823	0.3
1990	13,800	8.6	553,124	1.0	7,730,118	0.5
2000	14,008	1.5	615,305	1.1	8,414,350	0.9
2004 (Estimate)	14,227	1.6	N/A	N/A	N/A	N/A
2010 (Estimate)	14,298	0.05	N/A	N/A	N/A	N/A

Source: Eatontown Borough Master Plan Background Studies (August 2001; Tables 2-1 and 2-1); http://www.njpin.net/OneStopCareerCenter/LaborMarketInformation/lmi01/poptrd6.htm

Development in Eatontown has historically been guided by inclusionary housing and land use policies. This has led to a variety of housing types, of which over 80% of the housing stock has been constructed since the 1950's. Most of the remaining vacant acreage within the Borough is subject to constraints making it unsuitable for residential development. Per the Borough's November 2001 Borough of Eatontown Master Plan Reexamination Report, the Borough is largely developed and most of the recent development activity has been residential or commercial infill or the intensification or modification of existing developed sites.

In general, the Borough is composed of intensely developed residential areas North of Route 36, while lower residential densities are located predominantly in the southern portion below Route 36. Commercial and retail land uses are concentrated at the intersections of Route 36 and Route 35. Other lands use areas include Fort Monmouth and the Eatontown Business Park.

TABLE D-2: Housing Units (2000)

	Housing Units	Percent
Housing Occupancy		
Total Housing Units	6,341	100.0
Occupied Housing Units	5,780	91.2
Vacant Housing Units	561	8.8
For Seasonal, Recreational, or Occasional Use	30	0.5
Homeowner Vacancy Rate (Percent)	N/A	1.7
Rental Vacancy Rate (Percent)	N/A	4.9
Housing Tenure		
Occupied Housing Units	5,780	100.0
Owner-Occupied Housing Units	2,841	49.2
Renter-Occupied Housing Units	2,939	50.8
Average Household Size	2.35	N/A
Average Household Size of Owner-Occupied Unit	2.64	N/A
Average Household Size of Renter-Occupied Unit	2.07	N/A

Source: US Census (2000 Summary File 1 – SF-1)

(2) Waterways: Eatontown has a number of water bodies, as shown in Appendix I. According to the Borough of Eatontown Natural Resource Inventory prepared in April 1979 and the Master Drainage Plan (1972), the following streams and waterbodies are located within the Borough.

- Husky Brook/Oceanport Creek: Drains over 1.5 square miles of the Borough. This area is developed and noted to be prone to severe flooding in times of heavy rainfall.

- Wampum Brook: Drains 2.7 square miles of the northern section of the Borough. This area experienced minimal flooding in 1979, though flooding was expected to become an issue with the increase in development to the West of this brook.

- Wampum Lake: Originally a millpond, this small lake is fed by Wampum Brook. As with the Brook, flooding issues were expected to increase with upstream development. In 1979, it was intended that this lake be improved to increase its capacity for flood storage.

- Turtle Mill Brook/Branchport Creek: Drains approximately 1 square mile in the eastern portion of the Borough. It drains the Old Orchard Golf Course and some of Route 35.

– Parker's Creek/Shrewsbury: The northern border of the Borough, it joins with Wampum Lake and drains approximately 1.56 square miles, though only 150 acres of the drainage lie within the Borough's boundaries.

– Cranberry Brook/Whale Pond Brook: Forms the southern boundary along with Whale Pond Brook. Cranberry Brook drains 3.4 square miles (660 acres within the Borough).

(3) Water Quality: The Ambient Biomonitoring Network (AMNET) was established by the NJDEP to monitor and document the health of New Jersey's waterways. AMNET currently has 820 sites in five drainage basins that it monitors for benthic macro-invertebrates on a five-year cycle. Waterways are scored based on the data to generate the New Jersey Impairment Score (NJIS) and then categorized as severely impaired, moderately impaired, and non-impaired. The NJIS is based on biometrics and benthic macro-invertebrate health. (http://www.state.nj.us/dep/wmm/bfbm/).

In addition to the biological health, chemical data are gathered by the NJDEP, the Monmouth County Health Department, and other organizations, and used to determine the health of waterways. The impaired waterways are summarized on the New Jersey 2004 Integrated List of Water Bodies. This list is then broken down into five sublists based on priority. The streams on Sublist 5 are classified as being the most severely impaired or threatened, whereas the streams on Sublist 1 are the least threatened or impaired. Eatontown is located within Water Management Area 12, the Atlantic Coast Region. A summary of the Borough streams listed on the Integrated List is present in Table D-3 below.

TABLE D-3: Integrated Water Bodies (2004)

Sublist	Station Name/ Waterbody	Site ID	Impairment Parameters	Data Source
3	Husky Brook at South St In Eatontown	33	pH, Total Suspended Solids	Monmouth County HD
1	Husky Brook at South St in Eatontown	33	Phosphorus, Nitrate	Monmouth County HD
4	Husky Brook at South St in Eatontown	33	Fecal Coliform	Monmouth County HD
3	Husky Brook at South St in Eatontown	MB-33	Benthic Macroinverte-brates	Monmouth County HD

TABLE D-3: Integrated Water Bodies (2004)				
Sublist	Station Name/ Waterbody	Site ID	Impairment Parameters	Data Source
1	Whale Pond Brook at Route 35 in Eatontown	01407617, 31	Phosphorus, Temperature, Dissolved Oxygen, Nitrate, Dissolved Solids, Total Suspended Solids, Unionized Ammonia	NJDEP/USGS Data, Monmouth County HD
4	Whale Pond Brook at Route 35 in Eatontown	01407617, 31	Fecal Coliform	NJDEP/USGS Data, Monmouth County HD
5	Whale Pond Brook at Route 35 in Eatontown	01407617, 31	pH	NJDEP/USGS Data, Monmouth County HD

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

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

Currently the NJDEP has proposed two fecal coliform TMDLs for streams in Eatontown. The Husky Brook at South Street has a proposed TMDL for fecal coliform extending for 1.7 river miles. Whale Pond Brook at Route 35 is also listed as having a TMDL for fecal coliform. This stream is listed as impaired for 3.7 river miles. It is important to note, however, that these are not stormwater specific TMDLs, and as such are not covered under this MSWMP.

In addition to State monitoring, the Monmouth County Planning Board has compiled a list of issues within the North Coast and Mid Coast Subwatersheds. In

their 2001 report, the County Planning Board noted that the region suffered from lack of maintenance along stream corridors, lack of groundwater recharge, high fecal coliform and nutrient loadings, lack of wetlands protection, overgrowth of invasive and non-native plant species, and lack of stormwater volume control to shellfish beds. The North Coast and Mid Coast Subwatersheds are also both listed as having issues with sedimentation, water quality, and erosion. In addition, the North Coast has issues relating to stormwater infrastructure, and its natural resource management list, while the Mid Coast has issues with water quantity.

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

(4) Water Quantity: Stormwater also often causes water quantity issues. There are several flood prone areas in Eatontown Borough including, but not limited to, the following:

- Husky Brook at Clinton Avenue Culvert Crossing: Caused by midsize culverts at Route 35 and Clinton Avenue.
- Eaton Crest Drive: A privately owned old and undersized drainage system carrying the discharge of stormwater from Route 18 and a portion of Route 36.
- Wyckoff Road Adjacent to Meadowbrook Park: This is caused by runoff from adjacent residential development to a branch of Husky Brook flowing undetained to a County owned drainage system.
- Lewis Street adjacent to Borough Public Works Property: This flooding is currently being addressed by the replacement of a substandard culvert scheduled by Monmouth County in 2005.

- Old Orchard Golf Course: Several areas of this public/private golf course flood during heavy storms due to insufficient ditch capacity.
- Cranberry Brook: This area bordering the Borough's Southeast quadrant contains an extremely wide flood plane, heavily wooded, with a flat grade. During periods of heavy storms, the ill-defined stream overflows and becomes a natural wetland.
- Branch of Husky Brook at South Street Culvert Crossing: This flooding is exacerbated by the downstream undersized culverts at Wyckoff Road and Route 35.

(5) Groundwater Recharge: Impervious surface is increased as vacant sites are developed. Impervious surface is that portion of a site covered with structures and paving, which prevents the underlying soil from absorbing rainwater. Instead of entering the soil, rainwater from rooftops and pavement flow onto the adjacent ground, where it is partially absorbed into the ground (depending upon hydraulic soil classifications) or into drainage facilities and streams. The greater the amount of impervious surface on a site, the greater volume of stormwater runoff that drains away from a site. Greater volumes of stormwater can result in high water elevations in some locations along streams and can exacerbate streambed erosion, with the added impact of downstream siltation. These dynamics alter the floodplain and have negative impacts on the stream and river ecosystems.

In addition to streambeds, the volume of runoff allowed to infiltrate the ground affects natural aquifers. According to the Natural Resources Inventory, the Hornerstown and Vincentown Formations underlie Eatontown. There are six aquifers of varying sizes underlying the Borough. These aquifers include Raritan and Magothy Formations, Englishtown Formation, Wenoah-Mount Laurel Sand Formation, Red Bank Sand, Vincentown Formation, and the Kirkwood Formation. Though these aquifers are not currently exposed within the Borough, groundwater recharge may reach these aquifers at a point of exposure further downstream. A map showing the groundwater recharge areas within the Borough is located in Appendix J.

In addition to the protection of surface water, maintaining groundwater quality and quantity is important due in part to the presence of private wells for drinking water.

Furthermore, the Borough operates two wells for the irrigation of fields located at 80 Acre Park. It should be noted that there are no public drinking water wells within the Borough, and therefore no wellhead protection areas. See Appendix K Wellhead Protection Areas.

Husky Brook has also been observed to have very low base flow during seasons of drought. The supplemental flow to streams in the groundwater recharge areas is the single most important factor maintaining the stream flow during periods of annual low flow (hot, dry summer and early fall months) and during periods of drought. During these times, base flow of the stream is maintained via discharging groundwater. The maintenance of quantity of flow, the water quality and the survival of the aquatic and wetlands communities are directly dependent upon this groundwater discharge.

e) Design and Performance Standards: The Borough should adopt applicable design and performance standards for stormwater management measures as presented in N.J.A.C. 7:8-5 to reduce the negative impact of stormwater runoff on water quality and quantity, and loss of groundwater recharge. Section "g" of this MSWMP entitled Stormwater Management Strategies, indicates actions appropriate for various types of development in Eatontown. Ultimately, design and performance standards should be created on existing standards amended to contain the necessary language to maintain stormwater management measures consistent with applicable stormwater management rules at N.J.A.C. 7:8-5.8 – Maintenance Requirements. This includes language for safety standards consistent with N.J.A.C. 7:8-6 – Safety Standards for Stormwater Management Basins. The ordinances establishing new design and performance standards must be submitted to the county for review and approval within 12 months of the adoption of this MSWMP.

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

Proper construction and maintenance are critical to the successful performance of a stormwater management system. Inspectors from the Borough's Engineering Office will

observe the construction of the project, site plans, and subdivision to ensure that the stormwater management measures are constructed and function as designed.

The Borough is also preparing a Stormwater Pollution Prevention Plan (SPPP) that establishes a maintenance schedule for all existing stormwater related maintenance requirements. The Borough will also initiate a local education program to educate property owners on the control of household waste, fertilizers, solids, floatable controls, pesticides and other methods to reduce stormwater pollutants that may adversely affect the Borough's waterways. For new development and redevelopment projects meeting the stormwater management threshold, the Borough will require an operation and maintenance plan for all new development in accordance with the NJDEP's New Jersey Stormwater Best Management Practices Manual (BMP Manual). Copies of each maintenance plan will be filed with the Borough's Department of Public Works.

Personnel from the Borough's Department of Public Works will perform inspections during the first two years of operation or after significant storms to ensure that the system is functioning properly. After this, annual checks will be done to identify maintenance needs. As part of these inspections, blockages must be cleared from inlets and outlets. Unhealthy vegetation may need to be tended or replaced. The design of stormwater management practices for water quality improvement is based primarily on removal of sediment. Therefore, at some point, accumulated material must be removed. Borough ordinances should indicate that the inspection of systems is permissible on private property, upon giving reasonable notice, provided the necessary easements are in place. Ordinances should also indicate a time frame for maintenance procedures to occur upon receiving notice from the Borough that maintenance is required.

f) Plan Consistency:

(1) Regional Stormwater Management Plans: Currently, there are no adopted Regional Stormwater Management Plans (Regional Plans) developed for waters "within" the Borough. However, Regional Plans for the Parker's Creek (Shrewsbury River) watershed are being developed. This MSWMP will be updated to be consistent with any Regional Plans or TMDLs that are established in the future. The Borough plans to take part in the development of any Regional Plans that affects waterbodies within or adjacent to the municipality.

(2) Total Maximum Daily Loads: The Husky Brook at South Street has a proposed TMDL for fecal coliform extending for 1.7 river miles. Whale Pond Brook at Route 35 is also listed as having a TMDL for fecal coliform. This stream is listed as impaired for 3.7 river miles. It is important to note, however, that these are not stormwater specific TMDLs, and as such are not covered under this MSWMP. This MSWMP will be updated to be compliant with any TMDLs issued in the future.

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

(4) Soil Conservation: The Borough's Stormwater Management Control Ordinance will require that all new development and redevelopment projects comply with the Soil Erosion and Sediment Control Standards of New Jersey. In cooperation with the Freehold Soil Conservation District, Borough personnel will observe on-site soil erosion and sediment control measures as part of the construction site inspections and contact the District if corrective measures are needed.

All development and redevelopment projects shall use the most recent DelMarVa unit hydrograph for stormwater calculations. In addition the Freehold Soil Conservation District requires the use of the most recent design storm rainfall data for stormwater calculations. The National Oceanographic and Atmospheric Administration (NOAA), the agency that develops statistical estimates of rainfall amounts, has increased its estimates for the majority of storm events, particularly the larger events. The following table indicates the old and new twenty-four hour rainfall amounts in inches for Monmouth County.

TABLE D-4: NRCS 24-HOUR DESIGN STORM RAINFALL DEPTH
(INCHES; SEPTEMBER, 2004)

	Storm Period													
	1-Year		2-Year		5-Year		10-Year		25-Year		50-Year		100-Year	
	Old	New	Old	New	Old	New	Old	New	Old	New	Old	New	Old	New
Monmouth County	2.8	2.9	3.4	3.4	4.4	4.4	5.3	5.2	6.0	6.6	6.5	7.7	7.5	8.9

Source: NOAA, New Jersey Department of Agriculture

g) Stormwater Management Strategies:

(1) Master Plan and Ordinance Review: The Borough has undertaken a review of its master plan and the Borough's Land Use and Zoning Ordinances, Chapter 89 of the Borough's code, entitled Borough of Eatontown Land Use Ordinance for consistency with the new stormwater regulations. Based on this review, the Board finds that the following sections must be modified to incorporate non-structural stormwater management strategies:

- Section 89.7.8 Off-street Parking and Loading: This section states the Borough's requirements for off street parking and loading. All off street parking (except 1 and 2 family residential) are required to be curbed and provide drainage. Additionally, loading areas are required to be screened. Shade trees are required in lots of ten or more spaces. This section should be modified to allow for flush curbing or curb cuts. Also, the use of native vegetation should be encouraged in screening areas. Landscape islands should be encouraged and designed to aid in the disconnection of impervious surfaces.

- Section 89.7.10: Preservation of Natural Features: Natural features, including trees, shrubs, streambeds and topsoil are to be preserved when practical. This section should be updated to be in accordance with Soil Erosion and Sediment Control standards to help preserve topsoil during the construction process. This section also describes the Borough's stream corridor buffering requirements and also sets the encroachment limit on residential development for streams. This section should be updated to include a buffer zone at least as stringent as that required by the state's Stream Corridor Buffer limits for any Category One stream. This should include both residential and non-residential development.

- Section 89.7.11: Landscaping, Buffering and Screening: This section of the code states the Borough's requirements for buffer zones and screening between all residential and non-residential uses. The section describes the use of earthen berms, fences, walls, and landscaping and when they are required. This section should be updated to encourage the use of native vegetation, which requires less water and fertilizer. Additionally, this section should also encourage the use of these buffer zones as vegetated filter strips or non-structural conveyances for stormwater.

- Section 89.7.18 Performance Standards: This section should be amended to include the performance standards detailed in this MSWMP for stormwater management and as outlined in N.J.A.C. 7:8.

- Section 89.8: Required Improvements: This section mandates curbs or curbs and gutters be installed on all streets, as well as sidewalks. This section should be altered to encourage the use of permeable paving for sidewalks where not prohibited by engineering standards. In addition, the use of non-structural stormwater conveyances should be encouraged, along with the use of curb cuts and curb stops.

- Section 89.8.2: Off-tract Improvements: This section states the Borough's requirements for off-tract improvements. The drainage portion should be updated to conform to the design and performance standards stated within this MSWMP and as outlined in N.J.A.C. 7:8.

- Section 89.9.4 Cluster Development: This section states the requirements of the Borough for Cluster Development. Currently there's a 20% Open Space requirement, as well as, the preservation of natural features. This section should be modified to allow for a greater percentage of Open Space. In addition, this section should encourage the use of native vegetation and landscaping to allow for the disconnection of impervious surfaces and groundwater recharge.

- Section 89.9.6: Curb and Gutter: This section also states the Borough's requirement for curbs and gutters to be installed along all streets. This section should be updated to allow the use of flush cut curbing and curb stops where

safety will not be compromised. Additionally, the use of non-structural stormwater BMPs should be encouraged.

- Section 89.9.16 Sidewalks and Aprons: This section requires concrete sidewalks to be constructed along all streets. This section should be updated to allow for the use of pervious paving materials or alternatives to sidewalks, such as paths, to be constructed where allowable by safe engineering practices.

- Section 89.9.18 Storm Drainage Facilities: This section describes the design, construction, and performance standards that are required for the construction of storm drainage facilities. This section should be updated to comply with the design, performance, and safety standards described in this MSWMP and those recommended in the NJDEP BMP Manual.

Revisions of the ordinances identified above will allow the incorporation of the non-structural strategies. Amended ordinances will be submitted to the County for review and approval within 12 months of this MSWMP adoption. A copy will be sent to the Department of Environmental Protection at that time.

(2) Non-Structural Strategies: This MSWMP encourages the use of Low Impact Design methods and recommends the practical use of the following non-structural strategies for all major developments' in accordance with the NJDEP BMP Manual:

- Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss.

- Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces.

- Maximize the protection of natural drainage features and vegetation.

- Minimize the decrease in the pre-construction "time of concentration."

- Minimize land disturbance including clearing and grading.

- Minimize soil compaction.

- Provide vegetated open-channel conveyance systems that discharge into and through stable vegetated areas.

– Provide preventative source controls.

In addition, the NJDEP BMP Manual further requires an applicant seeking approval for a major development to specifically identify how these non-structural strategies have been incorporated into the development's design. Finally, for each of those non-structural strategies that were not able to be incorporated into the development's design due to engineering, environmental, or safety reasons, the applicant must provide a basis for this contention.

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

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

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

  – To provide buffer protection along a stream and valley corridor to protect existing ecological form and functions; and

  – To minimize the impact of development on the stream itself (filter pollutants, provide shade and bank stability, reduce the velocity of overland flow).

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

– The Stabilization of Banks, Shoreline and Slopes: The root systems of trees, shrubs and plants effectively bind soils to resist erosion. Increasing the amount of required plant material for new and redeveloped residential and non-residential sites should be encouraged throughout the Borough. Planting schemes should be designed by a certified landscape architect to combine plant species that have complementary rooting characteristics to provide long-term stability.

- Deterrence of Geese and Deer: Maintaining or planting dense woody vegetation around the perimeter of a pond or wetland is the most effective means of deterring geese from taking over and contaminating local lakes and ponds. Minimizing the amount of land that is mowed will limit the preferred habitat for geese. Also the planting of deer tolerant vegetation adjacent to waterbodies is a means of deterring deer by minimizing food sources. However, if these actions are not sufficient the Borough should investigate other means of deterrence.

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

- Minimizing Lawns: Reducing the amount of manicured lawn area and increasing the amount of woods and native vegetation provides several benefits. Native vegetation requires less fertilizer; it filters out more pollutants; and it promotes groundwater recharge.

- Unpaved Roads and Driveways: While there are no unpaved public roads in the Borough, there are a few privately maintained unpaved roads or driveways. There is a need to manage the runoff from these roadways. Poorly maintained roads and driveways may contribute to water quality problems and erosion from unpaved roads may increase non-point source pollution. This

MSWMP recommends utilizing BMPs to properly manage existing unpaved roads.

(3) Structural Stormwater Management[52]: In Chapter 9 of its BMP Manual the NJDEP identifies several structural stormwater management options. Structural methods should only be used after all non-structural strategies are deemed impracticable or unsafe. Specifically, the Borough encourages the use of structural stormwater management systems in a manner that maximizes the preservation of community character:

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

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

- Dry Wells: A dry well is a subsurface storage facility that receives and temporarily stores stormwater runoff from roofs of structures. Discharge of this stored runoff from a dry well occurs through infiltration into the surrounding soils. A dry well may be either a structural chamber and/or an excavated pit filled with aggregate. Due to the relatively low level of expected pollutants in roof runoff, a dry well cannot be used to directly comply with the suspended solids and nutrient removal requirements contained in the NJDEP Stormwater Management Rules at N.J.A.C. 7:8. However, due to its storage capacity, a dry well may be used to reduce the total amount of stormwater runoff that a

[52] Definitions provided by the NJDEP, Stormwater Best Management Practices Manual at: http://www. Njstormater.org/tier_A/bmp_manual.htm

roof would ordinarily discharge to downstream stormwater management facilities. Care should be taken with the location and size of drywells due to potential adverse impacts on basements and foundations.

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

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

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

- Pervious Paving Systems: Pervious paving systems are paved areas that produce less stormwater runoff than areas paved with conventional paving. This reduction is achieved primarily through the infiltration of a greater portion

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

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

- Vegetative Filters: Vegetated filter strips are engineered stormwater conveyance systems that treat small drainage areas. Vegetative filters remove pollutants, and promote infiltration of the stormwater.

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

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

Table D-5, below, summarizes the approximate TSS removal rates for these structures. Final TSS removal rates should be calculated for each structure based on its final design parameters.

TABLE D-5: TSS REMOVAL RATES FOR BMPS

Best Management Practice (BMP)	Adopted TSS Removal Rate (%)
Bioretention System	90
Constructed Stormwater Wetland	90
Dry Well	Volume Reduction Only
Extended Detention Bain	40-60[53]
Infiltration Structure	80
Manufactured Treatment System	See NJAC 7:8-5.7(d)
Pervious Paving System	Volume Reduction or 80 (with Infiltration bed)
Sand Filter	80
Vegetative Filter	60-80
Wet Pond	50-90[54]

Source: NJDEP BMP Manual, April 2004

Each of these structures has advantages and disadvantages to manage stormwater, and should be evaluated carefully prior to design.

h) Land Use/Buildout Analysis: The Borough of Eatontown has less than one (1) square mile of land within its borders, and even fewer acres of developable or vacant land, as described in the Vacant Land Inventory and Analysis Report of August 2002 (Appendix L). Therefore, the Borough is exempt from the NJDEP regulations requiring the development of a full build-out analysis, which would indicate the potential for development within the Borough.

[53] Based on volume and detention time
[54] Based on volume and detention time

Refer to Appendix M for a copy of the Borough's Existing Land Use Map and Appendix N for the Zoning Map. Appendix O illustrates the Hydrologic Units (HUC-14s) within the Borough and Appendix P shows the constrained lands.

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

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

Projects must be proposed on an equivalent basis. Developers must propose a mitigation project similar in kind to the variance or exemption being requested. Proposed mitigation projects cannot adversely impact the existing environment.

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

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

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

Due to the lack of vacant or developable land, it is anticipated that the majority of the mitigation projects proposed will result in retrofitting/rehabilitation of existing stormwater facilities and natural infrastructures. Therefore, the Applicant may select one of the following strategies to be developed into a potential mitigation project. More detailed information may be available from the Borough or the Borough Engineer's office. It is the developer's responsibility to provide a detailed study of any proposed mitigation project, and provide the Borough with a proposed mitigation plan for review and approval.

- Desilt/desnag ditches on Industrial Way.
- Desilt/desnag streams throughout the Borough.
- Rehabilitate existing detention facilities, remove scavenger vegetation and silt, address compaction, and restore grasses.
- Repair/restore conduit outlet protection in corridors.
- Address roadside re-vegetation and erosion.
- Desilt roadside culverts.
- Address BMP recommendations from the Shrewsbury River Watershed Study.
- Installation of BMP devices for outfall discharges.

j) Recommendations: The Conservation Plan Element and the Utility Service Plan Element of the Eatontown Borough Master Plan, dated January 2004 includes recommendations with respect to stormwater management and conserving natural resources of Eatontown. The following are additional recommendations associated with this Stormwater Management Plan Element of the Master Plan:

- Recommendation A: Review and update the existing Development/Zoning Regulations to implement the principals of non-structural and structural

stormwater management strategies to reduce stormwater quantity, improve stormwater quality and to maintain or increase groundwater recharge.

Portions of the existing Development/Zoning Regulations are inconsistent with recently adopted New Jersey Department of Environmental Protection (NJDEP) Stormwater Management Regulations and the NJDEP Best Management Practices for the Control of Non-Point Source Pollution from Stormwater Manual. Some of these inconsistencies are identified in Section "g(1)" above. The Borough should update their existing regulations to be in conformance with these regulations and to minimize inconsistencies or conflicts.

– Recommendation B: To improve stormwater management, water quantity and groundwater recharge, consider investigating reducing the permitted amount of building, parking lots and impervious coverage throughout the Borough.

Eatontown typically permits less coverage than adjacent municipalities. Also, the existing Development Regulations strive to protect environmentally sensitive areas. Recent development trends show an increasing number of larger homes that typically include large circular driveways and accessory structures such as tennis courts and sports courts. The Borough should revisit the current Development Regulations to determine if additional safeguards can be implemented to improve stormwater management and water quality relating to these trends.

The Borough should also reevaluate its parking lot design standards. Parking lots generate large volumes of stormwater. The Borough should evaluate the existing parking requirement and design standards to prevent over-development of parking lots and to encourage the separation ("disconnection") of impervious areas with landscaping areas to collect stormwater and encourage groundwater recharge.

– Recommendation C: Work with residents, property owners and businesses to encourage the installation of vegetation along stream corridors and within existing stormwater detention facilities.

Landscaping with native vegetation along stream corridors and within detention basins improves the quality of stormwater. As such, Eatontown should investigate requiring re-vegetation of stream corridor buffers and detention basins. Although this is not currently a requirement, many older developments have manicured lawns

abutting the streams or detention basins, which provide less filtering and introduce fertilizers to adjacent surface water and stormwater facilities.

– Recommendation D: Seek to limit encroachments into existing conservation easements.

A significant number of properties throughout the Borough have existing conservation easements. Eatontown's Conservation Easement Requirement prohibits the removal of trees and ground cover within a conservation easement. The Conservation Easement Requirement also prohibits the building of any structures, walls, or fences within the easement. Despite the existing regulations, a number of residents have encroached into the conservation easement. The Borough has implemented a procedure to identify new residents with properties having conservation easement restrictions. The Borough should also evaluate their existing enforcement program, implement an education program on the use of easements, work with property owners to mark existing easements more conspicuously, and seek to ensure revegetation of disturbed easements.

– Recommendation E: Educate residents on the impacts of the overuse of fertilizers and good fertilizer maintenance practices.

As stated in Section "f(2)" the overuse of fertilizers has a significant detrimental impact on surface water bodies and groundwater. The Borough should work with the NJDEP to educate residents on these impacts and encourage residents to use techniques to create a "green lawn" without over-fertilizing and/or to convert lawn areas to other kinds of vegetation that do not require fertilization and other chemical treatments. Many lawn services also "overspray" fertilizer onto roadways and adjacent properties. The Borough should investigate methods to minimize the application of fertilizers beyond property lines.

– Recommendation F: Educate residents on techniques to deter geese, deer, and other wildlife.

Geese population can take over and contaminate local water bodies. The planting of vegetation around the perimeter of a waterbody is an effective means of deterring geese.

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

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

  Additionally, there are a number of privately maintained stormwater facilities within the Borough. The Borough should work with the various property owners, residents and business owners to identify maintenance and/or improvements needs and develop strategies for regular inspection and maintenance of these facilities.

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

– Recommendation H: Work with the Monmouth County Mosquito Extermination Commission to monitor existing and proposed BMPs.

  Many of the recommended non-structural and structural strategies are designed to retain water for a period of time to promote groundwater recharge. These conditions could be favorable to mosquito breeding habitats. To date there is no data relating mosquito breeding and best management practices. The Borough should coordinate new development and redevelopment project using non-structural and structural strategies with the Monmouth County Mosquito Extermination Commission so that these facilities can be periodically monitored, inspected and maintained. Developers and the Borough should also solicit input from the Monmouth County Mosquito Extermination Commission early in the design process for new facilities to obtain additional guidance and recommendations.

– Recommendation I: Encourage existing storm drains to be replaced with bicycle safe grates and Campbell Foundry Model #N-2-ECO inlet heads (or

approved equal) to prevent floatable and solid debris from entering the storm water conveyance system.

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

– Recommendation J: Encourage regular street-sweeping for public and private roads and parking lots.

Salt and sand are applied to roadways and paved areas in the winter months. This salt and sand is then washed into the storm drain conveyance system and then is transported to the receiving water body. This material silts and pollutes the Borough streams. Frequent sweeping of streets and parking lots, particularly after winter storms, can minimize the impacts on water bodies

k) Information Sources of the MSWMP:

(1) Cramer, Richard S., P.P., A.I.C.P. Vacant Land Inventory and Analysis Report; Prepared for the Borough of Eatontown. T&M Associates, Middletown, NJ, August 2002.

(2) Eatontown Environmental Commission. Natural Resource Inventory, 2001 Update. November 2001.

(3) Eatontown Borough. Master Plan and Background Studies. 2004.

(4) Eatontown Borough. Revised General Ordinances of the Borough of Eatontown. 2004.

(5) Linsley, Ray K., Franzini, Joseph B., Freyber, David L, and George Tchobanoglous. Water Resources Engineering. 4th ed. New York, New York: Irwin McGraw-Hill, 1992

(6) New Jersey Administrative Code N.J.A.C. 7:14A-25: NJPDES Stormwater Rules. January 5, 2004.

(7) New Jersey Administrative Code, N.J.A.C. 7:8, Stormwater Management Rules, February 2, 2004.

(8) New Jersey Department of Environmental Protection, Division of Watershed Management. Amendment to the Atlantic Water Quality Management Plan, Cape May County Water Quality Management Plan, Monmouth County Water Quality Management Plan, Ocean County Water Quality Management Plan, and Tri-County Water Quality Management Plan Total Maximum Daily Loads for Fecal Coliform to Address 31 Streams in the Atlantic Water Region. Proposed April 2003.

(9) New Jersey Department of Environmental Protection, Division of Watershed Management New Jersey Stormwater Best Management Practices Manual April 2004.

(10) New Jersey Department of Environmental Protection, Division of Watershed Management. Tier A Municipal Guidance Document: NJPDES General Permit No. NJ0141852. April 2004.

(11) United States Census Bureau. Profile of General Demographic Characteristics: 1990, 1990

(12) United States Census Bureau. Profile of General Demographic Characteristics: 2000, 2000

(13) United States Census Bureau. 1990 Summary Tape File (STF 1), 1990.

(14) Kern River Connections. The Hydrologic Cycle. Accessed from: http://www.creativille.org/kernriver/watershed.htm

(15) New Jersey Department of Environmental Protection. The Ambient Biomonitoring Network Watershed Management Area 12, 13, 14, 15, and 16, Atlantic Region. March 2001. Accessed from: http://www.state.nj.us/dep/wmm/bfbm/

(16) New Jersey Department of Environmental Protection. List of Category One Streams, Lakes and Reservoirs Accessed from: http://www.nj.gov/dep/cleanwater/c1_waters_list.pdf.

(17) New Jersey Department of Environmental Protection. Division of Watershed Management. Total Maximum Daily Loads. Accessed from: http://www.state.nj.us/dep/watershedmgt/tmdl.htm. September 1, 2004.

(18) New Jersey Department of Environmental Protection. Division of Watershed Management. Accessed from: http://www.state.nj.us/dep/watershedmgt/index.htm. December 15, 2004.

(19) New Jersey Department of Environmental Protection. Stormwater and Non-Point Source Pollution. Accessed from: www.njstormwater.org. August 30, 2004.

(20) New Jersey Department of Environmental Protection. Sub-list 1-5, New Jersey's 2004 Integrated List of Water Bodies. Accessed from: http://www.state.nj.us/dep/wmm/bfbm/. June 22, 2004

5. Community Facilities and Services Plan Element[55]: Schools presently exist in three of the four quadrants of the Borough. These are the northeast, northwest and southwest quadrants. The plan indicates a reservation of land within Eighty Acre Park, in the southeast quadrant, for a potential fourth or replacement school site. The diversion of any parkland listed in the Borough ROSI will require approval from the NJDEP and the State House Commission. A school unit will not be required in the southeast quadrant for some years into the future, however, if at all.

It may be that as a need arises for additional classroom space or extensive maintenance is required on an existing school building between now and the beginning of intense development in this quadrant of the Borough, the Board of Education will make a judgment that it would be better to construct a school building here rather than add to other school buildings. This is a judgment that will have to be made by the Board of Education when the time arises.

A precise location of the classrooms to house students must be considered very carefully and coordinated with many other factors which the Board of Education must take into consideration. Therefore, no specific recommendation is made here regarding the number of classrooms which should be provided' at any particular location. It is deemed adequate planning for the physical school facilities required to serve the Borough within this plan to indicate the location of existing schools and land for a potential new school.

The Administrative offices of the Board of Education currently occupy the Steelman School. The Board of Education plans to relocate the Board of Education offices from the Steelman School to an office addition to the Memorial Middle School.

The Public Works Garage fronts on Pine Brook Road and serves both the Borough and the School District. This facility is to the South of and accessible from Lewis Street. It will be within the industrial area North of the Vetter School. A second fire house in the southern part of the Borough would be very desirable. The Borough presently has in its ownership land fronting on Wyckoff Road at its intersection with Walter Avenue which has been discussed as a site for a second fire house to provide protection in the southern portion of the Borough. The best location for a second fire house in the southern portion of the Borough will be dependent upon future events and circumstances, especially the distribution of firemen's residences and places of work. Therefore, a specific location is not recommended by the plan.

[55] The 1986 Public Facilities and Services Element was initially prepared by Lee Hobaugh, PP of Resolve, Inc. The element has been updated and a Community Features Map showing the location of public facilities has been added by T&M Associates.

The existing fire house fronting on Broad Street is within the municipal complex. The municipal complex consists of the Municipal Building which includes administrative offices and the police headquarters.

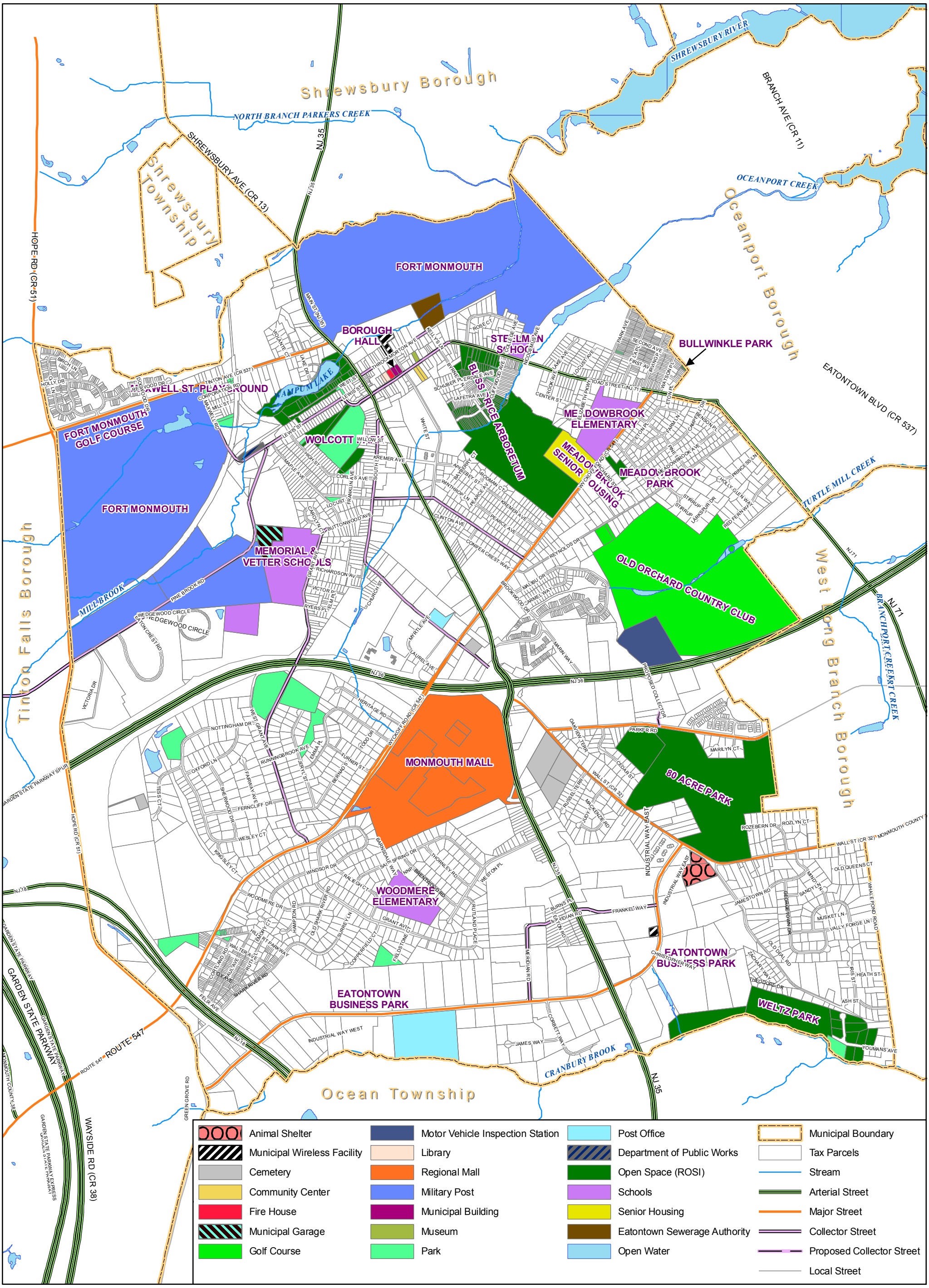
Surrounding these buildings is a large municipal parking lot which serves the dual purpose of providing parking for the municipal buildings as well as the central business area. The creation of this parking area was' a necessary and helpful step in improvement of the central business area of the Borough. Additional parking area will have to be provided, however, with assistance from individual merchants as the demand for parking is now greater than the supply. This matter has been the subject of particular and specialized studies by the Borough Engineer in recent years, and previously, by the Planning Consultant.

As noted in the Background Information Studies, the floor area of Borough Hall, containing both the Police and Administrative functions of the Borough, has been filled to the point that the lack of space is a deterrent to efficient operations. Studies of floor area usage/needs resulted in the rearrangement of offices within the building. Those changes resulted in temporary improvement. It is now four decades since Borough Hall was first occupied. To meet the need for additional floor area, the Borough purchased the Post Office building on Broad Street and the Post Office moved to South Street. The old Post Office now serves as the library. However, the Borough facilities are no longer adequate to meet Borough needs and the Borough plans to relocate its operations to the Life Cycle Management Building as part of the reuse plan for Fort Monmouth. The community facilities and services have been further modified by the adoption of two amendments as described below.

a) Block 13.01, Lots 2.01 and 11: On July 14, 2003, the Community Facilities and Services Plan Element and the Land Use Plan Element of the Borough of Eatontown, originally adopted as part of the Borough's comprehensive Master Plan in 1986, were amended by resolution to designate Block 13, Lots 2.01 and 11 for municipal use and recommend changing the subject property from the B-1 Zone to the P-1 Public Land Zone. This area is in close proximity to Borough Hall on the north side of Throckmorton Street and is developed as overflow parking for Borough operations and as a wireless communications facility. Appendix A provides the amendment.

b) Block 3901, Lots 2 and 3: On June 25, 2007, the Planning Board amended the Master Plan to designate Block 3901, Lots 2 and 3 as the location for a community animal care center. The designation recognizes the current use of the site by the

Monmouth County Society for the Prevention of Cruelty to Animals. The site is located on Old Deal Road. The Master Plan Amendment for the animal care center is provided as Appendix D.



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0 750 1,500 3,000 Feet

Community Features
Borough of Eatontown
Monmouth County, New Jersey

Prepared by: STK, May 30, 2007
Source: NJDEP - Municipal Boundary, Streams, Open Water;
NJDOT - Roads; Monmouth County GIS - Tax Parcels
File Path: H:\ETPL\00140\GIS\Projects\etpl140_communityTABLOID.mxd

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

6. Circulation Plan Element[56]: The Master Plan identifies four functional categories of roads: arterial streets, major streets, collector streets, and local streets. Definitions of the U.S. DOT for these categories are:

Arterial Street: Link cities and towns (and other traffic generators, such as major resort areas, that are capable of attracting travel over similarly long distances) and form an integrated network providing interstate and inter-county service.

Major Street: Interconnect with and augment the urban principal arterial system and provide service to trips of moderate length at a somewhat lower level of travel mobility than major arterials. This system also distributes travel to geographic areas smaller than those identified with the higher system.

Collector Street: Provides both land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. The collector system may penetrate residential neighborhoods, distributing trips from the arterials through the area to the ultimate destination.

Local Street: Comprises all facilities not on one of the higher systems. It serves primarily to provide direct access to abutting land and access to the higher order systems. Routes 35, 36, 71, and 18 are the designated arterial streets. Designated major streets are Hope Road, Tinton Avenue, Monmouth Road/Broad Street, Wyckoff Road, Wall Street, Whale Pond Road, Parker Road, and Industrial Way. Designated collector streets are Maxwell Road, Lewis Street, Pine Brook Road, Clinton Avenue East of South Street, Throckmorton Avenue, South Street, Buttonwood, Grant Avenue, Meridian Road, and Frankel Way.

All streets and roads not mentioned above are considered to be local streets. Local streets serve the function of providing access to properties abutting them and are not for the purpose of serving a major traffic-carrying function.

The Board recommends that when Borough streets are redesigned, reconstructed or new streets are constructed every opportunity be explored to provide designated, safe areas on shoulders for bicycle traffic.

Since the adoption of a Master Plan circulation element in 1986, the element has been revised to include the following changes and recommendations.

[56] The circulation element was originally prepared in 1986 by Lee Hobaugh, PP of Resolve, Inc.

a) Amendment: On October 14, 2002 the Planning Board amended the Circulation Plan Element to recommend: the construction of two new municipal roadways connecting Route 35 to Industrial Way East and Meridian Way in conjunction with the widening and reconfiguration of the intersection of Route 35 and Industrial Way; and, the construction of a new arterial road that will connect Parker Road with Route 36 to the West of Wall Street. The Industrial Way East and the Meridian Way connections have been completed as planned. The Parker Road and Route 36 connection have not been implemented. The full October 2002 amendment is provided as Appendix S of this plan.

b) Tinton Avenue Extension: As part of the reuse plan for Fort Monmouth, Tinton Avenue (County Route 537) should be extended from its intersection with Route 35 at the base entry, easterly through the base to Oceanport Avenue.

c) Coordination with Fort Monmouth Reuse Plan: The Borough recognizes that the closure of Fort Monmouth and planning for its reuse will have impacts on the adjoining Borough streets. Going forward with the planning for the Fort, there is a need for specific attention to coordinating the circulation plan for the reuse of Fort Monmouth to establish an appropriate relationship to Borough streets.

d) Pedestrian-Friendly Design: The Borough should promote the design and improvement of transportation facilities and streets and roads that support walking, bicycling, and public transportation use. Transportation facilities, streets, and roads, at a minimum, should be designed, constructed, and maintained to accommodate shared use by motor vehicles, pedestrians, and bicycles. Where appropriate, transportation facilities, streets, and roads should be designed, constructed and maintained to encourage pedestrian and bicycle activity and the use of public transportation. The Borough preference is for the creation of pedestrian-friendly streets that are attractive, convenient, and safe for use by pedestrians in all age groups, as well as the physically handicapped, bicyclists, and the users of public transportation. Given that the Borough is intersected by two major divided State highways, a particular concern is to plan and provide for safe and convenient pedestrian crossings of the arterial roads and major roads within the Borough.

7. Recycling Plan Element[57]: The New Jersey Statewide Mandatory Source Separation and Recycling Act, adopted in 1987, requires that municipal master plans include a recycling element which incorporates State recycling goals for solid waste. Moreover, it requires that municipal development regulations controlling site plan and subdivision approval include provisions which will ensure conformity with a municipal recycling ordinance.

The Borough of Eatontown recycling program predates the Recycling Act of 1987. Prior to adoption of the Act, the Borough promoted a voluntary program established through the Eatontown Public Works Department and Environmental Commission. In compliance with the State law, the Borough has conducted an on-going mandatory recycling plan since October 1978. This element of the Master Plan describes the existing and proposed recycling activities of the Borough and recommends the adoption of subdivision and site plan regulation amendments to assure that future development is designed to accommodate the recycling of solid waste.

a) Borough Recycling Program: The Borough of Eatontown initiated a recycling program in 1978 with recycling of newspapers. Initially, volunteer drop-off was utilized but later a regular pick-up program by the Department of Public Works was initiated. That collection program has been supplemented by the operation of a drop-off center located at the Public Works yard.

On April 29, 1987, the Borough adopted Ordinance No. 12-87. This Ordinance created a position of Recycling Coordinator as a part-time position with reappointment effective January 1 of each succeeding year.

Effective October 1, 1987, the Borough has required that all occupants of residential properties separate glass bottles and jars, leaves, aluminum cans and newspapers for recycling. Newspaper, glass, tin and bi-metal cans and aluminum cans are collected two times each month by the Borough. Glass jars used for disposal of fats or newspapers used for wrapping food wastes may be disposed of in the regular trash. Leaves are collected separately and cannot be disposed of with other refuse.

Since April 1, 1988, all occupants of non-residential properties have been required to separate glass, aluminum and bi-metal cans, corrugated cardboard, white high-grade paper, and leaves for recycling. Construction, demolition and land clearing debris will be

[57] The Recycling Plan Element was prepared by Joseph A. Zuromski, Recycling Coordinator.

added to the list of items to be recycled from both residential and business properties as of October 1, 1988.

(1) Leaves**:** The Public Works Department will collect leaves placed at curbside using various types of equipment. Leaves can no longer be collected throughout the year. Residents are required to place leaves at curbside throughout the leaf collection seasons. The Borough has established its own leaf composting program.

(2) Labor and Equipment**:** The Borough has utilized both contractor and Department of Public Works personnel for the Borough recycling program in order to effectively deal with the demands of mandatory recycling.

(3) Enforcement**:** The Borough enforces its recycling program through the joint efforts of the Recycling Coordinator, the Eatontown Police Department and the Public Works Department. Violators are subject to warnings, fines and court action. Residents are encouraged to report dumping and other violations.

b) Recommendations for Provisions in Subdivisions and Site Plan Regulations: In order to assure that future development is designed to accommodate the recycling of solid waste, the site plan and subdivision regulations of the Borough should be amended to require the following:

– Each application for residential development of 50 or more units of single family housing or 25 or more units of two-family or multi-family housing must include provisions for the collection, disposition, and recycling of recyclable materials. A single family unit or unit within a two-family dwelling should provide at least twelve square feet of floor area for a four week accumulation of materials. Such an area may be within a hidden laundry room, basement or garage.

– Each application for a non-residential use which utilizes 1,000 square feet or more of land must include provisions for the collection, disposition and recycling of recyclable materials. Each application shall quantify the amount of recyclable material it will generate as part of its weekly generation including newspapers, white high-grade paper, glass, aluminum cardboard, tin and bi-metal cans. The application shall provide a storage area sized to contain a one week of recyclable material. The storage area shall be designed for truck access for pick-up of materials and be suitable screened from view if located outside a building.

The Borough collects residential garbage, refuse and recyclable materials. It also maintains a drop-off center for recycled materials at the Borough Garage at 131 Lewis Street. The drop-off center includes bins for glass storage, containers for aluminum and bi-metal cans and newspapers. The Borough allows drop-off of recyclable materials by commercial properties if they make prior arrangements and comply with all other requirements.

The Borough has designated a Recycling Coordinator with the authority to promulgate rules and regulations for the separation, sorting, transportation and marketing of recyclable materials. Such rules and regulations are subject to approval of the Mayor and Council.

The Borough assumes ownership of recyclable materials once picked up or dropped off at the Borough storage facility. Prior to Borough acceptance or collection of materials, residents or businesses may arrange for alternative handling methods (contribution to authorized volunteer groups or private recyclers).

Violation of separation requirements will result in fines in accordance to Ordinance No. 12-87. Continuing violations will result in higher fines and/or contribution of time in the local recycling program or some other civic work. Unauthorized collectors are subject to a $500.00 fine.

The Borough has publicized its recycling program and notified residents, businesses, and institutions of its requirements. In addition to these special communications and the use of the Borough Newsletter, the Borough recycling program addresses the following:

– Material Preparation: The Borough collects newspapers, glass bottles and jars, plastic bottles, and aluminum and bi-metal cans (rinsed) at curbside. The recyclables must be placed in appropriate containers and cannot weigh over 25 pounds each. Newspapers should not be put out if it rains. Newspapers must be tied. Leaves should be placed at the curb loose (not bagged) and free of sticks and brush during scheduled pick-up times.

– Material Collection: The Borough collects recyclable materials placed at curbside. In addition, residents are urged to bring their newspapers, glass and plastic bottles, jars and aluminum and bi-metal cans to the Borough drop-off center which is open daily and from 8 to 12 noon on Saturday. The drop-off center will also accept

cardboard. Local service stations accept waste oil from residents. For condominium associations, the Borough will either provide direct collection services, or it will provide reimbursement to associations that provide for their own collection.

– Markets for Materials: Glass and aluminum containers are sold to various markets. They are transported to market by contractor and Borough vehicles. Waste oil, collected from Borough vehicles at the maintenance facility, is sold to the contractor offering the best price and service. Where no market exists for recyclable materials, the Borough relies upon Monmouth County as the market of last resort.

8. Housing Plan Element and Fair Share Plan[58]:

a) 2004 Housing Plan Element and Fair Share Plan[59]: The Borough of Eatontown has prepared this amended housing plan element and fair share plan in accordance with the requirements of the Mount Laurel Doctrine, the New Jersey Municipal Land Use Law and the State Fair Housing Act.

(1) The Mount Laurel Doctrine: In 1975, the New Jersey Supreme Court, in Mt. Laurel I (Southern Burlington County NAACP v. The Township of Mount Laurel, 676 N.J. 151, 336 A. 2d 713 (1975)), held that a developing municipality must, through its land use regulations, make realistically possible the opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there, including those of low and moderate income.

As a result of Mount Laurel I, developing municipalities in the path of growth were obligated to provide for a mix of housing that addressed their fair share of the region's housing need. However, Mount Laurel I resulted in few housing opportunities for low and moderate households because many municipalities, in contrast to the Borough of Eatontown, failed to use their powers to zone and provide a realistic opportunity for the provision of affordable housing.

In 1983, the New Jersey Supreme Court decided Mount Laurel II (Southern Burlington County NAACP v. the Township of Mount Laurel, 92 N.J. 158, 456 A. 2d 390 (1983)). By its landmark Mount Laurel II decision, the Supreme Court sought to put some "steel" in the Mount Laurel doctrine and put greater pressures on exclusionary municipalities to provide affordable housing. In its Mount Laurel II decision, the Supreme Court held:

– The existence of a municipal obligation to provide a realistic opportunity for a fair share of the region's present and prospective low and moderate income housing need will no longer be determined by whether or not a municipality is 'developing'. The obligation extends, instead, to every municipality, any

[58] The Housing Plan Element of the 1986 Master Plan was superseded with the adoption of the February, 1987 Housing Plan Element and Fair Share Plan. The 1987 Housing Plan was subsequently replaced by a new Housing Plan Element and Fair Share Plan, which was originally adopted in 2000, and amended in 2002, 2004, and 2005. The Housing Plan Element and Fair Share Plan, as amended through 2004, were approved by the Superior Court and the Borough was issued a final judgment of compliance and repose for its first and second round affordable housing obligation. The 2005 amendment is currently before the Superior Court for a determination of compliance with the Borough third round affordable housing obligation.

[59] This section presents the Borough Housing Plan Element and Fair Share Plan as prepared by Richard Cramer, PP, AICP, and adopted by the Borough on November 22, 2004.

portion of which is designated by the state, through the SDGP (State Development Guide Plan), as a growth area.

- The lower income regional housing need is comprised of both low and moderate income housing. Low income housing need consists of households whose incomes do not exceed 50 percent of the median income of the area with adjustment for family size. Moderate income housing need consists of households whose income does not exceed 80 percent of the median income of the area with adjustment for family size.

The Supreme Court sought to extinguish the ability for municipalities to ignore the needs of low and moderate households with impunity. A municipality that continued to use its power to zone without consideration of how the use of that power would affect low and moderate households faced the prospect of loss of that power. Such municipalities faced the prospect of a court ordered rezoning, i.e., the so-called "builder's remedy" which represented an intrusion into a municipality's home rule powers. The essence of the landmark decision, however, was that municipalities should use their zoning powers and other related powers to facilitate, rather than obstruct, the provision of affordable housing. Eatontown represents a paragon of a municipality that has traditionally used its powers to include rather than exclude low and moderate households.

(2) The Fair Housing Act: In 1985, two years after Mount Laurel II, the State adopted the Fair Housing Act and created an administrative alternative to court action in addressing municipal compliance with Mount Laurel II. The Fair Housing Act establishes the Council on Affordable Housing (COAH) as the state agency responsible for identifying housing regions, estimating low and moderate income housing need, and providing regulations that guide municipalities in addressing their fair share obligations. The stated intent of the act was to provide alternatives to the use of the builder's remedy as a method of achieving fair share housing.

As the State agency responsible for administering the Fair Housing Act, COAH establishes fair share housing guidelines and criteria. COAH estimates the total lower income housing need statewide, organizes the State into housing regions, and allocates a share of the regional housing need to each municipality in the

region. COAH also identifies the types of housing activities and programs that will be readily recognized as credits or reductions to the municipal fair share.

While COAH has regulations that govern fair share determinations and compliance mechanisms, COAH has no standards to provide guidance under circumstances where a municipality's credits do not equal or exceed its fair share, but where, nevertheless, the municipality's policies, with respect to the housing needs of low and moderate households, are eminently fair.

(3) The Municipal Planning Responsibility: Each municipality is obligated to plan to meet its fair share. The New Jersey Municipal Land Use Law enables a municipality to adopt a zoning ordinance to regulate land use provided that the municipality has also adopted a master plan that includes a land use element and a housing element.

The Fair Housing Act requires that the municipal housing element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs with particular attention to low and moderate income housing. In exercising its control over land use, the municipality must provide for the general welfare which includes households of low and moderate income. The lower income population includes existing residents who occupy substandard housing in the community as well as the prospective residents of growth areas where new housing construction and job opportunities are anticipated. Growth areas of the State are defined by the State Development and Redevelopment Plan (SDRP) pursuant to the State Planning Act. Prospective need, as defined in the Fair Housing Act, is a projection of housing need based on development and growth which is reasonably likely to occur in a region or municipality.

(4) Mandatory Contents of the Housing Element: As provided by the Fair Housing Act, the municipality initially determines its fair share of the housing need and develops a housing element to address the need. Criteria, guidelines, and data on calculating the fair share are available from COAH. However, the local fair share is to be based on the municipal housing element and the characteristics of the community. The essential components of a local housing element, as set forth in N.J.S.A.52:27D-310, that must be considered in establishing the municipal fair share are the following:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated.

- A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age.

- An analysis of the existing and probable future employment characteristics of the municipality.

- A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing.

- A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

In adopting the housing element, the municipality may provide for its fair share of low and moderate income housing by means of any technique or combination of techniques which provide a realistic opportunity for the provision of fair share. The housing element must contain an analysis that demonstrates that it will provide such a realistic opportunity, and the municipality shall establish its land use and other relevant ordinances have been revised to incorporate the provisions for low and moderate income housing. In preparing the housing element, the municipality considers the following techniques for providing low and moderate income housing within the municipality, "as well as such other techniques as may be published by

the council (COAH) or proposed by the municipality". (N.J.S.A. 55:27D-311). The Fair Housing Act identifies the following traditional means for advancing the housing needs of low and moderate-income households.

- Rezoning for densities necessary to assure the economic viability of inclusionary developments, either through mandatory set-asides or density bonuses, as may be necessary to meet all or part the municipality's fair share.
- Determination of the total residential zoning necessary to assure that the municipality's fair share is achieved.
- Determination of measures that the municipality will take to assure that low and moderate income units remain affordable to low and moderate income households for an appropriate period of not less than six years.
- A plan for infrastructure expansion and rehabilitation if necessary to assure the achievement of the municipality's fair share of low and moderate income housing.
- Donation of municipally owned land or land condemned by the municipality for the purposes of providing low and moderate income housing.
- Tax abatements for purposes of providing low and moderate income housing.
- Utilization of funds obtained from any State or federal subsidy toward the construction of low and moderate-income housing.
- Utilization of municipally generated funds toward the construction of low and moderate income housing.

The New Jersey Council on Affordable Housing adopted revised substantive rules (N.J.A.C. 5:93 et seq.) and estimates of housing need for the East Central Housing Region which became effective June 6, 1994. As part of the East Central Region, COAH calculates that the Borough of Eatontown has an obligation to provide an opportunity for 530 low and moderate-income housing units for the period 1987 to 1999. COAH rules permit a municipality to claim credits or adjustments to the COAH estimate of need.

(5) Background to the Amended Borough Housing Plan Element: In 1999, Eatontown became the subject of Mount Laurel litigation claiming a builder's remedy to provide lower income housing on two tracts within the Borough. The Court appointed a planning Master to the litigation. The Borough adopted a housing element and fair share plan in 2000 demonstrating that it had addressed its 1987 to 1999 obligation. The Borough proceeded to enact an affordable housing development fee ordinance and establish an affordable housing trust fund to support eligible affordable housing activities. In 2002, the Borough settled the Mount Laurel litigation on one tract and adopted a corresponding amendment to the housing element. In 2002, the Borough compiled a vacant land inventory report and analyzed the realistic development potential of the Borough. In 2004, the Borough negotiated a settlement on the second tract under and prepared this amended and updated housing plan element addressing its 1987 to 1999 obligation, consistent with the terms of that proposed settlement.

(6) History of Affordable Housing in Eatontown: The development of Eatontown Borough has historically been guided by inclusionary housing and land use policies. Borough policies have permitted a diversity of housing types. Over 80 per cent of the Borough housing stock has been constructed since 1950. As a result of establishing and implementing an inclusionary zoning scheme in advance of the first Mount Laurel decision in 1975, the Borough housing stock includes a large supply of affordable housing in standard condition. Of the 5,780 occupied housing units recorded by the 2000 Census, 2939 dwelling units, or 50.8 percent of all occupied units, were renter occupied.



Garrison Apartments (40 Dwelling Units)

The inclusionary growth policies of the Borough contrast strongly with the exclusionary conditions and policies that the Court identified in Mount Laurel Township in 1975. The result of four decades of inclusionary development in Eatontown, when compared with the exclusionary character of Mount Laurel Township in 1975, demonstrates that Eatontown has zoned and produced an

appropriate variety and choice of housing for all income groups, including low and moderate income households, as envisioned by the New Jersey Supreme Court. By 2000, over 96% of Eatontown had been developed and its supply of vacant and developable acreage was nearly exhausted. Most of the remaining vacant acreage within the Borough is subject to constraints that make it unsuitable for residential development.

Yet the Borough has succeeded in providing a wide variety of standard housing for all income groups, especially the lower income. Of the 5,807 households residing in Eatontown in 2000, 2,164 earned less than 80% of the State median household income. Thus, 37.3% of the households residing in the Borough qualified as low or moderate. Moreover, based upon COAH estimates, only 12 of the dwelling units occupied by lower income households are in substandard condition.

The fact that 37.3% of the households in Eatontown qualify as low or moderate income compares favorably to the Supreme Court's estimate of the percent of households in the State that qualify as low or moderate income. In 1983, the Supreme Court estimated that 39.4 % of the households in the state qualify as low or moderate. Clearly, if every municipality in the State had such a high percentage of low and moderate income households, there would be no need for the Mount Laurel doctrine to make sure low and moderate income households had access to suburbia. The high percentage of lower income households occupying housing in standard condition in Eatontown dramatically demonstrates that the Borough, in stark contrast to the many suburban municipalities that gave rise to the Mount Laurel doctrine, has utilized its zoning powers to provide housing accessible to the poor.

TABLE D-6: COMPARISON OF EATONTOWN BOROUGH
AND MOUNT LAUREL TOWNSHIP

	Eatontown (2000)	Mt. Laurel (1975)
Area (Square Miles)	5.86	22.05
Population	14,008	11,221
Land Area Vacant or in Agricultural Use (Acres)	156	9,152
Percent of Land Area Vacant or in Agricultural Use	4.2%	65%
Land Area Zones for Industry (Acres)	648.4	4,121
Percent to Land Area Zoned for Industry	17.3%	29.2%
Zoning for Mobile Homes	Yes	No
Zoning for Apartments	Yes	No
Zoning for Trailers	Yes	No

The Supreme Court in 1975 had determined that Mount Laurel Township, unlike Eatontown, was expected to undergo significant additional growth with nearly 65% of its land still vacant or in farm use. Moreover, the Township of Mount Laurel had enacted a zoning scheme for the benefit of the affluent while showing hostility to providing any opportunity for decent housing for the Township's own poor that lived in substandard dwellings. The Court determined that the Mount Laurel Township did not allow attached townhouses, apartments, or mobile homes anywhere. It only permitted single family detached dwellings, one house per lot. In addition, the Township had zoned excessively for industrial land use in order to remove land from potential residential development. In contrast, Eatontown zoned to permit a wide variety of housing types. As a result, by 2000, nearly sixty-four percent (4,042 dwelling units) of Eatontown's housing stock consisted of attached units, multifamily units, or mobile homes.

As foreseen by the Supreme Court in Mount Laurel I, Mount Laurel Township from 1970 to 2000 underwent explosive growth with its population increasing by 258% to more than 40,000 people. In contrast, the Eatontown population declined by 4.2% over that period to 14,008.

TABLE D-7: POPULATION CHANGE IN EATONTOWN BOROUGH
AND MOUNT LAUREL TOWNSHIP

	1970	1980	1990	2000	Percent Change (1970-1990)
Eatontown	14,619	12,703	13,800	14,008	-4.2
Mt. Laurel	11,221	17,614	30,270	40,221	+258.4



Woodlawn Mobile Village (152 Dwelling Units)

During the evolution of the Mount Laurel doctrine from 1975 to the present, Eatontown has consistently been an inclusionary community. It has achieved what few other suburban communities have been able to do and it has done it willingly, without litigation. From 1975 to the present, the Borough successfully expanded the affordable supply for lower income groups within the region. The inclusionary practices of the Borough of Eatontown stand in stark contrast to the exclusionary conditions identified by the Court in Mount Laurel Township in 1975.

In Mount Laurel I, the Supreme Court catalogued the exclusionary zoning techniques employed by Mount Laurel Township at that time and by many suburban municipalities. A review of the techniques reveals that Eatontown has distinguished itself as a uniquely non-exclusionary community, a conclusion clearly substantiated by the fact that 37.3% percent of the households in the Borough qualify as low or moderate.

(7) 1987 Housing Element and Fair Share Plan: The Borough of Eatontown adopted its Master Plan in 1986. Subsequent to the enactment of the Fair Housing Act and the creation of COAH, the Borough amended the Master Plan in 1987 to include a housing element. COAH placed Eatontown in a housing region that consisted of Monmouth County and Ocean County. COAH criteria and guidelines suggested the Borough fair share obligation for the period 1987 to 1993 was 572 lower income dwelling units, calculated as follows:

TABLE D-8: FAIR SHARE (1987-1993)

	Dwelling Units
Indigenous Need	63
Adjustment: Spontaneous Rehabilitation	-4
Net Indigenous Need	59
Reallocated Present Need	19
Prospective Need (1987-1993)	754
Adjustment: Filtering	-254
Adjustment: Conversions	-18
Adjustment: Demolitions	11
Net New Construction Need	513
Total Need (Net Indigenous and Net New Construction)	572

As required by the Fair Housing Act, the Borough compiled an inventory of the municipality's housing stock, projected the probable future housing construction, analyzed demographic characteristics, analyzed employment characteristics, determined the Borough's fair share and capacity, and considered the lands that were most appropriate for construction of low and moderate income housing.

The Borough determined that, based on the 1980 Census, 62% of its 5,130 housing units were renter occupied. More than 5.5% of the total year round housing stock was mobile homes. The Borough had 2,383 garden apartment units, fifty percent of which had rents affordable to households at or below the moderate-income ceiling. To control rents at the garden apartments and in the mobile home parks, a rent stabilization agreement was in place. The Eatontown Convalescent Center provided 108 nursing beds of which 55% were occupied by Medicaid patients. During the 1970's, the Borough contributed significantly to the supply of multi-family housing in Monmouth County. Multi-family building permits issued in Eatontown from 1970 to 1979 were 6.7% of all multi-family housing permits issued in Monmouth County. This percentage was greater than the Borough's share of the County's housing as Eatontown had less than 3% of all occupied housing units in Monmouth County in both 1970 and 1980.

Moreover, the Borough, through its local housing authority, had completed 196 affordable senior units (Meadowbrook I) in 1981 with HUD funding.



Meadowbrook Senior Citizen Apartments
(196 Dwelling Units)

The Borough petitioned COAH to certify its housing element and fair share plan. Notwithstanding the Borough's history of inclusionary zoning and its past success in producing a significant share of the area's affordable housing, COAH indicated that the Borough had a balance that it would have to address. It advised the Borough to either request a vacant land adjustment or consider additional tracts for inclusionary zoning. The Borough did not complete the COAH process.

(8) Fair Share 1987-1999: In June 1994, COAH adopted revised rules, guidelines, criteria, and housing regions for the administration of the Mount Laurel doctrine. The housing region for Eatontown was changed to include Mercer County, Monmouth County, and Ocean County. The estimate compiled by COAH of Eatontown's fair share need was changed to cover the period 1987 to 1999. COAH estimated that the Borough precredited fair share for the period would be 530 dwelling units. At the same time, COAH assigned Mount Laurel Township, a community that is more than three and a half times the size of Eatontown in land area and more than twice its size in population, a precredited fair share of 839 dwelling units. COAH calculated the Eatontown fair share as follows:

TABLE D-9: FAIR SHARE (1987-1999)

	Dwelling Units
Indigenous Need	29
Reallocated Present Need	25
Present Need (1993)	53
Prospective Need (1993-1999)	274
Total Need (1993-1999)	327
Prior Cycle Prospective Need	296
Demolitions	1
Filtering	-80
Conversions	-13
Spontaneous Rehabilitations	-2
1987-1999 Precredited Need	530
New Construction Component	503
Rehabilitation Component	27

(9) Inventory of the Borough Housing Stock: The housing stock characteristics in the Borough of Eatontown include the number and type of housing units, occupancy/household characteristics, age (the year the structure was built), condition of units, purchase or rental value of units, units affordable to low and moderate income housing and rate of construction. The table, "Housing Characteristics (2000)" lists these characteristics.

The affordable housing opportunities in Eatontown include multifamily rental units, mobile homes, group homes, age restricted housing, and transitional housing. The location of existing affordable housing developments in Eatontown is shown on Appendix Q.

(10) Number and Type of Housing Units: Eatontown had a total of 6,333 housing units according to the 2000 Census. This was an increase of 240 units since the 1990 Census which reported a total of 6,093 units. Of the total dwellings, 561 units were listed as vacant in 2000.

According to the 2000 Census of Housing, 49.1 percent of the housing units in the Borough of Eatontown were owner occupied. With respect to rental housing, 50.9 percent of the Borough housing units were renter occupied.

TABLE D-10: TYPES OF DWELLING UNITS (2000)

	Dwelling Units
Single Units	
Detached	2,291
Attached	722
Multiple Units	
2-4 Units	855
5-9 Units	650
10 or More Units	1,521
Mobile Home/Other	294
Total Dwelling Units	6,333

(11) Occupancy/Household Characteristics: According to the 2000 Census, Eatontown had a total of 5,780 households. Of this total, 30 were listed as seasonal, recreational or occasional use households. Of the total number of households 3,447 were family households (59.6 percent) and 2,333 (40.3 percent) were non-family households. A non-family household consists of a householder living alone or where the household shares the home exclusively with people to whom he or she is not related. Householders 65 years of age or older accounted for 576 of the households in Eatontown.

(12) Age of Housing: The Borough housing stock is relatively new. Only 9.0 percent, or 567 of the 6,333 housing units in existence in March 2000, were built prior to 1939. Between 1940 and 1959, a total of 1,451 units were constructed which accounts for 22.9 percent of the current housing stock. Between 1960 and 1969, 1,474 housing units or 23.3 percent of the housing stock was constructed. Between 1970 and 1979, 1,156 housing units were constructed or 18.3 percent of the total. Between 1980 and 1989, 1,090 housing units were constructed or 17.2% of the total. Moreover, between 1990 and March 2000, 595 or 9.3% of Borough's housing units were constructed.

(13) Condition of Units: The housing stock in the Borough of Eatontown had a small number of substandard units according to the 2000 Census. The 2000 Census indicates that Eatontown had 6 units lacking complete kitchen facilities, and 31 units lacking complete plumbing facilities.

(14) Summary of Housing/Household Characteristics: The following table provides a summary of the condition, age, quantity, and occupancy/household characteristics of the Borough's housing stock.

TABLE D-11: HOUSING CHARACTERISTICS (2000)

	Number	Percent
Housing Units		
Number of Units	6,333	N/A
Occupied Housing Units	5,780	N/A
Number of Units (1980)	6,093	N/A
Vacant Housing Units	561	N/A
Homeowner Vacancy Rate	N/A	1.7
Rental Vacancy Rate	N/A	4.9
Occupancy/Household Characteristics		
Number of Households	5,780	N/A
Persons per Household	2.35	N/A
Family Households	3,447	59.6
Non-Family Households	2,333	40.3
Householders 65 and Over	576	9.9
Seasonal, Recreational or Conditional Use	30	N/A
Owner Occupied	2,837	49.1
Renter Occupied	2,940	50.9
Year Structure Built		
1990 to March 2000	595	9.3
1980 to 1989	1,090	17.2
1970 to 1979	1,156	18.3
1960 to 1969	1,474	23.3
1940 to 1959	1,451	22.9
1939 or Earlier	567	9.0
Total	6,333	100.0
Condition of Units		
Lacking Complete Plumbing Facilities	31	N/A
Lacking Complete Kitchen Facilities	6	N/A
Home Value (Owner Occupied Units)		
$300,000 or More	240	10.2
$200,000 to $299,999	650	27.6
$150,000 to $199,999	760	32.3
$100,000 to $149,999	599	25.4
$50,000 to $99,999	55	2.3
$0 to $50,000	51	2.2
Total	2,355	100.0
Median Value	$178,200	N/A

TABLE D-11: HOUSING CHARACTERISTICS (2000)

	Number	Percent
Rental Value (Renter Occupied Units)		
$1,000 or More	368	12.5
$750 to $999	1,097	37.3
$500 to $749	956	32.5
$200 to $499	171	5.8
$0 to $200	109	3.7
No Cash Rent	239	8.1
Total	2,940	100.0
Median Rent	$766	N/A

Source: US Census Bureau, 2000

(15) Purchase or Rental Value: The 2000 median value of the owner occupied housing units in Eatontown Borough was $178,200. Of this total, 51 units or 2.2 percent had a value less than $50,000, 55 or 2.3 percent had a value between $50,000 and $99,000, 599 units or 25.4 percent had a value between $100,000 and $149,000, 760 or 32.3 percent had a value between $150,000 and $199,000, 650 or 27.6 percent had a value between $200,000 and $299,999 and 240 or 10.2 percent had a value of $300,000 or greater.

The 2000 median gross monthly rent was $766 for rental housing units in Eatontown Borough. Of the 2,940 renter occupied units reporting monthly rental rates, 239 units or 8.1 percent had a no cash rent, 109 had a monthly rate less than $200, 171 had a monthly rate between $200 and $499, 956 units had a monthly rental rate between $500 and $749, 1,097 units had a monthly rental rate of $750-$999 and 368 units had a monthly rental rate of $1,000 or more.

(16) Affordability to Lot and Moderate Income Households: Rental and owner occupied housing which was affordable to low and moderate income households was calculated using COAH's Procedural and Substantive rules, 2000 Census information and assumptions of the resident's spending capability for housing. COAH regulations defined the East Central Housing Region 4 as Monmouth, Ocean and Mercer Counties. Based on 2000 Census data, the average household income for the East Central Housing Region was $56,278. This was calculated by multiplying the median household income by the number of households for each county in the region and dividing that total by the total number of households in the region.

Moderate income households are defined by COAH as households earning between 50 percent and 80 percent of the median household income level in the region. This was calculated for the region as between $39,740 and $63,583 for a household size of 4 persons. Low income households are defined by COAH as households earning 50 percent or less of the median household income level in the region. This was calculated as less than $39,740.

COAH has adopted regulations regarding the affordability of rental units[60]. In 2000, COAH standards stated that rental units must be affordable to households earning no more than 70 percent of the median income, with an overall average affordability of 57.5 percent of the median income[61]. In addition, rents plus utilities cannot be higher than 30 percent of total household income.

The average household size in the Borough in 2000 was 2.35 persons per household, with the average household size of households occupying rental units at 2.07 persons per household. For region 4, the median income for a two-person household in 2000 was $51,604. Based on COAH's standards, an affordable rent would be calculated as follows: $51,603x 0.7 x 0.3 / 12 = $903 per month, including utilities.

The actual rent would have to be less to factor in the cost of utilities for the occupant of the unit unless utilities were included in the rent. For example a utilities allowance of $90 per month would lower the maximum permitted rent to $813.

Based on Census data the "contract rent" (rent without utilities) in the Borough was $702 per month in 2000. The median "gross rent" (contract rent plus what a tenant would have to pay for utilities) in Eatontown was $766 per month.

In Eatontown, 1,597, or 54.4 percent of the Borough's 2,940 renter occupied housing units have a gross rent of $799 or less.

Owner occupied housing affordable to low and moderate income households in 2000 can be extrapolated from the 2000 Census data based on several assumptions. The first is that households in owner occupied housing spend a maximum of 28 percent of their income for a mortgage based on COAH

[60] NJAC 5:93-7.4

[61] COAH's regulations have been amended to specify that rental units must be affordable to households earning no more than 60 percent of median income of the region

regulations. The second assumption is a 5 percent down payment and a 30-year amortized mortgage at a 6 percent interest rate. Monthly taxes and homeowners insurance fees were estimated using The State of New Jersey Mortgage Finance Agency Mortgage Calculator[62].

A total of 1,713 owner-occupied households or 73.2 percent of homeowners were spending less than 30 percent of their income for housing costs. The criterion for housing affordability is that no more than 30 percent of the gross income should be allocated for housing costs.

TABLE D-12: MONTHLY OWNERSHIP COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (1999)

	Number	Percent
Less than 15%	713	30.3
15% to 19.9%	402	17.1
20% to 24.9%	391	16.6
25% to 29.9%	207	8.8
30% or More	628	26.7

Source: US Census Bureau, 2000

(17) Rent-Stabilized Housing: Since 1984, the Borough has regulated rents pursuant to a Rent Stabilization Agreement. The Borough has established a rent monitoring board in order to maintain the affordability of its rental housing stock, and the Borough has executed a rent stabilization agreement that covers 2420 apartment units and mobile homes. The current agreement controls rent increases for the period from September 2002 to September 2006.

TABLE D-13: RENT-STABILIZED HOUSING (1998-2002)

Complex Name	Location	Phone	Total	1 BR	2 BR	3 BR	Effic-iency
Apartment Complexes							
Country Club	2 County Club	542-9654	328	244	76	8	N/A
Eatonbrook Gardens	White St.	544-9111	100	N/A	N/A	N/A	N/A
Eaton Crest	Eatoncrest Dr.	542-1105	412	292	120	N/A	N/A
Garrison	Throckmorton	542-0484	40	38	2	N/A	N/A
Lakeview Terrace	Lakeview Terrace	542-0705	108	76	32	N/A	N/A
Laurel Gardens	157 Wyckoff Rd.	542-3952	85	N/A	N/A	N/A	N/A

[62] http://www.state.nj.us/dca/hmfa/calc/mortopen.htm

TABLE D-13: RENT-STABILIZED HOUSING (1998-2002)

Complex Name	Location	Phone	Total	1 BR	2 BR	3 BR	Effic-iency
Apartment Complexes							
Libby	395 Broad St.	542-2592	6	6	N/A	N/A	N/A
Lido Village	Victor Ave.	544-8432	60	54	6	N/A	N/A
Mary Ann	191 South St.	272-4672	8	6	2	N/A	N/A
Richardson	95 Richardson	542-2735	18	N/A	18	N/A	N/A
Southbrook Gardens	South St.	542-3484	168	152	16	N/A	N/A
Stony Hill	140 Grant Ave.	542-3635	376	268	72	36	N/A
Sunnybrook	124 Wyckoff Rd.	542-5071	36	20	16	N/A	N/A
Susan Manor	175 South St.	542-7393	16	12	4	N/A	N/A
Throckmorton	73 Throckmorton	747-3586	20	18	2	N/A	N/A
Wedgewood Gardens	Pine Brook Rd.	542-1082	172	120	52	N/A	N/A
Victoria Garden	Unknown		118	N/A	N/A	N/A	N/A
Mobile Home Parks							
Circle Trailer Court	Route 35	542-0820	79	N/A	N/A	N/A	N/A
Pinetree Mobile Village	Route 35	544-1550	118	N/A	N/A	N/A	N/A
Woodlawn Mobile Village	Route 35	542-3234	152	N/A	N/A	N/A	N/A

(18) Rate of Construction: The table "Residential Construction and Demolition Permits" indicates the year the structure was constructed based on building permits since 1980.

A comparison of building and demolition permits from 1980 through August 2004 indicates the peak construction year for this time period was 1985 when 255 building permits were authorized. In the same year, 0 demolition permits were authorized resulting in a net gain of 255 units. From 1986 to 1999, the number of net residential construction permits has averaged 28 per year (396 total). From 2000 through August 2004, the Borough averaged 33 building permits per year, a slight increase from the 1986 to 1999 average of 28 building permits. The highest number in the period was 51 in 2002; the lowest was 3 in 2000. The modest level of new housing construction over the past decade reflects the decline in the vacant developable land supply in the community.

(19) Projections of Housing Stock (2004-2010): The total number of year-round housing units in the Borough increased 18.8 percent between 1980 and 1990 (5,130 units in 1980 to 6,093 units in 1990) and 3.9% between 1990 and 2000 (6,333 units in 2000). The highest annual number of residential construction permits issued since 1980 was 255 in 1985; the lowest number was 3 in 1981 and 2000. Projections based upon historical growth trends indicate continued growth in the Borough housing stock. The average yearly increase in the Borough of Eatontown housing stock from 1980 to August 2004 is 38.4 units per year. From 1990 to August 2004, the number of building permits decreased to 27.5 units per year. From 1995 to August 2004, the average number of building permits decreased marginally to 27.1 units per year. Based upon existing growth rates and using regression trend analysis, the Borough would anticipate an additional 135 housing units from 2004 to 2010.

TABLE D-14: RESIDENTIAL CONSTRUCTION AND DEMOLITION PERMITS

Year	Construction Permits	Demolition Permits	Net Change
1980	6	0	6
1981	3	0	3
1982	4	0	4
1983	44	3	41
1984	73	3	70
1985	255	0	255
1986	39	2	37
1987	43	3	40
1988	57	1	56
1989	20	0	20
1990	17	0	17
1991	26	6	20
1992	33	1	32
1993	31	N/A	31
1994	35	N/A	35
1995	30	N/A	30
1996	21	N/A	21
1997	36	N/A	36
1998	14	N/A	14
1999	7	N/A	7
2000	3	N/A	3
2001	37	N/A	37
2002	51	N/A	51
2003	26	N/A	26
2004 (through August)	37	N/A	37
Total	948	19	929

Source: New Jersey Department of Labor, Building Permit Summaries (1980-2004)

TABLE D-15: HOUSING STOCK PROJECTIONS (2004-2010)

	Year	Units
Existing Housing Stock	1980	5,132
	1990	6,093
	2000	6,341
Estimated Housing Stock	1991	6,113
	1992	6,145
	1993	6,176
	1994	6,211
	1995	6,241
	1996	6,262
	1997	6,298
	1998	6,312
	1999	6,319
Existing Housing Stock	2000	6,333
Estimated Housing Stock	2001	6,344
	2002	6,381
	2003	6,432
Projected Housing Stock	2004	6,458
	2005	6,485
	2006	6,512
	2007	6,539
	2008	6,566
	2009	6,593
	2010	6,620

Source: Existing Housing Stock: US Census Bureau, 1980, 1990 and 2000; Estimates for 1991-1999 were based on 1990 Census figure, plus net building permits from the New Jersey Department of Labor; Projected housing stock calculated using regression trend analysis

(20) Approved or Pending Residential Development Applications:

The approved or pending residential development applications in the Borough since 2000 consist of three completed developments with 25 single family detached dwellings; one completed development consisting of 61 age restricted townhouse units; three developments in construction consisting of 44 single family detached dwellings; and one development in construction consisting of 21 age restricted townhouse units. The Borough Housing Authority is planning to construct an additional 81 senior citizen units adjacent to the existing Meadowbrook senior complex.

TABLE D-16: APPROVED OR PENDING
RESIDENTIAL DEVELOPMENT APPLICATIONS

Project	Description	Status
MMC Development	5-lot subdivision of single family dwellings (Grant Avenue; B 61, L 4)	Completed
Development Estates Associates, Inc.	15-lot subdivision of single family dwellings (Wyckoff Road; B 93.06, L 1, 18, 20 and 29)	Completed
R. G. Grasso, Inc.	5-lot subdivision of single family dwellings (Conifer Crest Way; B 69, L 33 and 33.01)	Completed
Ferraro Builders	21 age-restricted townhouse units (Wall Street and Industrial Way East; B 113, L 27.01 and 28)	Approved and under construction
Meadowbrook II	81 lower-income age-restricted dwellings (Wyckoff Road)	Planning
PDC Communities	61 age-restricted townhouses (Parker Road; B 105 – L 1, 2, 3, 4 and 6)	Approved and completed
Black Muddy River Management II	4-lot subdivision of single-family dwellings (B 61 – L 35)	Approved and under construction
MMC Development	8-lot subdivision of single-family dwellings (B 107 – L 4)	Approved and under construction
American Properties	31-lot subdivision of single family dwellings (B 135 – L 3; B 136.01 – L 1)	Approved and under construction

(21) Demographic Characteristics: Tables D-17 and D-19 present total population by age and income level by household.

Population

The Borough had a total of 14,008 persons in 2000. A total of 958 were classified as preschool age 0-4 years or 6.8 percent. School age children age 5-19 years accounted for 2,495 persons or 17.8 percent of the total. Working age 20-64 years accounted for 8,688 persons or 62.0 percent of the Borough population. Seniors aged 65 and older accounted for 1,867 persons or 13.3 percent of the Borough population.

TABLE D-17: POPULATION (1990)

	Number	Percent
Population Cohort		
Preschool (0 to 4 years)	958	6.8
School Age (5 to 19 years)	2,495	17.8
Working Age (20 to 64 years)	8,688	62.0
Seniors (65 and over)	1,867	13.3
Total	14,008	100.0

Source: US Census Bureau, as compiled by Monmouth County

Income Level

Per Capita Income within the Borough in 2000 was $26,965 while the median household income was $53,833. A total of 1,091 households reported income of less than $25,000, or 18.7 percent of the households. A total of 689 households reported income between $25,000 and $34,999 or 11.8 percent of the households. A total of 895 households reported income between $35,000 and $49,999 or 15.4 percent. A total of 1,250 reported income between $50,000 and $74,999 or 21.53 percent. A total of 850 households reported income of $75,000-$99,999 and 1,032 households reported income of $100,000 or more. The median household income and the per capita income of the Borough population were less than the median and the per capita income at the State level, while the Borough's median family income was greater than the State. With respect to per capita income, Eatontown is in the lower half of the State's municipalities and ranks 276 out of 567 municipalities.

TABLE D-18: COMPARATIVE INCOME

	Median Household Income	Median Family Income	Per Capita Income
State of New Jersey	$55,146	$65,370	$27,006
Eatontown	$53,833	$69,397	$26,965

TABLE D-19: HOUSEHOLD INCOME LEVEL (1990)

	Number	Percent
Less than $10,000	364	6.3
$10,000 to $14,999	285	4.9
$15,000 to $24,999	442	7.6
$25,000 to $34,999	689	11.9
$35,000 to $49,999	895	15.4
$50,000 to $74,999	1,250	21.5
$75,000 to $99,999	850	14.6
$100,000 to $149,999	729	12.6
$150,000 or More	303	5.2
Total	5,807	100.0

Source: US Census Bureau, as compiled by Monmouth County

(22) Existing and Future Employment Characteristics: Characteristics of the Borough of Eatontown labor force are presented in the table "Employment Characteristics." In 2000, the Census recorded that 44.8 percent of the 7,182 jobs held by residents of the Borough of Eatontown were classified as managerial/professional, 28.5 percent as sales/office operations, 13.3 percent as service, zero (0) farming, forestry and fishing jobs, 8.1 percent as production/transportation/moving, and the remaining 5.3 percent as construction/extraction/maintenance.

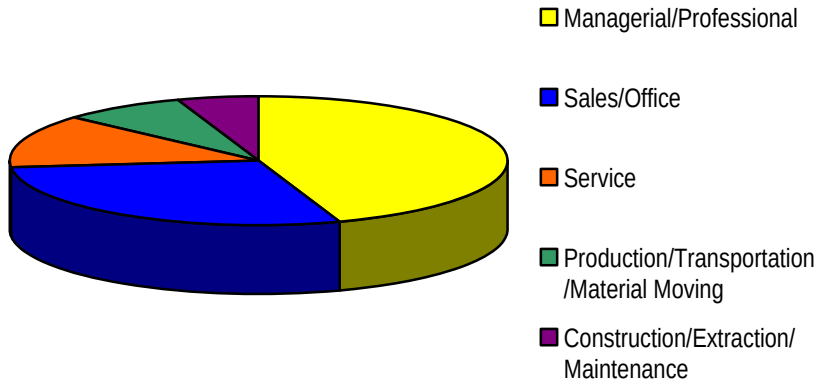
Employment projections prepared by the Monmouth County Planning Board show an increase of 2,788 jobs in the Borough of Eatontown between 2005 and 2020[63].

TABLE D-20: EMPLOYMENT CHARACTERISTICS (2000)

Occupational Category	Number	Percent
Managerial/Professional	3,215	44.8
Sales/Office	2,046	28.5
Service	958	13.3
Farming, Forestry, Fishing	0	0.0
Production/Transportation/Material Moving	579	8.1
Construction/Extraction/Maintenance	384	5.3
Total	7,182	100.0

Source: US Census Bureau

CHART D-1: EMPLOYMENT CHARACTERISTICS (2000)



[63] 1998 Monmouth County Cross Acceptance Report

(23) The 1987-1999 Fair Share Housing Obligation: For the period 1987 to 1999, COAH recalculated the housing obligation assigned to Eatontown. The revised fair share estimate is 530 low and moderate income units.

The Borough fair share for low and moderate income housing through 1999 is comprised of three major components: indigenous need, reallocated present need, and prospective need. Indigenous need consists of deficient housing units occupied by low and moderate income households within Eatontown. Reallocated present need is the portion of the housing region total number of deficient housing units occupied by low and moderate income households that have been redistributed to Eatontown from designated areas. Prospective need is a projection of the Borough share of low and moderate income housing needs based on development and growth which is likely to occur in the housing region.

When these component's are summed, Eatontown Borough has a fair share housing need of 530 low and moderate income housing units as calculated by the New Jersey Council on Affordable Housing and presented in the report entitled "Municipal Number Summary" – 1993-1999 Low and Moderate Income Housing Needs Estimates by County dated October 11, 1993.

COAH calculates that Eatontown has a present fair share need of 54 low and moderate income housing units and a prospective need of 274 units for a total need of 328 units for the period of 1987-1999. In addition to this, the prior cycle prospective need (1987-1993) was 296 units. The total fair share need (total need and prior cycle prospective need) is calculated as 624 units minus 80 filtered down units, minus 13 conversion unit, minus 2 spontaneous rehabilitation units, plus 1 unit which was demolished to yield a pre-credited need of 530 units. No reductions to the precredited need were calculated by the Council on Affordable Housing.

The 530-unit precredited need has two components: (1) a 27-unit rehabilitation component; and (2) a 503 unit new construction or inclusionary component. COAH regulations permit a municipality to reduce its rehabilitation component with rehabilitation credits. COAH regulations permit a municipality to reduce its new construction component via either credits with resale/rental controls; or credits without controls. An analysis of the rehabilitation and new construction credits follows.

(24) Credits and Reductions for the 1987-1999 Fair Share: The Borough may claim credits or reductions against the 1987–1999 housing obligation based upon past production or zoning for affordable units. The categories of available reductions and credits and their impact on the Eatontown Fair Share are described below. Credit is available for each low or moderate income unit that has been provided and satisfies COAH's rules and regulations. A reduction is a one for one deduction of housing need based on a plan to construct, transfer, or zone for low and moderate income units.

Rehabilitation

A municipality receives credit for rehabilitation of low and moderate income substandard units performed subsequent to April 1, 1990. Units are eligible for crediting if:

- They were rehabilitated up to the applicable code standard and the average capital cost expended on rehabilitating the housing units was at least $8,000; and
- The unit is currently occupied by the occupants who resided within the unit at the time of rehabilitation or by other eligible low or moderate income households

Credits for rehabilitation cannot exceed the rehabilitation component and can only be credited against the rehabilitation component. The rehabilitation component in Eatontown for the 1987 to 1999 fair share is 27 units. Five low and moderate dwelling units in Eatontown have been rehabilitated subsequent to April 1, 1990 by the Monmouth County Housing Improvement Program and are credits against the Borough's fair share obligation. The Borough has entered into an agreement with the County and will continue to satisfy its rehabilitation obligation through the County program. The Borough collects affordable housing development fees and will use the Borough Affordable Housing Trust Fund to fund future housing rehabilitation within Eatontown.

Units Constructed Between 1980 and 1986 with Affordability Controls

A housing unit constructed and occupied between April 1, 1980 and December 15, 1986 is eligible for a credit as a "prior cycle credit" if the unit is specifically for lower

income households and is subject to affordability controls. The Borough can claim credit for one hundred ninety six (196) senior citizen apartment units in the Meadowbrook development on Wyckoff Road.

"Prior cycle credits" are those credits granted by COAH for low and moderate income units constructed between April 1, 1980 and December 15, 1986, when COAH adopted its first round rules and numbers. Prior cycle credits may be applied to a municipality's 1987-1999 cumulative obligation. Prior cycle credits are applied to the municipal obligation before any adjustments, such as a vacant land adjustment.



Meadowbrook Senior Citizen Apartments
(196 Dwelling Units)

The Borough of Eatontown is eligible to receive 196 units of prior-cycle credit from the Meadowbrook multi-family senior citizen housing development on Wyckoff Road. The initial Certificate of Occupancy was issued on June 12, 1981. The project receives funding from the U.S. Department of Housing and Urban Development (HUD) Section 8 Housing Assistance Payments Program. Pursuant to the terms of the contract, the occupants of Meadowbrook must be lower-income families (as defined by federal requirements), of which at least 30 percent must be "very-low income" families. The contract is renewable for additional five-year periods, up to a maximum of 40 years from the execution of the contract.

The Meadowbrook senior citizen housing development meets COAH's requirements for crediting for prior-cycle credits pursuant to N.J.A.C. 5:93-3.2. The units were occupied between April 1, 1980 and December 15, 1986, as verified with a certificate of occupancy date. The units are currently occupied by low and moderate-income households. Affordability controls are in place pursuant to COAH requirements and the federal Section 8 Housing Assistance Payments Program. The units are in sound condition.

Units Constructed Between 1980 and 1986 without Affordability Controls

Credit is available for units constructed between April 1, 1980 and December 15, 1986 if documentation is provided that the unit is in sound condition and currently occupied by a low or moderate income household. Such units need not be subject to affordability controls. The Borough compiled documentation and conducted a credits-without-controls survey in 2003 to 2004 of potentially eligible dwelling units. The Court appointed Master in the Borough Mount Laurel litigation reviewed the documented results of the survey. Based upon the survey and the Court Master's review, the Borough is entitled to five (5) credits for units constructed without affordability controls between 1980 and 1986.

Alternative Living Arrangements

Alternative living arrangements are structures in which households live in distinct bedrooms yet share kitchen and plumbing facilities, central heat, and common areas. Alternative living arrangements include Class A, B, C, D and E boarding homes regulated by the New Jersey Department of Community Affairs (DCA); residential health care facilities regulated by the New Jersey Department of Health (DOH); group homes for the developmentally disabled and mentally ill regulated by the New Jersey Department of Human Services; and congregate care facilities. Transitional facilities for the homeless are also eligible for credit as alternative living arrangements, as long as the living arrangements include separate bedrooms and not dormitories. The requirements for crediting of alternative living arrangements are set forth in N.J.A.C. 5:93-5.8. The unit of credit for an alternative living arrangement is the bedroom. Credits may be given for actual units or for preliminary approval of alternative living arrangements or by entering into an agreement for location of the facility with the provider of the facility. There are four separate alternative arrangement facilities that are currently operating in Eatontown. Three of those facilities, discussed below, are entitled to credit under COAH rules.

– Homing Corporation (a.k.a. Spring House; 155 South Street): This facility is a transitional residence for homeless women with children. The facility contains seven (7) bedrooms for the residents and is not a dormitory. The Homing Corporation has a fee for service contract with the Monmouth County

Division of Social Services and the Monmouth County Board of Chosen Freeholders to provide transitional housing for homeless woman with children. Occupants must be receiving Temporary Assistance for Needy Families (formerly known as welfare) and require emergency assistance. The facility is open to women over 18 years of age. The facility is not age-restricted. The facility is regulated by the NJ Department of Community Affairs as a Class C boarding house. This facility meets COAH's criteria for crediting as an alternative living arrangement.

– CPC Mental Health Services (37 Throckmorton Street): This facility is a group home for the developmentally disabled that contains five (5) bedrooms. The building was purchased and renovated by CPC Mental Health Services using capital funding from the Department of Human Services, Division of Developmentally Disabilities. The contracts providing the capital grant have a term of twenty years and are renewable at the end of the initial term. The facility is operated under contract with the Division of Developmental Disabilities. Residents receive only social security income and meet COAH eligibility standards for low-income households. Placements are made through the Division of Developmentally Disabilities and are all adults 21 years of age and over. The facility is not age-restricted for seniors. This facility meets COAH's criteria for crediting as an alternative living arrangement.



CPC Mental Health Services Group Home

– Collaborative Support Programs (65 Broad Street): The facility provides supportive affordable housing for persons with disabilities and contains four (4) bedrooms. The facility is a HUD Section 811 Supportive Housing Project. The owner of the facility, the Broad Street Development Corporation, Inc., received capital funding from HUD to purchase and rehabilitate the building. Pursuant to the terms of the funding agreement and mortgage, the project must be operated as rental housing for very low income disabled persons for not less than 40 years. The Broad Street Development Corporation was

established by Collaborative Support Programs of New Jersey, Inc., which operates the facility. Collaborative is a provider licensed by the Division of Mental Health Services in the NJ Department of Human Services. Residents must qualify as very low-income persons with disabilities pursuant to the requirements of the HUD Section 811 program. The facility is not age restricted. Residents must be adults, 18 years and older. This facility meets COAH's criteria for crediting as an alternative living arrangement.

The information for each of the group homes is summarized in the following table:

TABLE D-21: ALTERNATIVE LIVING ARRANGEMENTS

Facility Location	Type	Operator	BR	Year Open	Credits	Rental Bonus Credits[64]	Total Credits
155 South St.	Transitional residence for homeless women with children	The Homing Corp.	7	1990	7	7	14
37 Throckmorton Ave.	Group home for developmentally disabled	CPC Mental Health Services	5	1992	5	5	10
65 Broad St.	Supportive affordable housing for persons with disabilities	Collaborative Support Programs	4	1999	4	4	8
Totals	N/A	N/A	16	N/A	16	16	32

Together, the three eligible alternative living arrangement facilities provide the Borough with a total of 16 units of credit toward its affordable housing obligation.

In addition, each of the three facilities also qualifies as rental units pursuant to COAH's requirements and is eligible for two for one rental bonus credits. With the 16 additional rental bonus credits, the Borough is eligible for a total of 32 units of credit for these three alternative living arrangement facilities.

In addition to the three creditworthy facilities discussed above, Eatontown has a fourth facility which, although not technically creditworthy, certainly meets the needs of the poor.

[64] Each of the facilities listed in the Table D-21 qualify for 2:1 rental bonus credits pursuant to COAH's criteria.

– Devereux Foundation (9 Woodmere Drive): The facility is a group home for the developmentally disabled that contains three (3) bedrooms. The facility was purchased and renovated by the Devereux Foundation using capital funding from the Department of Human Services, Division of Developmentally Disabilities. The contracts providing the capital grant have a term of twenty years and are renewable at the end of the initial term. The facility is operated under contract with the Division of Developmental Disabilities. Residents receive only social security income and meet COAH eligibility standards for low-income households. The facility is open to disabled persons high school age through adult. Currently, there is one adult (22 years of age) residing in the facility. The facility is not age-restricted for seniors. Pursuant to COAH's criteria, group homes that are targeted to non-adult residents cannot receive COAH credit. Consequently, the Borough is not seeking credit for this facility at this time. However, this facility meets a lower income housing need and if the status of this facility or COAH's policy changes, the Borough may seek credit for the facility in the future.

There is one transitional facility (the Pan American Motel – Route 35 North) in Eatontown utilized by Monmouth County to house welfare clients. While COAH traditionally has not credited such transitional facilities in the past, the existence of such a facility in the Borough clearly addresses the housing needs of the very poor and is another example of the accessibility of the Borough to the poor.



Pan American Motel
Transitional Housing

Reductions for Units Zoned for by the Municipality but not Built

An additional eighty (81) affordable senior citizen dwelling units (Meadowbrook II) are planned adjacent to the existing Meadowbrook I housing development in the R-20 RSC zone district.

The R-20 RSC district is zoned to permit senior citizen housing and the Borough Planning Board has given conceptual approval to Meadowbrook II. The planning

for Meadowbrook II preceded the institution of the builder's remedy suit against the Borough in 1999.

The Borough should be given a reduction for the eighty-one (81) additional affordable age restricted rental housing that it has planned.

Reduction for Units Transferred under a Regional Contribution Agreement

No units have been transferred by Eatontown to another municipality in the housing region through a regional contribution agreement. Therefore, no reductions have been claimed under this category.

Lower Income Households Protected by Life Rights

The Laurel Gardens apartment development consists of dwelling units that have been converted from rental to cooperative ownership. Of the units converted in the period 1980 to 1986, a certain number of tenants were granted life rights to the existing apartments. Of the units that were granted life rights, 30 of the residents were lower income. The form of tenure was created along with controls to specifically protect the occupancy of lower income residents. Technically, however, Laurel Gardens does not qualify for credit under COAH's rules. However, the life rights granted to lower income residents is another example of the accessibility of the Borough to the poor.

Affordable Housing Disposition Program



Stony Hill Apartments
376 Total Dwelling Units (132 Affordable)

The Stony Hill apartment complex in Eatontown was constructed in 1965. By 1990, the complex had gone into receivership. The development was ultimately acquired by the Resolution Trust Corporation (RTC) in January 1992. In March 1994, the RTC sold the facility to New Community Corporation (NCC), a non-profit corporation located in Newark, New Jersey. The sale of the property was undertaken in accordance with the federal Affordable Housing Disposition Demonstration Program. Under the program, multi-family housing that the Resolution Trust Corporation and other federal agencies had

acquired from failed savings and loans was made available for purchase to non-profit organizations and government agencies, subject to a rental set-aside of the housing units for lower income families.

The New Jersey Mortgage and Housing Finance Agency (NJMHFA) assisted in NCC's acquisition of the property by providing closing cost and down payment financing. According to the NJMHFA, the newly controlled affordable rental units in Stony Hill were seen as a way to address New Jersey's affordable housing need as established by COAH.

The Affordable Housing Disposition Program requires that a percentage of the units be set aside and affordable to "low" and "very low" income households. In accordance with the requirements of the program, the Stony Hill complex is subject to a land use restriction agreement executed on March 30, 1994 between the Resolution Trust Corporation (RTC) acting as the seller, and New Community Stony Hill, Inc., acting as the buyer. The land use restriction requires that the owner of Stony Hill and its successors in title make 132 dwelling units available for households with incomes that do not exceed 80% of the area median income. Seventy-six of the 132 units are available to low-income households earning less than 50% of the area median income. The term of the agreement is forty years.

In February 1997, Stony Hill was purchased from NCC by Stony Hill Apartment Associates, LLC, a subsidiary corporation of the Kamson Corporation. The controls and monitoring provisions remain in place pursuant to the original deed restriction. The owner and operator of the facility is required to submit monthly monitoring reports to confirm at least 132 units are affordable units in accordance with the requirements of the program.

The Fair Housing Act requires that "Municipal fair share shall be determined after crediting on a one-to-one basis each current unit of low and moderate income housing of adequate standard, *including any such housing constructed or acquired as part of a housing program specifically intended to provide housing for low and moderate income households*" (N.J.S.A. 5:27D-307.c.(1)) (emphasis added).

The Act further requires that the New Jersey Mortgage and Housing Finance Agency (NJMHFA) establish affordable housing programs to assist municipalities in meeting the obligation to provide affordable housing (N.J.S.A. 5:27D-321) and it

authorizes the NJMHFA to make grants and loans to "municipalities, housing sponsors, and community organizations to encourage development of innovative approaches to affordable housing" (N.J.S.A. 5:27D-321.d(5)). One such innovative approach the Legislature sought to encourage is "demonstration projects to develop new and better techniques and methods for increasing the supply, types, and financing of housing and housing projects" for affordable housing. ((N.J.S.A. 5:27D-321d(5(b)).

The Stony Hill project is exactly what the Legislature described in the Act that created COAH. It is clearly "housing constructed or acquired as part of a housing program specifically intended to provide housing for low and moderate households." It is housing financed by the NJMHFA as part of its attempt to "encourage" development of "innovative approaches" to affordable housing. Finally, it represented a "technique and method for increasing the supply, types, and financing of housing and housing projects in the state."

Stony Hill addresses the needs of low and moderate households for affordable housing no less than if the Borough had re-zoned a parcel and required the developer to reserve rental units for low and moderate households for 30 years. Indeed, Stony Hill advances the interests of lower income families even more since the deed restrictions are for 40 years and since more than 50 percent of the affordable units are reserved for low income households.

Stony Hill provides 132 credits against the Borough obligation.

Rental Bonus Credits for Non-Age Restricted Units

The Borough is eligible to receive rental bonus credits for rental units up to its current rental obligation. If the rental units are not restricted to seniors, they are eligible for the two-for-one bonus credits. The Borough addresses this obligation through the 16 units of group homes and the Stony Hill affordable rental development.

The 16 units of alternative living arrangements in the Borough meet COAH's criteria and qualify for two for one rental bonus credits. I n addition, 60 of the rental units at Stony Hill controlled under the terms of the Affordable Housing Disposition Program qualify for two for one rental bonus credits. Consequently, the Borough is eligible to receive a total of 76 rental bonus credits, including 16 rental bonus

credits for its alternative living arrangement facilities and 70 rental bonus credits for Stony Hill.

Mobile Homes

Eatontown, in contrast to Mount Laurel Township which has no mobile home parks, has three such parks that provide 349 units of housing. Each year, a number of older mobile homes in the Eatontown trailer parks are replaced with newer units. The units are subject to the Borough rent stabilization program to ensure affordability. The Borough rent stabilization program and the replacement homes are examples of the accessibility of the Borough effort to maintain and provide an affordable housing stock in standard condition for the benefit of lower income households.

Section 8

Units that are subject to Section 8 certificates issued by the Department of Housing and Urban Development are affordable units. COAH traditionally has not granted credits for Section 8 Certificates under circumstances where the certificates attach to a household as compared to a structure. While no Section 8 certificates exist that attach to units, at least 24 such certificates exist that attach to households. The existence of so many low and moderate income households who reside in Eatontown as a result of this program also helps distinguish the Borough as a particularly accessible community to the lower income.

(25) Fair Share Compliance: The Borough of Eatontown is nearly fully developed. As a result of four decades of inclusionary zoning policies, the Borough has a large stock of affordable housing in sound condition.

The Council on Affordable Housing estimated the Borough obligation for affordable housing for the period 1987-1999 is 530 units. As shown in the following Fair Share Compliance Table, affordable housing activity in the Borough is projected to yield in excess of three (3) dwelling units against the Township fair share obligation.

TABLE D-22: 1987-1989 FAIR SHARE COMPLIANCE SUMMARY

	Credits
New Construction Component	503
Rehabilitation Component	27
Total Precredited Need	530
Rehabilitation Component	27
Rehabilitation Program Credits/Reductions[65]	-27
Net Rehabilitation Component	0
New Construction Component	503
Meadowbrook Prior Cycle Credits	-196
Credits without Controls	-5
Alternative Living Arrangements	-16
Rental Bonus Credits for Alternative Living Arrangements	-16
Stony Hill Apartments	-132
Stony Hill Rental Bonus Credits	-60
Meadowbrook II[66]	-81
Net New Construction Component	-3

The Borough of Eatontown is a compliant municipality pursuant to the requirements of the Mount Laurel Doctrine and the State Fair Housing Act. The Borough reserves the right to document and claim any additional credits or reductions, or vacant land adjustments that it may be entitled to pursuant to law or applicable regulations.

(26) Consideration of Developer Lands: The Borough housing element is required to consider lands of developers who have expressed a commitment to provide low and moderate income housing.

Orchard Hill Estates

Orchard Hill Estates filed litigation claiming a builders remedy to provide lower income housing on Block 94 Lot 2 located on Route 36 and Grant Avenue (approximately 7.2 acres) and Block 99 Lot 2 on Grant Avenue (approximately 5.6 acres). The claim on this tract has been withdrawn.

Weston Associates

Weston Associates filed litigation claiming a builder's remedy to provide lower income housing on Block 111, Lot 2.01 located on Route 35 and Weston Place.

[65] Credit is supported by inclusion in this plan of the Weston site (Block 111, Lot 2.01) as an affordable housing site, which will make a payment in lieu of construction of affordable housing.

[66] Credit is supported by inclusion in this plan of the Weston site (Block 111, Lot 2.01) as an affordable housing site, which will make a payment in lieu of construction of affordable housing.

The tract is approximately 19.7 acres and is currently developed as a golf driving range and store. In settlement of the litigation and in lieu of construction of lower income affordable housing at this site, the Borough should establish the site as a Mount Laurel contribution zone and make development within the zone subject to the payment by the developer of a fee in lieu of construction of affordable housing. The Borough will apply the fee to fund other local affordable housing activities, as determined by the Borough. The Borough should enter into a settlement agreement to resolve the litigation on this property by permitting the construction of a maximum of 120 attached single family dwelling units on the site, provided the developer pays a Mount Laurel fee into the Borough affordable housing trust fund in lieu of constructing twenty percent (20%) of the units as affordable units. The amount of the fee would be established within the settlement agreement.

American Properties

American Properties filed litigation claiming a builders remedy to provide lower income housing on Block 135 Lot 3 (approximately 8.3 acres) and Block 136.01 Lot 1 (approximately 1.5 acres). Both lots are on Old Deal Road. The American Properties site is part of a single-family residential area and should be designated as a site for development of single family detached housing. In lieu of construction of lower income affordable housing at this site, the Borough established the site as a Mount Laurel contribution zone and made development within the zone subject to the payment by the developer of an increased fee to be used in funding other local affordable housing activities, as determined by the Borough. The Borough entered into a settlement agreement to resolve the litigation on this property by permitting the construction of a maximum of thirty-one single family detached dwelling units on the site, provided the developer pays a Mount Laurel fee into the Borough affordable housing trust fund. The amount of the fee increase is established by a formula included within the settlement agreement.

(27) Adoption of a Development Fee Ordinance to Fund Affordable Housing: The New Jersey Supreme Court has determined that mandatory development fees enacted by a municipality and dedicated to funding local affordable housing activities are statutorily and constitutionally permissible. The Council on Affordable Housing has promulgated rules and guidelines for such fees.

The Borough has enacted a developer fee ordinance to provide funding for local affordable housing activities such as, but not limited to, rehabilitation of low and moderate income housing units and underwriting the construction of additional affordable age restricted rental units in Eatontown.

b) 2005 Housing Plan Element and Fair Share Plan Amendment[67]: The Borough of Eatontown, Monmouth County, has prepared this amendment to the Borough Master Plan Housing Plan Element and Fair Share Plan in accordance with the New Jersey Municipal Land Use Law and the State Fair Housing Act.

The Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., requires that a municipal master plan include a Housing Plan Element in order for the municipality to exercise the power to zone and regulate land use. The Housing Plan Element and Fair Plan is adopted by the Borough Planning Board and endorsed by the Borough Council prior to the submission of a municipal petition to the New Jersey Council on Affordable Housing (COAH) for substantive certification of the Housing Plan Element and Fair Share Plan pursuant to N.J.A.C. 5:95-3. The Housing Plan Element and Fair Share Plan are drawn to achieve the goal of meeting the Borough obligation to provide for the Borough fair share of the regional need for affordable housing.

This amendment to the Borough Housing Plan Element and Fair Share Plan, as originally adopted in 2000 and subsequently revised in 2002 and 2004, is a further revision that addresses the planning requirements of the Substantive Rules of the New Jersey Council on Affordable Housing for the Period Beginning on December 20, 2004 (N.J.A.C. 5:94 et seq.).

(1) Background to this Housing Plan Element Amendment: The Borough of Eatontown adopted a new Housing Plan Element and Fair Share Plan on May 30, 2000. The Borough amended the Housing Plan Element on February 21, 2002, and again on November 22, 2004.

On November 2, 2005, Judge Robert A. Coogan, J.S.C., issued a Final Judgment of Compliance and Repose to the Borough pursuant to a settlement of Mount Laurel II litigation in the matter of Weston Associates, LLC, et al. vs. Borough of Eatontown[68]. The Court reviewed the Borough Housing Plan Element and Fair Share Plan as amended in November 2004 and concluded that the Borough plan fully discharged and satisfied Eatontown's first and second round fair share obligation for affordable housing for the period 1987 to 1999. The Court further

[67] This section presents the Borough Housing Plan Element and Fair Share Plan Amendment, as prepared by Richard Cramer, PP, AICP and adopted by the Borough on November 28, 2005.

[68] Weston Associates, LLC, et al, Plaintiffs, vs. Borough of Eatontown, county of Monmouth, et al, Defendants. Superior Court of New Jersey Law Division: Monmouth County Docket No.: L 5794-99 Civil Case (Mount Laurel II). Final Judgment of Compliance and Repose: November 2, 2005.

determined that the Borough plan created a surplus of three dwelling units that could be applied to the Borough third round obligation for the period from 2004 to 2014. The Court granted repose to the Borough from further Mount Laurel litigation until December 20, 2005, during which time the Borough would address the conditions of the Final Judgment. During that time the Borough would also prepare a plan to address the Borough third round affordable housing obligation for the period from 2004 to 2014 pursuant to the Substantive Rules of the New Jersey Council on Affordable Housing for the Period Beginning on December 20, 2004 (N.J.A.C. 5:94).

The Borough has prepared this plan as a further amendment to the Borough Master Plan Housing Element and Fair Share Plan as amended on November 22, 2004 and approved by the Court. This amendment supplements the Borough Housing Element and Fair Share Plan to address the Borough third round affordable housing obligation. The Borough plan, as adopted and amended on November 22, 2004 addressing the first and second round housing obligation and as approved by the Court, shall remain in full force and effect and is unchanged by this supplemental amendment.

(2) Housing Plan Element Amendment Content: The COAH rules that became effective on December 20, 2004 specify that the municipal obligation for affordable housing for the period from 2004 to 2014 will consist of three components. The first component is the rehabilitation share, which is a measure of deficient housing occupied by low and moderate income households. The second component is any remaining prior round obligation for the new construction of affordable housing for the period from 1987 to 1999. The third component is the "growth share" for the new construction of affordable housing from 2004 to 2014. Growth share links the actual production of affordable housing to the municipal development and growth that occurs from 2004 to 2014. For every eight (8) market-rate residential units constructed, the Borough is obligated to provide one (1) unit that is affordable to low and moderate income households. In addition, every 25 jobs created from new nonresidential construction within the Borough will necessitate the provision of one (1) additional unit of low and moderate income housing.

COAH calculates that the Borough of Eatontown's rehabilitation share is twelve (12) units. The Borough's remaining first and second round 1987 to 1999 obligation for new construction is five hundred three (503) affordable units. The 1987 to 1999 obligation is addressed in the Borough Housing Element as amended in November 2004 and approved by the Court. This supplemental plan amendment projects the Borough's growth share for the third round (2004 to 2014), which results in an additional obligation for the construction of sixty nine (69) new affordable dwelling units.

As required by COAH's rules, the third round growth share projection is based upon current development trends, and recent and anticipated applications and approvals. This plan amendment further provides that the Borough will address its total third round obligation by rehabilitation of existing housing within the Borough; by entering into a Regional Contribution Agreement (RCA) to transfer a portion of the Borough's third round new construction obligation; by expanding an existing alternative living arrangement; and by the enactment of a growth share ordinance to require the construction of affordable housing.

The supporting information provided in or submitted with this plan amendment includes, as required by N.J.A.C. 5:94-2.2:

1. A projection of the Borough's probable future construction of housing for ten years covering the period from January 1, 2004 through January 1, 2014 based upon the following information for residential development:
    i. Certificates of occupancy issued since January 1, 2004;
    ii. Construction and demolition permits issued and projected;
    iii. Approvals of applications for development; and
    iv. Historic trends, of, at least, the past ten years, which shall include demolitions and certificates of occupancy issued.
2. An analysis of the existing jobs and employment characteristics of Eatontown, and a projection of the probable future jobs and employment characteristics of Eatontown for the ten years covering the period from January 1, 2004 through January 1, 2014, based upon the following information on nonresidential development:

i. Certificates of occupancy issued since January 1, 2004;

ii. Construction and demolition permits issued and projected;

iii. Approvals of applications for development including a breakdown of nonresidential projections by use group as outlined in Appendix E of N.J.A.C. 5:94.

iv. Historic trends, of the past ten years, including demolitions and certificates of occupancy issued.

3. An analysis of the capacity of the Borough to accommodate residential and nonresidential growth projections consistent with the municipal growth projections.

4. Growth projections for 2015. The Borough plan amendment includes household and employment growth projections used to determine the Borough's growth share obligation. Since the State Plan Projections for 2015 pursuant to N.J.A.C. 5:94-2.2(a)4 were not available when the Borough prepared this Housing Element, the Borough evaluated the most recent municipal population, household, and employment growth projections published by the Borough's metropolitan planning organization (the North Jersey Transportation Planning Authority (NJTPA)). COAH requires consideration of the NJTPA projection as the minimum replacement for the State Planning Commission Plan projections. The Borough evaluation of the NJTPA projections indicates that the NJTPA projections are unreliable as applied to Eatontown. The NJTPA projections do not take into account the significant job loss that will result from the closure of Fort Monmouth in Eatontown. Fort Monmouth is a United States Army installation that is scheduled for closure in the period 2004 to 2014. In addition, the NJTPA projections are based on dated land use information that overstates the vacant developable land supply that is zoned for nonresidential development. This Housing Element includes the justification for the alternative projection presented in this plan for the Borough nonresidential growth share.

(3) An Analysis of Demographic, Housing and Employment Characteristics: As required by N.J.S.A. 52:27D-310, all housing elements

must contain a discussion of the community's demographic, housing, and economic characteristics. In fulfillment of this requirement, the following sections profile the Borough of Eatontown with information obtained from the US Census Bureau, the North Jersey Transportation Planning Authority, and the New Jersey Department of Labor and Workforce Development.

Eatontown's Demographics

The Borough of Eatontown had a population of 14,008 residents at the time of the 2000 US Census. This figure represents a 1.5 percent increase over the 1990 US Census population figure of 13,800. This is significantly less than that of Monmouth County, which grew by 11.2% during the same period. However, it is important to note that the County's high growth rate has not been sustained; in the years between 2000 and 2005 it has decreased significantly. Currently, the County is growing at a rate two (2) percent faster than the Borough. Table D-23, as shown below, highlights the rate of growth experienced by the Borough of Eatontown and Monmouth County during the 1990s and beyond.

TABLE D-23: POPULATION TRENDS (1990-2005)

	1990	2000	2005	Percent Change (1990-2000)	Percent Change (1990-2000)
Borough of Eatontown	13,800	14,008	14,280	1.5	1.9
Monmouth County	553,124	615,301	639,500	11.2	3.9

Source: US Census Bureau, North Jersey Transportation Planning Authority

As indicated by the North Jersey Transportation Planning Authority's (NJTPA) population projections for the Borough and Monmouth County, the population for the Borough and the County at large will continue to grow, though the County will grow at a slower rate than experienced during the 1990s, reaching 2030 populations of 14,470 and 713,000, respectively. In addition, the NJTPA projects that Eatontown's population will grow by only 3.3 percent from 2000 to 2030, which is significantly less than the rate of 15.9 percent projected for the County, but more than the rate of 1.5 percent experienced by the Borough during the 1990s.

According to the 2000 US Census, the Borough of Eatontown's population is comprised of 5,780 households, with an average household size of 2.35 members. The median age of the Borough's population is 36.6 years, which is less than that

of Monmouth County (37.7 years) and the State of New Jersey (36.7 years). With regard to the percentage of population aged 65 years and over, Eatontown has the highest percentage with 13.3 percent; the percentage of population aged 65 years and over in Monmouth County and the State of New Jersey is 12.5 percent and 13.2 percent, respectively. In addition, the median household income of Eatontown's households is $53,833, which is less than the respective figures for the State and the County. These indicators are exhibited in Table D-24:

TABLE D-24: DEMOGRAPHIC INDICATORS (2000)

	Number of House-holds	Average House-hold Size	Median Age	Percent of Popu-lation ≥ 65 years	Median House-hold Income
Borough of Eatontown	5,780	2.35	36.6	13.3	$53,833
Monmouth County	224,236	2.70	37.7	12.5	$64,271
New Jersey	3,064,645	2.68	36.7	13.2	$55,146

Source: US Census Bureau

As shown above, 13.3 percent of Eatontown's 2000 population was aged 65 years and over. More detailed information regarding the distribution of Eatontown's population among different age cohorts is presented in Table D-25:

TABLE D-25: POPULATION BY AGE (2000)

	Number	Percent
Under 5 Years	958	6.8
5 to 9 Years	913	6.5
10 to 14 Years	894	6.4
15 to 19 Years	688	4.9
20 to 24 Years	735	5.2
25 to 34 Years	2,377	17.0
35 to 44 Years	2,532	18.1
45 to 54 Years	1,932	13.8
55 to 59 Years	675	4.8
60 to 64 Years	437	3.1
65 Years or More	1,867	13.3

Source: US Census Bureau

Eatontown's Housing Stock

The housing stock characteristics in the Borough of Eatontown include the number and type of housing units, occupancy/household characteristics, age (the year the structure was built), condition of units, purchase or rental value of units, units

affordable to low and moderate income housing, and rate of construction. Table D-26, located on the next page, lists these characteristics:

TABLE D-26: HOUSING CHARACTERISTICS (2000)

	Number	Percent
Housing Units		
Number of Units	6,333	100.0
Occupied Housing Units	5,777	91.2
Number of Units (1990)	6,093	100.0
Vacant Housing Units	556	8.8
Occupancy/Household Characteristics		
Number of Households	5,780	100.0
Persons per Household	2.35	N/A
Family Households	3,447	59.6
Non-Family Households	2,333	40.4
Householders 65 Years or More	576	10.0
Year Structure Built		
1999 to March 2000	40	0.6
1995 to 1998	198	3.1
1990 to 1994	357	5.6
1980 to 1989	1,090	17.2
1970 to 1979	1,156	18.3
1960 to 1969	1,474	23.3
1940 to 1959	1,451	22.9
1939 or Earlier	567	9.0
Condition of Units		
Lacking Complete Plumbing Facilities	31	0.5
Lacking Complete Kitchen Facilities	6	0.1
Home Value (Owner Occupied Units)		
$300,000 or More	240	10.2
$200,000 to $299,999	650	27.6
$150,000 to $199,999	760	23.3
$100,000 to $149,999	599	25.4
$50,000 to $99,999	55	2.3
$0 to $49,000	51	2.2
Median Value	$178,200	N/A
Rental Value (Renter Occupied Units)		
$1,000 or More	368	12.5
$750 to $999	1,097	37.3
$500 to $749	956	32.5
$200 to $499	171	5.8
Less than $200	109	3.7
No Cash Rent	239	8.1
Median Rent	$766	N/A

Source: US Census Bureau

Eatontown had a total of 6,333 housing units according to the 2000 US Census. This was an increase of 240 units since the 1990 US Census, which reported a total of 6,093 units. Of the total dwellings, 556 units were listed as vacant in 2000. In addition, 49.2 percent of the housing units in the Borough of Eatontown were

owner occupied. With respect to rental housing, 50.8 percent of the Borough's housing units were renter occupied.

According to the 2000 US Census, Eatontown had a total of 5,780 households. Of the total number of households 3,447 were family households (59.6 percent) and 2,333 (40.4 percent) were non-family households. A non-family household consists of a householder living alone or where the household shares the home exclusively with people to whom he or she is not related. Householders 65 years of age or older accounted for 576 (10.0 percent) of the households in Eatontown.

The Borough's housing stock is aging but is well maintained and in overall good condition. Approximately 9.0 percent, or 567, of the 6,333 housing units in existence in March 2000, were built prior to 1939. Between 1940 and 1959, a total of 1,451 units were constructed which accounts for 22.9 percent of the current housing stock. Between 1960 and 1969, 1,474 housing units or 23.3 percent of the housing stock was constructed. A total of 1,156 (18.3 percent) housing units were constructed between 1970 and 1979, and between 1980 and 1989, 1,090 (17.2 percent) housing units were constructed. Between 1990 and March 2000, 595 or 9.3 percent of the Borough's housing units were constructed.

The Borough's housing stock is in good condition. This is evidenced by the fact that the Borough's rehabilitation share, as calculated by COAH, is 16. In addition, just 31 units (0.5 percent) lack complete plumbing facilities, and just 6 (0.1 percent) of the housing units lack complete kitchen facilities. A total of 212 (3.7 percent) of the occupied units reported overcrowded conditions (1.01 persons or more per room). The overcrowded units and those lacking complete plumbing or kitchen facilities represent a very small portion of the total housing stock.

The 2000 median value of the owner occupied housing units in Eatontown was $178,200. Of this total, 51 units or 2.2 percent had a value less than $50,000, 55 or 2.3 percent had a value between $50,000 and $99,000, 599 units or 25.4 percent had a value between $100,000 and $149,000, 760 or 23.3 percent had a value between $150,000 and $199,000, 650 or 27.6 percent had a value between $200,000 and $299,999 and 240 or 10.2 percent had a value of $300,000 or greater.

The 2000 median gross monthly rent was $766 for rental housing units in the Borough of Eatontown. Of the 2,940 renter occupied units reporting monthly rental rates, 239 reported no cash rent, 109 had a monthly rate less than $200, 171 had a monthly rate between $200 and $499, 956 units had a monthly rental rate between $500 and $749, 1,097 units had a monthly rental rate of $750-$999 and 368 units had a monthly rental rate of $1,000 or more.

With regard to the affordability of these housing units to low and moderate income households, it should be noted that 72.8 percent of the selected monthly owner costs displayed on the next page in Table D-27 are less than 30 percent of the 1999 household income. In addition, 63.7 percent of all renters spend less than 30 percent of their household income on their housing. The criterion for housing affordability is that no more than 30 percent of the gross income should be allocated for housing costs.

TABLE D-27: HOUSING AFFORDABILITY AS A PERCENTAGE OF 1999 HOUSEHOLD INCOME

	Number	Percent
Selected Monthly Owner Costs		
Less than 15%	713	30.3
15% to 19%	402	17.1
20% to 24%	391	16.6
25% to 29%	207	8.8
30% or More	628	26.7
Gross Rent		
Less than 15%	650	22.1
15% to 19%	562	19.1
20% to 24%	405	13.8
25% to 29%	256	8.7
30% or More	797	27.1

Source: US Census Bureau

Eatontown's Employment Characteristics

At the time of the 2000 US Census, 7,768, or 70.3 percent, of Eatontown's population aged 16 years old and over was engaged in the labor force. Table D-28 describes the varied activities of this segment of the population.

TABLE D-28: OCCUPATION OF EMPLOYED CIVILIAN POPULATION AGED 16 AND OVER (2000)

Occupational Category	Number	Percent
Management, Professional, and Related	3,215	44.8
Service	958	13.3
Sales and Office	2,046	28.5
Farming, Fishing, and Forestry	0	0.0
Construction, Extraction, and Maintenance	384	5.3
Production, Transportation, and Material Moving	579	8.1

Source: US Census Bureau

The two largest occupational groups within the civilian labor force in 2000 were Management, Professional, and Related Occupations, and Sales and Office Occupations. With regard to the income earned by Eatontown's households for activity in these and other occupational groups, Table D-29 provides relevant income information.

TABLE D-29: HOUSEHOLD INCOME (1999)

	Number	Percent
Less than $10,000	364	6.3
$10,000 to $14,999	285	4.9
$15,000 to $24,999	442	7.6
$25,000 to $34,999	689	11.9
$35,000 to $49,999	895	15.4
$50,000 to $74,999	1,250	21.5
$75,000 to $99,999	850	14.6
$100,000 to $149,999	729	12.6
$150,000 to $199,999	210	3.6
$200,000 or More	93	1.6
Median Household Income	$53,833	N/A

Source: US Census Bureau

Per Capita Income within the Borough in 2000 was $26,965 while the median household income was $53,833. A total of 1,091 households reported income of less than $25,000, or 18.8 percent of the households. A total of 689 households reported income between $25,000 and $34,999 or 11.9 percent of the households. A total of 895 households reported income between $35,000 and $49,999 or 15.4 percent. A total of 1,250 reported income between $50,000 and $74,999 or 21.5

percent. A total of 850 households reported income of $75,000-$99,999 and 1,032 households reported income of $100,000 or more. The median household income and the per capita income of the municipal population were less than the median and the per capita income at the State level. With respect to per capita income, Eatontown is in the lower half of the State's municipalities and ranks 276 out of 566 municipalities (Source: New Jersey Department of Labor and Workforce Development).

(4) Growth Share Projection: COAH's Third Round Substantive Rules introduce the concept of a growth share projection. As explained in N.J.A.C. 5:94-1.1.d, growth share is generated by statewide residential and non-residential growth during the period from 1999 through 2014, and delivered from January 1, 2004 to January 1, 2014. Consequently, for every eight (8) market-rate residential units constructed, the municipality is obligated to provide for one (1) unit that is affordable to low and moderate income households. In addition, every 25 jobs created within the municipality necessitates the provision of one (1) additional unit of low to moderate income housing.

The following pages detail the calculation of Eatontown's growth share.

Growth Share Projection: Detail

In order to project the Borough's Growth Share Projection, the Borough obtained the required historical data on the number of residential and nonresidential certificates of occupancy and demolition permits issued within the Borough during the last decade from the Department of Community Affairs, Division of Codes and Standards, as well as the Borough's Construction Office. The following tables display the historical data.

TABLE D-30: RESIDENTIAL CERTIFICATES/PERMITS ISSUED (NUMBER)

	1996	1997	1998	1999	2000	2001	2002	2003	2004
COs	30	44	24	17	9	3	54	41	38
DEMs	6	0	7	0	1	2	4	2	1

Source: DCA, Division of Codes and Standards, Borough Construction Office

TABLE D-31: RESIDENTIAL CERTIFICATES/PERMITS ISSUED
(SQ. FT., BY USE GROUP)

	1996	1997	1998	1999	2000	2001	2002	2003	2004
Group B (Office)									
COs	8,370	0	40,000	228,751	74,702	8,396	68,210	206,901	24,983
DEMs	0	0	3	0	3	0	2	0	0
Group M (Mercantile)									
COs	77,161	0	0	0	0	50,800	33,940	0	12,235
DEMs	0	0	0	1	0	1	0	0	0
Group F (Industrial)									
COs	0	2,568	0	0	63,675	0	49,726	0	22,000
DEMs	0	2	0	0	1	0	2	0	0
Group S (Storage)									
COs	34,308	3,200	32,493	103,875	0	94,675	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
Group H (High-Hazard)									
COs	0	0	0	0	0	0	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
Group A1 (Assembly)									
COs	0	0	0	0	0	0	0	0	0
DEMs	0	0	0	1	0	0	0	0	0
Group A2 to A4 (Assembly)									
COs	0	0	5,310	0	0	9,945	9,000	0	798
DEMs	0	0	1	0	0	1	0	0	0
Group E (Educational)									
COs	0	0	0	9,833	0	0	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
Group I (Institutional)									
COs	26,700	20,000	0	0	0	0	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
Group R1 (Accommodation)									
COs	0	0	0	0	0	0	295	0	89,616
DEMs	0	0	0	0	0	0	0	0	0

Source: DCA, Division of Codes and Standards, Borough Construction Office

In addition, the calculation of the Growth Share Projection requires an estimate of the future residential and nonresidential development anticipated to occur within the Borough from 2005 to 2013. There are two (2) approved residential developments (Park View Estates and Parker Woods) which the Borough anticipates will build out within the projected period. The Borough further anticipates a 120 unit residential project will be constructed by American Properties along the planned connector road between Industrial Way East and Route 35. In addition, the Borough expects Weston Village will build within the projected period. Weston Village is a 120-unit project addressed in the 2005 Final Judgment of Compliance and Repose issued by Judge Coogan. Pursuant to the

Judgment, Weston will be making a contribution to the Borough's affordable housing trust fund equivalent to a 20% set aside for affordable housing. As part of the Court approved Settlement Agreement between Eatontown and Weston, the Court determined that Weston Village shall not create a third round housing obligation for the Borough. In addition, the Borough projects that there will be an expansion of the Meadowbrook development, as well as an expansion of eight (8) units at the Spring House.

With regard to non-residential development, it is anticipated that the Borough will realize its buildout of 440,987 additional square feet of floor area dedicated to a variety of non-residential uses, which has been calculated by T&M Associates for the Borough and is detailed in the March 10, 2005 Vacant Land Analysis and Employment Projections report that is submitted with this document. The tables shown below provide detail of the anticipated development.

TABLE D-32: ANTICIPATED RESIDENTIAL DEVELOPMENT (NUMBER)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Approved Applications										
Parker Woods	4	0	0	0	0	0	0	0	0	4
Park View	10	11	0	0	0	0	0	0	0	21
Anticipated Applications										
American Prop.	0	0	0	0	0	60	60	0	0	120
Spring House	0	0	0	0	0	0	0	8	0	8
Meadowbrook 2	0	0	0	40	41	0	0	0	0	81
Weston Village	0	0	60	60	0	0	0	0	0	120
Total COs	14	11	60	100	41	60	60	8	0	354
Demolitions										
Anticipated & Miscellaneous	0		0	0	0	0	0	0	0	0
Net Develop-ment	14	11	60	100	41	60	60	8	0	354

Source: Borough of Eatontown Zoning Office

TABLE D-33: ANTICIPATED NON-RESIDENTIAL DEVELOPMENT[69] (SQ. FT.)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Group B (Office)										
BP-1 Zone	0	0	5,256	5,256	5,257	0	0	0	0	15,769
BP-2 Zone	0	0	21,780	21,780	21,780	21,780	21,780	21,780	0	130,680
P-1 Zone	0	0	1,481	0	0	0	0	0	0	1,481
PBO-88 Zone	0	0	3,136	3,137	0	0	0	0	0	6,273
PBO-200 Zone	0	0	14,009	14,009	14,009	14,009	14,009	0	0	70,045
Net Group B	0	0	45,662	44,182	41,046	35,789	35,789	21,780	0	224,248
Group M (Mercantile)										
BP-1 Zone	0	0	2,911	2,911	0	0	0	0	0	5,822
BP-2 Zone	0	0	5,715	5,712	5,712	5,713	5,713	5,713	5,713	39,988
Net Group B	0	0	8,623	8,623	5,712	5,713	5,713	5,713	5,713	45,810
Group F (Industrial)										
M-B Zone	0	0	23,646	23,647	23,647	23,647	23,647	23,647	23,647	165,528
M-2 Zone	0	0	0	0	0	2,700	2,701	0	0	5,401
Net Group F	0	0	23,646	23,647	23,647	26,347	26,348	23,647	23,647	170,929

Source: Borough of Eatontown Zoning Office (August 22, 2005)

To project the Borough's growth share, the historical data from 2004 is paired with the information on anticipated development for the period from 2005 to 2013 shown above. For residential development, the sum of all development is divided by nine to reach a Growth Share Obligation. For nonresidential development, the total net square footage is converted to jobs by means of multipliers developed by COAH (detailed in Appendix E of N.J.A.C. 5:94), and then divided by 25 to reach a Growth Share Obligation. The following tables detail the calculation of the Growth Share Obligation generated by residential and nonresidential development.

[69] Assumes buildout of represented nonresidential zone district

TABLE D-34: RESIDENTIAL GROWTH SHARE PROJECTION (UNITS)

Units	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Anticipated	0	14	11	60	100	41	60	60	8	0	354
2004	38	0	0	0	0	0	0	0	0	0	38
Demolished	1	0	0	0	0	0	0	0	0	0	1
Net	37	14	11	60	100	41	60	60	8	0	391
Exclusions[70]	0	0	0	60	100	41	7	7	8	0	223
Net – Exclusions	37	14	11	0	0	0	53	53	0	0	168
Affordable (Net/9)	4.11	1.56	1.22	0.00	0.00	0.00	5.89	5.89	0.00	0.00	18.67

TABLE D-35: NON-RESIDENTIAL GROWTH SHARE PROJECTION (JOBS)

Use Groups	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
B (Office)	75	0	0	137	133	123	107	107	65	0	748
M (Mercantile)	12	0	0	9	9	6	6	6	6	6	58
F (Industrial)	44	0	0	47	47	47	53	53	47	47	386
A2-A4 (Assem.)	2	0	0	0	0	0	0	0	0	0	2
R1 (Accom.)	72	0	0	0	0	0	0	0	0	0	72
Total Net Jobs	205	0	0	193	188	176	166	166	118	53	1,266
Affordable Units from Jobs (Net/25)	8.21	0.00	0.00	7.72	7.54	7.05	6.63	6.63	4.73	2.12	50.63

Based upon the above, the total combined Growth Share Obligation is then 69 units of affordable housing (18.67 + 50.63 = 69.30 → 69). The residential component of this projection consists of 18.67 units; the non-residential component consists of 50.63 units. Table D-36 provides a summary of this growth share projection:

TABLE D-36: SUMMARIZED GROWTH SHARE PROJECTION (UNITS AFFORDABLE)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Residential	4.11	1.56	1.22	0.00	0.00	0.00	5.89	5.89	0.00	0.00	18.67
Non-Residential	8.21	0.00	0.00	7.72	7.54	7.05	6.63	6.63	4.73	2.12	50.63
Total	12.32	1.56	1.22	7.72	7.54	7.05	12.52	12.52	4.73	2.12	69.30

Note: Growth share obligations are customarily rounded to the nearest whole number. Thus, the Borough's growth share is 69 units

[70] A total of 120 market units at the Weston Village Site have been excluded from the growth share projection. The November 2005 Final Judgment of Compliance and Repose provides that Weston Village shall not be deemed to create a third cycle obligation for the Borough.

Additionally, N.J.A.C. 5:94-2.4(a)2 states that affordable housing units that received credit in a first or second round plan or a court judgment of compliance that are projected to be constructed after January 1, 2004 shall be excluded from projected residential growth for the purposes of projecting the growth share. Consequently, a total of 81 exclusions have been included for Meadowbrook II.

Further, N.J.A.C. 5:94-2.4(a)3 notes that affordable units included in a municipality's third round fair share plan shall be excluded from projected residential growth for the purposes of projecting the growth share. Consequently, eight (8) units at the Spring House site have been excluded and fourteen (14) units have been excluded from the American Properties site.

Borough Growth Share Projection: Potential to Accommodate Growth

The Borough has conducted an analysis of its current zoning regulations and the availability of vacant land. The findings are presented in the Vacant Land Analysis and Employment Projections report compiled by T&M Associates and appended to this plan. Based on this analysis, the Borough anticipates that it will be able to accommodate the development in the Borough growth share projection.

NJTPA Growth Share Projection

In accordance with COAH regulations, Eatontown has calculated Household and Employment Growth Projections with US Census data and projections from the North Jersey Transportation Planning Authority. The following tables detail these projections.

TABLE D-37: NJTPA HOUSEHOLD GROWTH PROJECTION

2015 NJTPA Households	-	2005 NJTPA Households	=	Household Change
5,950	-	5,890	=	60

TABLE D-38: NJTPA EMPLOYMENT GROWTH PROJECTION

2015 NJTPA Employment	-	2005 NJTPA Employment	=	Employment Change
17,670	-	15,540	=	2,130

These projections would result in the following growth share obligations for Eatontown:

- Residential Growth Share: 7 Affordable Units
- Nonresidential Growth: 85 Affordable Units
- Total Growth Share Based on NJTPA projections: 92 Units

The Borough's projections differ from those of the NJTPA. The total number of new households projected in Eatontown's Growth Share Obligation is 391, or 331 units more than the household growth projection derived from NJTPA data. Consequently, the residential growth share projection is presumed valid.

The total number of new jobs (employment) projected in Eatontown's Growth Share obligation is 1,266, or 864 jobs less than the employment growth projection derived from NJTPA data. Consequently, the residential growth share projection is not presumed valid. Because the Borough's projection of the non-residential growth share component is less than that of the NJTPA, the Borough must address the discrepancy between the Borough projection and the NJTPA projection.

Non-Residential Growth Share Projection: Analysis and Justification

Because the non-residential growth share projection presented in this plan is less than the NJTPA's projection, the following discussion of the differences between the Borough's growth share and that of the NJTPA is provided pursuant to N.J.A.C. 5:94-2.2(b)5 et seq.

In order to address N.J.A.C. 5:94-2.2(b)5, the Borough's planning consultant, T&M Associates, contacted the NJTPA on September 19, 2005 and on November 1, 2005 to review the methodology employed in the Authority's projections. The Borough's planning consultant reviewed the Forecast Model User Guide, which was provided by the NJTPA. The User Guide indicates that the projections were first made for Monmouth County, and then a share of the County projection was allocated to Eatontown. The Borough of Eatontown contests the projection's municipal-level allocation.

As noted in the Forecast Model User Guide, the NJTPA projections were allocated based on a municipality's estimated potential to develop in the projected period. The Forecast Model User Guide noted that a number of factors, including historic growth patterns, the amount of vacant land, density characteristics, accessibility, and current development activity, were used to allocate these projections. Each factor's relative weight was mathematically determined by NJTPA's consultant in cooperation with the NJTPA and their Technical Advisory Committee.

After a municipality's development potential was estimated, its allocation of the County's projection was determined. This allocation was based on the ratio of development potential in the municipality to projected development at the County level. Though this was initially done mathematically, it was reviewed in a subjective

manner, as it is based largely upon the impressions of individual committee members.

As noted in the Forecast Model User Guide, the weighting system is analyzed and reviewed in consultation with the County. If there appears to be a disproportionate amount of development projected in a municipality, readjustments are made. NJTPA staff indicated that this is done in cooperation with the County and may be done through more detailed information on the amount of vacant developable land, or a (re)examination of any other factor that impacts the developability of an area. If readjustment is necessary, the excess growth is reallocated to another municipality within the County in order to meet the overall level of projected growth.

The subjective nature of the NJTPA allocation and growth fitting process undermines the credibility of the NJTPA's municipal projections as applied to Eatontown for the following reasons.

With regard to available vacant land, the NJTPA methodology relies on an Office of Smart Growth (OSG)-created vacant lands file produced from NJDEP land use coverages made from aerial photographs dating from 1995 and 1997. Because of its age and the coverage information available, this information is inaccurate as a measure of the amount of vacant developable land available in Eatontown in 2005. Moreover, the NJTPA's use of dated and incomplete information to determine growth potential in a developed community is inconsistent with COAH's methodology for determining a community's realistic development potential, which is presented in N.J.A.C. 5:93-4.2. Analysis of municipal development potential requires identification of Class 1 (vacant) and 3B (farm qualified) lands as reflected on municipal tax records, and identification of environmental constraints such as 100 year flood plains and wetlands that reduce development potential. It also entails identification of restrictions on development that result from easements, class C1 stream corridor buffers, public land ownership, open space restrictions, and other factors such as access and infrastructure constraints. Indeed, as applied to Eatontown the NJTPA projection method relies on outdated and incomplete land use information.

The Forecast Model User Guide notes that potential residential and employment densities have also been weighted and factored into the allocation. However, the Forecast Model User Guide indicates the calculation of these densities is not determined by zoning district boundaries, but by a hypothetical build-out scenario that only assumes that, in aggregate, development of the parcels will conform to the maximum density/intensity permitted by ordinance. It is important to stress that this scenario is purely hypothetical and no zoning analysis was completed by the NJTPA in order to determine the maximum permitted intensity/density because the NJTPA lacks a complete digital coverage of zoning districts and allowable densities by municipality.

Finally, with regard to the factor of planned projects, the NJTPA consulted with the counties within its study area. However, the counties may not be aware of all development activity or the outcome of all decisions at the municipal level. For example, applications approved by a county may have been denied by the municipality.

With specific regard to the Borough of Eatontown, it should be noted that shortly before the NJTPA's adoption of the population, household, and employment projections T&M Associates prepared a Vacant Land Analysis and Employment Projection report on behalf of the Borough of Eatontown. The report analyzes the amount of vacant land within the Borough and notes that, based on the municipality's current zone plan, there are only 50.5 acres of land remaining for non-residential development. This is much less than the County's estimate of 233 acres.

In addition, the report identifies errors in the County's historic records of development activity in Eatontown. Errors in the County data include building square footage for development applications that Eatontown either denied or were withdrawn, the omission of most demolitions, and the land use classification of the development. As a result, net development activity is overstated by the County. T&M's review of the development activity has determined that there has been a net of 1,216,923 square feet of building floor area in the period from 1997 to 2003, 20 percent of which was for storage/warehouse space.

Based on the amount of vacant land and zoning information, T&M determined that there is the potential for an additional 441,000 square feet of non-residential floor area, which is distributed based upon the amount of vacant land available in each zone. Based upon this distribution, it is projected that Eatontown will gain an additional 1,060 jobs by 2025, for a total of 14,599 jobs. When projecting the Borough's growth share, T&M assumed that the Borough would realize a buildout of the 441,000 square feet of non-residential floor area mentioned above.

T&M's vacant land analysis and employment projections were submitted to the Monmouth County Planning Board and subsequently accepted by the Board on June 8, 2005. This occurred after the adoption of the NJTPA projections on March 14, 2005. A copy of this report and records of correspondence with Monmouth County, which indicate the County's acceptance of the projections, is annexed to this document for COAH's review.

COAH should accept the Borough's non-residential growth share projection because it is based on current information and data. Moreover, it eliminates the subjectivity of the NJTPA's projection. Because the Borough projection originates at the municipal level, it eliminates the need for municipal-level allocation, the introduction of subjectivity, and resolves the lack of familiarity with local conditions and other issues that impair the accuracy of the NJTPA projection as applied to Eatontown. Furthermore, the non-residential growth share projection is documented by the appended Vacant Land Analysis and Employment Projections report that was prepared for the Borough on March 10, 2005, and subsequently validated by the County of Monmouth. These projections were made during the cross acceptance process for the State Development and Redevelopment Plan (SDRP) and will be submitted to the State Planning Commission for inclusion in the SDRP. As indicated in N.J.A.C. 5:94-2.2(b)4, it is intended that, once endorsed, State Planning Commission Projections replace those of the local metropolitan planning organization.

Finally, it should be noted that the United States House of Representatives voted in October 2005 to accept the Base Realignment and Closure (BRAC) Commission's recommendation to close Fort Monmouth in Eatontown and relocate the bulk of its operations to the Aberdeen Proving Ground in Maryland.

The impending closure of Fort Monmouth represents a great economic loss to Eatontown. Part of this impact is the loss of an estimated[71] 1,861 civilian jobs within the Borough alone. However, please note that this only represents the loss of jobs that are located on the sections of Fort Monmouth that are located within the Borough of Eatontown. As noted in a July, 2005 Smart Growth Study on the impact of Fort Monmouth's closure on Eatontown and other host communities that has been prepared by Jeffrey Donohoe Associates, LLC (JDA) on behalf of the Boroughs of Eatontown, Oceanport, Little Silver, Shrewsbury, and Tinton Falls, additional job loss will likely follow due to the loss of contracted services, which accounted for almost 32% of the Fort's $127,500,000 budget in 2003. In addition, JDA's report also indicates that the retail and service sector will also be greatly impacted, though it does not provide a quantification of the number of jobs that will potentially be lost.

Because the decision to close Fort Monmouth was made well after NJTPA's adoption of the employment, household, and population projections, its impact was not accounted for in its projections; this has been confirmed in the documentation received from the NJTPA and in a November 1, 2005 conversation between T&M staff and a principal planner of the Authority.

When the estimated loss of 1,861 civilian jobs within the Borough of Eatontown is considered, it is fully plausible that too many jobs have been allocated to the Borough within the NJTPA's municipal employment projection. This adds to the reasons why COAH should accept the Borough of Eatontown's non-residential growth share projection.

(5) Fair Share Plan: A municipality's total fair share obligation is comprised of a municipality's rehabilitation share, the total remaining obligation from prior rounds, and the growth share. As indicated in Appendix C of N.J.A.C. 5:94, the Borough's rehabilitation share is twelve (12) units, and the Borough's total remaining obligation from prior rounds is 503 units. As shown above, the Borough's growth share obligation is 69 units.

[71] In Jeffrey Donohoe Associates' July 2005 evaluation of the impact of the closing of Fort Monmouth on Eatontown and other host communities, it is indicated that Fort Monmouth consists of approximately 1,125 acres, 450 (40%) of which are located within the Borough of Eatontown. It is also indicated that Fort Monmouth directly employs 4,652 civilians. Assuming there is an even density of employment on the base, it can be estimated that 40% of the jobs are located within Eatontown. Thus, a loss of 1,861 civilian jobs is inferred (4,652 civilian jobs × [450 acres of Fort Monmouth in Eatontown / 1,125 total acres in Fort Monmouth] = 1,860.8 civilian jobs in Eatontown → 1,861 civilian jobs in Eatontown).

Rehabilitation Share

The Borough's rehabilitation share is twelve (12) units. As noted in the November 22, 2004 Amended Housing Element and Fair Share Plan, the Borough has entered into an agreement with the County of Monmouth to rehabilitate dwelling units. The November 2004 Borough plan proposed the rehabilitation of twenty-seven (27) dwelling units based on COAH's 1987 to 1999 need estimate. In December 2004, COAH revised its rehabilitation need estimate for the Eatontown rehabilitation program to twelve (12) units. Consequently, the Borough amends its Housing Element and Fair Share Plan and reduces its rehabilitation program to twelve (12) units. The Borough will continue to satisfy its rehabilitation obligation through the County program. The Borough collects affordable housing development fees and will use the Borough Affordable Housing Trust Fund to fund the rehabilitation of twelve (12) units.

Total Remaining Obligation from Prior Rounds

With regard to the fulfillment of the Borough's total remaining 503-unit obligation from prior rounds, the Borough has implemented or will implement all of the compliance measures that were presented in its November 22, 2004 Amended Housing Element and Fair Share Plan and approved pursuant to Judge Coogan's Final Judgment of Compliance and Repose. Moreover, the Borough will satisfy all of the conditions required by the Final Judgment.

The Court-approved compliance measures are summarized in Table D-39.

TABLE D-39: SUMMARY OF COMPLIANCE
TOTAL REMAINING OBLIGATION FROM PRIOR ROUNDS (1987-1999)

	Credits	Completed Credits
Total Remaining Obligation		
Total Remaining Obligation from Prior Rounds	503	N/A
Compliance Measures		
Prior Cycle Credits		
Meadowbrook I	196	196
Credits without Controls	6	6
Alternative Living Arrangements		
CPC Group Home	5	5
Collaborative Group Home	4	4
Transitional Homeless Facility	7	7
Alternative Living Arrangement Rental Bonuses	16	16
Existing Affordable Units		
Stony Hill	132	132
Rental Bonuses	59	59
Proposed Municipal/Non-Profit Construction		
Meadowbrook II (Age-Restricted)	81	0
Proposed In-Lieu Developments		
American Properties (Old Deal Road)	$437,213.25	$437,213.25
Weston Associates	$600,000.00	0
Total Credits	506	425
Surplus Credits	3	N/A

As shown above, the credits in the Court-approved November 22, 2004 plan exceed the total remaining obligation of 503 units by a total of three (3) units. This three (3)-unit surplus will be applied below to the growth share obligation. One project, Meadowbrook II, remains to be completed to meet the prior round obligation.

Growth Share Obligation and Compliance Plan

The detailed calculations of Eatontown's growth share are included as part of this Housing Element and Fair Share Plan amendment. As shown by the calculations, the Borough's growth share obligation is projected to be sixty-nine (69) units. According to the requirements of N.J.A.C. 5:94-4.18, at least thirty-five (35) of these units must be affordable to low income households, and up to thirty-four (34) affordable to moderate income households. In addition, N.J.A.C. 5:94-4.19 requires that no more than thirty-four (34) units of the sixty-nine unit obligation be age-restricted. Moreover N.J.A.C. 5:94-4.20 requires that at least 25% of the obligation, or eighteen (18) units of the 69 units, shall be addressed by rental

housing. The rental obligation shall be provided in proportion to the growth share obligation generated by the actual growth of the Borough as monitored at the third, fifth, and eighth year anniversary review pursuant to N.J.A.C. 5:94-9.1.

The Borough will address its projected growth share obligation with surplus credits from its first and second round obligation; by enacting a growth share ordinance to require the construction of affordable housing by developers; by the expansion of an existing alternative living arrangement; by adopting and implementing a redevelopment plan for the Borough's Core Business District that will include an affordable housing component; and by entering into a Regional Contribution Agreement (RCA) to transfer a portion of the Borough third round new construction obligation.

Surplus Credits

The Borough will apply surplus affordable housing credits from its prior round to its third round growth share. This will satisfy a new third round construction obligation of (3) affordable dwelling units.

Growth Share Ordinance

The Borough will adopt a land use ordinance to require that residential and mixed-use development address the growth share obligation generated by the development. This requirement will apply in all zones in the Borough where residential development is permitted. The ordinance will require that the developer provide at least one (1) affordable dwelling unit for every eight (8) market-rate units constructed. The ordinance shall further require that developers provide at least one (1) affordable dwelling unit for every twenty-five (25) jobs created in a nonresidential development. The Borough anticipates that this requirement will generate the new construction of least thirteen (13) affordable dwelling units.

Expansion of Spring House

Spring House (155 South Street, Block 64 Lot 25, 1.37 acres) is an alternative living arrangement that provides transitional housing for the homeless. The facility receives annual funding through Monmouth County and is operated by the Homing Corporation. The existing facility on South Street received credit towards the Borough's first and second round obligation. The Homing Corporation proposes to

expand the facility. The Borough anticipates that the expansion will generate the new construction of eight (8) affordable rental units, all of which will be independent living units with individual kitchens and bathrooms.

Regional Contribution Agreement

The Borough proposes to enter into a Regional Contribution Agreement (RCA) to transfer a portion of its new construction obligation, including the balance of its rental obligation. The Borough proposes to transfer the units to Lakewood Borough and/or to the City of Long Branch or to any other municipality in Housing Region 4 (Monmouth, Ocean, Mercer counties). The transfer will provide for eighteen (18) units including ten (10) rental units. The Borough collects affordable housing development fees and will use the Borough Affordable Housing Trust Fund to fund the RCA.

Downtown Redevelopment Plan

The Borough has designated is Core Business District as an area in need of redevelopment. The Borough is preparing, but has not yet adopted, a redevelopment plan for the area. Currently, the Borough will be considering two alternatives for the designated redevelopment area. These would be:

- Plan 1 is to build 193 dwelling units and 78,400 square feet of nonresidential space.
- Plan 2 is to build 301 dwelling units and 93,800 square feet of nonresidential space.

The final redevelopment plan that is adopted by the Borough will include an affordable housing component to address the growth share generated by the redevelopment. In fulfillment of this commitment, the Borough will require set-asides for affordable housing in its redevelopment plan. These set-asides are exhibited in Table D-40 and are consistent with the Standards of Appendix E of N.J.A.C. 5:94.

TABLE D-40: MINIMUM REQUIRED SET ASIDES
DOWNTOWN REDEVELOPMENT AREA[72]

Residential Set-Aside	
Min. Required Set Aside	29 Units + (0.1111 × Number of New Units)
Non-Residential Set Asides (as in Appendix E of NJAC 5:94)	
Use Group B	At Least 1 Unit per 8,333 Additional Sq. Ft.
Use Group M	At Least 1 Unit per 25,000 Additional Sq. Ft.
Use Group F	At Least 1 Unit per 12,500 Additional Sq. Ft.
Use Group S	At Least 1 Unit per 125,000 Additional Sq. Ft.
Use Group H	At Least 1 Unit per 25,000 Additional Sq. Ft.
Use Group A1	At Least 1 Unit per 12,500 Additional Sq. Ft.
Use Group A2 to A4	At Least 1 Unit per 8,333 Additional Sq. Ft.
Use Group E	At Least 1 Unit per 25,000 Additional Sq. Ft.
Use Group I	At Least 1 Unit per 12,500 Additional Sq. Ft.
Use Group R1	At Least 1 Unit per 31,250 Additional Sq. Ft.

The redevelopment growth share will result in at least one (1) affordable unit for every eight (8) market-rate units constructed, and at least one (1) affordable unit for every 25 jobs that results from new nonresidential construction. In addition to the 1 for 8 housing ratio and 1 for 25 jobs ratio, the redevelopment plan will require an additional twenty-nine (29) affordable units. The 29 additional units will address the balance of the Borough new construction obligation for any lands outside the redevelopment area that are not subject to a growth share requirement to build affordable units.

The Borough reserves the right to factor the demolitions that result from the redevelopment plan into the Borough growth share projection and to further amend the Borough Housing Plan Element and Fair Share Plan once the redevelopment plan is adopted.

[72] The Downtown Redevelopment Area will not necessarily include additional square footage in all use groups

Summary of Growth Share Compliance

The combination of the compliance mechanisms will fulfill the Borough's growth share obligation. This compliance strategy is summarized by Table D-41.

TABLE D-41: SUMMARY OF COMPLIANCE
GROWTH SHARE OBLIGATION (2004 TO 2014)

Growth Share Obligation	
Growth Share Obligation	69
Compliance	
Regional Contribution Agreements	18
Spring House Expansion	8
Surplus from Second Round Plan	3
Growth Share Ordinance	13
Core Business District Redevelop. Plan	29
Total Credits	69

With regard to the Borough's eighteen (18) unit rental obligation, eight (8) rental units will be provided at Spring House and ten (10) rental units will be transferred by RCA to provide total of eighteen (18) rental units.

TABLE D-42: SUMMARY OF COMPLIANCE
GROWTH SHARE OBLIGATION (2004 TO 2014) RENTAL REQUIREMENT

Rental Requirement	
Rental Requirement	18
Compliance	
RCA	10
Spring House	8
Total Rental Units Provided	18

Buy-Down Program Alternative

The Borough of Eatontown reserves the right to pursue a buy down program as an alternative compliance mechanism to an RCA or to any other compliance mechanism. The Borough may provide low and moderate income for-sale units through a buy-down program pursuant to N.J.A.C. 5:94-4.10. The Borough will subsidize the cost of a for-sale unit that will be purchased by a low or moderate income buyer at an affordable sales price at the time they are offered for sale. Eligible units may be new or pre-owned, or vacant. The unit shall be certified to be in sound condition as a result of an inspection performed by the Borough building inspector. The minimum subsidy shall be $25,000 per unit, with additional subsidy provided by the Borough based on the market prices. Sale prices shall conform to the standards in N.J.A.C. 5:94-7.

The buy-down program is exempt from bedroom distribution requirements pursuant to the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26. The Borough will affirmatively market the units and establish appropriate controls on affordability in accordance with N.J.A.C. 5:94-7. The Borough will administer the program in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26. The Borough will designate an experienced employee to administer the program or enter into an agreement for a governmental agency or private consultant to administer all or some of the program in accordance with N.J.A.C.5:94-4.10(a)10.

The Borough may complete up to ten (10) buy-down units as part of its fair share plan and reduce other compliance mechanisms accordingly to meet the Borough growth share obligation.

Municipally-Sponsored Rental Program Alternative

The Borough of Eatontown reserves the right to pursue a municipally-sponsored rental buy-down program as an alternative compliance mechanism to an RCA or to any other compliance mechanism. Eatontown may provide low and moderate income rental units through a Borough sponsored rental program pursuant to N.J.A.C. 5:94-4.11. Through this program, the Borough will receive credits against its affordable housing rental obligation for units purchased and rented to low-and moderate-income households. The unit will be certified to be in sound condition as a result of an inspection performed by the Borough building inspector. Eligible units may be new or pre-owned, or vacant. The Borough will provide a minimum subsidy of $25,000 per unit, with additional subsidy depending on the market prices in the Borough.

Rents will conform to the standards in N.J.A.C. 5:94-7. The Borough will affirmatively market the program in accordance with N.J.A.C. 5:94-7 and provide the appropriate controls on affordability in accordance with N.J.A.C. 5:94-7.The units produced by the program will be exempt from bedroom distribution requirements pursuant to the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26.

The Borough will administer the program in accordance with the Uniform Housing rules and designate an experienced employee to administer the project or enter

into an agreement for a governmental agency, non-profit, or private consultant to administer all or some of the program.

The Borough may complete up to ten (10) buy-down rental units as part of a municipally sponsored rental program and reduce other compliance mechanisms accordingly to meet the Borough growth share obligation.

Accessible Townhouse Units

Pursuant to N.J.A.C. 5:94-4.21, ten percent of any affordable townhouse units constructed under this fair share plan shall be accessible in accordance with the accessibility requirements set forth at N.J.A.C. 5:23-7.5(b) and (c) in the Barrier Free Subcode, N.J.A.C. 5:23-7. Townhouse units in projects that have received development approvals up to June 20, 2005 are exempt from this requirement.

Addressing the NJTPA Projection

The Borough of Eatontown is committed to addressing its fair share obligation. In the event that COAH determines that the Borough plan should be based on the NJTPA projections that indicate a third round new construction obligation of ninety two (92) units, then the Borough will increase its RCA component to transfer thirty-nine (39) dwelling units.

With regard to the increase in the Borough rental obligation to twenty-three (23) unit as a result of the NJTPA projection, eight (8) rental units will be provided at Spring House and fifteen (15) rental units will be transferred by RCA to provide a total of twenty-three (23) rental units.

Alternatively, the Borough of Eatontown reserves the right to substitute a municipally-sponsored rental buy-down program and/or for sale units buy down program as a compliance mechanism to an RCA or to any other measure to achieve the growth share obligation.

TABLE D-43: SUMMARY OF COMPLIANCE
GROWTH SHARE OBLIGATION (NJTPA PROJECTION)

Growth Share Obligation	
Growth Share Obligation	92
Compliance	
Regional Contribution Agreements	39
Spring House Expansion	8
Surplus from Second Round Plan	3
Growth Share Ordinance	13
Core Business District Redevelop. Plan	29
Total Credits	92

TABLE D-44: SUMMARY OF COMPLIANCE
GROWTH SHARE OBLIGATION (NJTPA PROJECTION) RENTAL REQUIREMENT

Rental Requirement	
Rental Requirement	23
Compliance	
RCA	15
Spring House	8
Total Rental Units Provided	23

Fort Monmouth Closure

The closure of Fort Monmouth and the loss of jobs will have an impact on the Borough growth share. However, at the time of the preparation and submission of this plan, no plan has been developed for the reuse of the Fort. Consequently, it is not possible to calculate how demolitions and reuse of Fort Monmouth will ultimately affect the Borough obligation for affordable housing in the 2004 to 2014 period. COAH has indicated that job and housing loss can only be factored into the growth share projection and obligation based upon building demolitions. Consequently, the Borough plan will reserve the right during the term of the third round to revise the Borough Housing Element and Fair Share Plan to take into account and project the impact of the closure and reuse of Fort Monmouth.

8. Open Space, Recreation, and Conservation Plan Element[73]: With respect to recreation facilities, the Borough acquired a number of lots fronting on West Street and extending northerly to Wampum Lake and began development. This ties in with land owned by the Borough to provide approximately six acres of land adjacent to the existing lake. The Borough has improved this area with a public plaza, gazebo, comfort station, and seating. The Borough is seeking to acquire easements around the lake to create a walking circuit.

To conserve open space along Husky Brook South of Route 36 and along Emma Place and the Southwest Quadrant, the Borough has acquired the Stella property (Block 2001, Lot 2 and Block 2002, Lot 50) and the Capaluppi property (Block 1901, Lot 1). Block 2103 Lot 12 at Emma Place is privately owned open space.

Land presently in Borough ownership (80 Acre Park) extending between Parker Road and Wall Street should continue to be developed and maintained as a community park. The total acreage of' this land amounts to approximately 80 acres and provides appropriate land for a community-wide park and recreation facility, including several playfields. The Borough has made improvements to provide safe access to the park. These include sidewalks and a signalized intersection at Wall Street and Industrial Way East.

The plan also proposes the dual use of required buffer land between the 80 Acre Park and the southerly Borough boundary to provide linear pedestrian/bicycle connections of the 80 acres to lands owned by Monmouth County along Cranberry Brook (Weltz Park) and to buffer the Whale Pond Road residential area from the industrial area West of Old Deal Road. A similar linear connection to Weltz Park from Route 35 is proposed along Cranberry Brook within the stream conservation area.

In addition, Old Orchard Golf Club, The F. Bliss Price Arboretum (Clary Tract), and lands North of Wyckoff Road and West of Grant Avenue in the southwest quadrant (within the DeVito Tract) are designated for park areas.

Presently, the portions of the DeVito tract not committed to development are designated as proposed parkland in their entirety. In the event this area in the southwest quadrant is developed for residential purposes, it should contain active and passive recreation facilities which would be open to public use.

Walking and bicycle paths should be developed in the larger park areas and the corridor connections between them. The Borough should study and develop a plan to promote

[73] The Open Space and Recreation Element of the 1986 Master Plan was first prepared by Lee Hobaugh, PP, of Resolve, Inc. and has been revised for inclusion as part of this Master Plan.

interconnectedness for pedestrians and cyclists between the parks, neighborhoods, schools, and activity areas in the Borough. The development of safe and aesthetically pleasing routes or paths through a system of greenways that reconnect the four quadrants of Eatontown should be actively promoted by the Borough.

Among other considerations the "10 Year Recreation Master Plan" prepared by the Recreation Commission in 1975 'Was used in designing the plan for open space and recreation lands. Other existing recreation facilities are proposed to be continued, including Wolcott Field, the playground at Tinton Avenue and Maxwell Road, the playground between Pine Brook Road and Route 36) the park land at the westerly end of Emma Place and the facilities at the schools.

The 80 Acre Park between Parker Road and Wall Street and its proposed linear extension to Cranberry Brook, provide excellent opportunity for provision of a full range of active and passive activities and creation of "community open space'. This park includes Lot 3, Block 106.1 which fronts on the South side of Parker Road. This lot was given to the Borough by the Commission which constructed Meadowbrook Senior Citizens Housing in exchange for the land on Wyckoff Road where that facility is located.

The F. Bliss Price Arboretum and Wild Life Sanctuary are not intended to be improved. The preservation of the vegetation, some of which is specimen and providing a sanctuary for wildlife, is to be the sole purpose of that segment of the tract which is not a part of The Meadowbrook Senior Citizen Housing Facility.

Each of the watercourses through the Borough is planned for stream conservation designation. This is not for the purpose of indicating intended public acquisition of such area, although linear public access is desirable where it can be achieved. Rather, it is to serve as a reminder that private land owners must observe such practices and principles of development and use as is consistent with maintaining the water carrying capacity and water quality of these streams and capitalizing upon the combined functional and visual value of them.

The closure of Fort Monmouth provides an opportunity for a significant expansion of the public recreation opportunities and the preserved open space within the Borough. Eatontown endorses the February 14, 2007 notice of interest by Monmouth County for the public benefit conveyance of surplus property at Fort Monmouth for park and recreation purposes.

There are three properties of interest in Eatontown which represent a portion of the total area of the Fort that occupies Eatontown. The parcels are shown on the Master Plan map.

Parcel B is located partially in Eatontown and includes Husky Brook Lake and the base football complex. The balance of Parcel B is in Oceanport. The intended use for Parcel B is to maintain the active recreation facilities and provide a trail system to provide public waterfront access and pedestrian and bicycle access to the park activity areas from neighborhoods outside the Fort or from any new neighborhoods created within the Fort as part of its reuse.

Parcel C is located almost completely within Eatontown and adjoins Lafetra Creek and Parkers Creek with a third watercourse, Mill Creek, bisecting the parcel. The parcel includes two baseball/softball fields and the base bowling center. The intended use is to manage Parcel C as a park and open the bowling center to the general public.

Parcel D is wholly within Eatontown. It consists of the 18-hole golf course and base banquet facility located on 135 acres. The preferred use of Parcel D is for the golf course to be a privately-owned, daily-fee course, open to the public with limited development as a hotel or conference center. The golf course would be protected in perpetuity and open to public use by conveyance of a development easement or deed restriction held by the County or the Borough.

In addition to the above, the Borough is developing a series of trails called “greenways,” which will interconnect the public land, open space, schools, and recreation areas throughout the Borough. The greenways will be a series of trails of varying widths and surface treatments that will provide access for pedestrians and residents throughout the Borough to access active and passive recreation areas, as well as public parks, woodlands, buffer areas, and the Bliss Price Arboretum. The greenways will be located within easements, on public land, and in dedicated open space areas.

The greenways will also interconnect various areas where small off-street parking areas exist, in order to facilitate their use by motorists in various quadrants of the Borough. The ultimate goal is to not only interconnect all of the available open space, but also to provide interconnections to the surrounding municipalities for walking, biking, jogging, hiking, and similar activities. If public land is not available to develop the trails, the Borough will pursue easements and acquisition to interconnect open space parcels.

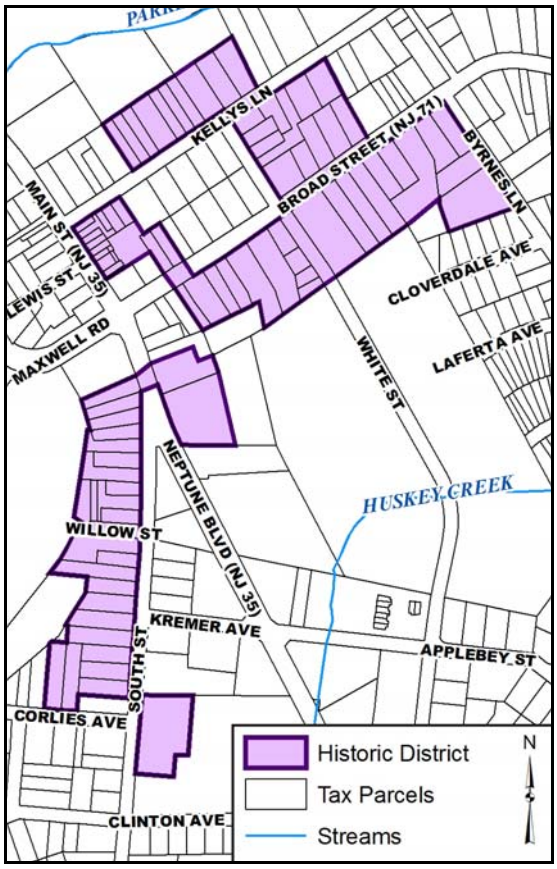
9. Historic Preservation Plan Element[74]: The Historic Committee of the Borough has identified a proposed historic district and qualified buildings have been inventoried. A map and list of such buildings follows. To date, the Borough has not applied for recognition by the State of New Jersey for this area containing the vast majority of the numerous historic structures within the Borough.

It is intended that those structures with historic significance will be protected with regard to preservation of exterior architectural features to the maximum extent feasible. These regulations will not, however, be concerned with use of the property which will be governed by zoning in the conventional manner.

The Borough seeks to maximize both public and available private efforts to preserve the heritage of the Borough without affecting proper and gainful use of these properties.

a) The area of this proposed historic district is shown on the following figure:

FIGURE D-3: PROPOSED HISTORIC DISTRICT



[74] This section presents the Historic Preservation Plan Element of the 1986 Master Plan, as prepared by Lee Hobaugh, PP of Resolve, Inc.

b) Historic structures by address:

(1) 21 Broad Street

(2) 40 Broad Street

(3) 44 Broad Street

(4) 50 Broad Street

(5) 68 Broad Street

(6) South side of Broad Street, 4 East of White Street

(7) 69 Broad Street

(8) 37 Throckmorton Street

(9) 40 Byrnes Lane

(10) 154 Broad Street

(11) 29 State Highway 35

(12) 24 State Highway 35

(13) Southwestern corner State Highway 35 and South Street

(14) 84 South Street

(15) 128 South Street

(16) Southwestern corner of Clinton Avenue and Franklin Avenue

(17) 18 Buttonwood Avenue

(18) 188 South Street

(19) 271 South Street

(20) 64 Wyckoff Road

(21) 7 Campbell Drive

(22) 152 Main Street

(23) 35 Tinton Avenue

(24) 75 Tinton Avenue

(25) 301 Tinton Avenue

(26) 241 Tinton Avenue

E. MASTER PLAN MAP: The recommendations of the different elements of the Borough Master Plan for the future of Eatontown are graphically presented on the Master Plan map. The map shows the recommended locations for residential and non-residential land uses, schools, community facilities, the Borough historic district, parks and open space. Also shown are the overlay planning areas for the redevelopment of Eatontown Village and Route 35 and the reuse planning area for Fort Monmouth and Howard Commons. Streams are shown on the map as well as the location of wetlands and the 100-year floodplain. Stream, floodplain, and wetlands locations are based upon information from the New Jersey Department of Environmental Protection (NJDEP). The actual extent of floodplains and wetlands with the Borough may vary from the map locations based upon site specific investigation.

The map is presented as an overall map of the Borough. A detail map is provided for each of the four quadrants of the Borough: Northwest, Northeast, Southeast, and Southwest.

SYMBOL	DESCRIPTION
A	Animal Care Center
G	Public Works Garage
P	Park
(P)	Proposed Park
S	School
(S)	Proposed School
T	Transitional Housing
M	Municipal Building
F	Firehouse
(M)	Proposed Municipal Building
E	Eatontown Sewerage Authority
C	Cemetery
W	Department of Public Works

Shrewsbury Borough

Township

Ft. Monmouth

Ft. Monmouth

Ft. Monmouth

Oceanport Borough

West Long Branch Borough

HOPE RD (CR 51)

MAIN ST (NJ 35)

NJ 36

NJ 36

NJ 35

CONRAIL

LOW DENSITY RESIDENTIAL	NEIGHBORHOOD BUSINESS	FORT MONMOUTH REUSE PLANNING AREA	Proposed Greenway
MED DENSITY RESIDENTIAL	REGIONAL BUSINESS	HOWARD COMMONS PLANNING AREA	Arterial Street
HIGH DENSITY RESIDENTIAL	PROFESSIONAL BUSINESS	LIFE CYCLE MANAGEMENT	Major Street
RESIDENTIAL - MT. LAUREL CONTRIBUTION	BUSINESS/LIGHT INDUSTRY	PROPOSED FORT MONMOUTH PARK AND RECREATION LAND	Collector Street
RESIDENTIAL TOWNHOUSE/ AGE RESTRICTED	BUSINESS PARK	ROUTE 35 OVERLAY PLANNING AREA - NORTHERN SEGMENT	Proposed Collector Street
SPECIAL HOUSING	INDUSTRIAL	ROUTE 35 OVERLAY PLANNING AREA - SOUTHERN SEGMENT	Local Street
CORE BUSINESS	PARK	VILLAGE REDEVELOPMENT PLANNING AREA	Rail Line
HIGHWAY BUSINESS	SCHOOLS & PUBLIC USE	Historic District	Open Water
		Tax Parcels	Stream
		100 Year Flood Hazard	Municipal Boundary
		Freshwater Wetlands	

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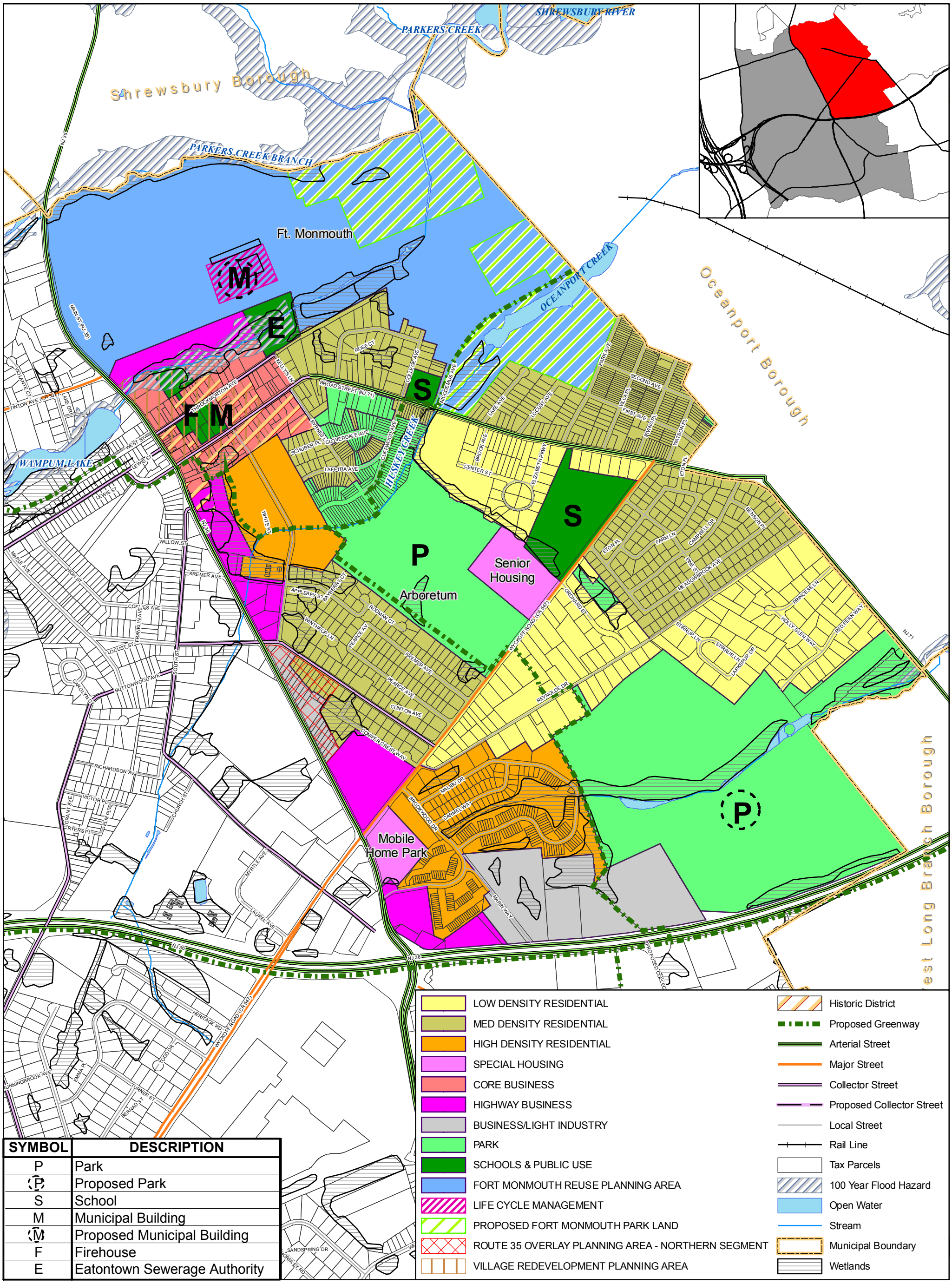
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Master Plan
Borough of Eatontown
Monmouth County, New Jersey

Prepared by: STK, July 11, 2007
Source: NJDEP - Municipal Boundary, Streams, Open Water, Freshwater Wetlands; NJDOT - Roads; Monmouth County GIS - Tax Parcels
File Path: H:\ETPL\00140\GIS\Projects\etpl140_masterplanOVERALL.mxd

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



SYMBOL	DESCRIPTION
P	Park
(P)	Proposed Park
S	School
M	Municipal Building
(M)	Proposed Municipal Building
F	Firehouse
E	Eatontown Sewerage Authority

- LOW DENSITY RESIDENTIAL
- MED DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- SPECIAL HOUSING
- CORE BUSINESS
- HIGHWAY BUSINESS
- BUSINESS/LIGHT INDUSTRY
- PARK
- SCHOOLS & PUBLIC USE
- FORT MONMOUTH REUSE PLANNING AREA
- LIFE CYCLE MANAGEMENT
- PROPOSED FORT MONMOUTH PARK LAND
- ROUTE 35 OVERLAY PLANNING AREA - NORTHERN SEGMENT
- VILLAGE REDEVELOPMENT PLANNING AREA
- Historic District
- Proposed Greenway
- Arterial Street
- Major Street
- Collector Street
- Proposed Collector Street
- Local Street
- Rail Line
- Tax Parcels
- 100 Year Flood Hazard
- Open Water
- Stream
- Municipal Boundary
- Wetlands

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Master Plan: Northeast Quadrant
Borough of Eatontown
Monmouth County, New Jersey

Prepared by: STK, July 11, 2007
Source: NJDEP - Municipal Boundary, Streams, Open Water;
NJDOT - Roads; Monmouth County GIS - Tax Parcels
File Path: H:\ETPL\00140\GIS\Projects\etpl140_masterplanNE.mxd

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

Master Plan: Northwest Quadrant
Borough of Eatontown
Monmouth County, New Jersey

SYMBOL	DESCRIPTION
G	Public Works Garage
P	Park
(P)	Proposed Park
S	School
T	Transitional Housing
W	Department of Public Works

- MED DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- SPECIAL HOUSING
- CORE BUSINESS
- HIGHWAY BUSINESS
- NEIGHBORHOOD BUSINESS
- BUSINESS/LIGHT INDUSTRY
- INDUSTRIAL
- PARK
- SCHOOLS & PUBLIC USE
- FORT MONMOUTH REUSE PLANNING AREA
- HOWARD COMMONS PLANNING AREA
- PROPOSED FORT MONMOUTH PARK AND RECREATION LAND
- ROUTE 35 OVERLAY PLANNING AREA - NORTHERN SEGMENT
- VILLAGE REDEVELOPMENT PLANNING AREA
- Proposed Greenway
- Wetlands
- Historic District
- Arterial Street
- Major Street
- Collector Street
- Proposed Collector Street
- Local Street
- Rail Line
- Tax Parcels
- 100 Year Flood Hazard
- Open Water
- Stream
- Municipal Boundary

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Prepared by: STK, July 11, 2007
Source: NJDEP - Municipal Boundary, Streams, Open Water;
NJDOT - Roads; Monmouth County GIS - Tax Parcels
File Path: H:\ETPL\00140\GIS\Projects\etplG0701_masterplanNW.mxd

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

Master Plan: Southeast Quadrant
Borough of Eatontown
Monmouth County, New Jersey

SYMBOL	DESCRIPTION
A	Animal Care Center
C	Cemetery
P	Park
S	School
(S)	Proposed School

- LOW DENSITY RESIDENTIAL
- MED DENSITY RESIDENTIAL
- RESIDENTIAL - MT. LAUREL CONTRIBUTION
- RESIDENTIAL TOWNHOUSE/ AGE RESTRICTED
- SPECIAL HOUSING
- HIGHWAY BUSINESS
- REGIONAL BUSINESS
- PROFESSIONAL BUSINESS
- BUSINESS/LIGHT INDUSTRY
- BUSINESS PARK
- PARK
- SCHOOLS & PUBLIC USE
- ROUTE 35 OVERLAY PLANNING AREA - SOUTHERN SEGMENT
- Proposed Greenway
- Arterial Street
- Major Street
- Collector Street
- Proposed Collector Street
- Local Street
- Rail Line
- Tax Parcels
- 100 Year Flood Hazard
- Open Water
- Stream
- Wetlands
- Municipal Boundary

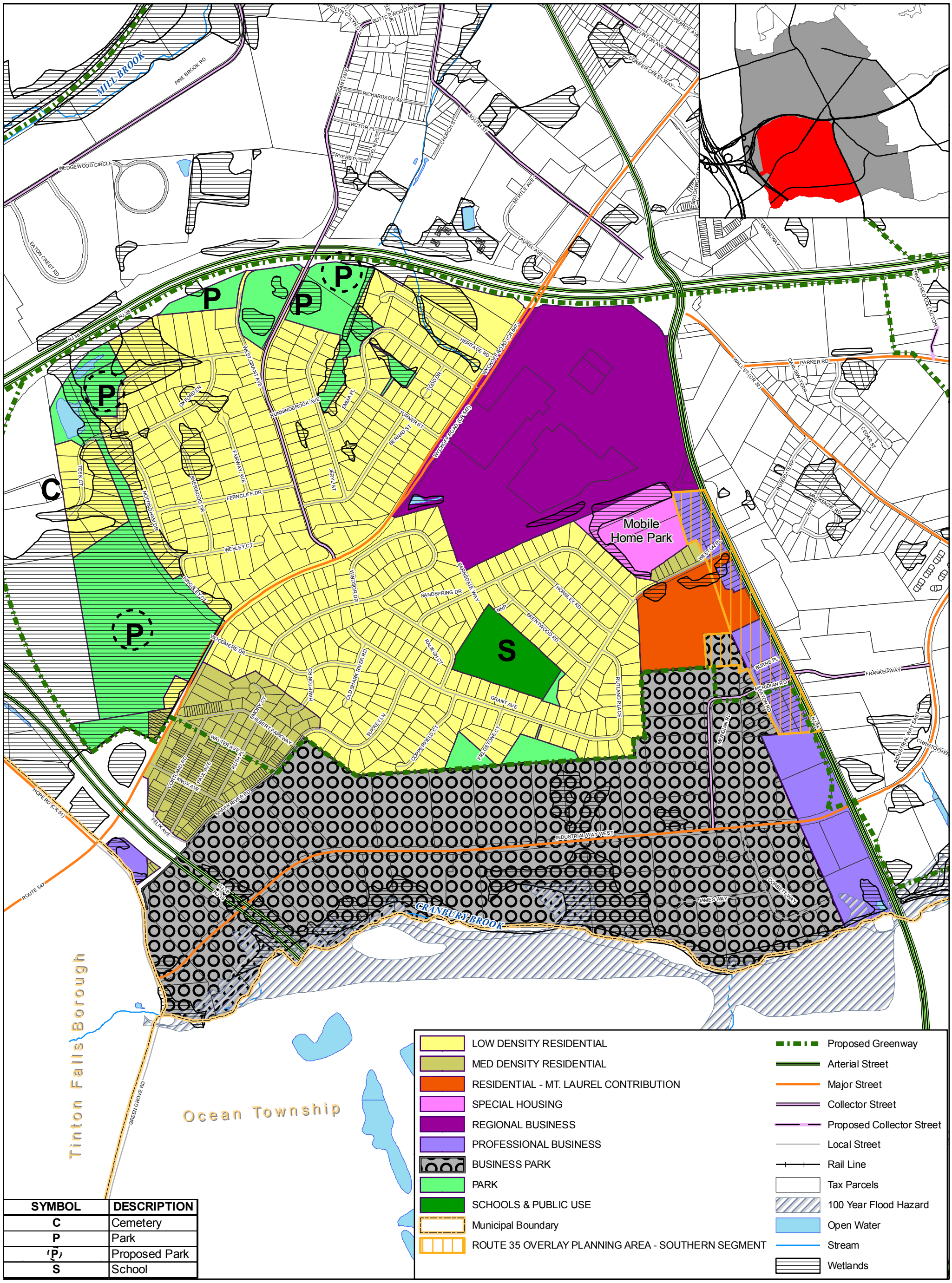
T&M ASSOCIATES
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Prepared by: STK, July 11, 2007
Source: NJDEP - Municipal Boundary, Streams, Open Water; NJDOT - Roads; Monmouth County GIS - Tax Parcels
File Path: H:\ETPL\00140\GIS\Projects\etpl140_masterplanSE.mxd

N

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



SYMBOL	DESCRIPTION
C	Cemetery
P	Park
(P)	Proposed Park
S	School

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0 450 900 1,800 Feet

Master Plan: Southwest Quadrant
Borough of Eatontown
Monmouth County, New Jersey

Prepared by: STK, July 11, 2007
Source: NJDEP - Municipal Boundary, Streams, Open Water; NJDOT - Roads; Monmouth County GIS - Tax Parcels
File Path: H:\ETPL\00140\GIS\Projects\etpl140_masterplanSW.mxd

N

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

F. RELATIONSHIP TO COUNTY AND SURROUNDING MUNICIPAL PLANS: The Borough Master Plan must include a statement of its relationship to the plans of the State, the County, and the adjoining municipalities. As the 1986 Master Plan was prepared, the Master Plan and Zoning Ordinances of each of the contiguous municipalities and the Monmouth County Planning Board Growth Management Plan were reviewed and mapped. A meeting was held with County Planning Board staff to discuss the proposed plan. The 1986 Plan, as adopted, was designed to be compatible with the plans of the surrounding municipalities, the County, and the State Development Guide Plan. An updated statement of the relationship of the Borough Plan to the current plans of the State, the County and adjoining municipalities is provided below.

1. Updated Statement of Relationship to County and Surrounding Municipal Plans: In accordance with NJSA 40:55D-28(d), this Master Plan presents the following statement with regard to the relationship of the Borough to the plans of surrounding municipalities, Monmouth County, and the State of New Jersey's State Development and Redevelopment Plan:

a) Monmouth County Growth Management Guide: Monmouth County has been divided into 5 regions. A plan for the Coastal region, of which Eatontown is a part of, is currently being prepared, with a target date of March 2008 for adoption. Plans for the Central region and Panhandle regions have yet to be prepared. For regions where plans have yet to be adopted, the 1995 Growth Management Guide continues to serve as the County Master Plan. Plans for the Western Monmouth and Bayshore regions have been adopted and are considered elements of the County's 1995 Growth Management Guide, which is the overall policy guidance document for the County.

The Eatontown Master Plan is substantially consistent with the Growth Management Guide and the following goals of the Growth Management Guide, in particular:

- Encourage ways to reduce traffic congestion.
- Promote intersection improvements which provide for public safety and proper capacity in order to reduce congestion and waiting times at intersections.
- To promote comprehensive planning among all levels of government as well as the private sector by sharing information and developing a continuing dialogue on regulations, plans, policies, and issues.

- To promote managed growth by providing a suitable long-term economic climate and preserving and enhancing the quality of life in Monmouth County for the attraction of new businesses and the retention of new businesses.
- To preserve the valuable historic, cultural, natural and scenic resources of Monmouth County.
- To provide housing opportunities for all residents of Monmouth County.
- To provide environmental and economically sound long-term disposal capacity for all Monmouth County municipalities, while conserving existing landfill space through cost-effective waste prevention and recycling programs.
- To provide all of Monmouth County with a safe and pollution free water environment, and conserve valuable water-oriented resources.

b) Monmouth County Open Space Plan: The Monmouth County Open Space Plan was prepared in May 2006. The Plan proposes five new County park sites, including portions of Fort Monmouth, which is located in Eatontown, Oceanport, and Tinton Falls. An addition of approximately + 10 acres is proposed for Weltz Park, Stream valley protection and highway frontage for a future activity center.

The Open Space Plan also recommends a County-wide greenway system, and requests municipalities include them in their Master Plans. The Open Space Plan did not identify any greenways within Eatontown Borough.

c) Monmouth County Scenic Roadway Plan: Adopted in 2001, the Monmouth County Scenic Roadway Plan is an Element of the Monmouth County Growth Management Guide. The Monmouth County Scenic Roadway Plan contains 14 Scenic Roadway Policies which encourage and offer various ways for municipalities to preserve, enhance and promote their scenic roadways. The purpose of the Scenic Roadway Plan is to identify and offer alternative design guidelines for County roadways or sections of County roadways that possess a high degree of visual quality. The Scenic Roadway Plan did not identify any roads within Eatontown as a Scenic Roadway.

d) Monmouth County Solid Waste Management Plan: The New Jersey Solid Waste Management Act (N.J.S.A. 13:1E-1 et seq.) established a comprehensive system for the management of solid waste in New Jersey. The act designated all of the state's

counties and the Hackensack Meadowlands District, as solid waste management districts. On August 31, 1980, the Department of Environmental Protection (Department or DEP) approved, with modifications, the Monmouth County District Solid Waste Management Plan (County Plan). DEP passed the most recent amendment to this Plan on November 25, 2003.

The Eatontown Master Plan includes a Recycling element, and its recycling program predates the New Jersey Statewide Mandatory Source Separation and Recycling Act of 1987, which required that municipal master plans include a recycling element which incorporates State recycling goals for solid waste. Prior to adoption of the Act, the Borough promoted a voluntary program established through the Eatontown Public Works Department and Environmental Commission. The Borough has conducted an on-going mandatory recycling plan since October 1978 in compliance with State law.

e) State Development and Redevelopment Plan: The State Planning Commission adopted the State Development and Redevelopment Plan (SDRP) in June of 1992 and adopted a revised SDRP on March 1, 2001. The SDRP contains goals, objectives, and policies regarding the future development and redevelopment of New Jersey. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. New growth and development should be located in "centers," which are "compact" forms of development, rather than in "sprawl" development. The overall goal of the SDRP is to promote development and redevelopment that will consume less land, deplete fewer natural resources and use the State's infrastructure more efficiently. Among these is the redevelopment and revitalization of New Jersey's cities and urban areas.

The SDRP places Eatontown within the Metropolitan (PA1) Planning Area. As set forth in the 2001 SDRP:

– Metropolitan Planning Area: PA1 Provide for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.

  This Planning Area includes a variety of communities that range from large Urban Centers such as Newark, to 19th century towns shaped by commuter rail and post-

war suburbs, such as Englewood and Cherry Hill. … This Planning Area can also be found among the older shore towns of Monmouth County, Atlantic County, along the Delaware River in Salem County, and in the Bridgeton and Vineland-Millville areas in Cumberland County.

The SDRP also identified Eatonton as a proposed Regional Center. As set forth in the 2001 SDRP:

– Regional Center means a settlement or a location for development along or near a Transportation Corridor. It is the locus of high intensity, mixed-use development, with a Density of more than 5,000 people per square mile and an emphasis on employment. It has a Compact character and possesses sufficient density and adequate design to support pedestrian mobility and Public Transportation services. It possesses substantial market demand to enable it to function as a magnet to attract development from within the corridor and from surrounding areas, without competing with Urban Centers.

  Designated Centers and plans endorsed by the State Planning Commission are eligible for priority assistance. Until designated and endorsed by the State Planning Commission, proposed and identified Centers are not eligible for priority assistance.

A new SDRP was released for cross acceptance in 2004. The Monmouth County Cross Acceptance Report was submitted in November, 2004. Based on additional GIS information, a revised Preliminary State Plan Policy Map was released in January 2007. The new map includes several small portions of Eatontown designated as Parks and Natural areas (6, 7, 8), with the vast majority of the Borough remaining PA1.

The Comparison Phase of the Cross Acceptance process has ended and the Negotiation Phase is currently underway. This plan recommends that the Borough work with the County throughout the Negotiation Phase in order to ensure that the best interests of the Borough are served in the preparation of the new State Plan.

f) Tinton Falls Master Plan: Eatontown is bordered to the west by Tinton Falls Borough. The areas of Eatonton adjacent to Tinton Falls are zoned for Residential (R-10, R-32 and R-32TH), Professional Business (PBO-88 and PBO-200), Business (B-2 and B-4), Business Park (BP-2), and P1 (Public Land), which is comprised entirely of portions of Fort Monmouth. Tinton Falls Borough is in the process of adopting a Master Plan, a draft

of which was made available for public review in April 2007. The draft Master Plan indicates that adjacent land uses in Tinton Falls will remain primarily unchanged. The current uses are Open Space/Government Use (Fort Monmouth & the Tinton Falls Municipal Complex, currently zoned IOP-Industrial Office Park), Industrial Office Park (IOP), Highway Commercial (C-3) and residential R-2 and R-4). The draft Master Plan recommends a new Residential Agricultural zone for areas north of the Eatontown border which run parallel to the Garden State Parkway; these areas are currently zoned R-1 Residential. The draft Master Plan notes the only inconsistent land use in Eatontown is a small area of Eatontown zoned BP-2 (which is the western portion of the Eatontown Industrial Park) is adjacent to an area that Tinton Falls has designated R-2 (Residential).

g) Shrewsbury Borough Master Plan: Shrewsbury Borough lies north of Eatontown, with Parker Creek and a small tributary forming the border. The portion of Eatontown that borders Shrewsbury is zoned P-1 (Public Land) and is comprised entirely by portions of Fort Monmouth. Heading East to West along the Eatontown border, Shrewsbury Borough plans office park (OP-88), age-restricted housing single-family housing (PSC-3), and single-family housing (R-1 and R-1A)

h) Oceanport Master Plan: Abutting Eatontown to the northeast is the Oceanport Borough. The 1974 Oceanport Master Plan targeted the areas bordering Eatontown for low to moderate density residential. Approximately one-half of the border with Oceanport is comprised of portions of Fort Monmouth, and is zoned P-1 (Public Land). Heading south from Fort Monmouth, Eatontown's zoning along the Oceanport border is residential (R-10 and R-20). Oceanport has designated the Fort Monmouth area along the Eatontown border as R-1 (Residential) with areas to the south bordering Monmouth Road zoned R-2 (Residential). Oceanport is currently preparing a plan for the reuse of the portion of Fort Monmouth that is located within Oceanport.

i) West Long Branch Master Plan: Abutting Eatontown to the east is West Long Branch Borough. The Master Plan of West Long Branch was adopted in March 1997 and reexamined in 2002 and 2005. Eatontown's zoning north of Route 36 along the border with West Long Branch is R-20 and R-32 (Residential); much of this area is comprised of the Old Orchard Country Club, which Eatontown recommends be maintained in open space use as a park. The 1997 West Long Branch Master Plan targeted areas near Route 36 for Industrial/Commercial development. Though the 2002 Reexamination Report for West Long Branch recommended that the areas zoned I-C (Industrial

Commercial) along Route 36 be rezoned H-C (Highway Commercial) targeted land uses are relatively unchanged, as the HC zone uses are similar to IC. Zoning for those portions of Eatontown just south of Route 36 is M-B (Manufacturing-Business) and an M-B/R-TH (Manufacturing-Business/Retail/Townhouse) overlay zone, with R-20 (Residential) and P-1 (Public Land) south of this area. The adjoining areas in West Long Branch were designated for low to moderate residential development, and are currently zoned R-15 and R-22 (Residential).

j) Ocean Township Master Plan: Ocean Township's Master Plan was adopted in February 1990 and reexamined in 1995, 1996, 1997, 1998, twice in 2000, 2001, and in 2004. Whale Pond Brook forms Eatontown's border with Ocean Township to the south. Abutting areas in Eatontown are zoned R-20 (Residential) and P-1 (Public Land) from the West Long Branch border to Route 35. Areas abutting Route 35 are zoned BP-1 (Business Park Zone), and the areas west of Route 35 (including the Eatontown Industrial Park are zoned BP-2 (Business Park Zone). The portions of Ocean Township west of Route 35 are zoned for R-7 (Garden Apartment Residential) and AR3-PRD (Affordable Housing). The C-2 (Highway Commercial) district abuts Route 35, with the R-1 (Low Density Residential) and R-5 (Medium Density Residential) east of the C-2 zone.

F. REFERENCES AND CONTACTS: The following reference materials and personal contacts have been utilized in the preparation of this report:

1. Monmouth County Planning Board, "Growth Management Guide", 1982

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11. Borough of Eatontown:

a) Zoning Ordinance

b) Assessment records

c) 1982-1986 School District Budgets

d) 1983 & 1985 Local Government Budgets

e) Building Permits and Certificates of Occupancy issued.

f) Natural Resource Inventory, (Brown/Sullivan Associates), 1979.

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h) Existing Land Use 1958, 1966, 1974, 1982

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14. Eatontown Environmental Commission

15. Eatontown Traffic Safety Committee

16. Eatontown Community Center

17. Municipal Assessor's Office

18. Eatontown Recreation Commission

19. Local School District Administration

20. Monmouth Regional High School Administration

21. Public comments and suggestions provided during and subsequent to discussion meetings: February 13, 1984; March 20, 1984; March 26, 1984; April 9, 1984; July 9, 1984; February 2, 1985; May 28, 1985; October 5, 1985; and, November 16, 1985

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24. The Monmouth County Scenic Roadway Plan, prepared by the Monmouth County Planning Board, Adopted by the Monmouth County Planning Board as an Element of the Monmouth County Growth Management Guide September 17, 2001

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26. New Jersey State Development and Redevelopment Plan, adopted March 2001

27. State Plan Preliminary Policy Map, New Jersey State Planning Commission, January 2007

28. Borough of Tinton Falls Draft Master Plan, Heyer, Gruel & Associates, April 2007

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30. 2001 Master Plan Reexamination Report of the Borough of Shrewsbury, prepared by Townplan Associates adopted January 17, 2001

31. 2004 Master Plan Reexamination Report of the Borough of Shrewsbury, prepared by T&M Associates adopted February 18, 2004

32. Borough of Oceanport Master Plan, adopted May 1974

33. 1997 Master Plan Reexamination Report of the Borough of Oceanport, May 1997

34. West Long Branch Master Plan and Reexamination Report, prepared by Queale & Lynch, Inc., March, 1997

35. 2002 Master Plan Reexamination Report of West Long Branch, prepared by Thomas Planning Associates, adopted November 12, 2002

36. 2005 Master Plan Reexamination Report of West Long Branch, prepared by Thomas Planning Associates

37. 2002 Master Plan Reexamination Report of West Long Branch, prepared by Thomas Planning Associates, adopted November 12, 2002

APPENDIX A

Block 13, Lots 11 and 2.01

(Public Buildings and

Municipal Facilities)

MASTER PLAN AMENDMENT

LAND USE PLAN AND COMMUNITY FACILITIES PLAN ELEMENTS

BLOCK 13 LOTS 2.01 AND 11

BOROUGH OF EATONTOWN

MONMOUTH COUNTY, NEW JERSEY

Prepared June 24, 2003 by:

T&M ASSOCIATES

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RICHARD S. CRAMER, P.P., A.I.C.P.
N.J. PROFESSIONAL PLANNER LICENSE 02207

Adopted 7/14/2003 by the
Borough of Eatontown Planning Board

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

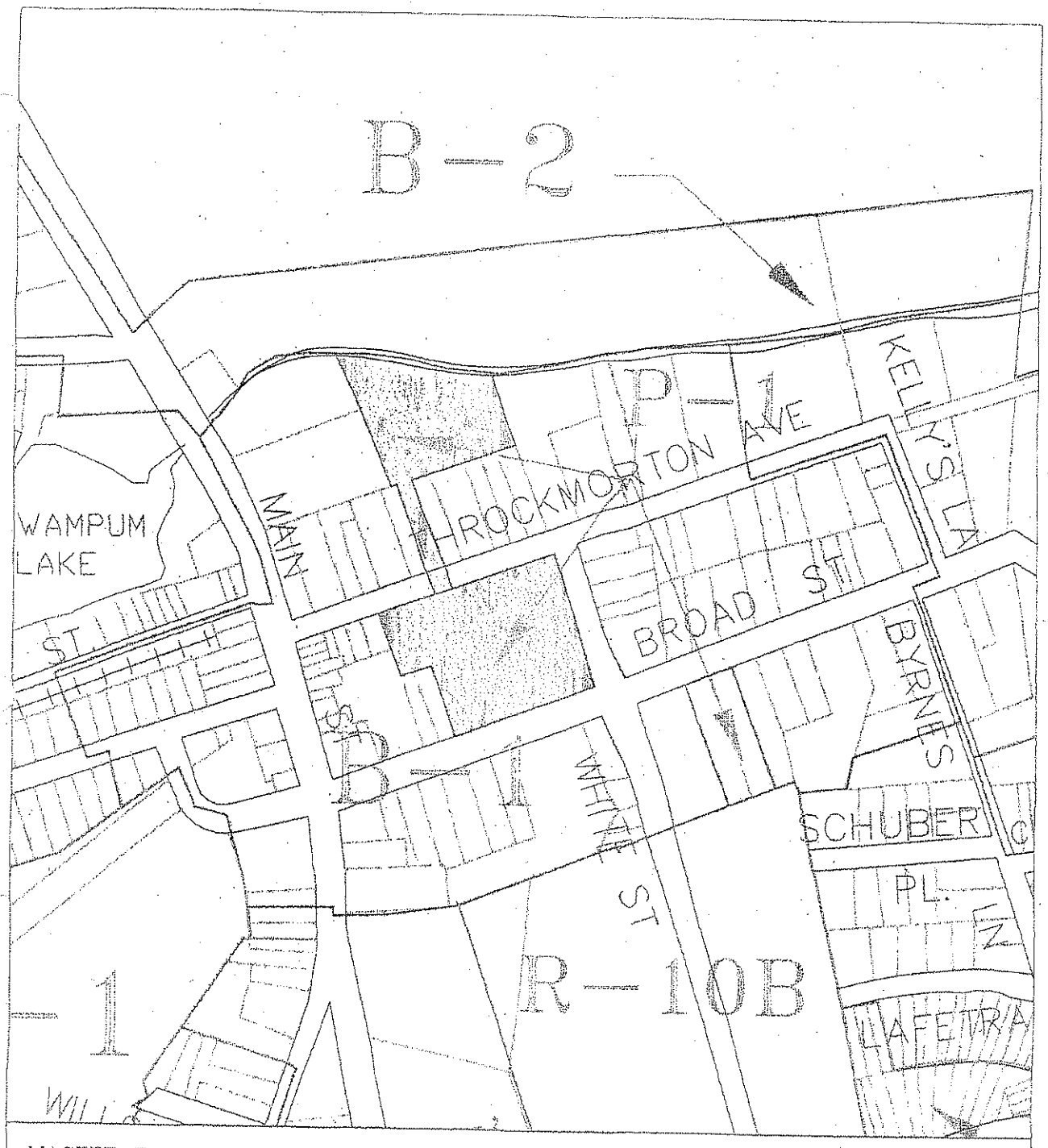
INTRODUCTION

The Land Use Plan Element and the Community Facilities Plan Element of the Borough of Eatontown, originally adopted as part of the Borough's comprehensive Master Plan in 1986, are amended to designate Block 13 Lots 2.01 and 11 for municipal use and recommend it for inclusion in the P-1 Public Land Zone of Eatontown

BACKGROUND

The Borough Municipal Complex, including its administrative offices, police headquarters, and firehouse is located at the northwesterly intersection of Broad Street and White Street. The complex runs through from Broad Street to Throckmorton Street and includes a large off-street parking lot behind the municipal building. The area is properly identified in the Borough Master Plan as an area for public buildings that includes the Municipal Building and Firehouse. To the north of Throckmorton Street, in close proximity to the Municipal Complex, is an area owned by the Borough consisting of Block 13 Lots 2.01 and 11. This area has been improved for overflow parking for Borough operations and has also been developed to include a wireless telecommunications tower and related equipment.

Block 13 Lots 2.01 and 11 were originally designated on the Master Plan in 1986 as part of the Core Business Area in the vicinity of the intersection of Route 35 and Broad Street. The Core Business Area is intended to be oriented predominantly to the pedestrian and to offer a central shopping area where multiple store visits may be made during one parking stop. However, Block 13 Lots 2.01 and 11 are owned by the Borough and are used and needed by the community to support Borough operations. The most appropriate use of Block 13 Lots 2.01 and 11 is public land to support Borough operations. Accordingly, the Master Plan is amended to expand the area designated for public buildings and municipal use to include Block 13 Lots 2.01 and 11. Moreover, the Master Plan is amended to recommend the inclusion of Block 13 Lots 2.01 and 11 in the P-1 Public Land Zone District in order to allow for the expansion of municipal facilities and the provision of municipal services.



MASTER PLAN AMENDMENT
BOROUGH OF EATONTOWN

Add Block 13, Lots 2.01 & 11 as Public Land Zone

Prepared by T&M Associates June 24, 2003

Scale in Feet
0 250 500 750 1000

T&M ASSOCIATES

APPENDIX B

Route 35 Overlay Planning Area

Southern Segment

MASTER PLAN AMENDMENT
LAND USE ELEMENT
ROUTE 35 OVERLAY PLANNING AREA
Southern Segment

BOROUGH OF EATONTOWN
MONMOUTH COUNTY, NEW JERSEY

Adopted: January 12, 2004
Amended by the Eatontown Planning Board: June 11, 2007

Prepared by:

T&M ASSOCIATES

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

INTRODUCTION

The Borough of Eatontown Master Plan, adopted in 1986 and subsequently amended, is being further amended to include additional planning recommendations for a portion of the southern segment of the New Jersey Route 35 corridor. The portion of the southern segment of Route 35, for which additional planning recommendations are made, runs in a southerly direction from the intersection of Route 35 with Route 36 to the southern boundary of the PBO-88 zone district, which is located near the terminus of Eaton Road.

BACKGROUND

Route 35 is the major State highway running North/South through the Borough of Eatontown. Lands fronting on Route 35 in Eatontown have largely been developed over the last four decades for a variety of nonresidential uses that include lodging, retail, office, food service, and automotive uses. In 2001, the Borough of Eatontown reviewed the zone plan for the northern segment of Route 35, which runs from Route 36 to the Borough's boundary with Tinton Falls and Shrewsbury. As a result of that review and study, the Borough enacted changes to the zone plan to create the MB/R Manufacturing/Retail Overlay zone of Route 36. The zone plan change promoted the redevelopment of the Allied/Signal property on Route 35 for retail use. This change was accomplished with the redevelopment of the site as a Lowes home improvement center. The Borough also enacted changes to the front yard open space requirements and the design requirements for landscaping, signage, and circulation in the B-2 business district.



The initial development along the highway created a commercial strip that is now forty years old and needs improvement.

Subsequent to the creation of the MB/R district, the Planning Board completed a Master Plan Reexamination Report in 2001. A key finding of the reexamination was a recommendation that the Borough extend its review of the land use plan and circulation needs of Route 35 to include the segment of the Route 35 corridor South of Route 36. The reexamination called for the preparation of a revised plan to guide future development and redevelopment in that area.



Recent sound planning along Route 35 provides a landscaped corridor, sidewalk for a pedestrian-friendly environment, and turnouts and shelters for bus transit.

Consequently, to address circulation issues in the southern segment, the Borough Planning Board adopted a circulation plan amendment to the Borough Master Plan in October 2002. The amendment proposed two new municipal roadways to intersect

Route 35 as side streets and connect Route 35 to Industrial Way East and Industrial Way West. The plan amendment also recommended intersection improvements to the Route 35/Industrial Way intersection to facilitate traffic flow. These improvements have since been completed with the extension of Meridian Road and the construction of Frankel Way.

The Planning Board continued to study the southern segment of Route 35, and review existing conditions and land use. To improve the visual environment and image of the corridor, the Board amended the land use element of the Borough Master Plan in January 2004 to include recommendations for the southern segment of Route 35. The 2004 amendment is being further revised herein to address the changed conditions which include the completion of the Meridian Road extension and Frankel Way.

DESCRIPTION OF PLANNING AREA



A Jersey barrier separates the northbound lanes from the southbound lanes of the southern segment of Route 35.

The portion of the southern segment of Route 35 that is the focus of this analysis is a divided highway with a concrete Jersey-style median barrier, four travel lanes (two lanes northbound, two lanes southbound), and paved shoulders. The posted speed limit of Route 35 in this area is 50 miles per hour. There are overhead utility wires on each side of the highway. Route 35 is the spine of a fully developed and heavily traveled land use corridor that is characterized by business and retail development that is oriented to the highway. There is a diversity of non-residential uses and buildings in the segment. Individual uses and buildings range in size, age, and condition. Because the corridor is organized into seven distinct zone districts with different development standards, the image of the corridor is inconsistent and, in some cases, the existing development either detracts from, or does not contribute to, a desirable visual environment and positive image of the Borough.[1] Although there is extensive development along the corridor, there are opportunities for further development, redevelopment, and changes in land use. The Borough should manage those

[1] The zone districts are:
- BP-1 Business Park
- PBO 88 – Professional, Business, and Office
- B-2MH – Business Zone
- B-3 – Business Zone
- B-2 Business Zone
- R-TH/MLC
- R-MF/AH



Site identification signs should have a low profile, a simple message, and be landscaped at the base.

opportunities to promote a desirable visual environment, to improve circulation, to provide adequate open space, and to encourage appropriate land use.

The negative aspects of this portion of the Route 35 corridor include traffic congestion, stretches of road frontage characterized by parking lots that are located too close to the highway, visual clutter from commercial signage, expanses of parking lot that are unbroken by landscaping, unattractive site design, vacant buildings, or older buildings in need of improvement. The corridor's further growth and redevelopment should be directed for the community's benefit to secure economic development, and to create a positive image for Eatontown. To further this vision, a landscaped edge with a minimum depth from the right-of-way needs to be maintained along the length of the southern segment of the Route 35 corridor. The Board favorably notes the appearance of the Business Park development that has occurred where substantial landscaped open space and low profile signage is established and maintained in the front yard areas between the building and the public right-of-way. The Planning Board also believes that highway redevelopment should be based on larger lots with wider frontages.



Landscaped open space provides a positive image for office development and an attractive transition from Route 35.

RECOMMENDATIONS

To promote a desirable visual environment and good civic design and arrangements within the planning area, the Borough should establish an overlay zone with design guidelines and standards for yards, open space, landscaping, signage, setbacks, connectivity, and screening for properties that front upon Route 35. The Borough has already established such guidelines and standards for the northern segment of Route 35. Similar standards would be the basis for development design in the overlay area for the southern segment of Route 35, unless the requirement of the underlying zone district standards is more restrictive. In such cases, the more restrictive standard would govern.

The bulk and design requirements of the overlay zone would apply to all new development, expansions, or redevelopment, except for smaller additions or modification to an existing use. This exception would permit any existing lot in the Route 35 overlay zone, on which a building or structure is located, to have additions to the principal building and/or construction of any accessory building or structures without a variance from the overlay zone standards and requirements. An expansion or modification would have to meet the following to qualify for the exception from the overlay zone requirements.



Sites along Route 35 need to be redeveloped to improve their visual appearance and functionality.

(a) There is no change in the use of the lot or principal building.

(b) The expansion conforms to the requirements of the underlying zone district.

(c) The building additions do not cumulatively exceed one thousand (1,000) square feet of gross floor area from the inception of the overlay zone.

(d) The development does not disturb more than five thousand (5,000) square feet of ground area.

(e) A landscaping plan enhancing the appearance of the property is submitted for approval.

BULK REQUIREMENTS AND DESIGN STANDARDS

The following bulk requirements and design guidelines would control within the overlay planning area.

Yards, Open Space, and Landscaping

(a) The minimum yard and setback requirement from Route 35 for all parking or loading areas or detention basins in the overlay area should be thirty-five feet (35) feet.

(b) The minimum yard and setback for buildings and any permitted outdoor display or storage area from Route 35 should be seventy-five (75) feet.



Landscaped berms will screen the view of parking lots to improve Route 35 as a green and attractive corridor.

(c) A thirty-five (35) foot wide landscaped area should be established and maintained along the highway frontage. Within this yard area, an enhanced landscape design should be required to promote a desirable visual environment. The design guidelines for the enhanced landscape should include the following:

[1] Shade trees forming a "tree line" should be spaced forty (40) feet apart along Route 35. The tree line should be clear of any overhead utility lines and at least ten (10) feet behind the curb line and/or sidewalk.

[2] A landscape strip behind the tree line should be provided and designed with site-specific plantings that include trees, shrubs, and ground cover. The landscape strip should be extended around the perimeter of off-street parking areas to distinguish parking areas from abutting vehicular rights-of-way and adjoining lots.

[3] A sprinkler system should be provided to ensure proper irrigation of the landscaped areas.

Signage

Freestanding site identification signs along Route 35 should be limited to ground signs that are monument style signs that do not exceed eight (8) feet in height; sixty-four (64) square feet in area; and, have a sign face more than forty-eight (48) square feet. The sign area may be increased an additional two square feet at the discretion of the Borough Planning Board as part of site plan review to include a readable street number. To avoid visual clutter and information overload, sign messages should be simple and electronic message boards and changeable message boards should be prohibited.

Relationship to Residential Areas

(a) Adjacent to a residential area, the outdoor lighting levels on non-residential development should not exceed 0.1 foot-candles.

(b) Adjacent to a residential area, parking lot lights and building lights in a non-residential building should be shutoff at the end of the day's business, except for lighting needed for security purposes.

(c) Adjacent to a residential area, the setback of a non-residential building should be increased based upon the height of the non-residential building.

(d) For each non-residential building constructed adjacent to a residential zone, the minimum setback would apply to a single story building, up to a maximum height of 15 feet. The minimum setback would increase one (1) foot for each foot of height above 15 feet, measured to the roof peak.



Good site design provides landscaped islands with trees within parking lots.

Connectivity between Sites

Circulation planning for development in the overlay area should promote connectivity between sites to facilitate convenient movements for pedestrians and vehicles. Consequently, circulation design standards should require sidewalk along the highway, pedestrian passages between sites, and cross access drives for vehicles between adjoining sites and parking areas to reduce in and out trips onto Route 35.

ADDITIONAL LAND USE CONSIDERATIONS

No changes are proposed to the land uses permitted as of right by the existing underlying zone districts. However, to improve future development design, the incentives described in this section should be provided to encourage smaller lots to be consolidated and planned as larger development tracts. Furthermore, to help the Borough address its affordable housing needs, additional uses may be permitted where an enhanced

affordable housing development fee is paid into the Borough affordable housing trust fund. Therefore, to promote improved layout based upon such consolidations, or to secure an enhanced affordable housing development fee, the overlay zone would permit certain types of uses not now permitted by the underlying zone districts. To be permitted, the additional uses would have to be located on existing smaller lots that have been assembled and planned for access as a single development tract of one acre or greater with at least two hundred fifty (250) feet of frontage on Route 35. Alternatively, the uses would be on a lot where provision was made for payment of an enhanced fee into the Borough affordable housing trust fund. Where this is done, the overlay zone would permit the following uses, even if they are not currently allowed by the underlying zone district:

1) New vehicle automobile dealerships. Vehicles shall not be displayed in the required landscaped area along Route 35 or in any other landscaped area.

2) Restaurants, but no restaurant drive thru or drive in service.

3) Retail and personal service uses, provided the underlying zoning is PBO-88

4) Business park development.

5) Banks, business, municipal, public utility, and professional offices.

6) Office buildings for executive, engineering, and/or administrative purposes.

7) Offices or outpatient clinics of dentists, physicians, or other professional health practitioners.

8) Scientific engineering or research laboratories.

9) Hotels or motels.

As a further incentive to assemble and develop or redevelop on larger tracts, the whole area of detention or retention facilities should be excluded from the maximum permitted impervious coverage of the assembled lots and the maximum permitted impervious coverage could be increased to 70 percent.

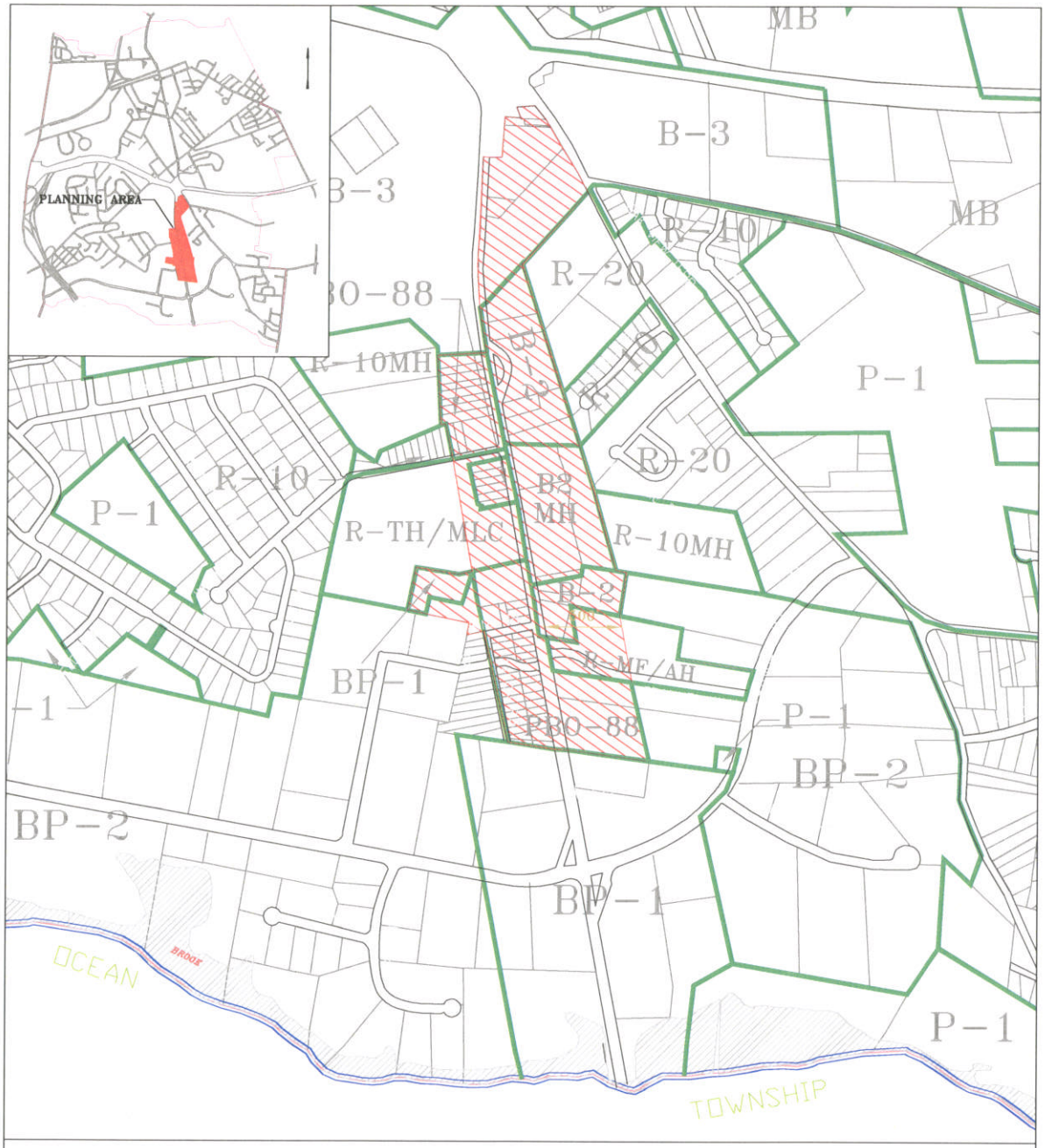
ATTACHMENTS

1. Detailed Overlay Area Map

2. Typical Section – Landscape Corridor, Route 35

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Attachment 1:
Detailed Overlay Area Map



Route 35 Overlay Planning Area

ZONING DISTRICTS

R-3S	Residence Zone	B-3	Business Zone
R-3S FRD	Residence Zone	B-4	Business Zone
R-3S TH	Residence Zone	M-3	Manufacturing-Business Zone
R-20	Residence Zone	PBO-55	Professional, Business & Office Zone
R-20 RSC	Residence Zone	PBO-200	Professional, Business & Office Zone
R-10	Residence Zone	BP-1	Business Park Zone
R-10A	Residence Zone	BP-2	Business Park Zone
R-10B	Residence Zone	M-1	Manufacturing Zone
R-10MH	Residence Zone	M-2	Manufacturing Zone
R-MF/AH	Affordable Housing Zone	P-1	Public Land Zone
R-TH/MLC	Affordable Housing Zone		Historic District
B-1	Business Zone		Flood Prone Zone (100-Year Floodplain)
B-2	Business Zone		
B-2MH	Business Zone		

Flood Prone Zone based on Flood Insurance Rate Maps (effective 5/16/95)
Zone boundary lines are approximate see FIRM maps for actual delineation.

MASTER PLAN LAND USE ELEMENT AMENDMENT

ROUTE 35 OVERLAY PLANNING AREA
SOUTHERN SEGMENT

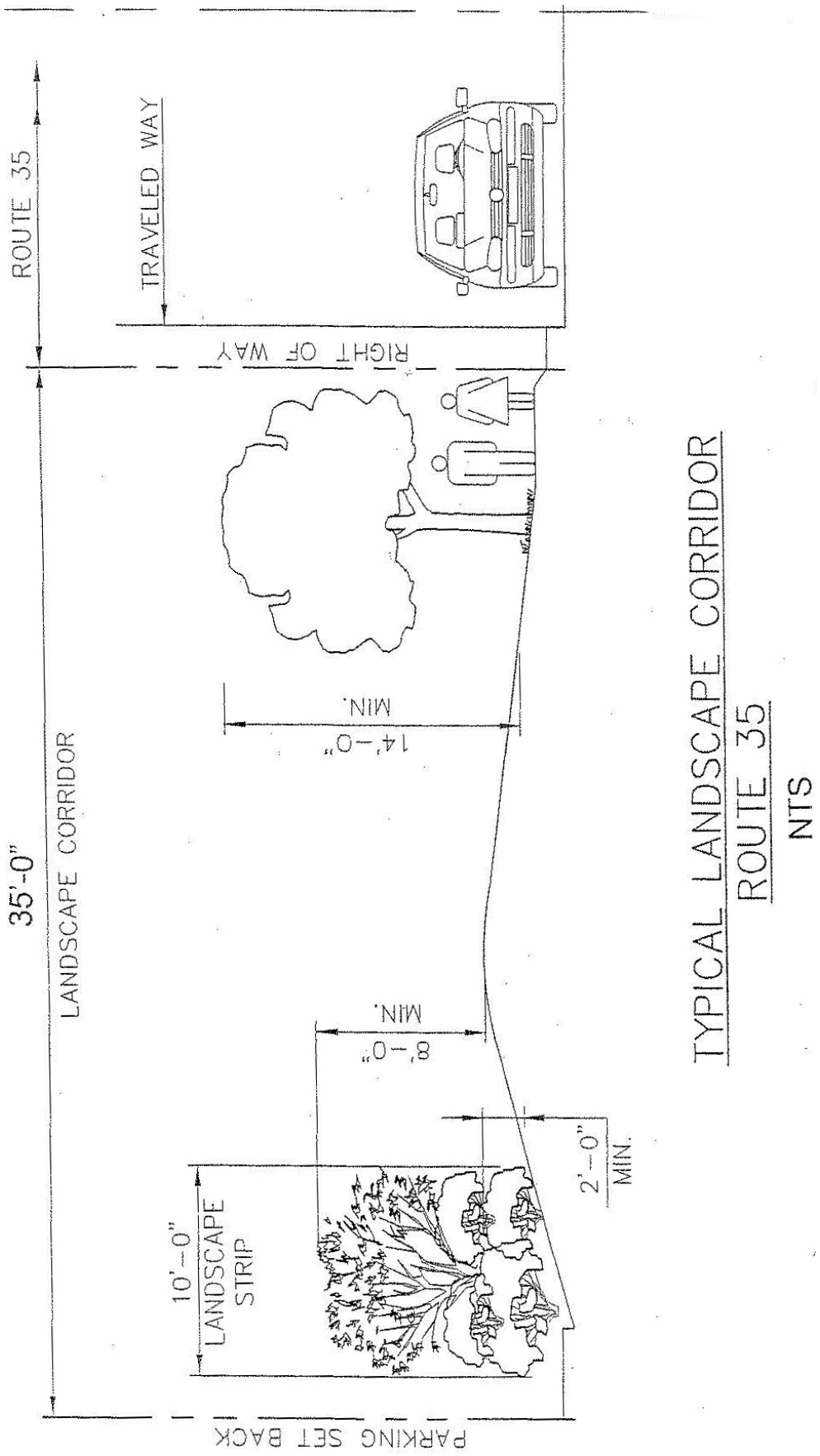
BOROUGH OF EATONTOWN
Monmouth County, New Jersey

Scale in Feet
0 500 1000 1500 2000

T&M ASSOCIATES

Prepared: April 5, 2007
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Attachment 2:
Typical Section – Landscape Corridor, Route 35



TYPICAL LANDSCAPE CORRIDOR
ROUTE 35
NTS

APPENDIX C

Block 111, Lots 2.01

Block 71, Lot 2.01

Meadow Brook Amendment

MASTER PLAN AMENDMENT

LAND USE ELEMENT

FOR BLOCK 111 LOT 2.01
AND FOR MEADOWBROOK SENIOR CITIZEN APARTMENTS

BOROUGH OF EATONTOWN

MONMOUTH COUNTY, NEW JERSEY

Prepared November 11, 2004 by:

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Adopted 11/22, 2004 by the
Borough of Eatontown Planning Board

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

INTRODUCTION

The Borough of Eatontown Master Plan, adopted in 1986 and subsequently amended, is being further amended to recommend establishing a land use designation that supports the production of affordable lower income housing. This amendment revises the land use element to resolve litigation and to secure a development fee for the affordable housing trust fund of the Borough. The Borough established the housing trust fund to implement the recommendations of the Master Plan housing element as adopted in 2000 and subsequently amended. The trust fund supports Borough activities to produce housing opportunities that address the Borough obligation to provide a fair share of the regional affordable housing need. This Master Plan amendment recommends establishing a zone to permit the inclusionary development of townhouses and attached single family dwellings, subject to the payment of a development fee in lieu of construction of affordable housing to the Borough Affordable Housing Trust Fund. This amendment further recommends the expansion of age restricted housing at the Meadowbrook Senior Citizen Apartments.

Amendments to the Master Plan text are identified by page and paragraph. Deletions are shown as a ~~strikethrough~~, and additions are <u>underlined</u>.

LAND USE PLAN ELEMENT AMENDMENT

The Land Use Element of the Master Plan is amended as follows:

Page 70
Revise the text on special housing districts, as previously amended, to read as follows:

Special housing districts are created to recognize three existing mobile home parks and <u>to provide affordable housing opportunities</u>. Two ~~of these~~ <u>mobile home parks</u> are in the southern half of the Borough. Pine Tree is immediately south of Monmouth Mall and to the west of business uses fronting on the west side of Route 35, and immediately north of the industrial area in the southeast quadrant. The third mobile home park is in the northeast quadrant, in the southeast corner of the

intersection of Route 35 and Wyckoff Road. The senior citizen development, Meadowbrook, is adjacent to the F. Bliss Price Arboretum and fronts on Wyckoff Road. This is designated in the public buildings category. The Borough plans to expand the senior citizen development at Meadowbrook to include an additional eighty-one (81) age restricted units. As a result, the permitted density of development at Meadowbrook should be increased to permit the planned expansion. The Borough also plan two other special housing districts, one on Old Deal Road (Block 135 Lot 3 and Block 136.01 Lot 1), and one on Route 35 and Weston Place (Block 111, Lot 2.01).

A special housing district with reduced lot sizes of 6,000 to 10,000 square feet is proposed to help the Borough meet its obligation to provide affordable housing opportunities. This district will be limited to specific properties on Old Deal Road in order to implement a settlement agreement that resolves builder's remedy litigation brought pursuant to a case commonly referred to as Mount Laurel II with respect to Block 135 Lot 3 and Block 136.01 Lot 1 in Eatontown. Both lots are located on Old Deal Road and total approximately 9.8 acres. The land use plan amendment map shows the location. To implement the settlement agreement, the Borough plan proposes establishing an R-MLC, Single Family Residential – Mount Laurel Contribution Zone at this location. Development within the zone would be limited to single family detached dwelling units.

A density limit of 3.2 units per acre should apply to the R-MLC Zone. A maximum of thirty-one single family lots could be developed in the zone. The right to develop any property under the enhanced zoning created by the R-MLC Zone would be subject to the payment of an increased affordable housing development fee, thereby generating additional revenues to facilitate the production of housing opportunities for low-and moderate income households elsewhere within the Borough or the housing region.

To ensure visual compatibility with existing development, the lots fronting on Deal Road should have a minimum lot area of 10,000 square feet, and the single family dwellings should have a maximum habitable floor area of 3,000 square feet. As the development moves away from Deal Road and approaches the business/industrial park to the west, and the public park to the south, the lots may become smaller and the dwelling units on lots that are less than 10,000 square feet will have a reduction in the maximum permitted habitable floor area. Those lots not fronting on Old Deal Road

should have a minimum lot area of 6,000 square feet and the dwellings on lots that are less than 10,000 square feet should have a maximum habitable floor area of 2,700 square feet.

An additional special housing district is proposed for Block 111, Lot 2.01 located on Route 35 and Weston Place. The district is proposed in order to implement a proposed settlement agreement resolving builder's remedy litigation brought pursuant to a case commonly referred to as Mount Laurel II with respect to Block 111, Lot 2.01. The tract is approximately 19.7 acres and is currently developed as a golf driving range and store. In settlement of the litigation and in lieu of construction of lower income affordable housing at this site, the Borough should establish the site as a R-TH/MLC, Residential Townhouse – Mount Laurel Contribution Zone. Development within the zone will be subject to the payment by the developer of a fee in lieu of construction of affordable housing. The Borough will apply the fee to fund other local affordable housing activities, as determined by the Borough. The Borough should enter into a settlement agreement to resolve the litigation on this property by permitting the construction of a maximum of 120 attached single family dwelling units on the site, provided the developer pays a Mount Laurel fee into the Borough affordable housing trust fund in lieu of constructing twenty percent (20%) of the units as affordable units. The amount of the fee would be established within the settlement agreement.

APPENDIX D

Block 3901, Lots 2 and 3

Community Animal Care Center

MASTER PLAN AMENDMENT

LAND USE ELEMENT

COMMUNITY ANIMAL CARE CENTER

BOROUGH OF EATONTOWN

MONMOUTH COUNTY, NEW JERSEY

Prepared June 12, 2007 by:

T&M ASSOCIATES

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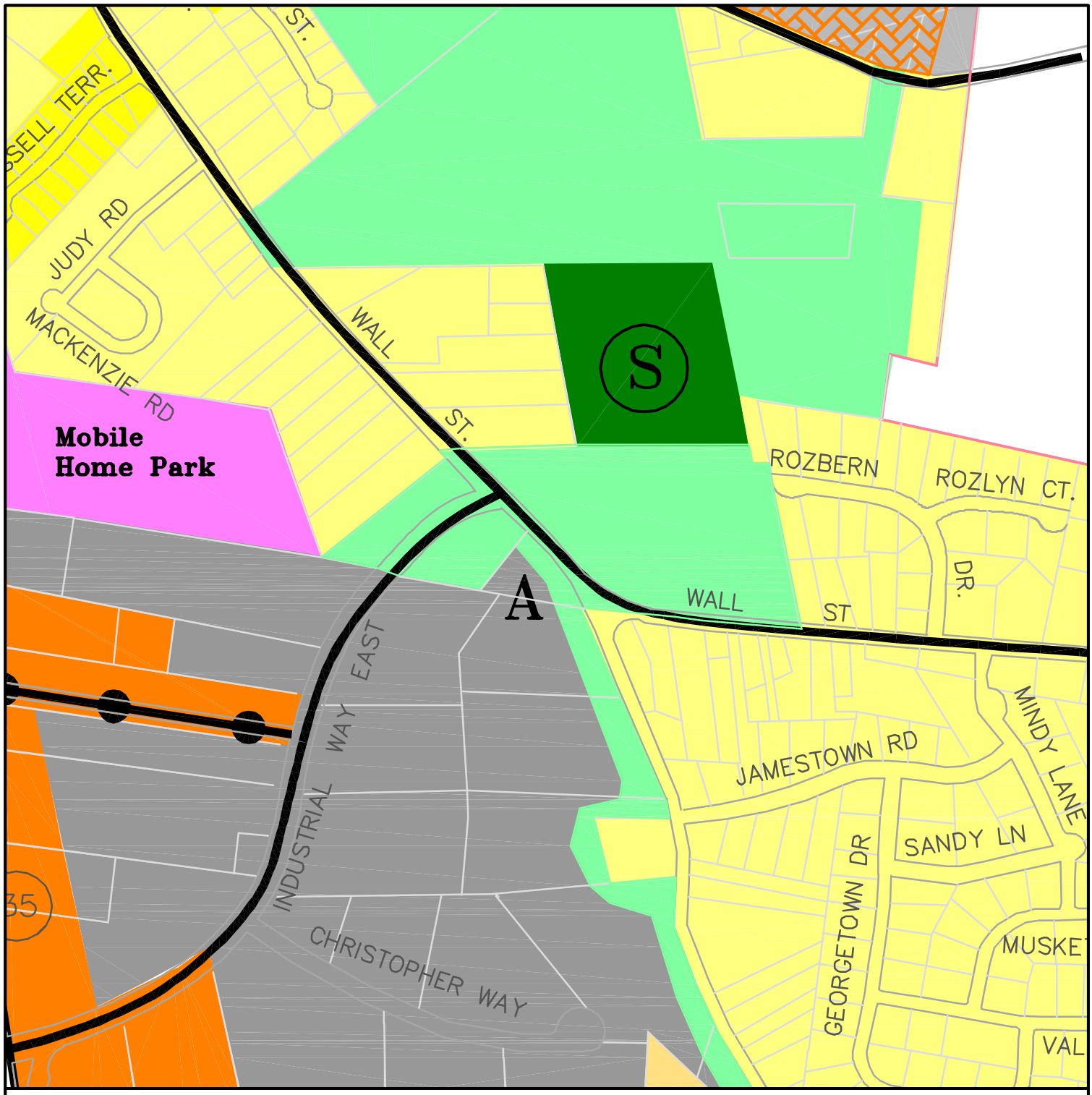
Adopted June 25, 2007 by the
Borough of Eatontown Planning Board

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

The Borough of Eatontown Master Plan, adopted in 1986 and subsequently amended, and the Borough Master Plan Map, are being further amended to designate Block 3901, Lots 2 and 3, as the planned location for the community animal care center within the Borough.

This location is approximately 4.5 acres in area. It is located at the intersection of Wall Street and Old Deal Road abutting the Eatontown business park. The location has been developed, occupied and operated as an animal care center by the Monmouth County Society for the Prevention of Cruelty to Animals (MCSPCA) and is a long established feature of the community. The facility houses stray, homeless, abandoned or unwanted animals. In addition to sheltering animals and providing for their care and adoption, the facility provides services to the community that include a spay/neuter clinic and vaccinations for rabies. A caretaker's residence is located on the site. The location serves Eatontown and the other communities of Monmouth County to provide an important and necessary function that promotes the public health, safety, and general welfare.

Block 3901, Lot 3 is zoned BP-2 Business Park Zone. Block 3901, Lot 2 is zoned R-20 Residential Zone. The Master Plan recommends that Block 3901, Lot 2 be rezoned to be included as part of the BP-2 Zone. The Master Plan further recommends that the provisions of the BP-2 zone be amended to permit the use and development of this location as the community animal care center for Eatontown.



MASTER PLAN AMENDMENT: ANIMAL CARE CENTER

- Federal Lands & Buildings
- Low Density Residential
- Medium Density Residential
- Special Housing Areas
- Residential - Mount Laurel Consideration
- Residential Town Houses/Senior Citizen
- High Density Residential
- Regional Business
- Core Business
- Professional Business/Office
- Highway Business
- Neighborhood Business
- Industry
- Business - Light Industry
- Schools & Public Buildings
- Parks & Open Space
- Firehouse
- Historic District

- A Animal Care Center
- S School
- F Firehouse
- G Garage
- E Eatontown Community Center
- P Park
- M Municipal Building
- C Cemetery
- Proposed

Existing / Proposed
- Arterial
- Major
- Collector
- Local

Scale in Feet
0 200 400 600 1200

Scale in Meters
0 75 150 225

BOROUGH OF EATONTOWN
Monmouth County, New Jersey

T&M ASSOCIATES

APPENDIX E

Block 1401, Lot 32

Spring House Expansion

MASTER PLAN AMENDMENT

LAND USE ELEMENT

SPRING HOUSE EXPANSION

Block 1401 Lot 32

BOROUGH OF EATONTOWN

MONMOUTH COUNTY, NEW JERSEY

Prepared on May 24, 2007 by:

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Adopted June 11, 2007 by the
Borough of Eatontown Planning Board

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

The Borough of Eatontown Master Plan Land Use Element, adopted in 1986 and subsequently amended, and the Borough Master Plan Map, are being further amended to recommend the expansion of affordable housing at Spring House to include apartment units for single women with children.

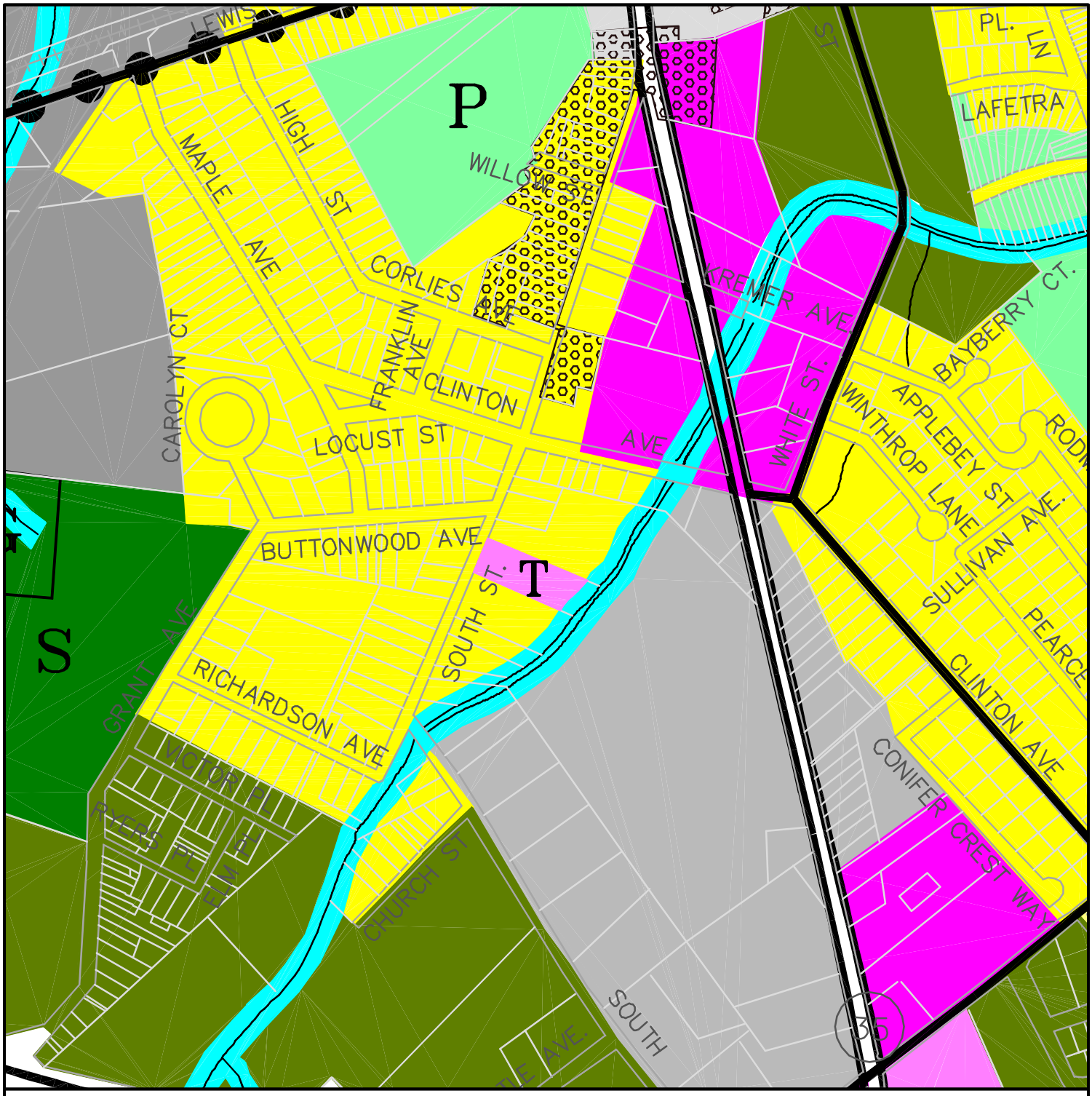
Spring House is an alternative living arrangement located on South Street at Block 1401 Lot 32. Spring House provides transitional housing for single women with children and is part of the Borough housing plan to provide affordable housing to meet the Borough fair share housing obligation. The location has been developed, occupied and operated as a transitional housing facility by the Homing Corporation and receives funding from the County of Monmouth. It is an established feature of the community that provides an important and necessary service that promotes the public health, safety, and general welfare. Currently, Spring House serves to provide a transitional residence for homeless women with children. The residence opened in 1990 as a seven bedroom facility. The residence currently has nine bedrooms providing transitional housing for single women.

The Spring House property is approximately 1.41 acres in area South Street south of the intersection of South Street and Buttonwood Avenue. The property is adjacent to residential uses, including the Susan Manor Apartments and Mary Ann Apartments to the north and south, respectively. To the east, site borders the Huskey Brook and the commercial use at Lowes Home Center.

The Borough's Amended Master Plan Housing Plan Element and Fair Share Plan, adopted on November 28, 2005, recommends that residential development at the Spring House site be expanded to include eight new apartment units to provide affordable housing for single women with children. The eight apartment units will provide permanent housing that will supplement the existing transitional housing at the site. The new apartment units will earn the Borough additional credit that can be applied to the Borough's third round fair share housing obligation.

The Spring House site is currently zoned R-10, single family residential. In order to permit the multifamily expansion at Spring House, the Master Plan Map is amended to identify the site as a special housing zone for affordable housing. The Borough zoning regulations should be amended to

implement the Master Plan and permit the use and development of the Spring House site for affordable housing in accordance with the Borough Housing Plan Element and Fair Share Plan.



MASTER PLAN AMENDMENT: SPRING HOUSE EXPANSION

- Federal Lands & Buildings
- Low Density Residential
- Medium Density Residential
- Special Housing Zones
- Residential - Mount Laurel Contribution
- Residential Town Houses/Senior Citizen
- High Density Residential
- Regional Business
- Core Business
- Professional Business/Office
- Highway Business
- Neighborhood Business
- Industry
- Business - Light Industry
- Schools & Public Buildings
- Parks & Open Space
- Streams
- Historic District

A	Animal Care Center
S	School
F	Firehouse
G	Garage
E	Eatontown Community Center
P	Park
M	Municipal Building
C	Cemetery
T	Transitional Housing
○	Proposed

Existing: Arterial, Major, Collector, Local

Proposed: Arterial, Major, Collector, Local

Block 1401
Lot 32

Scale in Feet: 0 200 400 600 1200

Scale in Meters: 0 75 150 225

BOROUGH OF EATONTOWN
Monmouth County, New Jersey

T&M ASSOCIATES

APPENDIX F

Eatontown Village

Vision Plan

Eatontown



Main Street

Spring
2006

NJ CT NY
Regional Plan Association

Acknowledgements

This RPA report was prepared by Regional Plan Association and our project partners with generous funding from the Borough of Eatontown and a Smart Growth grant from the New Jersey Department of Community Affairs. RPA wishes to thank Mayor Gerald Tarantolo and the Borough of Eatontown as well as DCA Commissioner Susan Bass Levin and the staff of the Office of Smart Growth for their financial support and assistance. We acknowledge Mayor Tarantolo and the Eatontown Borough Council, the Eatontown Ad Hoc Committee, Borough staff and all of the individuals for their time, guidance and participation in the meetings, public forums and design workshop to help refine the ideas presented here.

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The Eatontown Community Design Workshop, convened May 2005, was made possible with the support and assistance of a number of partners. Special thanks to the mayor and his staff for hosting the event, as well as the project partners, speakers and program facilitators for dedicating their time and expertise to the workshop:
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Finally, a special thanks to the residents of Eatontown for their enthusiasm, interest and commitment to restoring Eatontown's historic downtown to a safe, lively main street for future generations.

This report was designed by Jeff Ferzoco, Senior Designer.

Questions can be directed to Thomas G. Dallessio or Robert Lane of Regional Plan Association. A copy of this report can be found on RPA's website: www.rpa.org.

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Why Did Eatontown Create This Vision?

For a number of years, residents and business owners recognized that a key area of Eatontown was not living up to its potential. What used to be the downtown Village Area of Eatontown, where people could walk to buy groceries, get a haircut or enjoy a dinner at a restaurant became a victim of the region's success. Truck and car traffic on Highway 35 made crossing the street unpleasant and at times dangerous. Regional and strip malls drew customers away. Parking lots replaced homes with a sea of blacktop that disconnected neighborhoods from the downtown.

Recent improvements, including the acquisition and development of Wampum Park, modest streetscape and parking improvements, and a newfound desire to restore this area to its former glory encouraged the Mayor and Council, Planning Board and others to undertake efforts to create a new vision for downtown Eatontown.

Eatontown's leadership undertook planning activities which determined that a Special Improvement District (SID) in the Village Area was not feasible as a tool for the revitalization of Village Area. However, the Preliminary Investigation, Eatontown Redevelopment Area Analysis; October 2003 determined that the downtown area did qualify as a Redevelopment Area as defined by N.J.S.A. 40A:12A-1, New Jersey Local Redevelopment and Housing Law (LRHL). The area under study included seventy-two properties covering a total of roughly twenty-one acres, where facilities provided critical support to community life in the Borough of Eatontown. This area however needed to be improved and that could only be provided through public involvement.





When the General Services Administration officially announced that a portion of the military housing stock at Fort Monmouth, known as Howard Commons, was deemed surplus, the Borough was awarded a Smart Growth Grant from the N.J. Department of Community Affairs to develop a plan that would reconfigure the housing and re-stitch the neighborhood back into the Eatontown community as it was being severed from the campus-like environment of Fort Monmouth. Following the recommendation of the Eatontown Redevelopment Area Analysis, the Borough undertook an 18-month visioning exercise to reshape the downtown Village Area.

Envisioning a Downtown Eatontown

This visioning effort was undertaken to continue progress and ensure that residents, businesses and landowners, and other interested people would help shape the future of the downtown Village Area of Eatontown. A Steering Committee comprised of representatives of the community helped guide the planning consultants through the challenges, opportunities and constraints of the area. This report reflects the ideas, comments and criticisms resulting from a public process comprising numerous public meetings, including evening and Saturday sessions where people were encouraged to identify concerns and share ideas or concepts about the future of their community. The core value which underpinned this entire effort was complete transparency.

This document is not a "redevelopment plan" – it is a concept which captures a shared community vision of how Downtown Eatontown can change. It is meant to be ambitious, but implementable. It is meant to be a long-term plan, but to clearly define the next short and intermediate term actions required.

The studies here are not confined to the official boundaries of the "area in need of redevelopment" as defined in the Preliminary Investigation, Eatontown Redevelopment Area Analysis, October 2003. Rather, the studies here consider a larger context so that the new Downtown can be completely integrated with its surroundings. At the community design workshop, residents consistently showed their desire to think in this comprehensive way.



In summary, the aim of this project is to reconstruct an unworkable, yet civically important, historic part of the Borough. In its final form the Village Area is envisioned to be a compact, walkable, mixed-use center with emphasis on public spaces, civic identity, and the potential for future public transportation.

Mission Statement, Goals and Objectives

Eatontown's Village Area has been identified as a problem for many years. Eatontown's Master plan has referenced redesigning the area as a priority for the Borough. Efforts such as capital improvements, land acquisition, and planning initiatives to assess the feasibility of various economic development tools have all left the Borough short of achieving its goal of transforming the Village Area. The visioning and redevelopment approach currently underway, for the first time, offers real hope for a lasting change.

The community has characterized the area as 'unsightly,' 'inhospitable,' 'unsafe' and 'underutilized.' Most citizens would agree that the area is Eatontown's downtown. It serves as a dominant feature that shapes people's perception of Eatontown. The current appearance of the Village Area leaves the community feeling misunderstood or certainly misrepresented. Eatontown is proud of its character and history. The public consensus is that there are aspects of the downtown area worth saving. At a minimum, the community wants the Village Area to be more attractive.



Over the years, numerous documents have articulated the need to transform the Village Area into a real Downtown. The foundation for this visioning exercise was created by helping the stakeholders articulate a mission statement and associated specific goals to achieve it. These statements were validated through discussions at several of the public meetings:

Mission Statement

The Eatontown Village Area will be a beautiful, walk-able, mixed-use center with emphasis on public spaces, civic identity, and the potential for future public transportation.

Specific Goals and Objectives

1. The area should be attractive
2. The area should be safer for pedestrians and overall more walkable.
3. The area should continue to be mixed use.
4. The plan should include public space for civic activities.
5. The plan should be implementable.
6. The plan should accommodate the transportation needs of future generations.
7. The plan should accommodate the housing needs of a variety of age groups (life-cycle housing).
8. The plan should accommodate the future needs of Eatontown's Borough Hall and other civic amenities such as the library and firehouse.
9. The plan should guard against the future loss of historically significant buildings.
10. The plan will respect adjacent neighborhoods.

Regional Context

1 The Atlantic Ocean lies about 4 miles to the east of the study area. Public beaches in the area are a popular summertime destination.

2 The Garden State Parkway is situated about 2 miles west of the study area. Exit 105 provides access to numerous regional destinations, in particular retail, employment, tourism and educational venues. It should also be noted that trucks are not permitted on the northern portion of the Parkway and must exit onto local roads at exit 105.

3 Route 35 serves as the main commercial corridor for north/south travel in eastern Monmouth County.

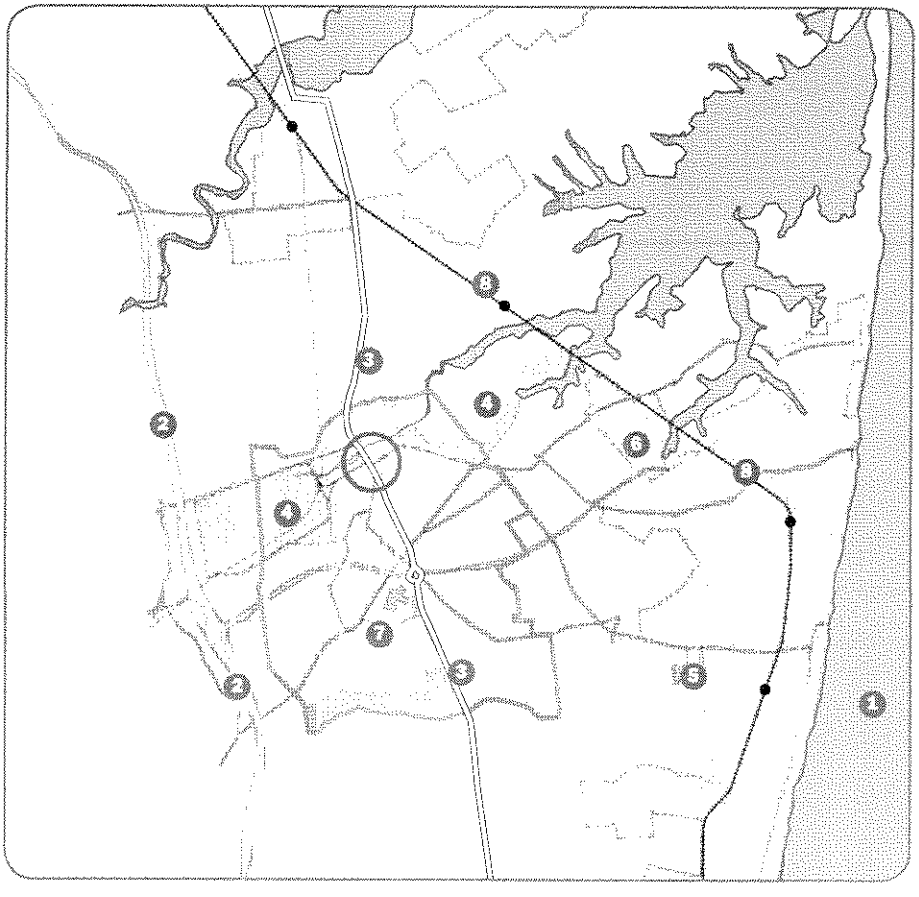
4 Fort Monmouth, immediately adjacent to the study area, was Monmouth County's largest employer. It provided communications technology for the entire U.S. Armed Forces. It is being decommissioned through the Base Realignment and Closure Process.

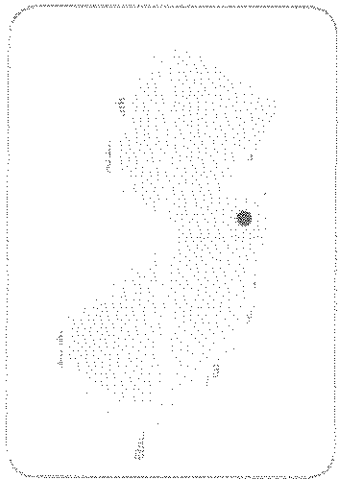
5 Monmouth University is located nearby in West Long Branch. The university is the largest private educational institution in the area.

6 Monmouth Park Racetrack is located just east of Eatontown's border in Oceanport. The race track features the Haskell race each August and will host the Breeders' Cup race in 2007.

7 Monmouth Mall, located at the intersection of state highways 35 and 36, is the region's first shopping mall and still the largest in this portion of the county. The introduction of the mall had significant impact on traditional retail districts in nearby communities, namely Asbury Park, Long Branch, and Red Bank. Regional retail facilities now extend well beyond the mall, with an additional concentration of big box retailers in the immediate vicinity.

8 NJ Transit is currently investigating three options to extend **rail service** through western Monmouth County and portions of Ocean County. The Monmouth-Ocean-Middlesex (MOM) study places one option on an existing rail line that passes through the edge of Eatontown, just west of this project's study area. If implemented, this scenario would create an opportunity for increased linkages between downtown Eatontown and regional destinations.





Overview of the Study Area

Once the historic downtown was at the crossroads of Main Street and Broad Street. Since that time, the study area has suffered the ravages of suburban auto-mobility: What was once the main street is now State Route 35, a roadway trapped somewhere between a regional highway and a suburban commercial strip. Most of the economic vitality was sucked out of here by the Monmouth Mall and strip malls lining nearby arterials. And yet, enough of the original fabric remains so that it is possible to imagine a revitalized downtown: appropriately sized streets and blocks, mixed-use buildings that are oriented towards the streets; various historic structures. There are many dilapidated, vacant and underutilized properties but there are also some property owners, residents and business owners who are committed to this area. The scale of the area is basically "low-rise," where two- and three-story buildings predominate. Residents value the scale and convenience of the neighborhood-type retail as a relief from the large-scale highway-oriented businesses elsewhere in the township.



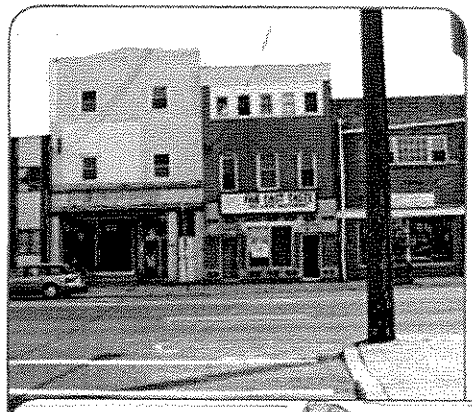
The Area's Challenges

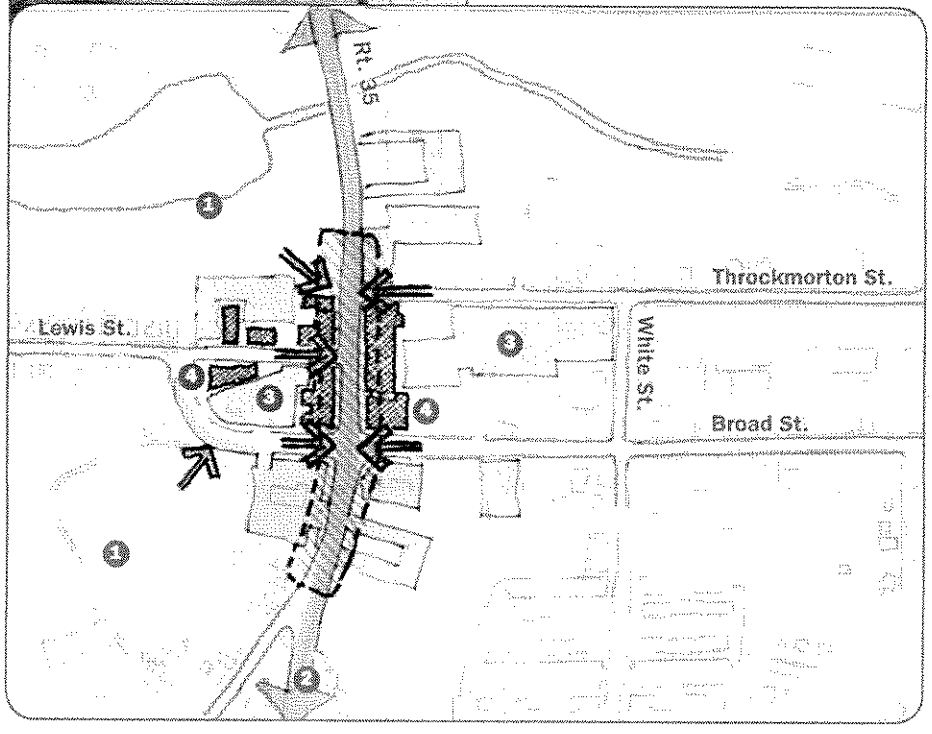
❷ Disconnected Landscapes:
There are several parks in the area that are disconnected from each other and from the surrounding neighborhoods.

❷ Route 35:
The downtown is split in two by Route 35, a high-speed, high-volume state highway. This creates dangerous pedestrian conditions at crossings and along narrow sidewalks, and has promoted blight in the buildings that front it. (see highway discussion below)

❸ Auto-dominated Environment:
The pedestrian is overwhelmed by space given over to the automobile, either for turning movements or for huge expanses of surface parking (seen here as grey-green spaces.) The few existing businesses rely on easy access to parking behind their stores. Surprisingly, if all of the existing buildings were fully occupied, most of this parking would be needed.

❹ Poor Building Quality and Character:
Many of the buildings, especially those fronting Route 35 are vacant, or partially vacant, and are in various states of abandonment and neglect. Few of the buildings have historic character.





Development Opportunities

1 Potential Rt. 35 development:

If the character of the roadway network – and in particular Route 35 – is re-thought, there is the opportunity to create pedestrian-oriented streets with storefronts and to restore the pedestrian-oriented environment that once existed here, with sidewalk-facing storefronts and a residential population.

2 Strong Surrounding Neighborhoods:

The study area is closely surrounded by attractive, stable neighborhoods. Linkages to these neighborhoods can breathe life into the Downtown and connect residents to parks, shopping and transportation. There are also several historic buildings still in the area.

3 Green Connections:

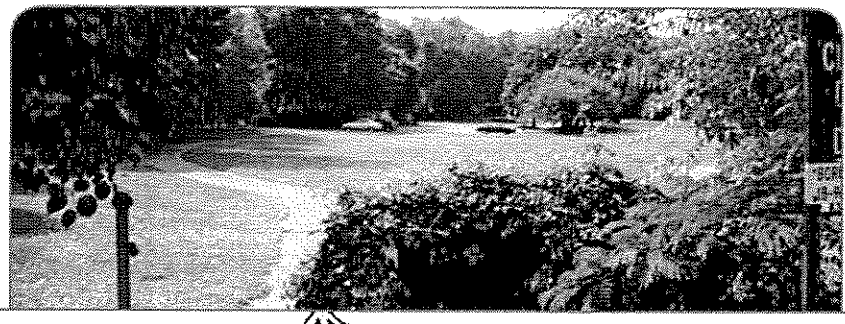
Several parks can be linked to each other and to the neighborhoods. Landscaped streets can weave this green through the Downtown.

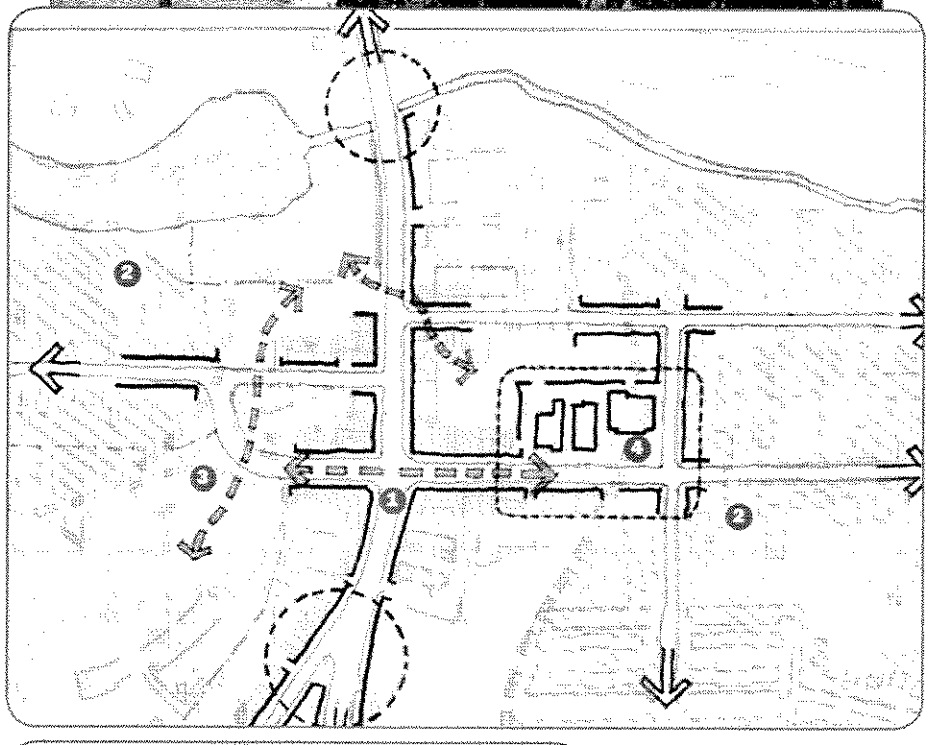
4 Civic Identity:

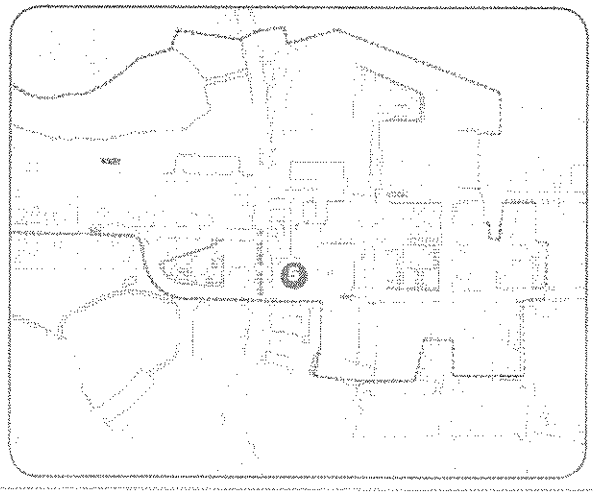
The concentration of civic uses here – the City Hall, library and fire station – give this area a special sense of place beyond its identity as a neighborhood to shop and live. These uses add to the retail, office and residential activities to create the kind of dynamic land-use mix associated with a downtown or downtown.

5 Public Ownership

The municipality owns much of the land in this area which provides flexibility for implementing the plan, seen as the grey areas in the diagram.







Development Potential and Interest

A vision for the future of downtown Eatontown should be ambitious, but attainable. For this reason, it was important to have a sense of how the development community thought about this kind of challenge. Several developers with records of building high-quality, mixed-use projects were interviewed to measure the gap between a pure market response and the community vision which included the many amenities and public spaces that would make this area a "place." Depending on how the project evolves, some of these amenities may be paid for by the developer. But it is a certainty that the community's vision will exceed the developer's costs – indeed, we should hope it does! Still it was important to know the scale of that gap so that the community could be realistic about the size of its own financial contribution and the need to raise additional funds from other public sources and through innovative financing and implementation strategies. In the end, we want an ambitious plan that pushes the envelope but is buildable.

Developer Reaction

All of the developers interviewed were enthusiastic about this effort. Monmouth County is a very desirable place to live and the developers were impressed that the Borough had taken the initiative to create a plan for this area. All the developers could easily see a new mixed-use downtown environment in this location. They liked the existing mix of uses – parks, civic uses, retail and residential.

Without the ability to do a formal analysis at this point, the developers still offered their "instinctive" response to what might be built here. Housing, of course, was at the top of the list. All developers we consulted were unanimous that residential construction was the driver for redevelopment here and were also impressed by the community's willingness to that reality.

Based on their experience elsewhere, developers suggested a variety of attached and mixed-use building types including townhouses, stacked flats and small apartment buildings. Per acre densities of 25, 50 and 75 units were possible here although "density" per se should never become the principal criterion for deciding how to use the space. Also, any given density can be configured in so many ways that it says very little about the ability to achieve the goals of the project.

One developer (Sharbell) also suggested 1200 sf. to 1400 sf. live-work "loft-type" units as an excellent way to make the transition form the core of the new downtown to the existing single family neighborhoods around the study area. While the situation may be different elsewhere in the state, the developers felt that in this location the market was probably stronger for sales than rentals.

The developers were also cautious about age-restricted development in this town-center type of environment. Concern was both for the market, which one developer suggested is starting to get saturated, and a "character" issue – whether too much age-restricted housing would dampen the goal of creating an active place. One developer used the term "age targeted" – some number of smaller units favoring "empty nesters" and couples without children. The developers agreed that these settings (as with transit-oriented developments) tend not to attract families with young children. Another developer offered some interesting statistics contrasting actual number of children compared to the projections for a variety of compact mixed-use developments: Washington Town Center – 2900 projected, 930 actual; Gas Light Commons – 210 projected, 20 actual; Franklin Square – 120 projected, 11 actual.

Non-Residential Uses

Retail Uses: Certainly ground floor retail will be an essential part of the new downtown environment. Larger format retail ("big box" type) does not make sense here because of the scale and character of the area and because that would not be compatible with a "town center" or new "downtown" environment. One developer suggested that of the national chains, some of the smaller, high-end retailers might ultimately locate here. These could be the kinds of retailers found in the high end so called "life-style" shopping centers. 10,000 sf. is probably the upper end of the typical size. In any case, the retail was not a major factor in the developers' projections regarding overall subject feasibility and profitability.

Office Uses: There may be a market for small office uses – professional offices that could be of a scale compatible with the rest of the new downtown. These could be part of a mixed-use building but could also be in their own small building. However, none of the developers believed that this was really an "office site" in the sense that a new office building, for example a 200,000 sf. building, would fit here because of the location's inferior access. Office developers will choose first sites near the Garden State Parkway and the Turnpike. In addition, the office market is soft. As an example, one developer cited the former CECOM building, now privately owned, which is located in Tinton Falls near the entrance to the parkway. Current plans call for demolishing the office building to make room for an age-restricted housing development.

Other Issues

Fort Monmouth is on the Base Realignment and Closure (BRAC) list and scheduled to close in 2011. If the property retains residential holdings, or is intensified with more housing, it could support the new downtown by helping to sustain the market for retail uses and generally enlivening the downtown. In addition, with residential intensification there are more options for transit. On the other hand, if Fort Monmouth's housing came on the market at lower rents and sale prices, it could undercut the market for the new housing at the redevelopment site. Potentially more troubling is a scenario in which an entire new community is created, complete with its own "downtown."

Because there are so many unknowns here and with the reluctance to have the Town Center redevelopment effort held hostage to the Fort's future, two things will be important (beyond tracking what happens there). First, to the extent that the process can move quickly, this redevelopment project can help set the tone for development in the Fort. Second – and more importantly – this project must have its own unique identity, building on the existing history and spirit of the place. In that way, it can retain its power as a destination in the face of any new developments that try to create a downtown environment from scratch.

Relocation of Municipal Uses

One of the more ambitious ideas is to relocate the existing municipal uses. Again, a realistic assessment acknowledges the real – if not insurmountable – challenges. A new, fully code-compliant, state-of-the-art facility – especially a municipal building or library with satisfactory audio visual and communications technology – is a complicated programming, design and construction project in its own right, and likely to be very time-consuming.

One developer provided an anecdote: A Washington, D.C., municipality floated bonds to build a new school on a property adjacent to the existing school. The developer built the school. A portion of the rental income from the new development was then used to pay for the bonds. This exploited the lower interest rates available to the municipality and the "patience" of the municipality for being paid back (as opposed to a private lender).

Parking Issues and Opportunities

Assessment

Despite the amount of land area devoted to surface parking, there is not, as seemed perhaps at first, so much extra capacity that any significant intensification could take place simply by consolidating underutilized parking spaces and making them available for development.

An extensive interview with the Borough Business Administrator suggests that at present the municipal lot may be approximately 30% underutilized but this is because the adjacent office building is not fully occupied. When that office building was partially used for a computer school, the lot was completely full. In fact some policing was required to prevent over flow into the spaces reserved for the municipal uses. In addition, many of the existing commercial properties are vacant or underutilized. If all of these were fully active the area might actually be under-parked.

Park and Ride Activity

One question that has been raised is whether some of the parking spaces are being occupied by people who are parking for the day and taking the bus. It seems that this is unlikely. First, the bus route does not go to Manhattan or any of the major employment areas on the New Jersey side



of the harbor, (although the bus does go to Red Bank, where there is an NJTransit connection to Manhattan, and to Jersey City, which is served by PATH service into New York). Also, parking rules over most of the lot prevent full day parking that extends over both rush hours. However, parking strategies can be part of a limited mixed-use development.

Capacity Analysis

In addition to the anecdotal experience of these observations, RPA made an estimate of parking demand by estimating the total amount of square footage devoted to different uses and assigning standard ratios for parking demand.

The Borough currently uses traditional suburban allowances: 5 spaces/1000 sf retail, 3 spaces/1000 sf office and 2 spaces per dwelling unit(du). A more aggressive - and potentially more beneficial - analysis would lower these ratios to 4 spaces/1000 sf retail, 2.5 spaces/1000 sf office and 1.5 to 1.75 spaces/du.

Looking at the subtotals for the three primary redevelopment blocks bounded by Broad Street, Throckmorton Street, and Kellys Lane, there would theoretically be a requirement for 173 spaces for office uses, 56 for residential, 185 for retail and 49 for institutional for a total of 463 spaces. Even if the higher ratios described above are used, 383 spaces would theoretically be required. Using the aerial photograph, it appears that there are currently about 381 striped spaces with room for another 25 or so in some of the "informal" parking areas, suggesting a shortfall of about 57 spaces using the standard ratios and barely sufficient using the lower ratios.

Parking Issues

Parking will be a major factor in the design of the new downtown. In fact, several of the developers thought that the parking solutions might drive the design. There are many precedents for creative solutions to parking that we will have to draw on. This reinforces the notion that there will be a strong relationship between the character of the new center and the solution to the parking problem.

Surface Parking:

Surface parking is clearly a limitation on density, and in that sense, a damper on the "downtown feel" of this place. However, if properly designed, and especially if it is accommodated as on-street parking, surface parking can contribute to the "downtown feel" of a place. A development with parking at grade and on-street, can get to as a high as 20 du/acre if handled creatively. The Franklin Square project in the Borough of Metuchen is a good example of this. It consists of townhouse apartments. Surface parking in this project works by parking in the interior, by creating internal streets with on-street parking, and after successful negotiation with the Borough of Metuchen, on-street parking on the adjacent public streets.

Parking Below:

A dense development with parking on the ground floor and housing above can reach densities as high as 70 du/acre. The Park Square development is a good example of this: Two double loaded buildings create the edges for a large block in a downtown. One building consists of three residential floors over a 1st floor of parking. The other building is four residential floors over two floors of parking – a special situation enabled by a change in grade at one end of the block.

There are several design issues for buildings with parking on the ground floor. First among these is the negative impact of the edge of a parking deck on street life. Several developers have tried to solve this by creating an architectural edge to the 1st floor parking (as at Gaslight Commons, South Orange, 41 du/acre). Others have gone further by taking away some parking spaces to insert ground floor retail and offices, and to create the appearance of entries by treating fire stairs and secondary stairs as architectural features (see project in South Bound Brook).

Another strategy is to continuously line the edge of the 1st floor parking with pedestrian-friendly uses. While this is an excellent solution from the point of view of enlivening the street, it results in a building above that is excessively deep and inefficient for housing (85' minimum).

Building a New Free-Standing Garage

Structured parking, while expensive, can create the most flexibility because it can be efficient and can take away the burden of accommodating parking on individual sites or buildings. However, of all the various solutions, this was met with the most skepticism by the developers we interviewed. Even though pre-fabricated construction could reduce costs, even a bare bones parking deck would cost somewhere between $15,000 and $20,000 a space. Anything more elaborate from an architectural point of view – for example, treating the facades in some way, or making the ground floor pedestrian-friendly – could drive the costs up to $30,000 a space. (In the preliminary design studies a 216-car garage was modeled. These per space costs translate into a garage that would cost in the range of $3.2 to $4.3 million).

The construction costs for the garage need to be accounted for. If the developer wants to recapture them as rent, he might have to charge between $185/mo (for the $20,000 space) and $265/mo (for the $30,000 space) an amount that may be more than the local real estate market will bear.

In fact, none of the developers interviewed could identify a free-standing parking structure that had been built recently in New Jersey with purely private money. The garages are

built with public participation at some level. The Landmark Square mixed-use project in Somerville, New Jersey, includes a garage where the municipality is contributing to the costs.

Rents also vary by the management. Access to a space somewhere in the garage is obviously less expensive than a reserved space (23% more expensive). On the other hand, shared parking is more easily accomplished if fewer spaces are assigned.

Structured Parking: Models for Public Private Partnership

Because of the cost burdens, municipalities are more frequently considering the need for structured parking as if it were a form of public infrastructure or utility – a necessity if redevelopment is to occur. This is not to say, however, that the private sector should not be expected to make some contribution toward such parking projects; of course, it all depends upon the economics of a given redevelopment opportunity. To these ends, there is an emerging trend to seek "public/private partnerships" by which structured parking can be developed in support of economic development, striking a balance between the competing and mutual interests of government and investors.

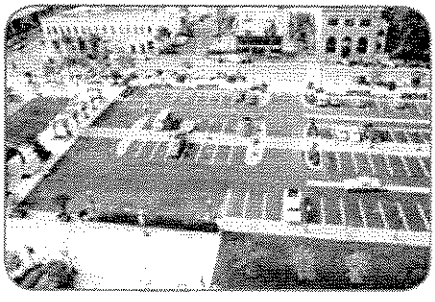
The Montclair Example

The Township of Montclair and the Montclair Parking Authority recently entered into a series of agreements with the designated redeveloper of a mixed-use project, allowing that project to share in the availability of parking capacity in a new deck. The 430-space deck (replacing a 172-space surface lot) was sized to include 97 parking spaces required by the redevelopment plan to support the retail component of the redeveloper's adjacent project, which has allowed the redeveloper to maximize its own property.

The redeveloper is building the new deck under a design/build guaranteed maximum price contract, and making a capital contribution equivalent to the cost of the 97 parking spaces by refunding its agreed-upon percentage fee (for developing the deck) and also dedicating a portion of Payments in Lieu of Taxes (PILOTs) to cover amortization of its proportionate share of debt service for the cost of structured parking.

The deck is financed with tax-exempt bonds, and the deck operating budget is not burdened with property taxes.

The redeveloper also makes ongoing proportionate contributions to capital repair reserves and operating expenses for the deck. The new parking deck will remain available to the public on a first-come first-served basis, while the redeveloper will receive a negotiated annual allowance of parking validation credits. The parking authority receives the benefit of turnover parking revenues coming from the additional 97 spaces.



With construction well underway, this project is scheduled for completion in November of 2005.

Another Example

The details pertaining to this emerging possible transaction are far from solidified, but the following information illustrates how the public/private partnership approach might unfold in another redevelopment case. This time, the redeveloper asks the municipality to take a bit of a risk by relying on a percentage in the economic performance of the redevelopment project and its ability to generate demand for parking. After a few months of studying the site, the designated redeveloper of a project involving 300 residential units, 44,000 square feet of retail space and 150,000 square feet of office space has a plan to accommodate its residential parking on-site. However, the burden of developing structured parking for the retail and commercial portions of its program would be just too much for the project to bear; the +/- 500 parking spaces required would reduce yield (productivity) of the footprint, and the cost of structured parking would necessitate unrealistic rental rates, rendering the redevelopment unable to compete against adjacent communities where on-street and surface parking is typically available.

So, the redeveloper proposes to build a 900-space deck on adjacent municipal property, replacing 300 existing surface spaces, accommodating the redeveloper's need for 500 spaces and leaving an extra 100 spaces to support other potential development in the immediate area. Again, the redeveloper will contribute its agreed-upon percentage fee (likely in the range of 5.5% to 8% of the cost of the deck), but suggests that the municipality rely on market rate revenues from the parking demand to be created by the redevelopment with back-up from a percentage interest in the economic performance of the redevelopment project. The potential is now being explored to determine whether the proposed deck might also include a band of retail space that would create an additional income stream and evening activity in support of the deck.

In this case, the redeveloper submits that the redevelopment will be unable to compete for market share without a subsidy, which may very well be part of the price the municipality must pay to achieve the density and mix of redevelopment desired.

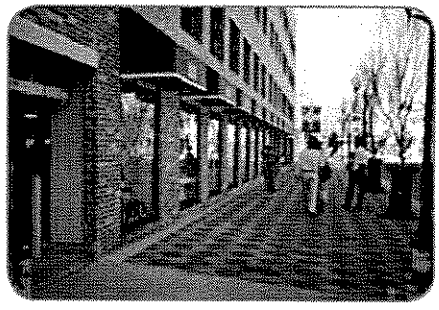
Some Implications:

As stated above, there is not enough surplus space to launch a redevelopment effort without coming up with an alternative strategy for parking. Among the ideas to consider are these:

1. Make use of the lower unimproved lot north of Throckmorton: This lot could likely hold about 120 cars. The Business Administration stated that in the past, efforts to promote use of this lot have been unsuccessful. However, we should look to a time when the walk is more pleasant than it is now, when some improvements to the area have taken place. After all, the distances are not great. Initially, municipal employees and owners of businesses should be encouraged to park here.

2. Consider a new deck in the area of the lower lot: This is an appealing idea because there is at least a one-story grade change at the hillside leading down to the lot. As stated, the issue here will be the cost of building a new lot. Based on interviews with developers, some public participation will probably be necessary.

3. Consider shared parking: There is potentially a shared parking opportunity between the existing institutional/municipal uses and the new development. Many new residents will drive



to work, leaving spaces available for municipal employees who will want to park during the hours residents are away. Evening events will have to be accommodated in some special way.

4. Maximize on-street parking: On-street parking reinforces the downtown character of any area – providing both convenience for shopping and helping to define sidewalk spaces and calm traffic. To the extent that the plan for this area creates a "finer grain" of streets and blocks, opportunities for on-street parking can be greatly expanded. One developer stated that successful negotiations for more on-street parking on state and local roads at the perimeter of the project site, enabled him to achieve appropriate densities.

5. Consider Public Private Partnerships: Because the municipality owns so much of the land in the study area, there are excellent opportunities to partner with a developer in the construction of a garage, in keeping with several of the examples described above.

Towards a Shared Vision

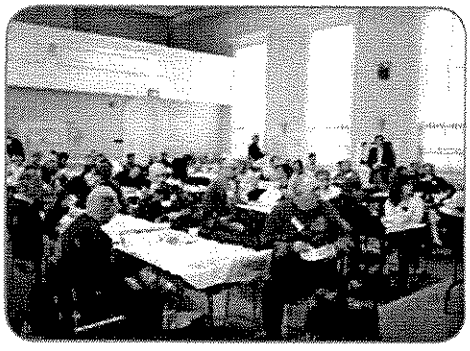
The Community Design Workshop

The signature event in the public process was a community design workshop convened by the Borough in May 2005. This event was extremely well attended as a result of an aggressive outreach campaign that consisted of direct mailings of announcements and post cards; posters in strategic locations throughout the Borough; and various ads taken out in the local newspapers.

The full-day event was organized around several presentations and hands-on focus group working sessions – diverse groups of 8-to-10 stakeholders co-facilitated by a planner and designer (architect, landscape architect or urban designer).

There were also two presentations given – one on context-sensitive roadway design by Brent Barnes, Director of Transportation Systems Planning for NJ DOT and one on place-making by Meg Walker, Associate of Project for Public Spaces.

At the end of the session, the various focus groups presented their designs and findings to each other and a few major themes were identified.

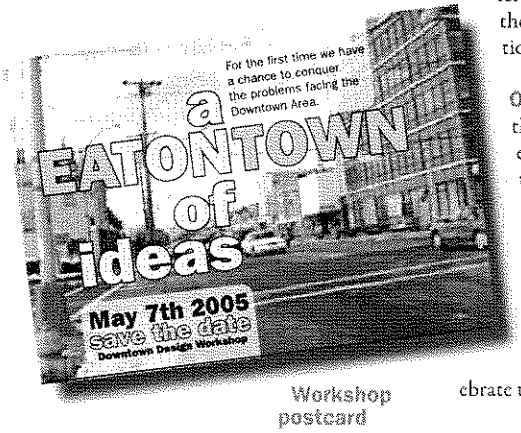


Workshop Products

The matrices on pages 16 through 21 summarize work from each of the nine groups. The first two columns of the matrix are the original sketch from the workshop and highlighted core ideas from that group. Starting with the third column, they are then followed by four analysis diagrams, described below, generated to synthesize the work of all participants. Abstracting the schemes in this way, allows easy comparison between them.

Buildable Areas: The crosshatched areas are the blocks where existing and/or new structures are accommodated. This diagram does not distinguish between existing and new buildings because different groups took different attitudes towards the structures. There may be some combination of new buildings and existing buildings.

Open Space Network This diagram is the inverse of the previous "buildable areas" diagram: The crosshatched areas are the significant public open spaces – park, greenways, plazas around which the new neighborhood will be organized. This diagram reflects the goal shared by all the groups to link the existing parks. Also, important streets are part of this network – streets that are designed to not only accommodate automobiles, but also to celebrate the pedestrian public space experience.



Workshop postcard

Street Alterations The table sketch shows what changes each group made to the roadway network. The solid light lines are existing streets that remain unchanged. Dashed lines represent existing streets that are changed or eliminated. The heaviest lines show new streets. Almost all of the roadway network diagrams share certain features: the extension of new roads north of Throckmorton and south of Broad and the elimination of the other "jug handles."

Non-Supporting Structures This diagram identifies those structures that would have to be removed to complete the open space and street network proposed by the groups. Although the final extent of redevelopment will be subject to negotiation with prospective developers, these diagrams illustrate the fact that the downtown concepts proposed by the different groups can theoretically be achieved without extensive demolition. In fact, it would probably add interest to this place to have some combination of existing and new structures.

This analysis has to be qualified: several groups proposed the complete transformation of Route 35 into a "suburban boulevard," complete with a tree-lined median. Because this requires a wider right-of-way, it would be necessary to demolish all of the structures on one side or the other of Route 35.

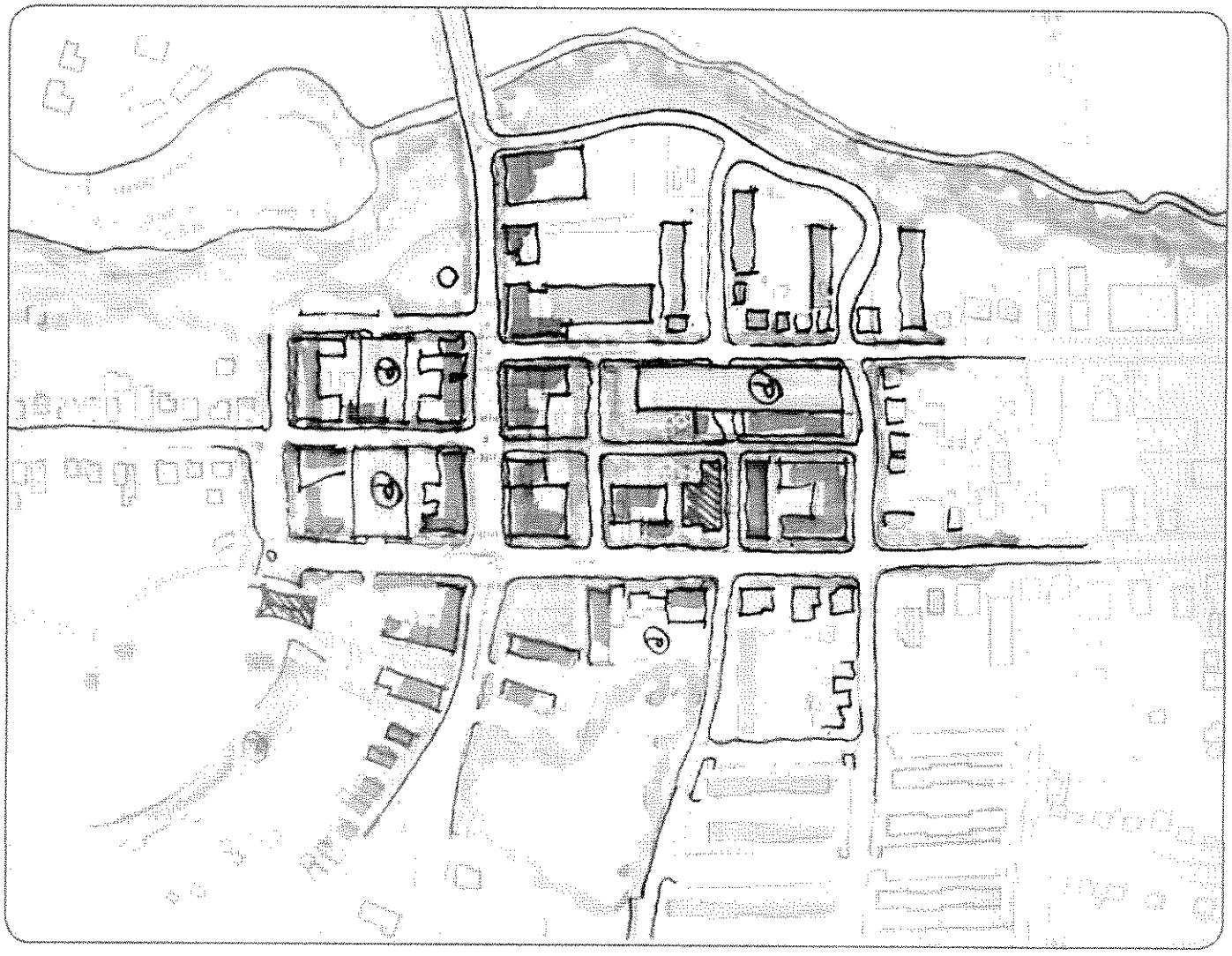
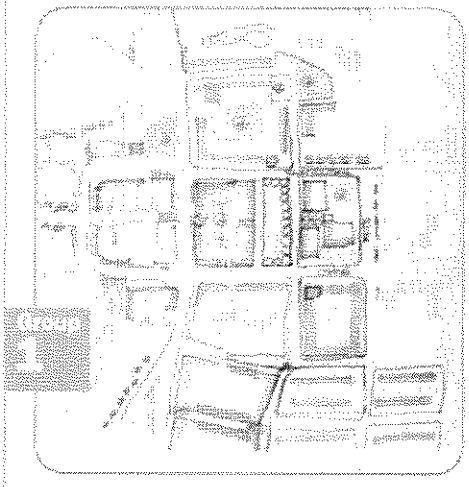


Table sketch

Group concepts
Concensus Matrices 1 to 3

Workshop Sketches

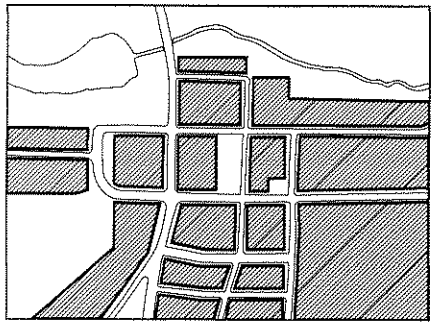


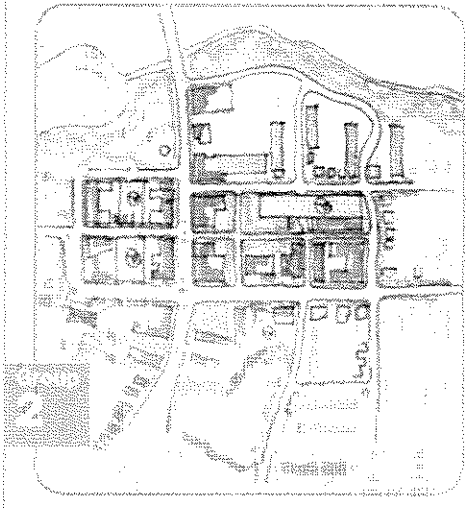
Core Ideas

- Constructing new street and block network by connecting existing parking lots
- Constructing new north-south road parallel to Rt. 35
- Creating a village green at the town's center
- Increasing pedestrian access with through block connections
- Concealing surface parking with a contiguous street wall

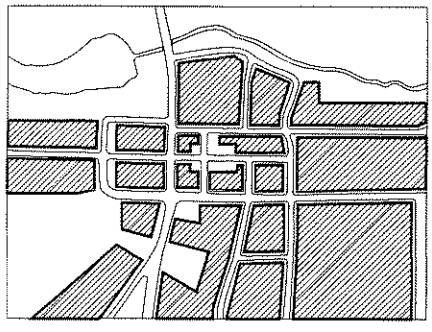
Buildable Areas

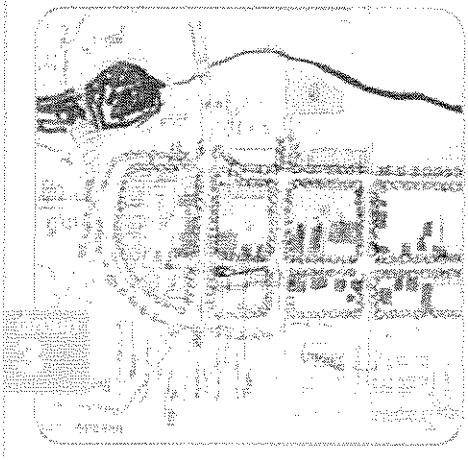
Buildable Areas



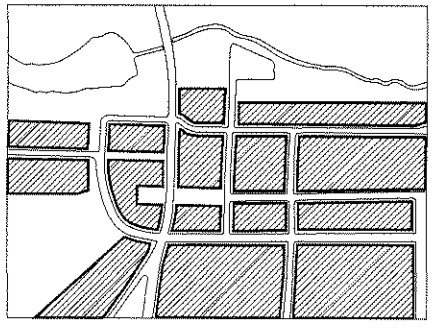


- Extending Lewis St. across Rt. 35
- Establishing a village green at the new intersection created by Lewis St.
- Using landscaped streets to tie together open spaces downtown
- Centralizing parking facilities in a multi-level structure
- Creating main street environment through ground floor retail





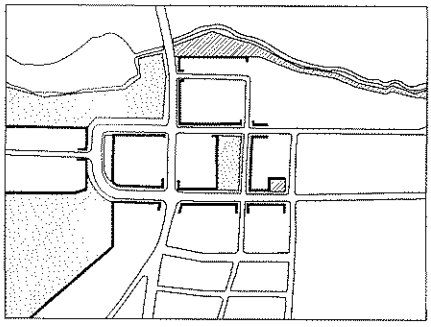
- Constructing a new main street south of Broad St.
- Closing Broad St. downtown and converting space into a pedestrian mall
- Creating a large development site west of Rt. 35
- Creating civic plaza next to library
- Linking public parks with pedestrian access across Lewis St.

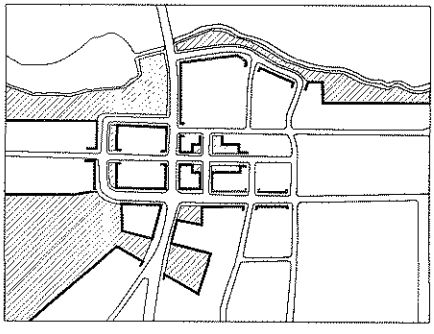


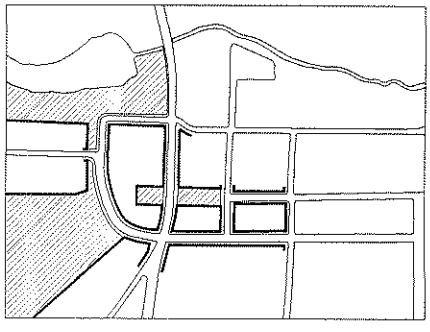
Open Space Network

Open Space

Defining Edges



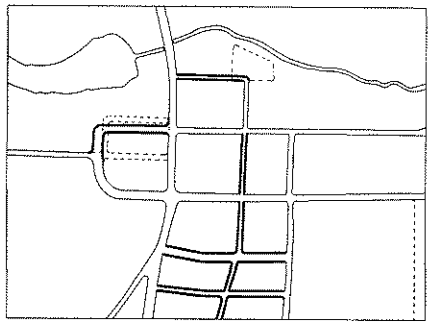


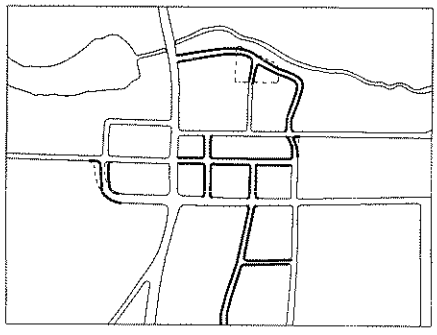


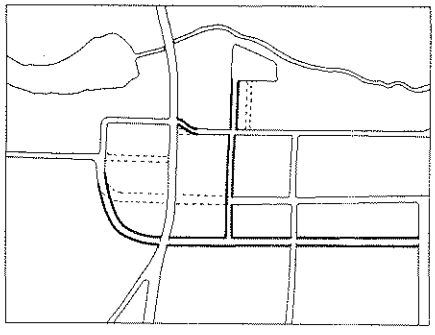
Street Alterations

New Streets

Demapped Streets



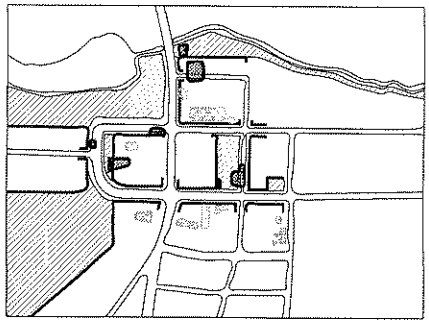


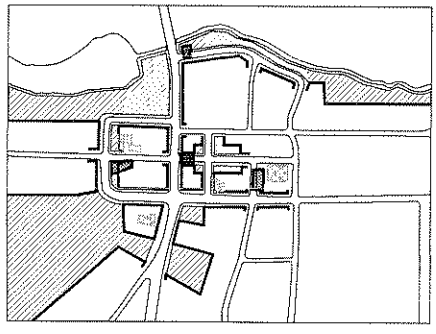


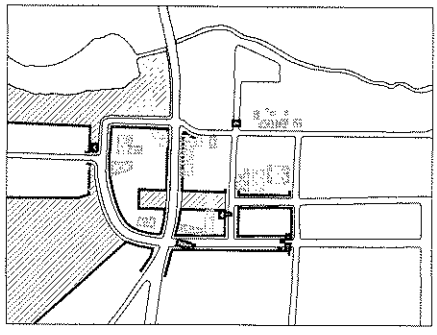
Non Supporting Structures

Conflicting Structures

Non-Supporting Structures

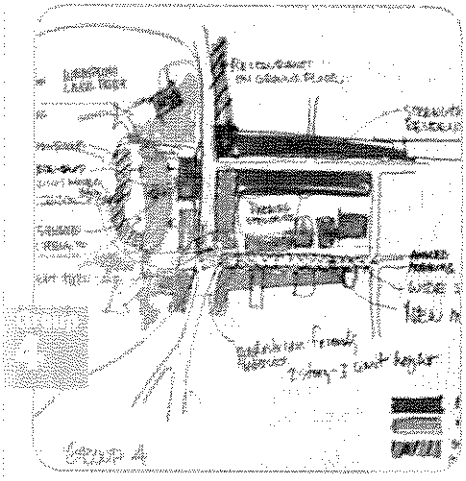






Group concepts
Concensus Matrices 4 to 6

Workshop Sketches

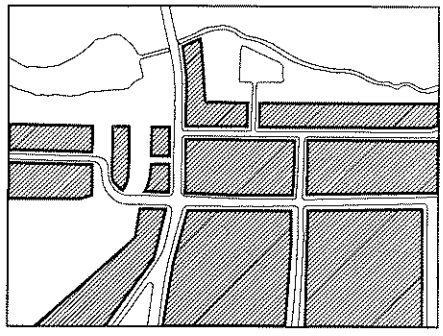


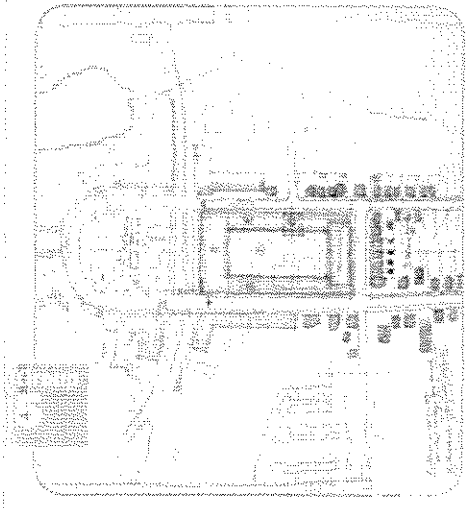
Core Ideas

- Eliminating Throckmorton and Lewis Streets west of Rt. 35
- Opening a new village green to connect Wolcott and Wampum parks
- Redeveloping builings west of Rt. 35 to face inward towards village green
- Angled parking along Broad St.
- Strengthening residential character along Throckmorton

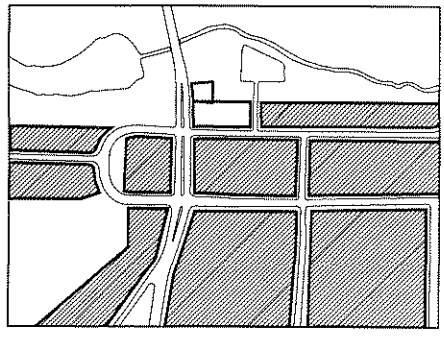
Buildable Areas

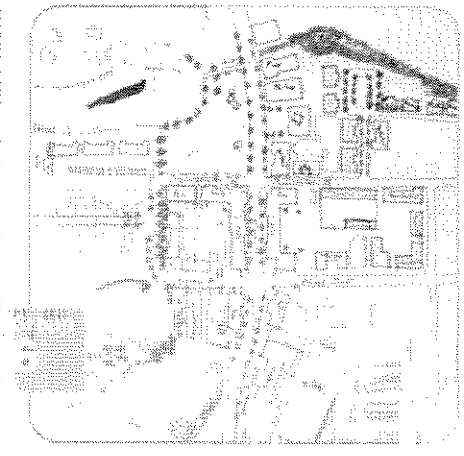
Buildable Areas



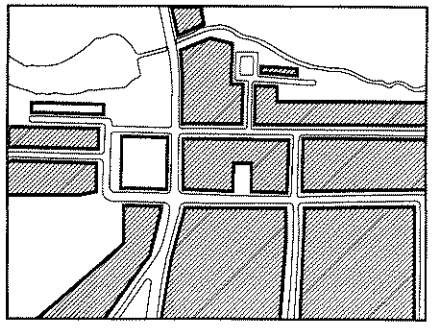


- Transforming Rt. 35 running through downtown into a landscaped boulevard
- Developing consistent street walls facing main streets and parks
- Maintain small town building scale
- Arching Throckmorton St. to connect symmetrically with Broad St.
- Developing mixed-use and live/work space





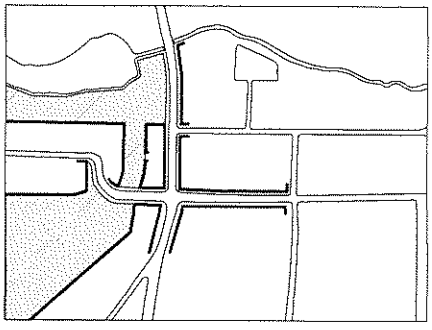
- Establishing Rt. 35 as a main street environment through retail recruitment
- Relocating municipal uses to Rt. 35
- Building a new outpatient medical facility on open land south of Broad St.
- Sharing parking spaces downtown
- Developing new residential homes along the water's edge to the north



Open Space Network

Open Space

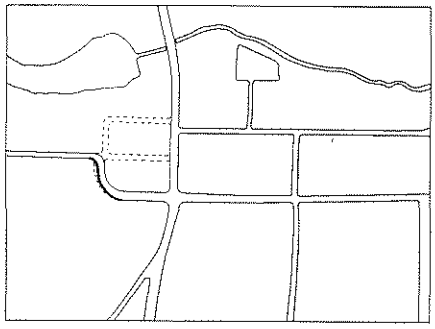
Defining Edges



Street Alterations

New Streets

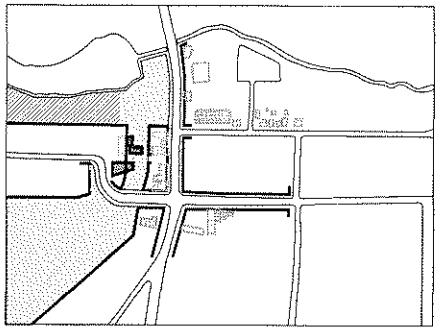
Demapped Streets

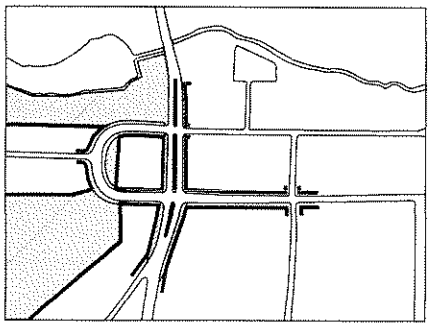


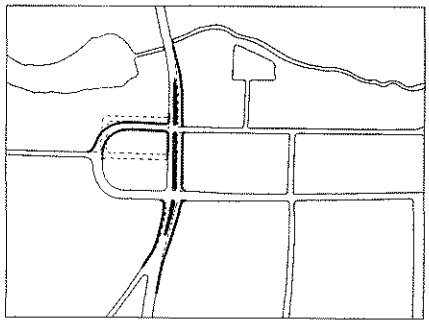
Non Supporting Structures

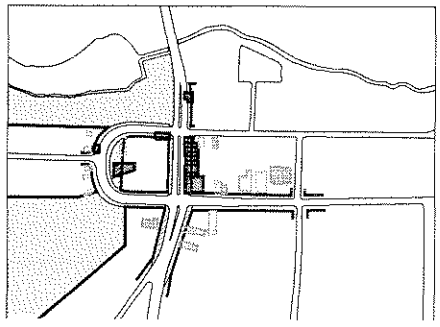
Conflicting Structures

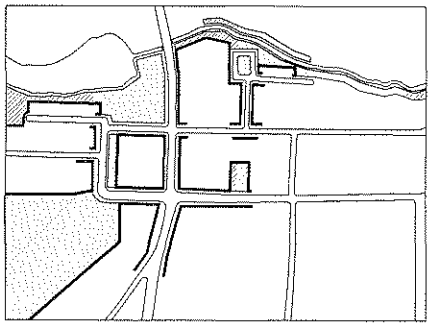
Non-Supporting Structures

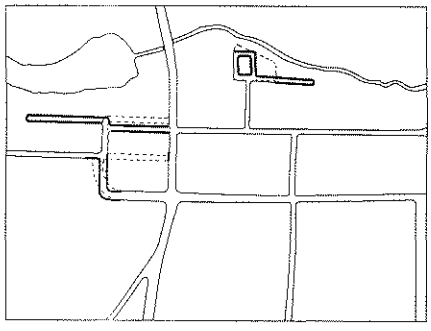


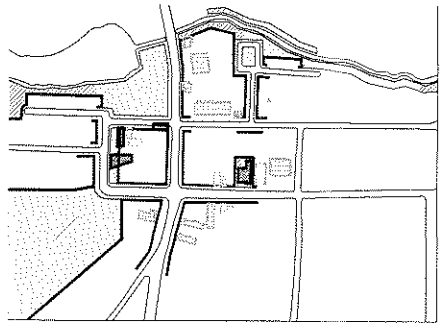






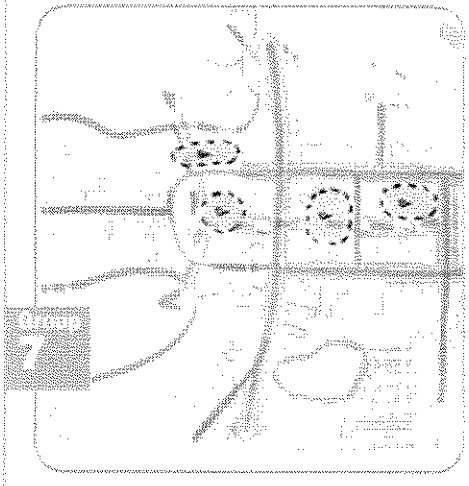






Group concepts
Concensus Matrices 7 to 9

Workshop Sketches

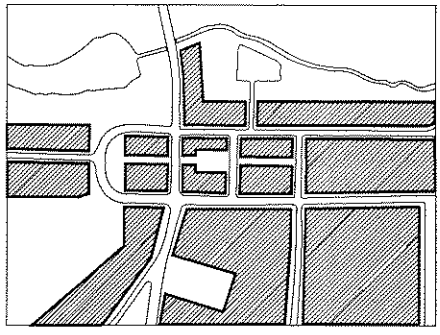


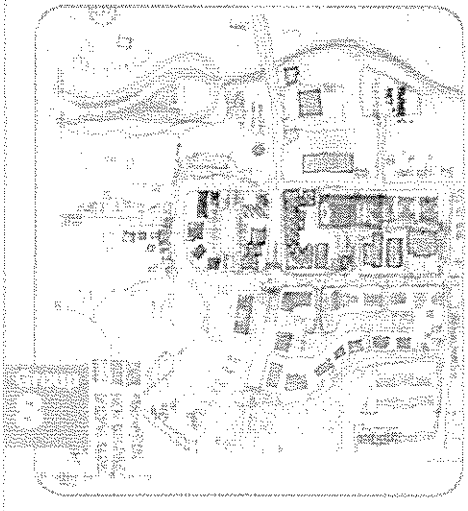
Core Ideas

- Linking blocks between Throckmorton and Broad Streets with a pedestrian walkway
- Capping height limit at three stories
- Connecting Wolcott and Wampum parks
- Improving pedestrian environment by landscaping and widening sidewalks
- Encouraging mixed-use development

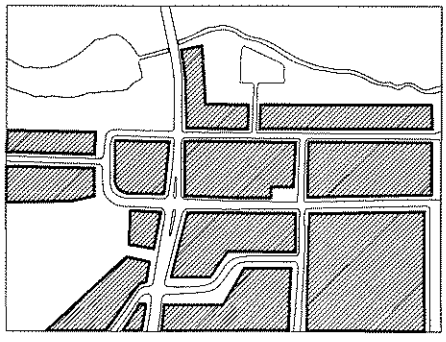
Buildable Areas

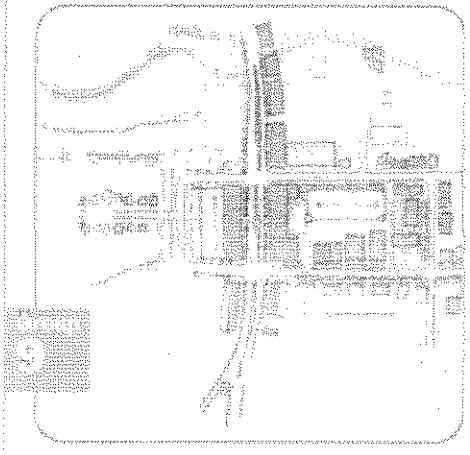
Buildable Areas



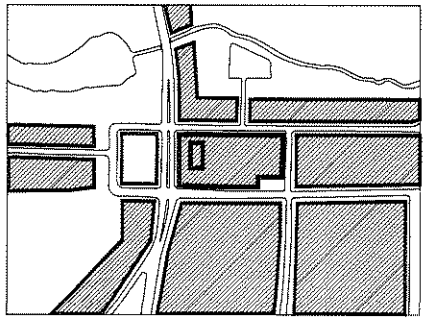


- Constructing new road south of Broad St.
- Linking all open space around downtown with a trail/bike path
- Opening a new civic space next to library
- Focusing surface parking at the center of development sites
- Calming intersection of Broad St. and Rt. 35 with a landscaped meridian





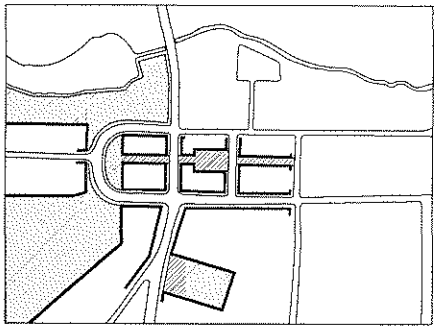
- Transforming Rt. 35 into a boulevard
- Straightening Broad St. jughandle curve to create a rectangular development site west of Rt. 35
- Creating pedestrian bridge over Lewis St.
- Crafting design guidelines to control facade, signage and streetscape improvements
- Increasing residential presence downtown

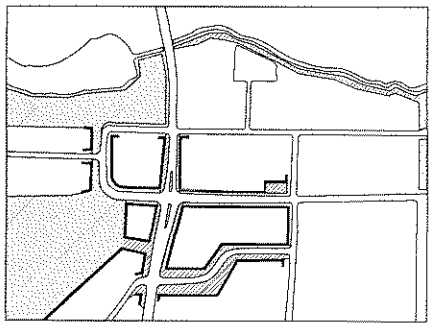


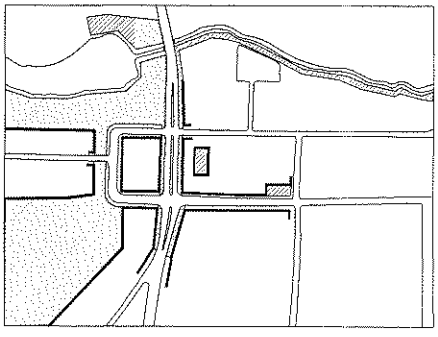
Open Space Network

Open Space

Defining Edges



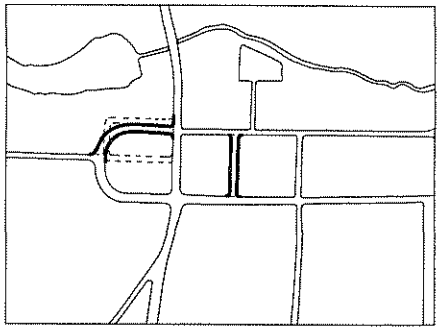


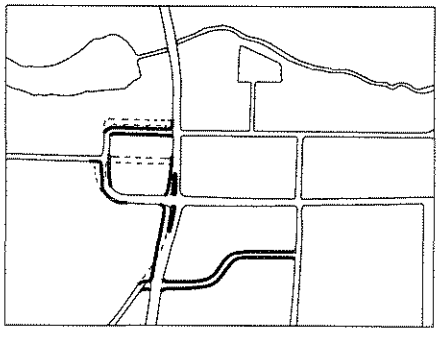


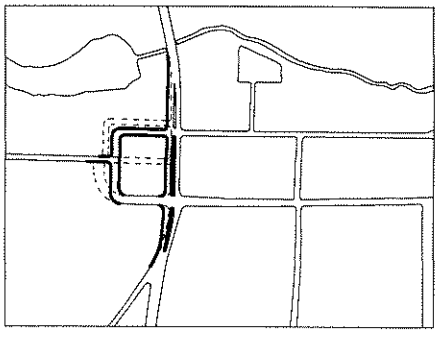
Street Alterations

New Streets

Demapped Streets



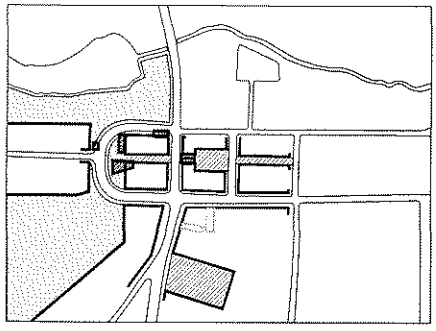


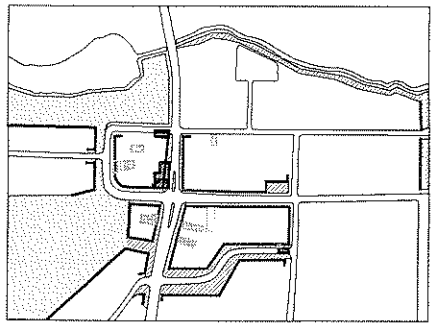


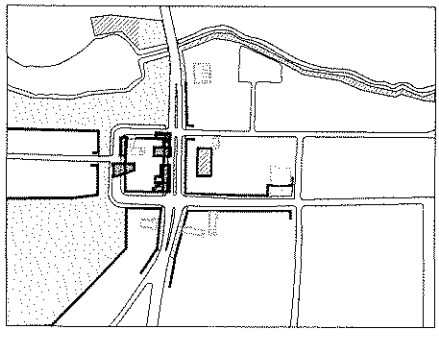
Non Supporting Structures

Conflicting Structures

Non-Supporting Structures







The Consensus Planning Framework

The diagram on page 21 is an attempt to capture as many of the ideas of the different working groups as possible. It is created by comparing the analysis diagrams described in the previous section and finding the strategies that were suggested by most of the groups around each of the categories of concern – buildable area/open space and street alterations. There was a fairly strong context here in the form of existing roads and parks that remain, and consensus on the big problems, specifically Route 35 (the groups came up with many of the same basic ideas). This makes it possible to offer this new diagram that captures most of the features of the previous diagrams.

More than the detailed design studies that follow, this diagram is the most important product of this process because it establishes a framework for the downtown that can accommodate a broad range of activities at different levels of intensity. It does not obligate the municipality to necessarily save or demolish particular structures; it does not create a commitment to any one mix of uses and activities. What it does is establish the public realm or streets and open spaces which will capture, over the long term, the spirit of the Eatontown Downtown as articulated by the residents of Eatontown. What are the fundamental features of this planning framework?

1 Eliminate the "jug handle" by closing eastern section of Lewis Street This enables the consolidation of the two oddly-sized blocks west of Route 35, and simplifies the traffic patterns and intersections with Route 35.

2 Link the Parks By rationalizing the roadway network west of Route 35, and by creating a new linking space, it is possible to connect Wampun Park and Wolcott Park.

3 Create a Greenway Network around the Downtown Building on the new link between the two existing parks, it is possible to extend the greenway network along the Wampum Brook. There is also the ability to extend the greenway network in the area south of Broad Street where there are several large poorly defined green spaces.

4 Extend the Street and Block Network to the north of Throckmorton There is a large unimproved area between Throckmorton and the Wampum Brook. New streets here would create opportunities not only for new development, but for access to a new greenway along the Wampum Brook. There are also opportunities to manage parking in this area.

5 Extend the Street and Block Network to the south of Broad Street New streets in this area create a new level of connectivity to the neighborhoods to the south and east of the Downtown and especially to the existing townhouse development along near Schuber Place. This large unimproved area can also accommodate new parks and can help extend the greenway loop around the Downtown.

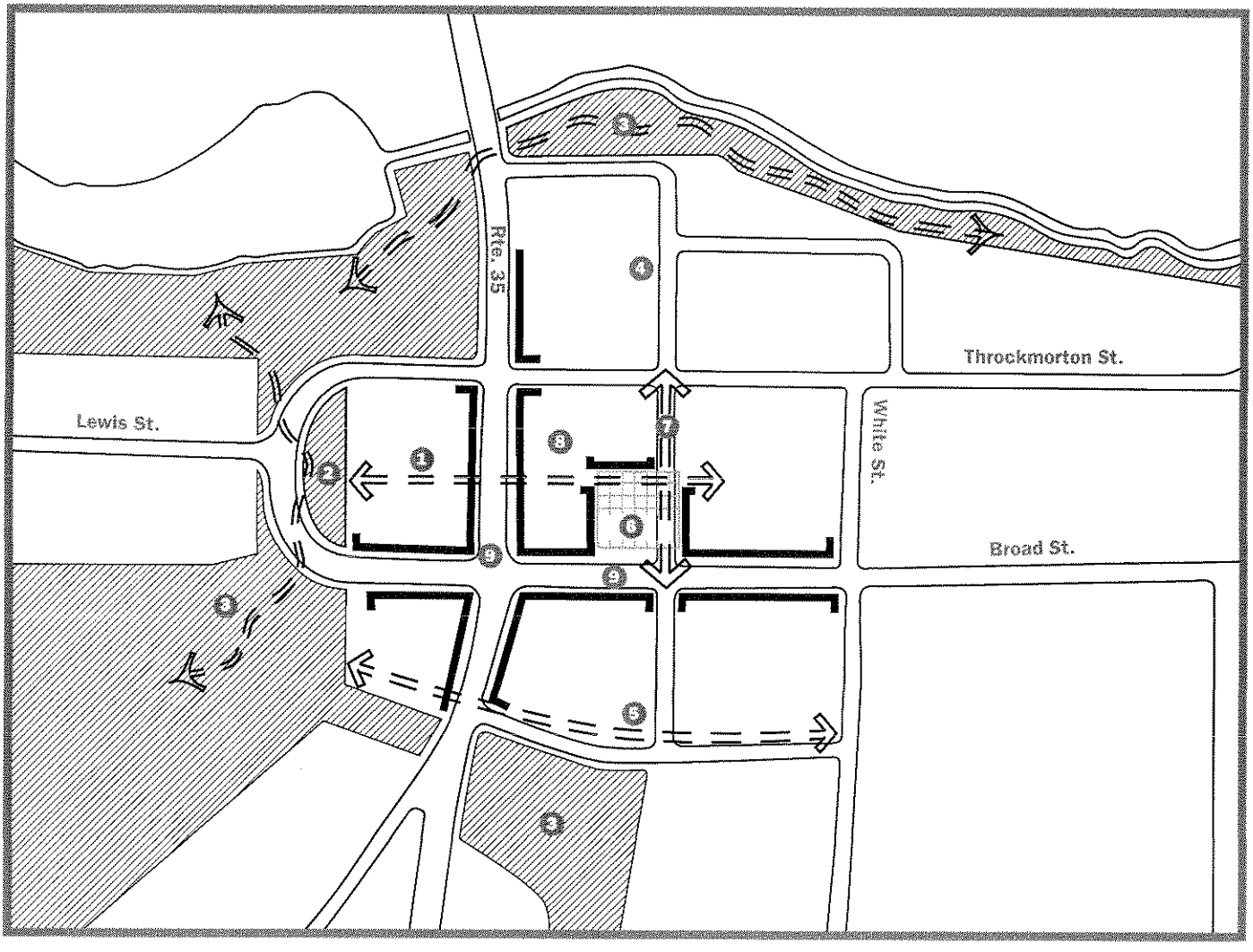
6 Create a new Civic Space in the Downtown While different groups suggested different locations, in general, the groups identify a new civic space – a plaza or "Village Square" in the western portion of the large eastern block.

7 Create a new North-South Street in this large Block. To increase the overall connectivity of the district, a new street roughly bisects the oversized eastern block.

8 Create a new Mid-Block Pedestrian Connection. To increase the overall walkability of the district and to provide an alternative to the streets with cars, an east-west pedestrian route through both the eastern and western blocks is created.

9 Treat Broad Street and Route 35 as main street-like environments. Both of these roads should be thought of as civic spaces which accommodate the automobile, but more importantly, have a strong identity as public pedestrian-oriented places.

Consensus Diagram



Legend

- Open Space
- Defining Edges
- Civic Plaza
- Hardscape Pedestrian Link
- Landscape Pedestrian Link

Two Illustrative Proposals

The consensus planning framework can accommodate a wide variety of redevelopment plans. In order to illustrate the range of possibilities, two consensus plans are presented which are different in several significant ways. These are described first as diagrams to facilitate comparison with the analysis diagrams and the Consensus Planning Framework. Then, they are presented as architectural plans with structures and open spaces delineated and rendered. Detailed block-by-block summaries of the program uses and parking requirements are given. Physical models of both plans were constructed, were used as an interactive tool at the July 20, 2005 presentation, and are presented here in photographs.

Two essential observations should be made for the purposes of quantifying the build-out represented in each plan; the maximum number of new structures are shown. Only the most permanent residential buildings and in the case of the first plan – the civic buildings – are retained. But, as demonstrated with the model during the workshop, and in keeping with the "conflicting structures" diagram, both plans can be achieved with a mix of existing and proposed structures.

Second, again as demonstrated with the model, it is possible to mix and match aspects of both test plans – for example, the designs for the block east of Route 35 are interchangeable with either plan, as are the designs for the new blocks north of Throckmorton or south of Broad Street.

A Note about Parking:

Accommodating the automobile remains one of the real challenges even in compact downtown types of environments, especially if public transit is not robust. Given the prevailing dependency on the automobile in the area, while lower parking ratios would be ideal, for the purposes of these calculations, the following standard conservative ratios are assumed:

- 5 spaces per 1000 sf of retail space
- 3 spaces per 100 sf of office space
- 2 spaces per dwelling unit

Shared Parking:

The mixed-use buildings along Route 35 are the only place where we have made more aggressive parking assumptions. Here, 1.5 spaces are provided for each dwelling unit, the assumption being that some of the spaces used by shoppers during the day would be available for overnight parking by residents.

The civic uses on the block – the municipal building, library, police and fire station – currently use about 100 spaces in aggregate. This is assumed to continue to be the case in both test plans.

Consensus Plan 1

In the first consensus scheme, the overall intensity of development is limited by what can be accommodated with on-street and surface parking. Because the new road network creates a considerable amount of new curb frontage, the on-street parking opportunities are significant. The total development program in this proposal is about 78,400 square feet of commercial space and about 278 dwelling units, requiring in total, including the 100 spaces allocated for existing municipal uses, about 920 parking spaces. In terms of land use, 3-story mixed-use buildings line Route 35 and portions of Broad Street proximate to Route 35. These are buildings with ground floor commercial space and apartments or a combination of offices and apartments above. Elsewhere, townhouses are proposed with stacked townhouses along portions of Broad Street and Throckmorton.

In terms of massing, buildings step down in scale away from Route 35 in order to make the transition to the smaller scale single-family neighborhoods that surround the Downtown. Typically, the maximum height is three stories, with two story building heights at the edges of the surrounding neighborhoods. Along Route 35, and perhaps along the portions of Broad Street closest to Route 35, buildings could be four stories high if there was a setback at the third floor.

One of the distinguishing features of this plan, as compared to Consensus Plan #2, is that the municipal uses are left in place. The buildings could be renovated, and the public open space around the buildings could be consolidated and redesigned. But the buildings themselves remain.

Another distinguishing feature is the location of the new public space called for in planning the eastern block framework diagram. In this design study, it is located in the interior of the eastern block, at the crossing of pedestrian connections to Route 35 and to Broad Street.

Route 35 is improved with new "streetscape elements" lighting, landscaping, sidewalk design, and special attention is paid to the pedestrian crossings at Broad and Throckmorton. But the state-owned right-of-way does not change.

This design study has several advantages. There are no costs associated with building a parking structure or new municipal buildings, both of which would require creating a proactive partnership between a developer and the municipality. The Route 35 design is fairly conservative.

There are also disadvantages. The design is constrained by existing buildings and surface parking limitations. Also, Route 35 will continue to be a barrier, even if the crossings are redesigned for pedestrians.

In terms of parks and open space, in keeping with the consensus planning framework, this design study creates a new connection between Wolcott and Wampum Parks; creates a new greenway along the Wampum Brook ; and suggests new park spaces in the unimproved areas south of Broad Street. These collectively create a kind of greenway loop around the new downtown.

BIG IDEAS:

- Development is limited to what can be accommodated with on-street and surface parking.
- The municipal complex stays as-is.
- Route 35 is "traffic-calmed" but not reconfigured

ADVANTAGES:

- This scheme is less ambitious and easier to implement.
- No costs associated with building a parking structure and new municipal buildings.

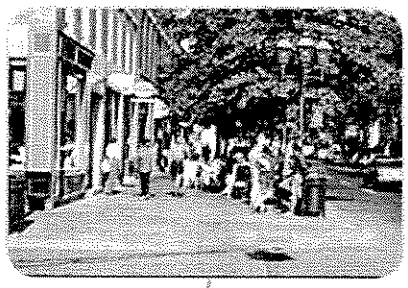
DISADVANTAGES:

- Design is constrained by the existing buildings and surface parking limitations.
- Route 35 is still a barrier, even if crossings at intersections are re-designed for pedestrians.

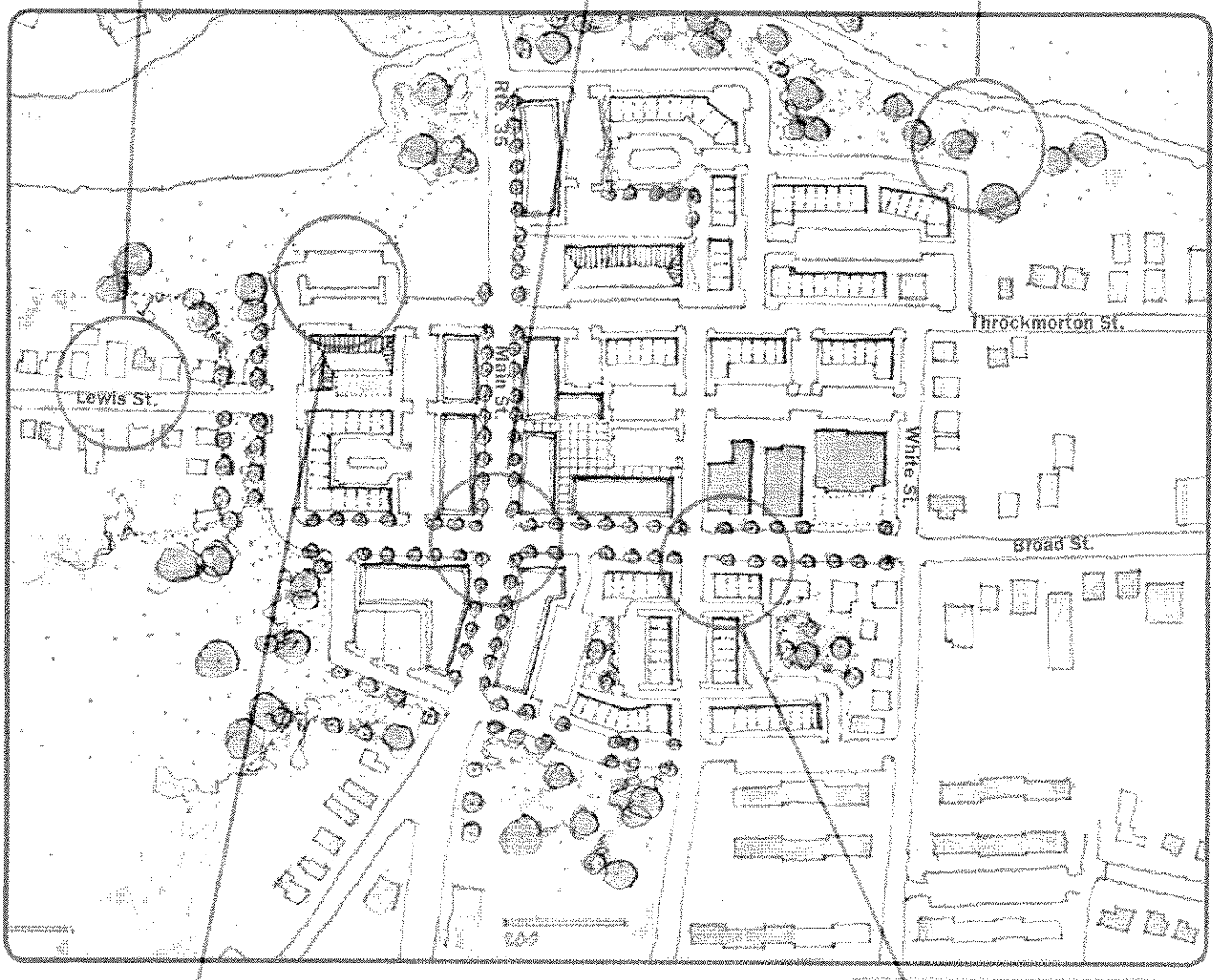
Program Totals:

78,400 sf. Commercial
278 Dwelling Units
920 parking spaces

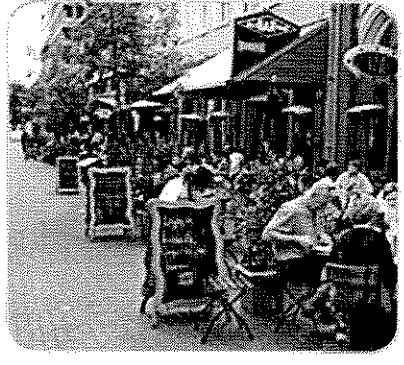







Rte. 35
Throckmorton St.
Lewis St.
Main St.
White St.
Broad St.





Consensus Plan 2

Consensus Plan 2 also satisfies all conditions of the consensus planning framework, but the second consensus plan is much more ambitious in three significant ways.

First, overall intensity is not constrained by surface and off-street parking capacity. In this proposal, a new parking deck is constructed on the north side of Throckmorton. Because there is a significant slope down to the Wampum Brook, access to some of the garage levels can exploit the change in grade from Throckmorton down to the brook, which also reduces its visual impact from the surrounding streets. In order to maintain the lively residential character of Throckmorton, a new residential building straddles the edges of the parking structure, so that the parking structure does not deaden the quality of Throckmorton as a pedestrian oriented residential street. As outlined above, the parking structure would only be built if there was some active participation by the Borough, for which there exist several models.

Second, in this study the municipal complex is re-built on the "100% corner" of Broad and Route 35. This has several advantages. It provides the Borough with a new state-of-the-art library and town hall (the fire station could be rebuilt in another location, perhaps a location more accessible and central to the entire Borough). This location also places a signature civic structure on the most visible corner of the downtown, celebrating and announcing to passers-by that this is the civic heart of the Borough. Finally, this location enables the new municipal complex to have two orientations – to act as a kind of bridge between a re-designed Route 35 and a new civic space along Broad Street just to the east.

Third, the study proposes that Route 35 is not only re-landscaped and "traffic calmed" as in the first consensus plan, but incompletely re-built as a "suburban boulevard": the right-of-way is increased to accommodate a new tree-lined center median; sidewalks are widened; there is no room for on-street parallel parking on Rte 35. Collectively these changes transform this segment of Route 35 from a strip highway to one of the significant public spaces in the Downtown.

In the study, the new public space is located along Broad Street about midway between Route 35 and White Street. This is a strategic location, because it enables the new public space to relate not only to Broad Street but to relate to the new north-south road that the planning framework diagram calls for in this location. That road, in turn, links to the new streets and blocks created north of Throckmorton and South of Broad Street. This space would be enlivened by commercial uses on the ground floor of the buildings that bound it and by the civic activities of the new municipal facility.

In keeping with the consensus planning framework, this design study creates a new connection between Wolcott and Wampum Parks; creates a new greenway along the Wampum Brook; and suggests new park spaces in the unimproved areas south of Broad Street. As in the first consensus plan, these collectively create a kind of greenway loop around the new downtown.

The overall land use pattern is similar to the first test study. However, here the level of intensity is greater: Approximately 94,000 sf. of commercial space, 420 dwelling units and 1,240 parking spaces.

In terms of massing, buildings step down in scale away from Route 35 in order to make the transition to the smaller scale single family neighborhoods that surround the Downtown. Typically, the maximum height is three stories, with two-story building heights at the edges of the surrounding neighborhoods. Along Route 35, and perhaps along the portions of Broad Street closest to Route 35, buildings could be four stories high if there is a setback at the third floor.

This design study has several advantages: The Borough would have a new municipal complex located in such a way that a strong civic identity will be created for this place. Route 35 would be completely transformed into a true public space. And overall, there is more flexibility in the design and allocation of uses, enabled by the parking structure. To the extent that improvements to the public spaces and other amenities are provided by the developer, the more robust development program will increase the developer contribution.

But this plan is also much more difficult to implement. While NJ DOT has indicated their willingness to consider any of several new designs for this portion of Route 35, there is no question that this is a bigger undertaking because of the scale of the improvements and the need for an expanded right-of-way, requiring that all properties on one side of the road be demolished.

BIG IDEAS:

- More flexibility is created by placing some of the parking in a new structure.
- The municipal complex is re-built.
- Route 35 becomes a tree-lined boulevard

ADVANTAGES:

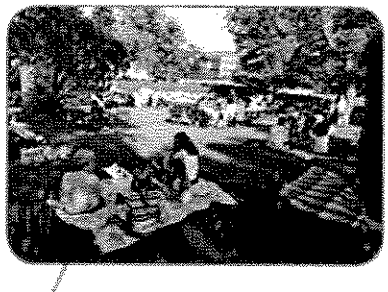
- This scheme creates a new, well-defined public space at the center of the village area.
- This scheme creates a new civic landmark at the signature corner of Main and Broad
- This scheme transforms Route 35 from a highway into a significant public-space.

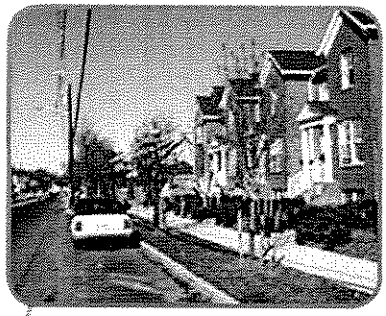
DISADVANTAGES:

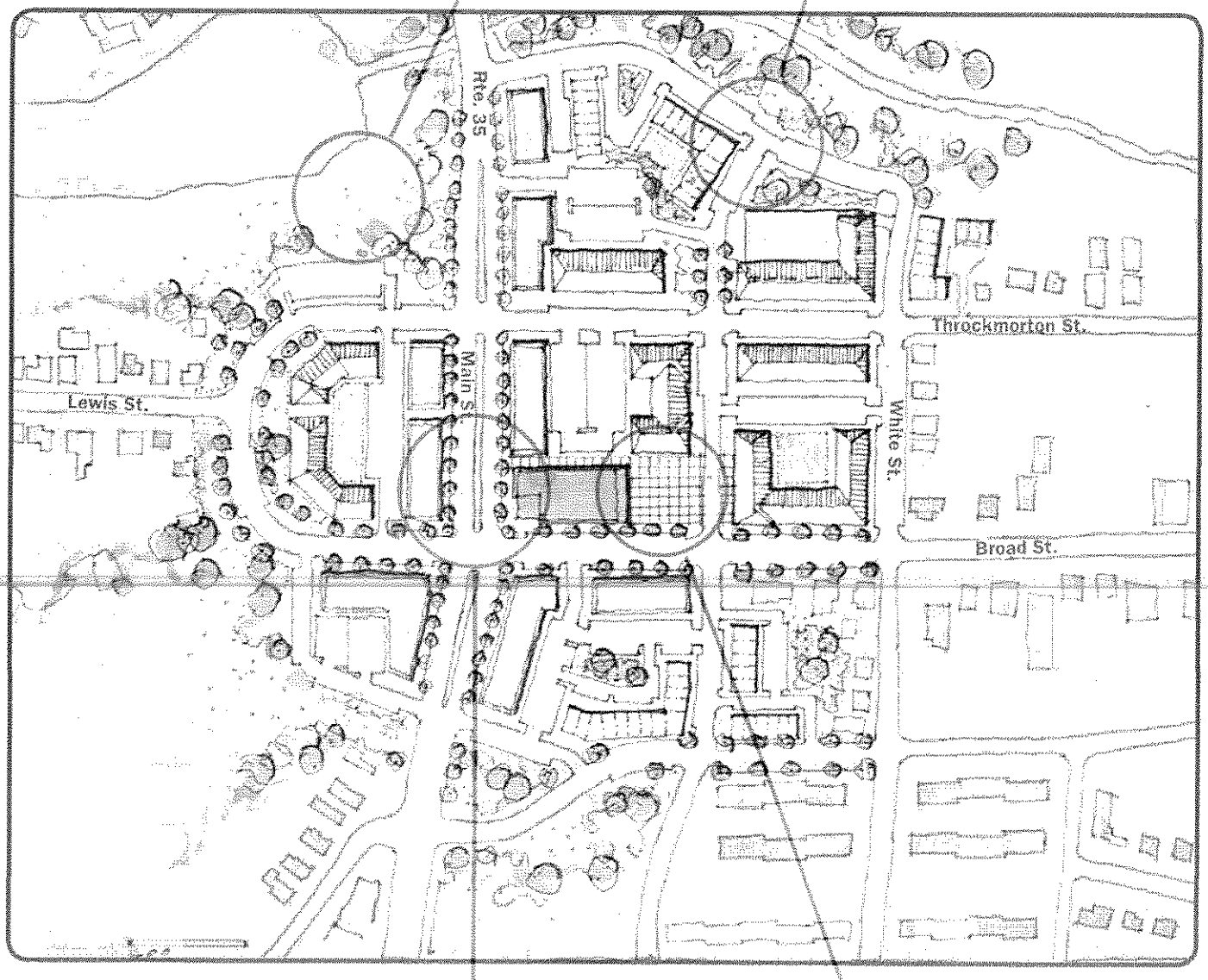
- Requires proactive participation by the Township to help build the parking deck and move the municipal uses.
- The Route 35 boulevard is a more difficult to implement and requires expanded right-of-way.

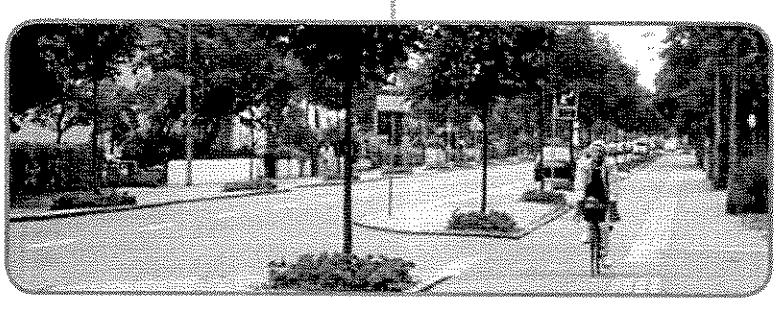
Program Totals:

93,800 sf Commercial
420 Dwelling Units
1,242 parking spaces






Rte. 35
Throckmorton St.
Lewis St.
Main St.
White St.
Broad St.





Phasing

The two test plans differ significantly in how ambitious they are in terms of the amount of new developments, the requirements for proactive partnership between the municipality and private developers, and the extent of the required changes to the roadway network, in particular, the reconfiguration of Route 35.

It is clear that all test proposals, or any other alternative plans, could only be implemented in phases. They present a long-term vision that is meant to guide many short- and intermediate-term decisions.

Speed and sequence of implementation will be impacted by the aggressiveness with which the Borough tackles those features of both plans that are beyond the private developers' control, especially for the more ambitious proposal. (See "next steps" section.) Key activities the Borough can initiate include:

- Redesign of Route 35 with NJ DOT
- Acquisition of property by the Borough
- Other roadway improvements to other parts of the roadway network controlled by the County and the municipality
- Obtaining funding for parks and greenways
- Commitment and securing of funding to rebuild municipal buildings (for proposal #2)
- Completion of a formal redevelopment plan

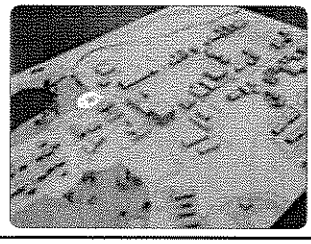
Still, as shown in the sequence of model photographs, there is a logical sequence informed by what the Borough and other public entities (NJ DOT) control.

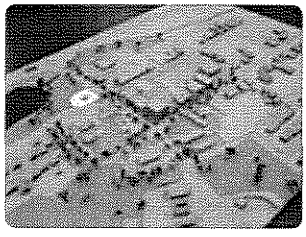
Consensus Plan 1

Consensus Plan 2



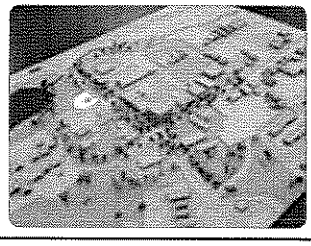
Existing

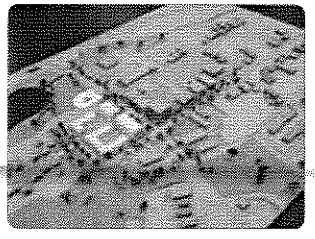




Phase One

Re-build the public realm: This includes the streetscape improvements; the reconfiguration and realignment of some of the County and municipal roads; creation of park linkages and greenways; phased improvements to Route 35 – traffic calming and, if there is support for it, reconfiguration.

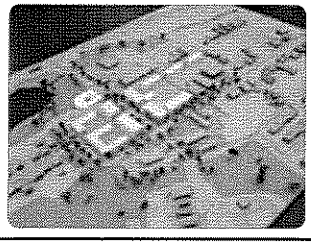


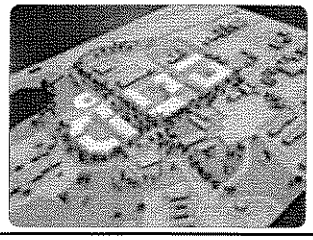


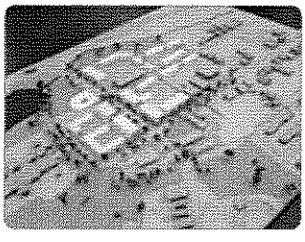
Phase Two

The re-design of the east and west core blocks: The municipality already owns significant amounts of property on these two blocks and therefore can offer a builder the greatest amount of flexibility in these locations.



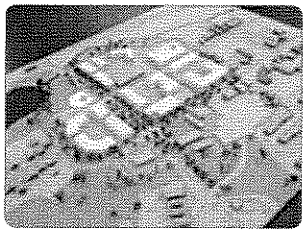


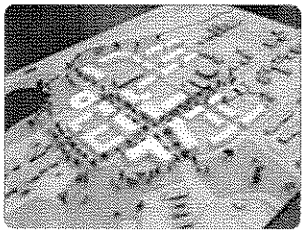


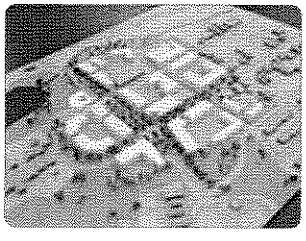


Phase Three

The extension of the street and block pattern: While there is almost universal support in the community for addressing these areas, there are several obstacles in the short and intermediate term: the need to expand the redevelopment study, the presence of several strip type uses (for example, McDonalds) that are nevertheless economically very viable; and the political challenges of making new connections to established residential enclaves (for example, the townhouse development south and east of the study area).







Public Response

Eatontown residents have always been receptive to change in the Downtown area. There is universal agreement that something needs to change here. At the final stakeholder presentation on July 20, 2005, Eatontown residents expressed the value of a visioning exercise that explains the consequences of future development in real, physical terms. There was enthusiastic agreement that the two test design studies captured these values and the essential ideas generated at the Community Design Workshop.

Great Ideas for a Great Place

The community continues to express enthusiasm for the major features of the consensus planning framework:

- The linking of parks and open space
- The creation of a new civic space in the Downtown
- Mixed use development for a "downtown" environment
- Rationalizing the street network
- Creating opportunities for new development

There are concerns as well, which the community will continue to have to address as this process moves forward:

Level of Intensification

Residents understand that there is a direct relationship between the amount of development that is allowed here and the developers' contribution to public amenities – the benefits of the more ambitious Design Study #2 are clear. But the question remains of how dense the area could become before it lost its "village-scale" character. Interestingly, during the final presentation, several residents made the astute observation that if the massing of the buildings as shown in the model was more varied and detailed, the apparent scale of development would be greatly reduced. This is certainly the case and should be part of the design criteria for the area (height and set-back regulations, limits on length of walls without changes in plane or minor setbacks, etc.)

"Planners Blight" and Concern for Displacement

Landowners and stakeholders within the study area are anxious for a clear direction to be set as soon as possible because without it, they do not know how much they should be investing in their properties now – the so called "planners blight" phenomenon. In addition, while it is true that most of the businesses and residences within the study area are marginal, they do provide desired services, employment and affordable shelter for some number of people. Stakeholders would like the impacts of redevelopment to be minimized for these people. One possibility is that the accommodation of existing businesses and residents would be made an obligation of the redeveloper. This needs to be examined in more detail and in concert with other remedies (buy-outs, relocation fees, etc.)

Skepticism about Route 35

It is clear that most of the community goals cannot be achieved if Route 35 remains the regional strip highway it is today. Both test schemes suggest ways in which the road would have to be re-designed – from traffic calming and pedestrianization to the more ambitious suburban boulevard concept. Stakeholders remain skeptical that these changes are possible and that the impacts of slowing traffic in this portions of Route 35 will be acceptable not only to NJ DOT but to the residents of Eatontown.

Counter to this is the fact that NJ DOT has continually indicated its interest in re-designing Route 35 in a way that supports the community goals. In fact, this section of Route 35 has been designated as its own study area for that purpose. The Borough must continue to engage proactively NJ DOT on the re-design of this road.

Short-Term Action Items

In order to keep momentum going, it is important to identify short-term actions that are in the municipality's direct control. Each of the next steps described below can be initiated immediately.

- **Revise Existing Zoning**

Even without a redevelopment plan in place, the municipality should revise the existing zoning to support the vision offered in this study. Provisions in the zoning that undermine the vision should be changed or eliminated. Some supporting regulations would include the following provisions: require buildings to be located at the sidewalk edge to define the streets and the public space of the sidewalk; require parking to be behind buildings; require minimum building heights of two stories along Route 35 and Broad Street; allow mixed-use buildings wih retail or offices on the ground floor and residential above; loosen parking requirements for mixed use buildings to promote compact "downtown scale" development.

- **Engage NJ DOT**

The Route 35 study is currently underway. The Borough should aggressively pursue negotiations with DOT over the re-design of this segment of the highway and secure funding for short-term aesthetic/streetscape improvements.

- **Begin the Redevelopment Plan Process**

If the Borough is committed to this plan, the next step would be to hire consultants to draft a formal redevelopment plan. Based on community input during the design workshops, it may be necessary to expand/change the boundaries of the redevelopment area to give the Borough more flexibility.

- **Create a Standing Committee**

This effort has been guided by a project steering committee. As this is a long-term effort, some kind of standing committee should be put in place. Its composition can be similar to the current project committee – a diverse mix of elected officials, representatives from the boards, community based organizations and other stakeholders. Some kind of governance structure is probably needed, but it should not become another layer of government bureaucracy.

References for Goals and Objectives

Since the mid-eighties the Master Plan, and subsequent reexamination reports, reinforce the idea of a town center. Goal and objective statements continually call for the preservation of historic structures, stimulation of local investment, and overall improved access to social, cultural, civic and recreation amenities to which access is now impeded by the existing land use arrangement.

Master Plan Reexamination Report
As stated in the Objective Statement of the 1986 Master Plan and again in the most recent Master Plan Reexamination Report (November 2001, pg. 12 "Objective;" Section #11) The Borough is committed to "explore the potential for specifically encouraging the continued building improvements with in the Village Area."

Master Plan Reexamination Report November 2001
Goals and Objective Section item 8 (13) - "Consider alternative for expansion of the floor area available for municipal operation in coordination with the prior work performed by the administration."

Borough Master Plan 1986
Pg. V – Goal Statement – "Establish linkages to open spaces to the maximum extent feasible."

Master Plan Reexamination Report November 2001
Pg. 4 Goal section #2 - "To provide for and encourage the use of al remaining vacant land consistent with neighborhood characteristics, land capability, fiscal balance, practicalities of the marketplace, and current aesthetic standards."

Borough Master Plan 1986
Pg. V – Goal Statement – "To design and implement the road plan of the Borough to facilitate the movement of residents from one quadrant to other without using Route 35 or 36 or the traffic circle and discourage traffic from outside the borough from using streets internal to residential areas."

Master Plan Reexamination Report November 2001
"To identify specific areas which should not be developed either because of sensitivity or suitability for open space at an appropriate location." (d.) "Establish corridor links between major open spaces to the maximum extent feasible."

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Regional Plan Association (RPA) is an independent regional planning organization that improves the quality of life and the economic competitiveness of the 31-county, New York-New Jersey-Connecticut region through research, planning, and advocacy. Since 1922, RPA has been shaping transportation systems, protecting open spaces, and promoting better community design for the region's continued growth. We anticipate the challenges the region will face in the years to come, and we mobilize the region's civic, business, and government sectors to take action.

RPA's current work is aimed largely at implementing the ideas put forth in the Third Regional Plan, with efforts focused in five project areas: community design, open space, transportation, workforce and the economy, and housing. For more information about Regional Plan Association, please visit our website, www.rpa.org.

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APPENDIX G

Howard Commons Study

HOWARD COMMONS REUSE STUDY

EATONTOWN, NEW JERSEY



Submitted by:

Kise Straw & Kolodner

Architects Planners Historians Archaeologists

In Association with

RKG Associates

February 2003

Howard Commons Reuse Study Task Force

Members:

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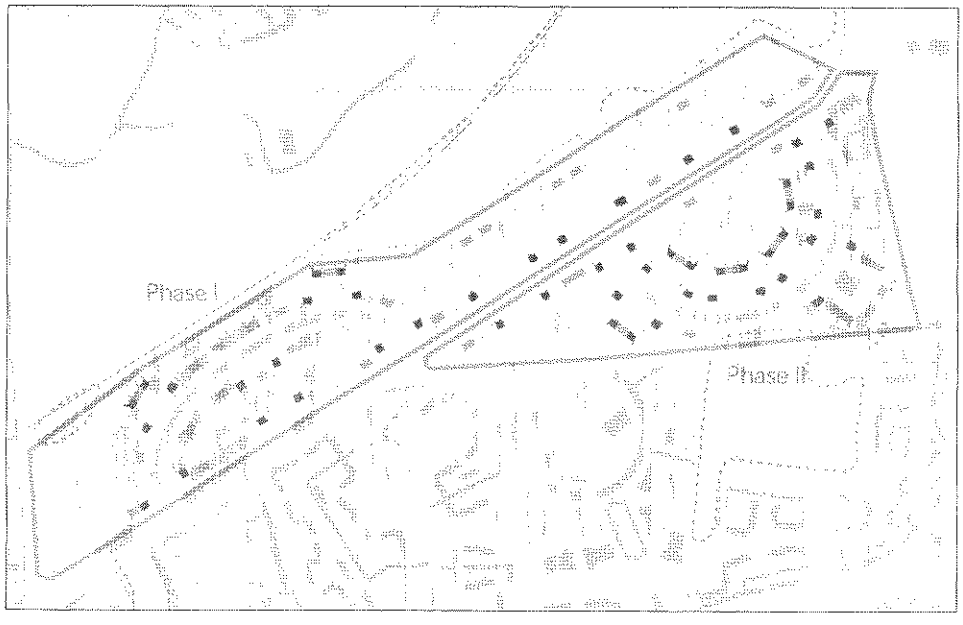
HOWARD COMMONS REUSE STUDY

PROJECT BACKGROUND

The Howard Commons development in the Borough of Eatontown, New Jersey, is currently comprised of 486 two-story housing units along Pine Brook Road, Mitchell Drive, and Helms Drive. The majority of the units have two bedrooms, but 3- and 4-bedroom units are interspersed throughout the complex. Constructed as military housing, Howard Commons is being decommissioned and put up for sale by the General Services Administration of the U.S. Government. Howard Commons is being divided in half (north and south of Pine Brook Road) and is being sold in two phases; only the first phase (the 270 units north of Pine Brook Road) is currently for sale.



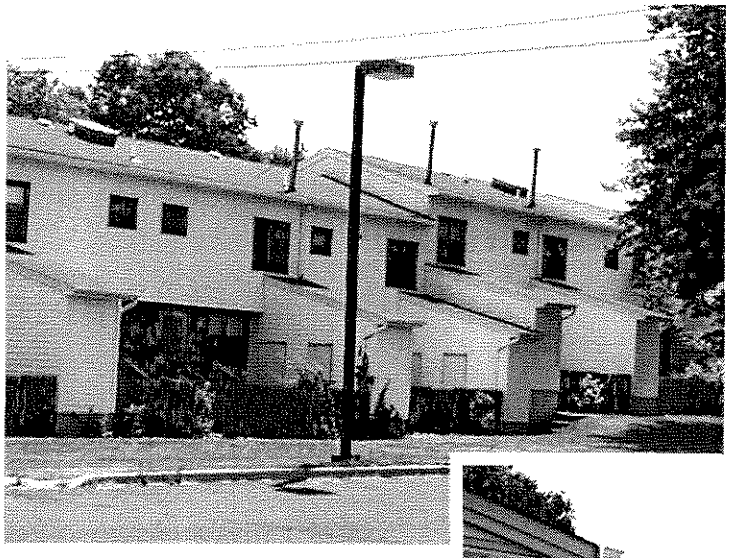
In an effort to protect its interests while securing the future of Howard Commons as it goes on the market, the Borough of Eatontown commenced a reuse study for the housing complex in the Spring of 2002. This study involved examining the physical aspects of the existing housing in terms of its potential for reuse, as well as the fiscal impacts and market conditions that would inform any proposals for the site. The resulting recommendations include a development scenario that best meets the Borough's goals of minimizing development costs, minimizing fiscal impacts to the Borough, and maximizing the marketability of the complex for civilian reuse.

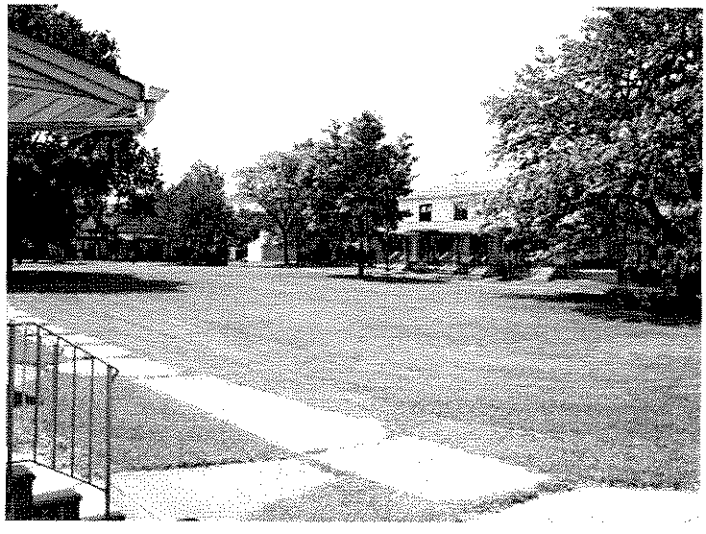


EXISTING FEATURES

The existing units at Howard Commons are of typical wood-frame construction, with shingled roofs and brick and vinyl exteriors. Recent improvements to the units were completed in the early 1990s. The reuse study included an existing conditions survey, which determined that these improvements include:

- Single-story front additions;
- Patio improvements;
- Exterior improvements, including vinyl siding;
- New interior wall treatments;
- The removal of lead paint;
- New vinyl flooring and hardwood refinishing;
- New heating, ventilation, and air conditioning systems;
- New electrical systems;
- New utility and storage sheds.

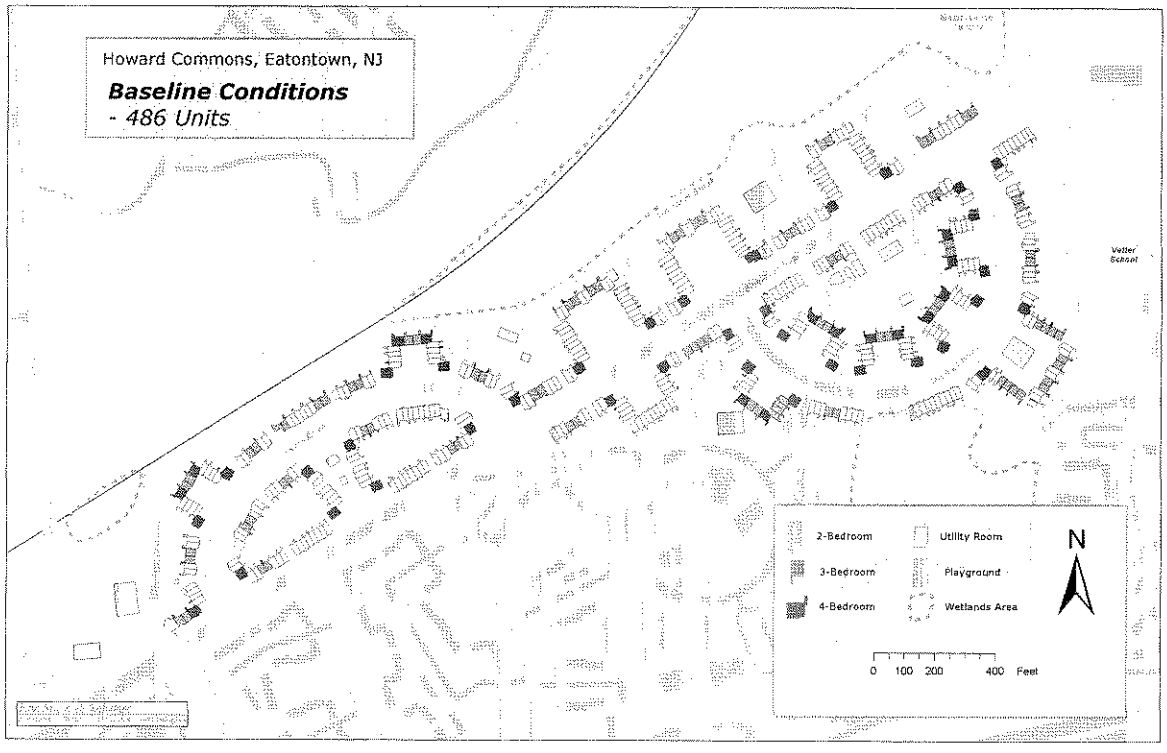




IMPLICATIONS FOR REUSE

Despite the many improvements to the Howard Commons housing units, the study determined several factors that would constrain reuse options of the existing buildings:

- Units do not have continuous fire separation.
- Utility services run underground between dwelling units.
- Many units share sanitary facilities.
- Units are designed as family housing with bedrooms all on the second level.
- Parking is distant from many units.
- Unit types are distributed among building blocks.
- Units contain very few side windows.
- Open areas are minimally landscaped.
- Building elevations are fairly unattractive.
- There are no unique amenities within the complex.
- The development area is surrounded by wetlands.



MARKET ANALYSIS

Examining the market conditions in Eatontown was an important component of the reuse study. The market study investigated the current and projected housing market in the borough, focusing particularly on pop-ulation, housing needs, and market values of local real estate. The market study revealed the following results:

MARKET SUPPLY

- 486 existing units at Howard Commons represented 7.6% of Eatontown's entire housing supply in 2000.
    - These units represented 20% of the 2000 apartment supply.
    - 46.6% of all housing units in Eatontown are rental units.
- Median 2001 sales price in Eatontown: $182,000.
- Median 2001 sales prince for new construction: $227,000.

MARKET DEMAND

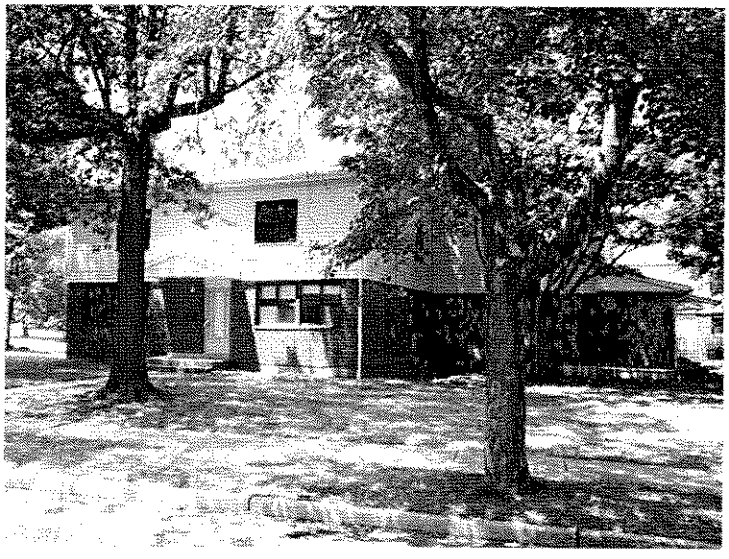
- A projected growth of 300-400 new households in Eatontown over the next 5 years.
    - Projected growth is less than the 486 existing units at Howard Commons, creating the potential for an excess housing supply.
    - Projected growth is to occur primarily in middle-age (age 45-54) and near-elderly (age 55-64) households.
    - Projected decline in younger households (under age 45).

The characteristics of population and market trends in Eatontown therefore support owner-occupied housing.

PROJECT REUSE GOALS

As a result of the market study, as well as the analysis of the physical conditions of Howard Commons, the Borough of Eatontown formulated several goals as it considered the reuse potential of the complex:

- Minimize adverse fiscal impact on borough.
- Attempt to accommodate a portion of Eatontown's COAH requirements, integrated within the development.
- Provide opportunities for age-restricted housing.
- Reduce the overall density of development.
- Provide opportunities for non-residential / commercial development fronting Hope Road.
- Provide opportunities for homeownership.
- Enhance the overall appearance of the development.
- Better integrate the site into the surrounding neighborhood through establishment of improved pedestrian connections to nearby schools and recreational facilities, as well as transportation improvements.
- Provide improved community facilities.



PREFERRED REDEVELOPMENT PLAN

Several redevelopment scenarios were developed for Howard Commons over the course of the study. Based on environmental constraints, anticipated project costs, fiscal impacts, and market conditions, the Borough of Eatontown chose a Preferred Redevelopment Plan. The recommended scenario involves a combination of demolition of existing housing with new construction, selective demolition of the remaining existing housing to reduce the density of the development, a reduction in number of bedrooms in the existing units, the construction of non-residential/commercial space to serve the complex, recreational amenities, and im-proved pedestrian connections to surrounding areas. The location for the new housing was chosen to avoid wetlands on the north side of the property. (Both proposed housing and new housing would therefore remain outside the state-mandated 50-foot buffer adjacent to wetlands.)

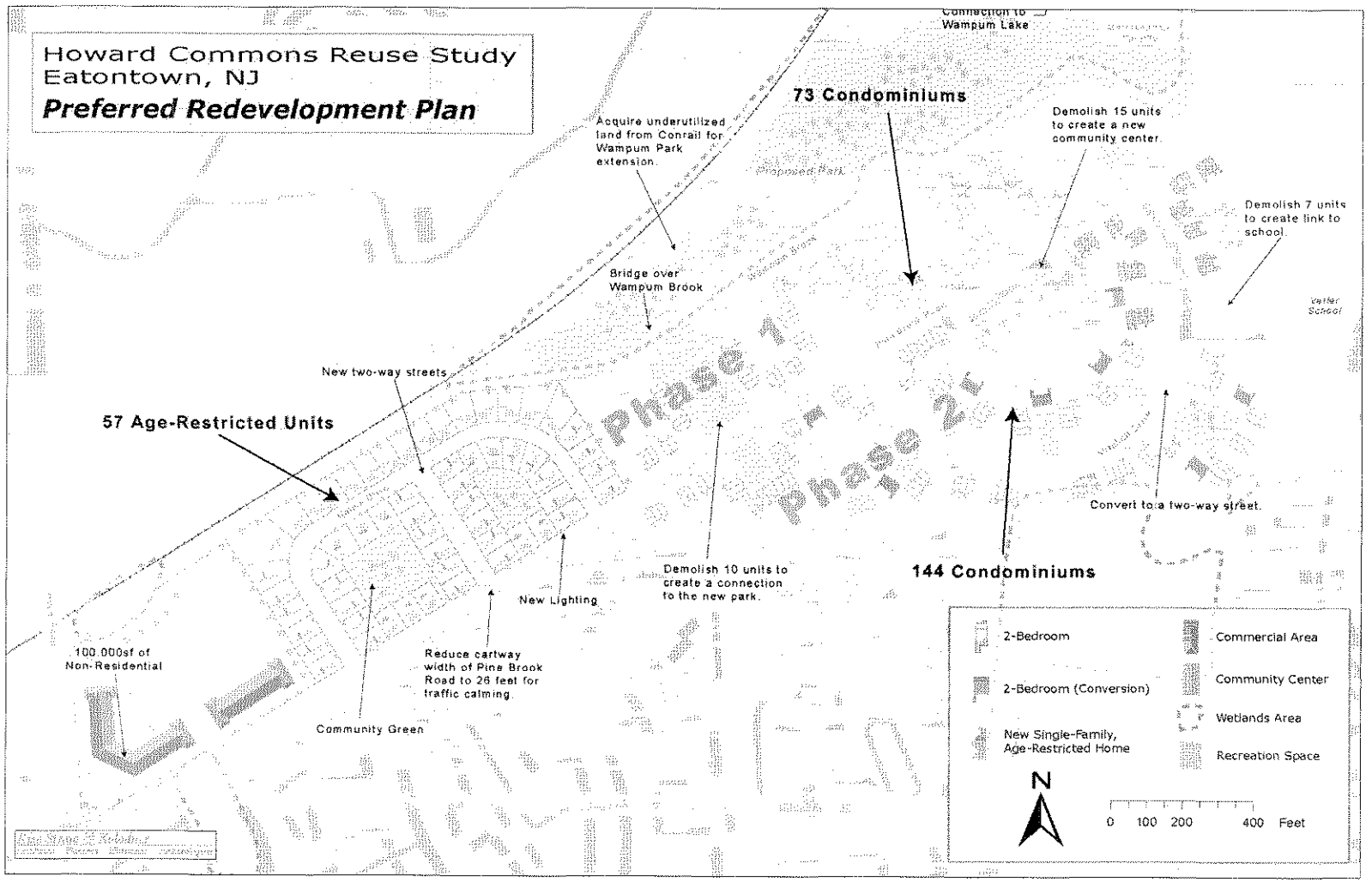
Specifically, the Preferred Redevelopment Plan recommends:

Phase 1: 130 Total Units

- Demolition of the western portion of Phase I.
- Construction of 57 age-restricted units (fee-simple, for-sale).
- Construction of 100,000 square feet of non-residential space.
- 73 existing units retained as condominiums with reduced density and reduced number of bedrooms.

Phase 2: 144 Total Units

- 144 existing units retained as condominiums with reduced density and reduced number of bedrooms.

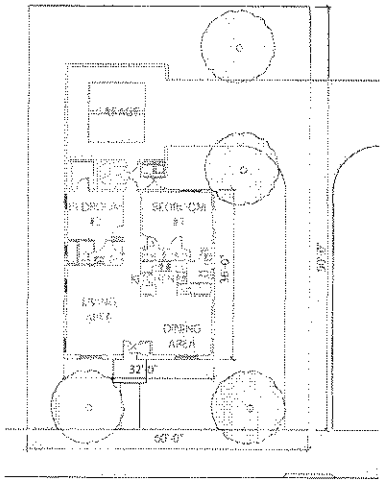

Howard Commons Reuse Study
Eatontown, NJ
Preferred Redevelopment Plan
Connection to Wampum Lake
73 Condominiums
Acquire underutilized land from Conrail for Wampum Park extension.
Demolish 15 units to create a new community center.
Demolish 7 units to create link to school.
Bridge over Wampum Brook
Phase 1
Phase 2
New two-way streets
57 Age-Restricted Units
Convert to a two-way street.
144 Condominiums
Demolish 10 units to create a connection to the new park.
New Lighting
100,000sf of Non-Residential
Reduce cartway width of Pine Brook Road to 26 feet for traffic calming.
Community Green
2-Bedroom
2-Bedroom (Conversion)
New Single-Family, Age-Restricted Home
Commercial Area
Community Center
Wetlands Area
Recreation Space
N
0 100 200 400 Feet

Both new and existing units call for a number of features and improvements, including:

NEW UNITS

- Detached single-family units
- One or two bedroom floor plans with master bedrooms on the first floor
- Driveways with attached garages on the side or rear
- Common green space behind the units
- Attractive landscaping





EXISTING UNITS

- New roof gables
- New paint/siding
- New windows and shutters
- New porches, overhangs, and railings
- New landscaping

In addition, the Preferred Redevelopment Plan recommends the following amenities throughout Howard Commons to better incorporate the complex into its surroundings and the borough:

- Acquisition of the Conrail property north of Howard Commons for the development of a public park.
  This would require negotiations with Conrail to acquire the property. Park amenities could include:
  - A bridge over Wampum Brook to connect existing housing to the park
  - Pedestrian walkways throughout
  - Pedestrian connections from the park to Wampum Lake
- Green/pedestrian connections to nearby schools and recreation areas, including:
  - The potential park on the Conrail property
  - Vetter School
  - Community greens among the new age-restricted units

- Construction of a community center to serve the complex as well as the entire community, including the potential for:
  - Meeting space
  - Recreation facilities
  - Pool
- Development of a commercial area at the intersection of Pine Brook and Hope Roads that would serve the complex within walking distance, as well as the entire community, including the potential for:
  - Neighborhood retail amenities
  - Small professional offices
- Conversion of Helms Drive and Mitchell Drive into two-way streets to improve traffic flow and reduce the potential for speeding throughout the complex.
- Addition of traffic calming elements to Pine Brook Road, including:
  - Curb extensions along Pine Brook to make pedestrian crossings safer
  - Bicycle lanes
  - Improved striping
  - Enhanced crosswalk treatments
- Installation of streetscape improvements throughout the development, including:
  - Attractive pedestrian-oriented lighting
  - Street trees
  - Improved sidewalks where necessary



APPENDIX H

Figure 3: USGS Base Map

Municipal Stormwater

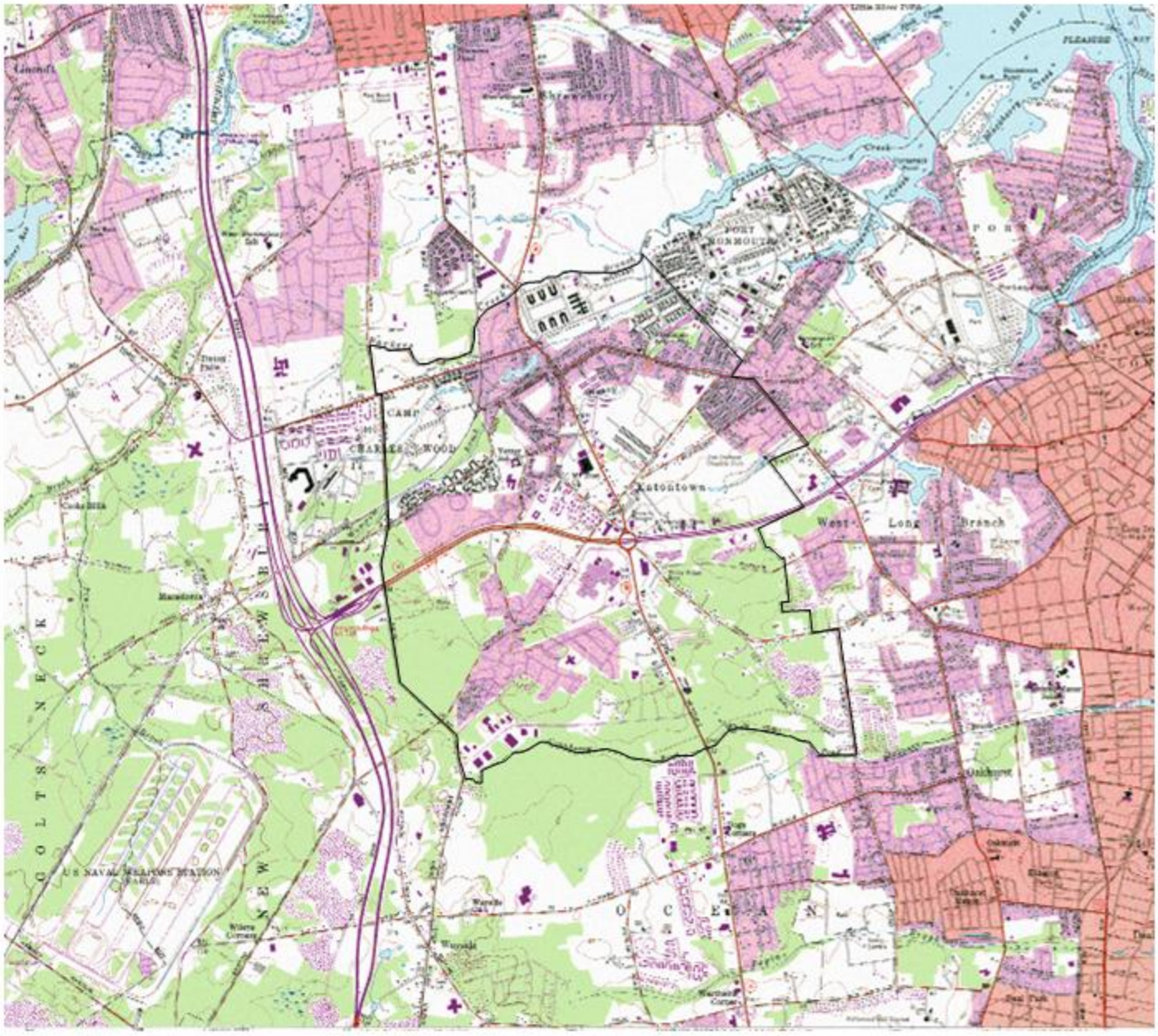
Management Plan

Figure 3: Topographic Map
Borough of Eatontown
Monmouth County, New Jersey

N

0 2000 4000

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

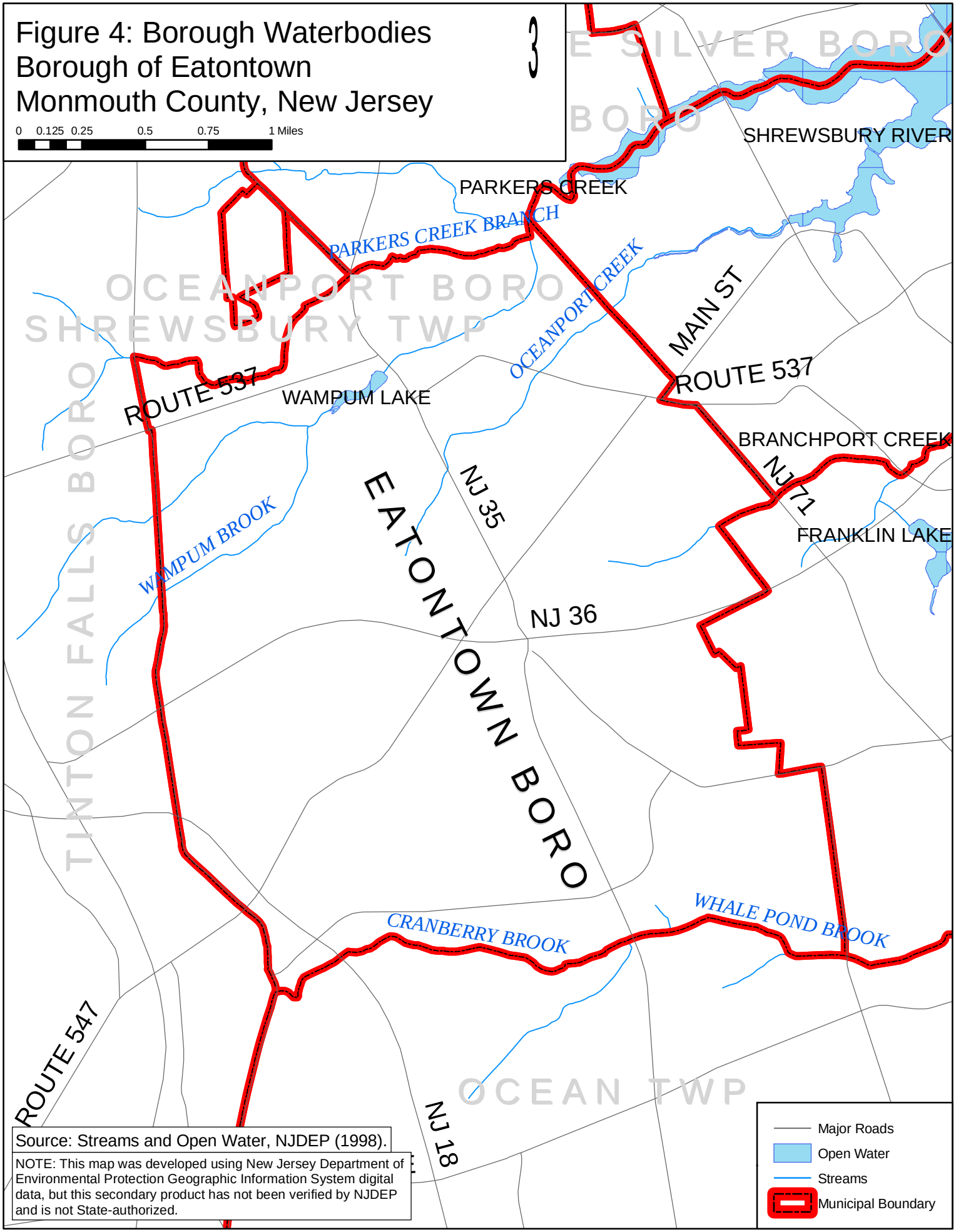


APPENDIX I

Figure 4: Borough Waterbodies

Municipal Stormwater

Management Plan


Figure 4: Borough Waterbodies
Borough of Eatontown
Monmouth County, New Jersey
3
0 0.125 0.25 0.5 0.75 1 Miles
E SILVER BORO
BORO
SHREWSBURY RIVER
PARKERS CREEK
PARKERS CREEK BRANCH
OCEANPORT BORO
SHREWSBURY TWP
OCEANPORT CREEK
MAIN ST
ROUTE 537
ROUTE 537
WAMPUM LAKE
BRANCHPORT CREEK
NJ 71
NJ 35
EATONTOWN BORO
WAMPUM BROOK
FRANKLIN LAKE
NJ 36
TINTON FALLS BORO
WHALE POND BROOK
CRANBERRY BROOK
ROUTE 547
OCEAN TWP
NJ 18
Major Roads
Open Water
Streams
Municipal Boundary
Source: Streams and Open Water, NJDEP (1998).
NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

APPENDIX J

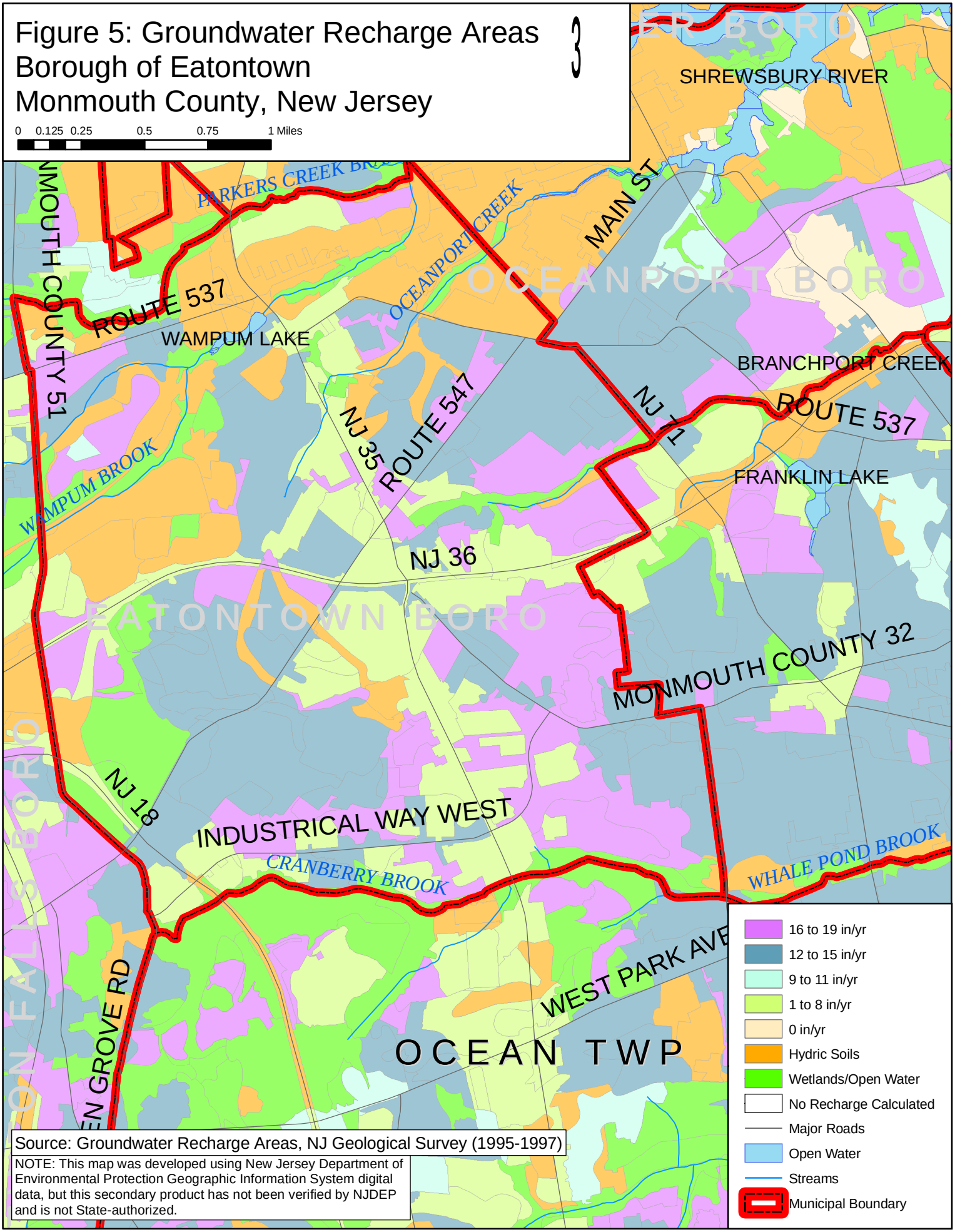
Figure 5: Groundwater Recharge Area

Municipal Stormwater Management Plan

Figure 5: Groundwater Recharge Areas
Borough of Eatontown
Monmouth County, New Jersey

3

0 0.125 0.25 0.5 0.75 1 Miles



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

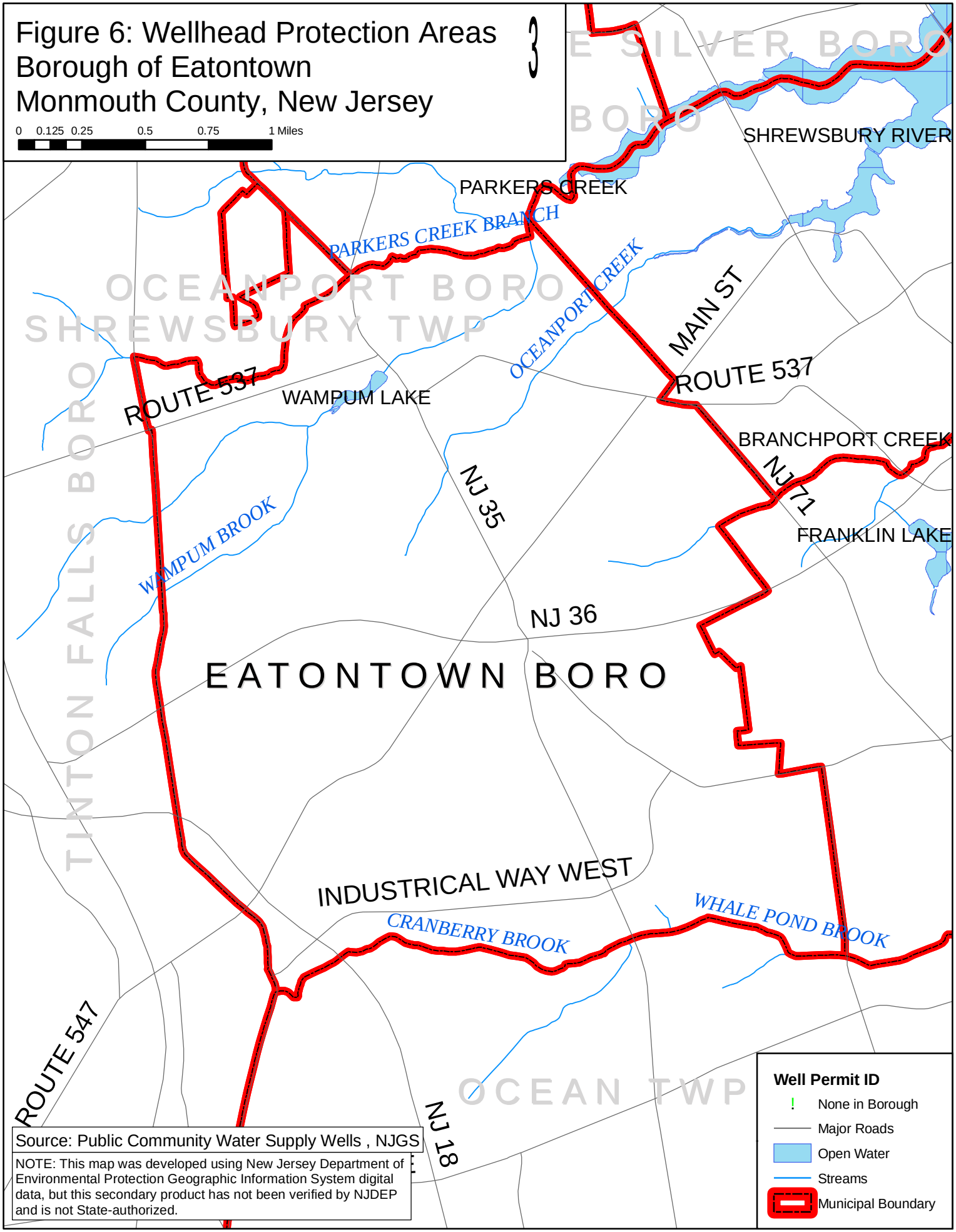
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APPENDIX K

Figure 6: Wellhead Protection Areas

Municipal Stormwater

Management Plan


Figure 6: Wellhead Protection Areas
Borough of Eatontown
Monmouth County, New Jersey
3
0 0.125 0.25 0.5 0.75 1 Miles
SHREWSBURY RIVER
PARKERS CREEK
PARKERS CREEK BRANCH
OCEANPORT CREEK
MAIN ST
ROUTE 537
WAMPUM LAKE
BRANCHPORT CREEK
NJ 71
NJ 35
FRANKLIN LAKE
WAMPUM BROOK
NJ 36
EATONTOWN BORO
INDUSTRICAL WAY WEST
CRANBERRY BROOK
WHALE POND BROOK
ROUTE 547
NJ 18
OCEANPORT BORO
SHREWSBURY TWP
TINTON FALLS BORO
OCEAN TWP
Well Permit ID
None in Borough
Major Roads
Open Water
Streams
Municipal Boundary
Source: Public Community Water Supply Wells , NJGS
NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

APPENDIX L

Vacant Land Report

Vacant Land Inventory and Analysis Report

Prepared for

Borough of Eatontown
Monmouth County, New Jersey

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

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INTRODUCTION

COAH regulations permit municipalities to request an adjustment from their housing need due to a lack of available vacant and developable land. Pursuant to N.J.A.C. 5:93-4.2, municipalities requesting an adjustment of their fair share obligation due to lack of available land must submit an inventory of vacant and undeveloped parcels by lot and block, with property ownership and acreage. All parcels identified as vacant in the Borough's tax assessment records are listed in the Accompanying Vacant Land Inventory Table. Where two or more contiguous vacant lots are in common ownership, the parcels have been combined into a single tract on the inventory. Vacant sites have also been mapped in the accompanying Vacant Land Inventory Map in Appendix B.

In addition, COAH requires that a municipality also consider sites that are developed with relatively "low-density" development as part of its vacant land analysis. These sites may include golf courses not owned by its members, farms in State Development and Redevelopment planning areas one, two and three; driving ranges, nurseries, and nonconforming uses. Consequently, the Township has included the Old Orchard Country Club golf course and several farm qualified properties in its inventory. Farm qualified properties are identified with site numbers beginning with an 'F' prefix.

The suitability of the property containing Mr. B's Golf Center Driving Range (a.k.a. the Weston site) is addressed in a separate site suitability report prepared by T&M Associates. Based on the planning analysis contained in that report, the Weston site has been determined to be unsuitable for inclusionary development. The purpose of a vacant land analysis is to determine if a site or portion of a site is suitable for affordable housing development. Since the Weston site is not suitable for the reasons set forth in the Weston site suitability report, the Weston site is not included in the calculation of Eatontown's Realistic Development Potential (RDP).

PERMITTED EXCLUSIONS

COAH regulations also establish the criteria by which sites or portions of sites in a municipal vacant land inventory may be excluded from the calculation of the municipality's RDP. Environmentally sensitive areas may be excluded from consideration, including flood hazard areas, wetlands, and areas characterized by steep slopes (defined in COAH's regulations as slopes with a grade of greater than fifteen percent) that render a site or portion of a site unsuitable for low and moderate income housing. In addition, small isolated lots having an insufficient acreage to generate an affordable housing setaside as part of an inclusionary development may be excluded. Vacant lots under development as part of an approved subdivision or that received site plan approval for development may also be excluded. Landlocked parcels or sites with limited or no access may also be excluded from the calculation of the RDP.

The Vacant Land Inventory Table in Appendix A provides a parcel by parcel description of the exclusions that have been made pursuant to COAH's guidelines. The general categories of exclusions are summarized as follows:

1. Small and Isolated Sites. The majority of sites listed in the vacant land inventory consist of small and isolated vacant lots that are too small to be realistically developed with an inclusionary development and have been eliminated pursuant to N.J.A.C. 5:93-4.2(c)2. Many of these sites are located in single-family residential neighborhoods. Several are located in commercial or industrial areas and, in addition to their size, also are excluded due to incompatible land use arrangements.

COAH's minimum presumptive density in calculating the RDP is six units per acre with a twenty percent setaside. At six units per acre, at least 0.8 acres must be present to yield one affordable unit at a 20 percent setaside. Consequently, properties with less than 0.8 acres have been excluded. A field investigation was undertaken to confirm that the larger of these small isolated lots (0.5 to 0.8 acres) are not in areas where the application of a higher presumptive density would be appropriate. As a result of this investigation, these lots also were eliminated.

2. Environmental Constraints. Environmentally constrained lands may be eliminated pursuant to N.J.A.C. 5:93-4.2(e)2. Environmental constraints fall into the following three categories:

a) Wetlands. A number of lots have been eliminated due to the presence of freshwater wetlands. Wetlands areas and their relationship to the vacant land inventory sites are mapped in the accompanying Wetlands map. Where available, site specific information has been utilized.

b) Flood Hazard Areas. COAH regulations permit flood hazard areas as defined in N.J.A.C. 7:13 and mapped by the NJDEP to be eliminated from the developable land acreage of properties included in the vacant land inventory. If there is no state study of the flood hazard area and the flood drainage is fully developed, then the municipality may use the most recent flood insurance maps to determine the flood hazard area. Consequently, Eatontown has used FEMA Flood Insurance Rate Map data to map the flood hazard areas within the Borough. These areas are shown in the accompanying Flood Hazard Area Map. Where on-site data is available (i.e. the Weston Site), this information is shown.

c) Steep Slopes. COAH regulations allow slopes of greater than 15 percent to be excluded from the calculation of the RDP. However, if a municipality has a steep slope ordinance that allows development within steep slopes, these areas can only be excluded to the extent that they are regulated in the steep slope ordinance. The Borough of Eatontown does not have a steep slope ordinance. The Borough has taken no exclusions for steep slopes.

3. Access. Several sites have been eliminated due to inadequate access. Typically, these are land-locked lots or lots where access is constrained due to limited lot frontage or other constraints, including environmental constraints. Site 153, which is constrained by its irregular shape and shallow depth, and site F1 are located on Old Deal Road which is a single family residential cul-de-sac street. The New Jersey statewide Residential Site Improvement Standards (RSIS) limit the Average Daily Traffic (ADT) on cul-de-sac streets to 250 vehicle trips a day.[1] The *Model Subdivision and Site Plan Ordinance* upon which RSIS is based recommends a maximum ADT of 250 to 500 vehicle trips a day on a cul-de-sac street. There are already twelve single family dwellings that generate traffic onto the Old Deal Road cul-de-sac. The site of

[1] N.J.A.C. 5:21-4.1.

[2]Sound planning indicates that development should avoid disturbance of steep slopes. The issue is of such great significance that even the New Jersey State Planning Act recognizes the need to protect steep slopes (N.J.S.A 52:18A-200.a.). Consequently, steep slopes may render a site unsuitable even if a municipality lacks a steep slope ordinance. However, in compiling the vacant land inventory for Eatontown, we have followed COAH practice and removed no land on the basis of steep slopes.

the American Properties settlement on Old Deal Road (Site 154) will result in 31 additional single family units and increase the total number of single family dwellings to 43 resulting in an ADT of 439. Based on RSIS and the *Model Subdivision and Site Plan Ordinance*, sound planning limits the total number of single-family dwellings on Old Deal Road to 24 to 49 single family units.[3]

4. Association Owned Properties and Dedicated Open Space. Parcels owned by property associations as common areas, dedicated open space, or used for drainage basins and similar drainage facilities have been eliminated.

5. Approved Site Plans and Development Applications. Consistent with COAH practice, properties that have an approved subdivision or site plan have been eliminated. In addition, a number of sites have been developed and are no longer vacant.

6. Incompatible Land Uses. Sites that are adjacent to or located in areas that contain incompatible land uses (e.g. highway commercial corridors and industrial uses) have been determined to be not suitable for low and moderate income housing in accordance with the provisions of N.J.A.C. 5:93-4.2(e)6 and the definition of suitable site as set forth in N.J.A.C. 5:93-1.3, and have been eliminated from the inventory.

7. Municipal Sites. Municipally owned sites are listed in the Municipal Sites Table in Appendix C and shown in the Municipal Sites Map in Appendix D. No municipally owned sites are included in the calculation of the township's RDP. Existing municipally owned parcels include municipal offices, public safety facilities, as well as public parks, playgrounds recreation and conservation areas listed in the Borough's Green Acres Recreation and Open Space Inventory (ROSI). Lands on the ROSI account for approximately 184 acres of parks and open space areas.

a) **Future Recreation Sites.** Municipalities may reserve up to three (3) percent of their total "developed and developable acreage" for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing and the calculation of the RDP. However, all sites designated for active recreation must be designated for recreational purposes in the municipal master plan. Developable acreage is the total vacant and undeveloped lands in the municipality minus historic and architecturally important sites, agricultural lands and environmentally sensitive lands excluded from the vacant land inventory by COAH's rules.

[3] Based on an ADT of 10.2 vehicle trips per day.

Also excluded from the calculation of total vacant and undeveloped lands are those owned by nonprofit organizations, counties and the State or Federal government that are precluded from development. Existing active municipal recreation areas are then subtracted from the three percent calculation of total developed and developable acreage to determine additional land that may be reserved for active municipal recreation.

Eatontown has a total of 3,697 acres of developed and developable lands in the Borough. Based on the calculation of developed and developable acreage, the Borough may reserve up to 111 acres of active recreation lands. Currently, the Borough has approximately 108 acres of property used for active recreation. (See Public Lands Inventory Table in Appendix C). The Borough is not proposing to reserve any additional lands for active recreation.

b) Future Conservation/Passive Recreation/Open Space. If less than three percent of a municipality's total land area is designated for conservation, parklands or open space, a municipality may reserve up to three (3) percent of its total land area for such purposes. However, the acquisition of such sites must be initiated by the municipality within one year of substantive certification or the grant of a judgment of repose by the court. If such a site is not purchased and limited to conservation, parklands or open space within that time-frame, COAH may require that the site be zoned to permit inclusionary development.

Based on a total land area of 3,789 acres, Eatontown may reserve up to 114 acres for conservation, parklands or open space. Currently, the Borough has 76 acres of publicly-owned land reserved for "conservation, parklands and open space." (See Public Lands Inventory Table in Appendix C.) The Borough may reserve up to 38 additional acres for open space purposes.

Eatontown has begun the process of acquiring sites F-3 and F-4 (Block 94, Lot 2 and Block 99, Lot 2), commonly known as the Stella Rose farm for open space purposes. Together, these sites contain a total of 11.29 acres. Consequently, the Borough has eliminated these sites and acreage from the calculation of the Borough's RDP. A portion of these sites are also constrained by wetlands.

In addition, the Borough intends to reserve site P-34, a 2.64-acre triangular shaped parcel located at the end of Fieldstone Court as open space. Combined with the Stella Rose farm, the Borough intends to

reserve approximately 14 acres for open space purposes, and exclude this acreage from the calculation of the RDP. Based on COAH's formula, the Borough may reserve an additional 24 acres of open space.

RDP Calculation

The sites that have been included in the calculation of the Borough's RDP are listed in the Summary Table located at the end of Appendix A and identified on the Vacant Land Inventory Map in Appendix B. A description of each of these sites is in the following section of this report.

A planning analysis was undertaken for each site to determine the appropriate density and setaside in accordance with COAH's vacant land adjustment procedures. This analysis included a review of the size and shape of the parcel; the type, intensity and location of surrounding land uses; the location and configuration of environmental constraints impacting the site; access; topography; and other relevant planning issues. Based on this analysis, a density of 6.0 units per acre and 20 percent setaside was applied to the net developable acreage of each of the sites in accordance with COAH's criteria. The one exception is Site #154 (a.k.a. American Properties site), which is the subject of a settlement agreement. In the case of this site, the density and setaside specified in the settlement agreement was utilized.

Applying the densities and setasides to the parcels in the Summary Table, the Borough of Eatontown's RDP is 161 units.

Sites Contributing to the RDP

Site #64 (Block 82, Lot 10 and Block 92.13 Lot 19)

Site #64 consists of two lots owned by the Old Orchard Country Club. The larger of the two lots contains an existing 18-hole golf course. The site's primary frontage is along Route 36, although access to the site from Route 36 may be constrained due to the location of wetlands in this area of the site. The development potential of the site is further constrained by the Turtle Mill Brook, which runs through the central portion of the site. An area of wetlands is associated with this brook. While no flood hazard areas have been delineated along the Turtle Mill Brook, some flooding occurs in this area during periods of heavy rain. These are also identified by NJDEP as potential "floodprone" areas. (See accompanying aerial/GIS map) Consequently, further on-site investigation may be necessary to determine the actual location of any flood hazard area. If on-site data becomes available, additional portions of the site may be eliminated. The site is in the R-32 Residence Zone.

Land uses surrounding the site include single-family residential development to the north of the site. A multi-family residential development (Brookwood) is located to the west of the site. Brookwood is zoned for six (6) units per acre, but is actually developed at approximately five (5) units per acre. The New Jersey Division of Motor Vehicles inspection station and regional offices are located to the southwest on Route 36. To the east is a golf driving range and other retail commercial uses located along Route 36 in West Long Branch. Retail commercial uses are also located across Route 36 from the site in West Long Branch.

While technically the site is not vacant, it is included in the vacant land inventory pursuant to N.J.A.C. 5:93-4.2(d), which provides for the inclusion of sites with relatively low densities, such as golf courses not owned by their members, as part of the calculation of the RDP. Based on a review of the uses surrounding the site and the densities of adjacent residential development, a density of six (6) units per acre with a 20 percent setaside has been applied to the site, for an RDP of 120 units.

Site #85 (Block 92, Lot 20)

Site #85 is a 10-acre parcel owned by an adjacent automobile dealership. The site has frontage on both Route 36 and Marin Way. The lot is somewhat triangular-shaped, with primary frontage along Marin Way. The site contains several areas of mapped wetlands. (See Wetlands Map.) The site is in the M-B Manufacturing Business Zone.

Surrounding land uses include the Brookwood multi-family townhouse development to the north and west, the automobile dealership to the east, and retail commercial uses, including the Monmouth Mall to the east and south along Route 36. A substantial setback would be required to provide adequate buffering and screening of these uses. Given the location of the adjacent commercial uses along the Route 36 corridor, the triangular configuration of the lot, and the location of wetlands, any residential development would have to be located in the northern portion of the site.

Based on a review of the uses surrounding the site, the densities of adjacent residential development, wetland location, and site configuration, a density of six (6) units per acre with a 20 percent setaside has been applied to the site, for an RDP of 10 units.

Site #109 (Block 101, Lots 7 & 8)

Site #109 is a triangular parcel containing approximately nine (9) acres. The site maintains frontage on Route 36 and Wyckoff Road. The site contains approximately four (4) acres of wetlands in the western end of the site. The site is in the R-20 Residence Zone. The site is currently the subject of a use variance application for a self-storage facility.

Land uses surrounding the site include single-family detached residential to the south of the site. The Monmouth Mall is located to the east across Wyckoff Road. To the north, across Route 36 is the Laurel Gardens multi-family residential development.

Based on a review of the uses surrounding the site, its triangular configuration, wetlands constraints, and the densities of adjacent residential development, a density of six (6) units per acre with a 20 percent setaside has been applied to the net acreage of 4.8 acres on the site, for an RDP of six (6) units.

Site #113 (Block 104, Lot 11.02 and Block 105, Lot 10)

Site #113 consists of two parcels that create a tract that has frontage on both Parker Road and Route 36. Lot 10 in Block 105 contains 3.29 acres and fronts on Highway 36. Lot 11.02 in Block 104 contains 6.61 acres and fronts on Parker Road. Combined, the tract contains a total 9.9 acres, including approximately one acre of wetlands in the northern portion of the tract on Lot 10. Both parcels are in the M-B Manufacturing Business Zone.

Surrounding land uses include adjacent automobile dealerships and highway commercial uses along Route 36, single family residential uses located on the south side of Parker Road, and the New Jersey Division of Motor Vehicles offices across Route 36 to the north. Parker Village, a 61-unit "active adult" multi-family residential development is located to the east of the site on Parker Road.

Given its location and frontage along the Route 36 corridor, Lot 10 in Block 105 is significantly impacted by the adjacent automobile dealerships along Route 36. It is also significantly constrained by mapped wetlands. Consequently, this portion of Site #113 has been eliminated from the calculation of the RDP due to incompatible land uses.

Based on a review of the uses surrounding the site and the densities of adjacent residential development, a density of six (6) units per acre with a 20 percent setaside has been applied to the 6.61 acres on Lot 11.02 in Block 104, for an RDP of eight (8) units.

Site #116 (Block 107, Lot 4)

Site #116 is located on the south side of Parker Road in the eastern portion of the Borough near its border with West Long Branch. The site contains 4.77 acres and has an irregular shape. It is located in the R-20 Residence Zone. The site is currently the subject of an application for an eight lot single-family residential subdivision.

The site is surrounded on three sides by the municipally owned 80-acre park. Single-family detached residential development is located to the east in West Long Branch and , farther to the west of the site along the south side of Parker Road. The municipal recycling facility is also located on the south side of Parker Road to the west of the site. To the north of the site across Parker Road is the Parker Village active adult residential development and highway commercial uses fronting on Route 36.

Based on a review of the uses surrounding the site and the densities of adjacent residential development, a density of six (6) units per acre with a 20 percent setaside has been applied to the 4.77 acres on the site, for an RDP of six (6) units.

Site #126 (Block 113, Lots 27.01 & 28)

Site #126 is located at the corner of Wall Street and Industrial Road East. The site contains 4.42 acres and has an irregular shape. The site has recently been rezoned to permit senior citizen residential development. An application has been submitted for a 21-unit age restricted residential development.

Surrounding land uses include light industrial uses and office uses along Industrial Way East, single family detached residential across Wall Street, and a municipal park.

Based on a review of the uses surrounding the site and the densities of adjacent residential development, a density of six (6) units per acre with a 20 percent setaside has been applied to the 4.42 acres on the site, for an RDP of five (5) units.

Site #154 (Block 135, Lot 3 and Block 136.01, Lot 1)

Site #154 (a.k.a. the American Properties site) is located on Old Deal Road in the southeastern portion of the Township. The site contains 9.77 acres and has an irregular shape. Pursuant to the court-approved settlement agreement, the site will be developed with 31 single-family detached dwellings at approximately 3.2 units per acre. The developer is providing the Borough with a contribution equivalent to a 20 percent affordable setaside. In calculating the RDP, the Borough incorporates the settlement agreement. Consequently, an RDP of six (6) units has been applied to this site.

Rehabilitation Component

The Borough's vacant land adjustment does not impact its current rehabilitation component of 27 units (29-unit indigenous need minus two (2) units of spontaneous rehabilitation). The Borough's rehabilitation component is being addressed through the Monmouth County Housing Improvement Program. This is discussed in the section of the Housing Element and Fair Share Plan that addresses credits and reductions.

Unmet Need

Pursuant to N.J.A.C. 3:93-4.2(h), a municipality receiving a vacant land adjustment must capture opportunities for the provision of affordable housing as new development or redevelopment occurs in the community, or what COAH commonly categorizes as the "unmet need." Methods suggested in COAH's regulations to meet this need include the use of accessory apartment ordinance, overlay zoning districts, or a mandatory development fee ordinance. A municipality may use one or a combination of these approaches to capture opportunities for affordable housing in accordance with COAH's requirements. The Borough has chosen the following approach:

1. **Excess Credits**. The Borough will meet a portion of its unmet need through excess credits generated as part of its overall fair share plan and prior eligible housing activities. The documentation in support of these credits is provided in a separate report.

2. **Mandatory Development Fee Ordinance**. Eatontown adopted a mandatory development fee ordinance in 2000. This ordinance was approved by the Court.

3. **Overlay District.** The Borough will place an overlay district on Howard Commons at Fort Monmouth. Fort Monmouth has announced that a total of 486 units of fully rehabilitated military housing in Howard Commons on Pine Brook Road are excess and will be transferred out of the Fort Monmouth housing inventory. The dwelling contain two, three, and four bedrooms. The 270 units north of Pine Brook Road were declared excess in 2000. The 216 units south of Pine Brook Road are expected to be available by 2005. Of the 486 units, 370 units have been vacant for the last 24 months. Eatontown, with funding from the New Jersey Department of Community Affairs, has retained a consultant to prepare a plan for the future use and development of the excess Fort Monmouth properties. As part of the plan for Howard Commons, the Borough will place an overlay district on the tract and require a 20% affordable housing setaside on all residential units that become available. In accordance with COAH regulations at N.J.A.C. 5:93-5.10(b), the Howard Commons units could be considered as new units that provide credits against the Borough's RDP. However, the credits from other affordable developments in the Borough that are subject to affordability controls and that have been constructed and occupied already exceed the RDP. Consequently, it is appropriate to view Howard Commons as a residential redevelopment site that will capture unmet need.

4. **Senior Citizen Housing.** The Borough will increase the permitted density of the RSCS zone to permit the Eatontown Senior Citizen Housing Corporation to construct additional affordable age-restricted units at the Meadowbrook senior citizen complex. The Borough will be able to obtain credit for these units up to its senior citizen cap. Based on the RDP of 161 units, the maximum number of age-restricted units that the Borough can include in its plan is 32 units. As per NJAC 5:93-5.14(a)2, Eatontown's cap on age restricted units is .25(RDP - the rehab component - rehab credits) - any senior units credited from the first round. For Eatontown, this is .25(161 - 27 -5) = 32.25 or 32 units.

SUMMARY AND CONCLUSION

The vacant land analysis reveals that the Borough of Eatontown does not have sufficient acreage to accommodate its 503-unit new construction obligation. After following the procedures for undertaking a vacant land adjustment analysis described in COAH's regulations, it has been determined that approximately 139 acres of net developable land exist in the Borough. This includes 38.5 acres of vacant and developable land, and 100.4 acres of land associated with the Old Orchard Country Club golf course, which has been determined to be underutilized but potentially suitable for development in accordance with COAH's standards.

With the exception of the American Properties settlement site, a density of six units per acre and a 20 percent setaside has been used to calculate the township's RDP from these sites. The density and setaside contained in the settlement agreement have been used to calculate the RDP for the American Properties site. Based on these densities and setasides, the Borough of Eatontown has an RDP of 161 units. In addition, the Borough has a 27-unit rehabilitation obligation.

APPENDIX A

Vacant Land Inventory Table

VACANT LAND INVENTORY 2002

BOROUGH OF EATONTOWN, NEW JERSEY

Site Identification							Area Exclusions as per N.J.A.C. 5:93-4.2(e)						
							Environmentally Sensitive						
Site ID No.	Tax Map Sheet #	Block	Lot	Location	Owner	Site Area (acres)	Wet Areas Sec. 4.2(e)2	Floodplain Sec. 4.2(e)2	Steep Slopes Sec. 4.2(e)2	Conserv. & Open Space Sec.4.2(e)5	Remaining Area	Exclusion Codes & Remarks	Net Developable Acres
1	4.01	1	10	233 Tinton Ave.	Zaorski, Agnes	0.54	0.00	0.00	0.00	0.00	0.54	Less than 0.8 acre	0.00
2	4.01	1	12	Dogwood Drive	Tinton Woods Homeowners Assoc. Inc.	8.22	4.57	0.59	0.00	0.00	3.07	Homeowners Assoc./OS	0.00
3	4.01	1.01	1	Redwood Drive	Tinton Woods Homeowners Assoc. Inc.	10.76	7.08	2.98	0.00	0.00	0.70	Homeowners Assoc./OS	0.00
4	4.01	1.02	1	Oak Lane	Tinton Woods Homeowners Assoc. Inc.	1.10	0.41	0.18	0.00	0.00	0.51	Homeowners Assoc./OS	0.00
5	4.01	1.03	1	Oak Lane	Tinton Woods Homeowners Assoc. Inc.	2.70	0.00	0.00	0.00	0.00	2.70	Homeowners Assoc./OS	0.00
6	4.01	1.04	1	Oak Lane	Tinton Woods Homeowners Assoc. Inc.	1.00	0.00	0.00	0.00	0.00	1.00	Homeowners Assoc./OS	0.00
7	4.01	1.06	1	Redwood Drive	Tinton Woods Homeowners Assoc. Inc.	1.97	0.00	0.00	0.00	0.00	1.97	Homeowners Assoc./OS	0.00
8	5	4	14	Taylor Place	Newton, Randall && Dickie	0.10	0.00	0.00	0.00	0.00	0.10	Less than 0.8 acre	0.00
9	5	4	15	Taylor Place	Sondhi, Kiran & Ratan	0.10	0.00	0.00	0.00	0.00	0.10	Less than 0.8 acre	0.00
10	5	4	16	Taylor Place	Tucker, Charles Jr.	0.10	0.00	0.00	0.00	0.00	0.10	Less than 0.8 acre	0.00
11	5	4	17	Taylor Place	Albert, Harold & Gloria	0.10	0.00	0.00	0.00	0.00	0.10	Less than 0.8 acre	0.00
12	5	4	18	Taylor Place	Arnold, Gary & Reilly, Genevieve	0.10	0.00	0.00	0.00	0.00	0.10	Less than 0.8 acre	0.00
13	5	4	19	Taylor Place	Reed, Ronald & Betty	0.10	0.00	0.00	0.00	0.00	0.10	Less than 0.8 acre	0.00
14	5	4	20	Taylor Place	Clark, Sherman L. Jr. & Shirley	0.10	0.00	0.00	0.00	0.00	0.10	Less than 0.8 acre	0.00
15	5	5	1	Taylor Place	Taylor, Geraldine & Edward	0.08	0.00	0.00	0.00	0.00	0.08	Less than 0.8 acre	0.00
16	5	5	12	Mill Street	Jenks, Timothy & Gina Marie	0.11	0.11	0.00	0.00	0.00	0.00	Less than 0.8 acre	0.00
17	5	5	14	Mill Street	Johnson, William	0.11	0.02	0.00	0.00	0.00	0.09	Less than 0.8 acre	0.00
18	5	6	4	Mill Street	Jarvis, George & Sheryl Lynn	0.23	0.23	0.00	0.00	0.00	0.00	Less than 0.8 acre	0.00
19	5	6	7	Maxwell Road	Johnson, William C.	0.17	0.16	0.00	0.00	0.00	0.01	Less than 0.8 acre	0.00
20	5	11	2	Maxwell Road	JCP&L Co. Real Estate Dept.	0.76	0.76	0.00	0.00	0.00	0.00	Less than 0.8 acre	0.00
21	8	11.02	2	Maxwell Road	UNKNOWN	0.45	0.00	0.00	0.00	0.00	0.45	Less than 0.8 acre	0.00
22	5	12	21	Lewis Street	Boral, James & Chasey, Arthur	0.15	0.00	0.00	0.00	0.00	0.15	Less than 0.8 acre	0.00
23	5	12	22	Lewis Street	Corcione Construction Co.	0.15	0.00	0.00	0.00	0.00	0.15	Less than 0.8 acre	0.00
24	5	12	23, 24	Lewis Street	Smock, Edward	0.26	0.02	0.00	0.00	0.00	0.24	Less than 0.8 acre	0.00
25	5	13	10	23 Throckmorth Ave.	Huntting, William E. & Nancy	0.18	0.00	0.00	0.00	0.00	0.18	Less than 0.8 acre	0.00
26	5	13	17	Throckmorth Ave.	Husselman, John	0.35	0.03	0.00	0.00	0.00	0.32	Less than 0.8 acre	0.00
27	5	14	10	Throckmorth Ave.	Nappen Family Trust	0.10	0.00	0.00	0.00	0.00	0.10	Less than 0.8 acre	0.00
28	6	16	15	Throckmorth Ave.	JCP&L Co. Real Estate Dept.	1.17	0.11	0.17	0.00	0.00	0.89	Less than 0.8 acre	0.00
29	7	23	9-13	61 Villa Place	Christensen, Carl & Patricia	0.27	0.00	0.00	0.00	0.00	0.27	Less than 0.8 acre	0.00
30	7	23	14	61 Villa Place	Christensen, Carl & Patricia	0.86	0.00	0.00	0.00	0.00	0.86	Less than 0.8 acre	0.00
31	7	27	14	37 Park Avenue	Royh, Ray D. & Seena F.	0.14	0.00	0.00	0.00	0.00	0.14	Less than 0.8 acre	0.00
32	7	31	5	Park Avenue	Forgach, Peter & Patricia	0.21	0.00	0.00	0.00	0.00	0.21	Less than 0.8 acre	0.00
33	7	33	22	Watson Place	Schiltsey, Paul & Laurette	0.07	0.00	0.00	0.00	0.00	0.07	Less than 0.8 acre	0.00
34	6	35	1.03	Highway 35	Lenhow Estates, Inc.	1.70	1.65	0.00	0.00	0.00	0.05	Approved site plan	0.00
35	5	35	4, 5	14-16 Broad Street	RMJ Real Estate, LLC	0.29	0.00	0.00	0.00	0.00	0.29	Less than 0.8 acre	0.00
36	6	35	9	Rear Broad Street	Daley, Angela	0.49	0.37	0.00	0.00	0.00	0.12	Approved site plan	0.00
37	6	35	11	Broad Street	Squillaro Family Trust	0.18	0.13	0.00	0.00	0.00	0.05	Less than 0.8 acre	0.00
38	8	54	3	Lewis Street	Nannini, James	2.23	0.24	0.00	0.00	0.00	1.99	Construction Yard	0.00
39	9	54	5, 6, 7	Pinebrook Road	Nannini, Mary	1.35	0.12	0.00	0.00	0.00	1.23	Construction Yard	0.00
40	12	54	8.02	Pinebrook Road	J & A Properties of NJ, LLC	18.10	14.69	0.00	0.00	0.00	3.41	Wetlands, Railroad Yard	0.00
41	9	55	11	Maple Ave. & Lewis	JRF Associates, LLC	1.25	0.99	0.00	0.00	0.00	0.26	Less than 0.8 acre	0.00
42	9	55	18	Maple Avenue	Ceballos, Thomas J.	0.04	0.00	0.00	0.00	0.00	0.04	Less than 0.8 acre	0.00
43	9	55	18.01	120 Maple Avenue	Dowen, Charles & Charlotte	0.02	0.00	0.00	0.00	0.00	0.02	Less than 0.8 acre	0.00
44	9	56	11.01	High Street	Fields, Gregory & Daphne	0.17	0.00	0.00	0.00	0.00	0.17	Less than 0.8 acre	0.00
45	9	56	12.03	High Street	Corcione Construction Co.	0.17	0.00	0.00	0.00	0.00	0.17	Less than 0.8 acre	0.00

VACANT LAND INVENTORY 2002

BOROUGH OF EATONTOWN, NEW JERSEY

Site Identification							Area Exclusions as per N.J.A.C. 5:93-4.2(e)						
							Environmentally Sensitive						
Site ID No.	Tax Map Sheet #	Block	Lot	Location	Owner	Site Area (acres)	Wet Areas Sec. 4.2(e)2	Floodplain Sec. 4.2(e)2	Steep Slopes Sec. 4.2(e)2	Conserv. & Open Space Sec.4.2(e)5	Remaining Area	Exclusion Codes & Remarks	Net Developable Acres
46	9	57	34	South Street	Thetford, Norman D & Meda	0.16	0.00	0.00	0.00	0.00	0.16	Less than 0.8 acre	0.00
47	9	60	15 & 16	29 Buttonwood Ave.	Londo, Dorothy M.	0.54	0.00	0.00	0.00	0.00	0.54	Less than 0.8 acre	0.00
48	9	61	3	Grant Avenue	Wood, Alma	0.49	0.00	0.00	0.00	0.00	0.49	Residential Subdivision	0.00
49	9	61	4	Alexandria Court	MMC Development, LLC	2.09	0.00	0.00	0.00	0.00	2.09	Residential Subdivision	0.00
50	9	61	9	42 Buttonwood Ave.	McMillan, Michael & Catherine	0.25	0.00	0.00	0.00	0.00	0.25	Less than 0.8 acre	0.00
51	14	64	3	136 Highway 35	136 Eaton Associates	4.00	0.42	0.00	0.00	0.00	3.58	Incompatible land uses	0.00
52	9	64	7	Highway 35	Outdoor Systems, Inc.	0.32	0.00	0.00	0.00	0.00	0.32	Less than 0.8 acre	0.00
53	9	64	8	Highway 35	R.K. and K.S. Realty, LLC	0.23	0.00	0.00	0.00	0.00	0.23	Less than 0.8 acre	0.00
54	9	64	26	South Street	The Bendix Corporation	0.22	0.11	0.00	0.00	0.00	0.11	Less than 0.8 acre	0.00
55	9	64	26.02, 26.03, 26.04	South Street	Chasey, Arthur Jr.	2.94	0.49	0.00	0.00	0.00	2.45	Constrained (flood plain)	0.00
56	13	84	32	375 South St.	Goose Properties, LLC	2.04	1.54	0.00	0.00	0.00	0.50	Approved site plan	0.00
57	10	66	21.01	23 Kramer Avenue	Hoffman, Lisa N.	0.68	0.00	0.00	0.00	0.00	0.68	No Access	0.00
58	9	66.01	23	Hwy. 35 Rear	Muzetske, Joseph & Barbara	0.24	0.23	0.00	0.00	0.00	0.01	Less than 0.8 acre	0.00
59	10	69	22.02	Hwy. 35 Rear	UNKNOWN	0.12	0.00	0.00	0.00	0.00	0.12	No Access	0.00
60	10	69	33, 33.01	Conifer Crest/ Beverly Ave.	R.J. Grasso Jr., Inc.	1.97	1.59	0.00	0.00	0.00	0.38	Approved subdivision	0.00
61	14	69	34	125 Highway 35	Monmouth Plaza Enterprises, LLC	1.02	0.05	0.00	0.00	0.00	0.97	Part of Shopping Center	0.00
62	10	72	3	90 Wyckoff Road	Gifford, Frank & Marilyn	0.34	0.00	0.00	0.00	0.00	0.34	No Access	0.00
63	11	82	3.01	Monmouth Road	Long Branch County Club	0.34	0.00	0.00	0.00	0.00	0.34	No Access	0.00
64	15	82/92.13	10/19	Route 36	Old Orchard Country Club Associates	106.56	4.60	1.59	0.00	0.00	100.37	none	100.37
65	13	83	8	Ryers Place	Hamilton, Elijah & Viola	0.14	0.00	0.00	0.00	0.00	0.14	Developed (single family home)	0.00
66	13	83	10	Grant Avenue	Jones, Dana & Mary Margaret	0.07	0.00	0.00	0.00	0.00	0.07	Less than 0.8 acre	0.00
67	13	84	2	Grant Avenue	Nash, Mary & Bhola, Durwantie	0.04	0.00	0.00	0.00	0.00	0.04	Less than 0.8 acre	0.00
68	13	84	4	Grant Avenue	Eatontown Associates	0.07	0.00	0.00	0.00	0.00	0.07	Less than 0.8 acre	0.00
69	13	84	5	Grant Avenue	Eatontown Associates	0.11	0.00	0.00	0.00	0.00	0.11	Less than 0.8 acre	0.00
70	13	84	6	Grant Avenue	Eatontown Associates	0.03	0.00	0.00	0.00	0.00	0.03	Less than 0.8 acre	0.00
71	13	84	8	Grant Avenue	Taylor, Sherman	0.20	0.00	0.00	0.00	0.00	0.20	Less than 0.8 acre	0.00
72	13	84	11	Grant Avenue	UNKNOWN, c/o H. Morris	0.17	0.13	0.00	0.00	0.00	0.04	Less than 0.8 acre	0.00
73	13	84	12	Grant Avenue	Shewmake, James	0.17	0.02	0.00	0.00	0.00	0.16	Less than 0.8 acre	0.00
74	13	84	13	Grant Avenue	Taylor, Ella c/o Wm. Morris	0.17	0.10	0.00	0.00	0.00	0.07	Less than 0.8 acre	0.00
75	13	84	14 -17	Grant Avenue	Shewmake, James	0.22	0.12	0.00	0.00	0.00	0.10	Less than 0.8 acre	0.00
76	13	84	18	Grant Avenue	Taylor, Elwood & Lottie E.	0.10	0.04	0.00	0.00	0.00	0.06	Less than 0.8 acre	0.00
77	13	84	33, 34	Victor Place	UNKNOWN, c/o Edward Smock	0.28	0.00	0.00	0.00	0.00	0.28	Less than 0.8 acre	0.00
78	13	84	39	Victor Place	Honeycutt, Donald & Joann	0.15	0.00	0.00	0.00	0.00	0.15	Less than 0.8 acre	0.00
79	13	84	50.02	Richardson Avenue	UNKNOWN	0.05	0.00	0.00	0.00	0.00	0.05	Less than 0.8 acre	0.00
80	13	84	62	Church Street	Grompone, Marie	0.09	0.00	0.00	0.00	0.00	0.09	Less than 0.8 acre	0.00
81	13	84	66	Church Street	Sharma, Kanwal & Samriti	0.18	0.00	0.00	0.00	0.00	0.18	Less than 0.8 acre	0.00
82	13	87	3	Laurel Place	Commerce Bank/Shore N.A.	0.13	0.04	0.00	0.00	0.00	0.09	Developed (Bank)	0.00
83	13	87	4	Wyckoff Road	Commerce Bank/Shore N.A.	0.87	0.21	0.00	0.00	0.00	0.66	Developed (Bank)	0.00
84	13	87.01	1.41	Ginger Court	Whalepond Development, L.P.	7.97	4.81	0.00	0.00	0.00	3.16	Parking lot for condominiums	0.00
85	14	92	20	Highway 36	John Schmelz Properties	10.00	1.91	0.00	0.00	0.00	8.09	Vehicle storage (car dealership)	10.00
86	14	92.01	12.01, 12.02	Brookwood Drive	Ziv Associates, LLC	0.42	0.00	0.10	0.00	0.00	0.32	Shape/Less than 0.8 acre	0.00
87	14	92.04	53	Malibu Drive	Brookwood Homeowners Assoc.	3.61	2.68	0.40	0.00	0.00	0.53	Homeowners Assoc./OS	0.00
88	14	92.05	39	Malibu Drive	Brookwood Homeowners Assoc.	2.98	2.89	0.02	0.00	0.00	0.07	Homeowners Assoc./OS	0.00
89	14	92.06	13	Brookwood Drive	Brookwood Homeowners Assoc.	0.50	0.00	0.19	0.00	0.00	0.31	Homeowners Assoc.	0.00

VACANT LAND INVENTORY 2002

BOROUGH OF EATONTOWN, NEW JERSEY

Site Identification							Area Exclusions as per N.J.A.C. 5:93-4.2(e)						
							Environmentally Sensitive			Conserv. & Open Space Sec.4.2(e)5	Remaining Area	Exclusion Codes & Remarks	Net Developable Acres
Site ID No.	Tax Map Sheet #	Block	Lot	Location	Owner	Site Area (acres)	Wet Areas Sec. 4.2(e)2	Floodplain Sec. 4.2(e)2	Steep Slopes Sec. 4.2(e)2				
90	14	92.07	23 & 24	Brookwood Drive	Brookwood Homeowners Assoc.	1.20	0.00	0.00	0.00	0.00	1.20	Homeowners Assoc.	0.00
91	14	92.08	23	Brookwood Drive	Brookwood Homeowners Assoc.	1.04	0.00	0.00	0.00	0.00	1.04	Homeowners Assoc.	0.00
92	14	92.08	34	Brookwood Drive	Brookwood Homeowners Assoc.	1.60	0.00	0.00	0.00	0.00	1.60	Homeowners Assoc.	0.00
93	14	92.09	33	Route 36	Brookwood Homeowners Assoc.	1.00	0.00	0.00	0.00	0.00	1.00	Homeowners Assoc.	0.00
94	14	92.11	33	Malibu Drive	Brookwood Homeowners Assoc.	0.08	0.00	0.00	0.00	0.00	0.08	Homeowners Assoc.	0.00
95	14	92.12	33	Malibu Drive	Brookwood Homeowners Assoc.	2.78	0.57	0.49	0.00	0.00	1.72	Homeowners Assoc.	0.00
96	10	92.13	18	Reynolds Drive	Scavone, Michael & Marjorie	1.59	0.00	0.00	0.00	0.00	1.59	Developed (single family home)	0.00
97	25	93	9 & 10	Wyckoff Road	Ruiz, Antonia c/o Morris, W. H.	0.18	0.07	0.04	0.00	0.00	0.07	Less than 0.8 acre	0.00
98	25	93	11-19	Wyckoff Road	Brazee, Cheryl a.	0.16	0.09	0.02	0.00	0.00	0.08	Less than 0.8 acre	0.00
99	16	93	30.12	Hope Road	Philipbosian, George Et Als	8.10	0.00	0.00	0.00	0.00	8.10	No Access	0.00
100 (NF)	16	93	31	Hope Road Rear	UNKNOWN	0.11	0.00	0.00	0.00	0.00	0.11	Less than 0.8 acre	0.00
101	20	93	30.06	Hope Road	95 Hope Road, LLC	1.55	1.55	0.00	0.00	0.00	0.00	Wetlands	0.00
102	20	93	30.17	Hope Road	95 Hope Road, LLC	0.97	0.97	0.00	0.00	0.00	0.00	Wetlands	0.00
103	20	93.05	1	Kingsley Court	Deepwood Estates Assoc. Inc.	0.92	0.69	0.00	0.00	0.00	0.23	Developed (single family home)	0.00
104	16	93.06	21	Notingham Drive	Deepwood Estates Assoc. Inc.	3.70	3.69	0.00	0.00	0.00	0.01	Drainage Basin	0.00
105	16	93.06	29.01	Highway 36	Deepwood Estates Assoc. Inc.	1.50	0.96	0.07	0.00	0.00	0.47	Less than 0.8 acre	0.00
106	13	94	1	147 Grant Ave.	Howard, Delores C.	0.10	0.00	0.00	0.00	0.00	0.10	Less than 0.8 acre	0.00
107	17	94	4	Grant Avenue	Sodowick, George & Elizabeth	0.10	0.00	0.00	0.00	0.00	0.10	Less than 0.8 acre	0.00
108	17	98	12	Emma & Turner	Hayter, William & Olga	1.50	0.98	0.00	0.00	0.00	0.52	No Access	0.00
109	17	101	7 & 8	Wyckoff Road	Ocean Ventures	8.99	4.08	0.11	0.00	0.00	4.80	none	4.91
110	22	102	4	Highway 35 rear	35 Land Associates, LLC	3.60	3.28	0.00	0.00	0.00	0.32	Wetlands, No Access	0.00
111	21	102.01	4	Windsor Drive	JBL Enterprises	1.27	0.00	0.00	0.00	0.00	1.27	Drainage Basin	0.00
112	18	103	10	Highway 35	LGR Associates, Toys R Us	0.59	0.00	0.00	0.00	0.00	0.59	Parking lot	0.00
113	19	104/ 105	11.02/ 10	Parker Road	DCH Investments, Inc.	9.91	1.00	0.00	0.00	0.00	8.91	Lot 10 not suitable (incompatible land uses & wetlands)	6.61
114	15	105	8.01	Highway 36	RB-3 Associates Et Als	0.32	0.32	0.00	0.00	0.00	0.00	Home Depot driveway	0.00
115	19	107	3	Parker Road	Marangi, Dorothy	0.01	0.00	0.00	0.00	0.00	0.01	Less than 0.8 acre	0.00
116	19	107	4	Parker Road	Kahn, Walter & Susan	4.77	0.00	0.00	0.00	0.00	4.77	none	4.77
117	22	110	14-17	246 Highway 35	Etel Associates	0.80	0.00	0.00	0.00	0.00	0.80	Incompatible Land Use	0.00
118	22	110	18-19	230 Highway 35	Scialfa, Joseph	0.92	0.00	0.00	0.00	0.00	0.92	Incompatible Land Use	0.00
119	22	110	22-24	230 Highway 35	Scialfa, Joseph	1.05	0.00	0.00	0.00	0.00	1.05	Parking lot	0.00
120	22	111	37, 38	14 Eaton Road	Eaton Holdings, LLC	3.01	0.00	0.00	0.00	0.00	3.01	Developed (office building)	0.00
121	27	111	45.01	Meridian Way	550 Realty Corp.	4.00	0.00	0.00	0.00	0.00	4.00	Subdivision, Incomp. Land Uses	0.00
122	26	111	52.02	Industrial Way West	Townsend Property Trust LP	7.99	0.00	0.00	0.00	0.00	7.99	Developed (office building)	0.00
123	22	112	8-10	Eaton Road	Wobito, Rudy & Constance Et Al	0.17	0.00	0.00	0.00	0.00	0.17	Less than 0.8 acre	0.00
124	22	112	11, 12 & 13	Highway 35	Eatontown Management Corp.	0.17	0.00	0.00	0.00	0.00	0.17	Less than 0.8 acre	0.00
125	22	113	16-20	Highway 35	Eatontown Management Corp.	0.71	0.00	0.00	0.00	0.00	0.71	Less than 0.8 acre	0.00
126	23	113	27.01, 28	Wall Street	Tomee Company	4.42	0.00	0.00	0.00	0.00	4.42	none	4.42
127	22	114	2, 3, 5, & 6	Highway 35	ACS Assoc. 11 c/o Francis Bonello	9.61	0.00	0.00	0.00	0.00	9.61	Industrial Park - Incompatible land uses. A portion of site to be used for new road.	0.00
128	23	114	15.02	Industrial Way East	UNKNOWN	0.00	0.00	0.00	0.00	0.00	0.00	Industrial Park	0.00
129	23	116.04	1	Wall Street	Rozbein Estates Assoc. Inc., L. Wilf	1.14	0.00	0.00	0.00	0.00	1.14	Drainage Basin	0.00
130	23	117	9	Wall Street	Antonelli, Angelina	0.24	0.00	0.00	0.00	0.00	0.24	Less than 1 acre/SF Dev. NC	0.00
131	23	117	10	Wall Street	Vuocolo, Tosca F.	0.12	0.00	0.00	0.00	0.00	0.12	Less than 1 acre/SF Dev. NC	0.00

VACANT LAND INVENTORY 2002

BOROUGH OF EATONTOWN, NEW JERSEY

Site Identification							Area Exclusions as per N.J.A.C. 5:93-4.2(e)							Net Developable Acres
							Environmentally Sensitive			Conserv. & Open Space Sec.4.2(e)5	Remaining Area	Exclusion Codes & Remarks		
Site ID No.	Tax Map Sheet #	Block	Lot	Location	Owner	Site Area (acres)	Wet Areas Sec. 4.2(e)2	Floodplain Sec. 4.2(e)2	Steep Slopes Sec. 4.2(e)2					
132	23	117	11	412 Wall Street	Smith, Robert & Sally	0.20	0.00	0.00	0.00	0.00	0.20	Less than 0.8 acre		0.00
133	28	117	19.04	Old Deal Road	Canonico, Carmine & Elizabeth	0.66	0.00	0.00	0.00	0.00	0.66	Less than 1 acre/SF Dev. NC		0.00
134	24	118.03	13	Georgetown Drive	MBS Partners	0.40	0.00	0.00	0.00	0.00	0.40	Less than 0.8 acre		0.00
135	24	118.04	7.01	Wall Street Rear	MBS Partners	3.43	0.00	0.00	0.00	0.00	3.43	No Access		0.00
136	25	121	7, 8, 9	Paul Avenue	DiDonato, Anthony & Carolyn	0.43	0.00	0.00	0.00	0.00	0.43	Less than 0.8 acre		0.00
137	25	123	1	Cortland & Knox	Ciok, Robert & Peggy	0.11	0.00	0.00	0.00	0.00	0.11	Less than 0.8 acre		0.00
138	25	123	39	Paul Avenue	Barone, Dolores M c/o Fontana	0.11	0.00	0.00	0.00	0.00	0.11	Less than 0.8 acre		0.00
139	25	125.01	2	Wyckoff Road	Simon, Betty (Trustee)	1.97	0.39	0.00	0.00	0.00	1.58	Incompatible Land Use		0.00
140	25	125.01	8.01	Shark River Road	Romanowski, J & Lubcke, M.	0.10	0.00	0.00	0.00	0.00	0.10	Less than 0.8 acre		0.00
141	25	126	21 & 22	Paul Avenue	Mearizo, Susan	0.11	0.00	0.00	0.00	0.00	0.11	Less than 0.8 acre		0.00
142	25	127	22, 23 & 24	Shark River Road	Wills, Marianne	0.25	0.00	0.00	0.00	0.00	0.25	Less than 0.8 acre		0.00
143	25	127	36, 37 & 38	Shark River Road	Casteel, Franklin & Lorraine	0.17	0.00	0.00	0.00	0.00	0.17	Less than 0.8 acre		0.00
144	26	131	14 & 15	96 Hilbert Parkway	Lister, Michael & Dieu	0.17	0.00	0.00	0.00	0.00	0.17	Less than 0.8 acre		0.00
145	30	133	2	Shark River Road	Wolf, William	0.34	0.00	0.00	0.00	0.00	0.34	Less than 0.8 acre		0.00
146	30	139	5	Industrial Way West	UNKNOWN	0.71	0.00	0.00	0.00	0.00	0.71	Less than 0.8 acre		0.00
147	27.01	134	1	Industrial Way West	Donato, John Jr.	1.78	0.96	0.16	0.00	0.00	0.66	Drainage Basin		0.00
148	27.01	134	6.10	Corbett Way	Corbett Holdings, LLC	1.42	0.64	0.32	0.00	0.00	0.45	Less than 0.8 acre		0.00
149	27.01	134	6.12	Corbett Way	80 Corbett Way, LLC	5.49	0.73	0.00	0.00	0.00	4.76	Developed		0.00
150	27.01	134	6.13	James Way	Benchmark Associates, LLC	1.50	0.00	0.00	0.00	0.00	1.50	Incompatible Land Use		0.00
151	27.01	134	6.15, 6.16, 6.17	James Way	John Donato, Jr., c/o Midlantic	4.22	0.59	0.31	0.00	0.00	3.33	Approved application		0.00
152	27.01	134	6.22, 6.23, 6.24	Corbett Way/ James Way	John Donato, Jr., c/o Midlantic	3.74	0.00	0.00	0.00	0.00	3.74	Incompatible Land Use		0.00
153	28	135	2	Old Deal Road	Lubrano, Robert	2.32	0.00	0.00	0.00	0.00	2.32	Irregular lot shape/ Shallow lot depth/ Inadequate Access/ Cul-de-sac		0.00
154	28	135/136.01	3/1	Old Deal Road	Hain Family Limited Partnership	9.77	0.00	0.00	0.00	0.00	9.77	Court Approved Settlement		9.77
155	28	135	6.05	Industrial Way West	550 Realty Corp	7.05	3.41	1.58	0.00	0.00	2.06	Approved site plan		0.00
156	28	135	6.11	Christopher Way	Donato Hi-Tech Holdings LLC	6.60	0.00	0.00	0.00	0.00	6.60	Developed (office building)		0.00
157	28	135.01	8.021	Highway 35 & Ind. Way E.	Laurel Assoc. c/o Genesis Health	3.81	1.74	0.00	0.00	0.00	2.07	Incompatible Land Use. Wetlands constraints.		0
158	28	136.02	2	Old Deal Road	Wartmann, Neil & Traversa	1.00	0.00	0.00	0.00	0.00	1.00	Developed (single family home)		0.00
159	26	146	27	Rear Grant Avenue	Westwood Oaks, Inc.	3.43	0.00	0.00	0.00	0.00	3.43	Drainage Basin		0.00
160	22	147	29	Grant Avenue	Muzetska, Joseph & Barbara	0.17	0.00	0.00	0.00	0.00	0.17	Less than 0.8 acre		0.00
161	21	147	48	Rear Weston Place	Westwood Oaks, Inc.	5.78	0.00	0.00	0.00	0.00	5.78	No Access		0.00
162	22	111	2.01	Highway 35	Lackland Holding Co. LLC	19.70	0.84	6.99	0.44	0.00	11.43	Incompatible Land Uses & on-site flooding conditions (see Suitability Report)		0.00
						391.01	81.21	16.31	0.44	0.00	293.05			146.85

EXCLUSIONS:

A) Wet - NJ Freshwater Wetlands
B) Floodplain/ Flood Hazard Area
C) Other:
1. Inadequate / No Access
2. Public Utilities/ Easements
3. Incompatible Land Use
4. Shape of Lot
5. Lot Size (lots 0.8 acre or less)
6. OS - Dedicated open space

Prepared by: T & M Associates

July 25, 2002

VACANT LAND INVENTORY 2002: FARM QUALIFIED PROPERTIES

BOROUGH OF EATONTOWN, NEW JERSEY

Site Identification							Area Exclusions as per N.J.A.C. 5:93-4.2(e)						
							Environmentally Sensitive						
Site ID No.	Tax Map Sheet #	Block	Lot	Location	Owner	Site Area (acres)	Wet Areas *Sec. 4.2(e)2*	Floodplain *Sec. 4.2(e)2*	Steep Slopes *Sec. 4.2(e)2*	Conserv. & Open Space *Sec.4.2(e)5*	Total Not Suitable	Exclusion Codes & Remarks	Net Developable Acres
F-1	9	63	5	Highway 35	Frangella, M. c/o Eatontown TV	4.85	1.51	2.02	0.00	0.00	3.53	Incompatible Land Uses & Flooding	0.00
F-2	11	82	6.01	101 Monmouth Road	Schmitt, J	3.53	1.02	0.10	0.00	0.00	1.12	No Access	0.00
F-3	17	94	2	144 Grant Ave.	Rose, Stella	5.70	1.83	0.00	0.00	0.00	1.83	To be Acquired for Open Space	0.00
F-4	17	99	2	144 Grant Ave.	Rose, Stella	5.59	1.94	0.00	0.00	0.00	1.94	To be Acquired for Open Space	0.00
F-5	26, 29	136	1, 2.01, 3.01	325 Old Deal Road	Regan, John & Ruth	8.52	0.00	0.00	0.00	0.00	0.00	Inadequate Access/ Cul-de-sac	0.00
						28.19	6.30	2.12	0.00	0.00	8.42		0.00

EXCLUSIONS:

A) Wet - NJ Freshwater Wetlands

B) Floodplain/ Flood Hazard Area

C) Other:
1. Inadequate / No Access
2. Public Utilities/ Easements
3. Incompatible Land Use
4. Shape of Lot
5. Lot Size (lots 0.8 acre or less)
6. OS - Dedicated open space

Prepared by: T & M Associates

July 25, 2002

VACANT LAND INVENTORY 2002: SUMMARY TABLE

BOROUGH OF EATONTOWN, NEW JERSEY

Site Identification					Area Exclusions as per N.J.A.C. 5:93-4.2(e)									
					Environmentally Sensitive									
Site ID No.	Block	Lot	Location	Site Area (acres)	Wet Areas *Sec. 4.2(e)2*	Floodplain *Sec. 4.2(e)2*	Steep Slopes *Sec. 4.2(e)2*	Conserv. & Open Space *Sec.4.2(e)5*	Total Constraints (acres)	Net Developable Acres	Density (Units per Acre)	Total Units	Set Aside	RDP
64	82/92.13	10/19	Route 36	106.56	4.60	1.59	0.00	0.00	6.19	100.37	6.0	602	20%	120
85	92	20	Highway 36	10.00	1.91	0.00	0.00	0.00	1.91	8.09	6.0	49	20%	10
109	101	7 & 8	Wyckoff Road	8.99	4.08	0.11	0.00	0.00	4.19	4.80	6.0	29	20%	6
113	104	11.02/ 10	Parker Road	6.61	0.00	0.00	0.00	0.00	0.00	6.61	6.0	40	20%	8
116	107	4	Parker Road	4.77	0.00	0.00	0.00	0.00	0.00	4.77	6.0	29	20%	6
126	113	27.01, 28	Wall Street	4.42	0.00	0.00	0.00	0.00	0.00	4.42	6.0	27	20%	5
154*	135/136.01	3/1	Old Deal Road	9.77	0.00	0.00	0.00	0.00	0.00	9.77	3.2	31	20%	6
				151.12	10.59	1.70	0.00	0.00	12.29	138.83		806		161

* = As per court approved settlement

EXCLUSIONS:

A) Wet - NJ Freshwater Wetlands

B) Floodplain/ Flood Hazard Area

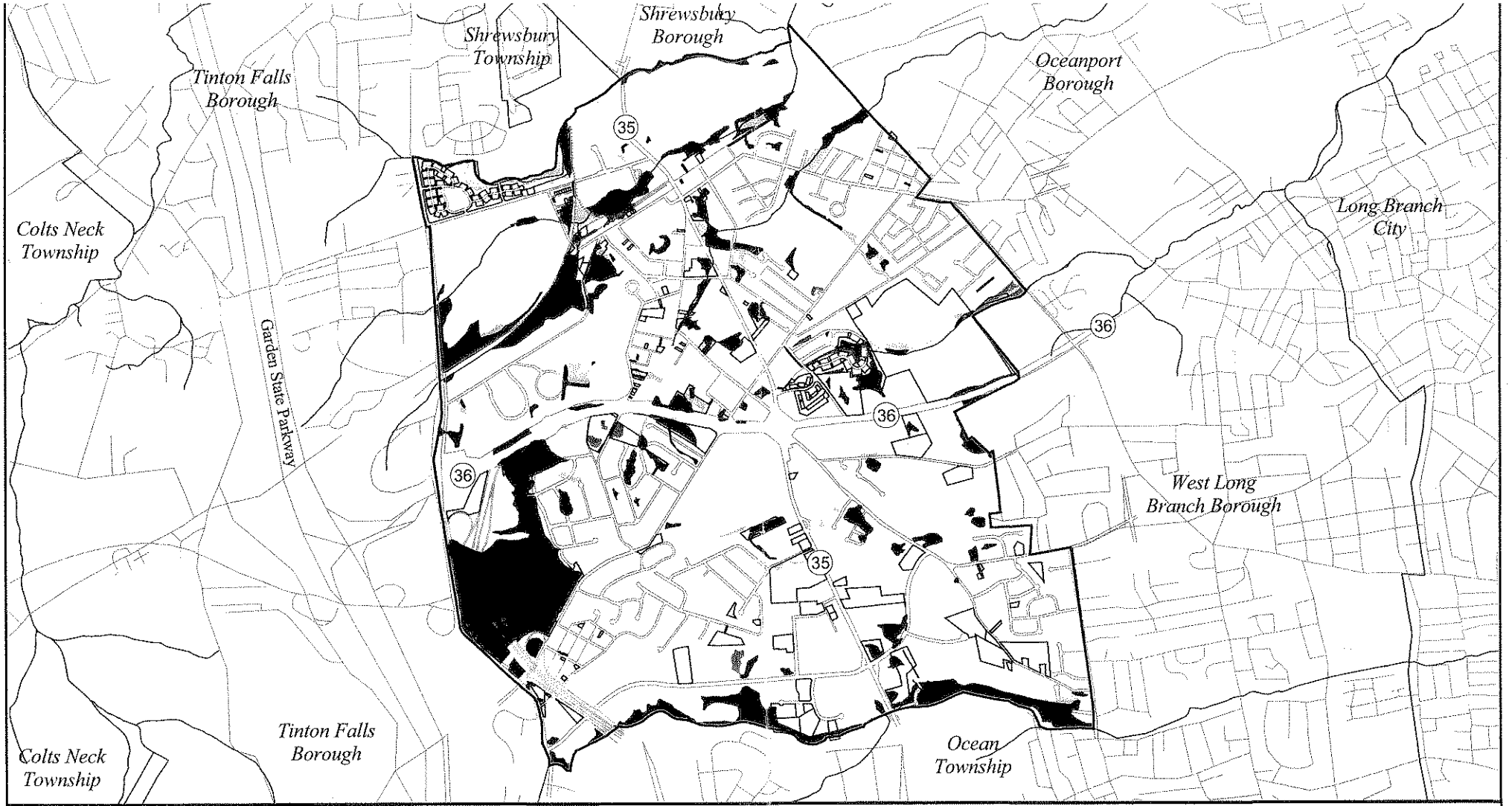
C) Other:
1. Inadequate / No Access
2. Public Utilities/ Easements
3. Incompatible Land Use
4. Shape of Lot
5. Lot Size (lots 0.8 acre or less)
6. OS - Dedicated open space

Prepared by: T & M Associates

July 25, 2002

APPENDIX B

Vacant Land Inventory Maps



T&M ASSOCIATES

1000 0 1000 2000 Feet

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

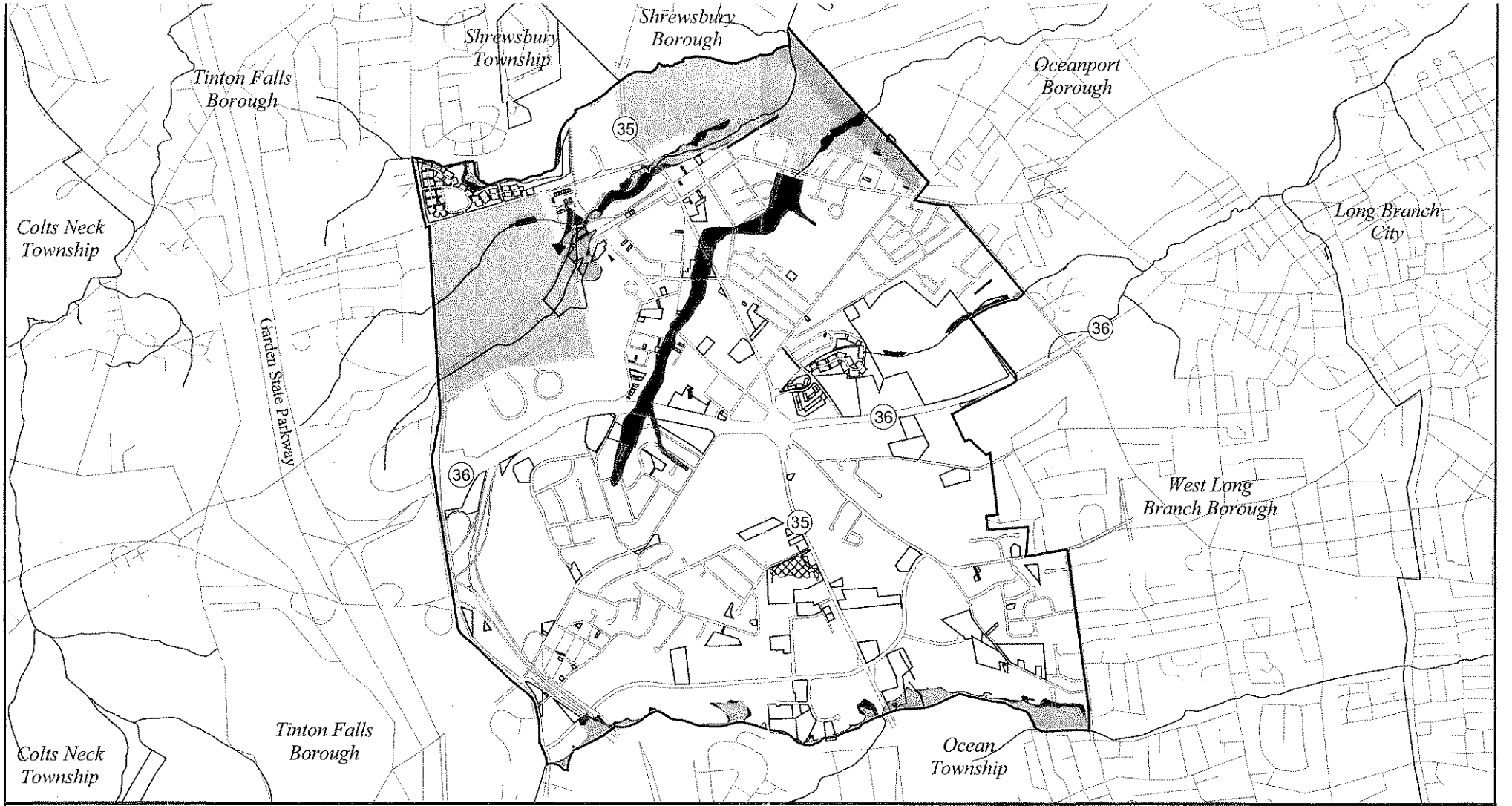
- Agricultural Wetlands
- Deciduous Wooded Wetlands
- Deciduous Shrub-Scrub Wetlands
- Herbaceous Wetlands
- Disturbed Wetlands (Modified)
- Managed Wetlands (Modified)
- Wetland Rights-of-Way (Modified)
- Open Water
- Streams
- Vacant Parcels
- Roadways
- Municipal Boundaries

N

Vacant Land Inventory: Wetlands
Borough of Eatontown
Monmouth County, NJ

Prepared by: T & M Associates, July 25, 2002.

Source: NJDEP Freshwater Wetlands, 1995.



T&M ASSOCIATES

1000 0 1000 2000 Feet

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

N

- Floodprone Areas (100-year flood)
- Floodprone Areas (500-year flood)
- Non- Floodprone Areas
- Undetermined
- Not Mapped
- Lakes
- Streams
- Vacant Parcels
- Roadways
- Municipal Boundaries
- On Site Flood Hazard Delineation

Vacant Land Inventory: Floodprone Areas
Borough of Eatontown
Monmouth County, NJ

Prepared by: T & M Associates, July 25, 2002.
Source: FEMA Flood Insurance Rate Map Data, 1996.

APPENDIX C

Public Lands Table

VACANT LAND INVENTORY: PUBLIC LANDS
BOROUGH OF EATONTOWN, NEW JERSEY

Site Identification								
Site ID No.	Tax Map Sheet #	Block	Lot	Location	Area Name (if known)	Site Area (acres)	ROSI Status	Comments
P-1	5	4	1, 2, 21, 22	Tinton Avenue	Maxwell Street Playground	0.42	Unfunded	Active Recreation
P-2	5	4	10-13	Tinton Avenue	Borough of Eatontown	0.41		Vacant (isolated small lot)
P-3	5	6	10, 11	Maxwell Road	Borough of Eatontown	1.00		Pumping Station (Sewerage Authority)
P-4	8	6	13	Maxwell Road	Borough of Eatontown	0.25		Floodplain, Wetlands
P-5	5	8	6, 7	Highway 35	Wampum Lake Park	18.18	Funded	Passive Recreation
	5	10	1-19	Highway 35				
	5	10.01	1	Highway 35				
	5	11	5.04, 5.05	West Street				
	5	12	26	Lewis Street				
P-6	5	11	3	Highway 35	Borough of Eatontown	0.05		Part of Wampum Lake Park (Not on ROSI)
	5	11	4	Highway 35	Borough of Eatontown	0.07		
	5	11	5.01	West Street	Borough of Eatontown	0.39		
P-7	5	12	8	Lewis Street	Borough of Eatontown	0.15		Wampum Lake Park (Parking & Driveway)
P-8	9	12	32	Lewis Street	Borough of Eatontown	0.60		Parking Lot for Public Works
P-9	5	13	2.01, 11	Throckmorton Avenue	Borough of Eatontown	2.03		Municipal Parking Lot & Cell Tower Site
P-10	5	14	3.01, 12-16	Throckmorton Avenue	Borough of Eatontown	1.59		Parking Lot
	6	14	17, 18	Broad Street	Borough of Eatontown	0.56		Borough Hall
	5	14	19	Broad Street	Borough of Eatontown	0.31		Fire House
	5	14	20, 21	Broad Street	Borough of Eatontown	0.43		Library
P-11	6	15	19	Broad Street	Borough of Eatontown	0.31		Museum
P-12	7	27	1, 2	Park Avenue	Borough of Eatontown	0.14		Vacant (isolated small lot)
P-13	7	30	15, 16, 17, 18.01	Main Street	Bullwinkle Park	0.20	Unfunded	Active Recreation
P-14	6	36	2, 3	Broad Street	Borough of Eatontown	0.74		Community Center Annex
P-15	6	37	1, 20-31, 34-44	Byrnes Lane	Bliss Price Arboretum	57.82	Unfunded	Passive Recreation
	6	39	9-20, 27-30	Cloverdale Avenue				
	6	40	1-3, 18-33	La Fetra Avenue				
	6	41	1, 2, 5-11	Cliftwood Avenue				
	6	42	1-17	Cliftwood Avenue				
	6	43	1-14	Cliftwood Avenue				
	6	71	1	Wyckoff Road				
P-16	6	43	46 (Incl. 47)	Broad Street	Borough of Eatontown	0.11		Floodplain
P-17	9	54	2	Lewis Street	Borough of Eatontown	0.60		Floodplain, Wetlands

VACANT LAND INVENTORY: PUBLIC LANDS
BOROUGH OF EATONTOWN, NEW JERSEY

Site Identification								
Site ID No.	Tax Map Sheet #	Block	Lot	Location	Area Name (if known)	Site Area (acres)	ROSI Status	Comments
P-18	9	55	8.01	Pinebrook Road	Borough of Eatontown	0.15		Access to Public Works & Bus Garage
P-19	9	57	22, 23, 36, 53, 54, 72, 74	Lewis Street	Wolcott Park	16.67	Funded	Active Recreation
P-20	5	57.01	3	Hwy. 35 cutoff	Borough of Eatontown	0.57		Parking Lot
P-21	9	59	1	Maple/Clinton/Locust	Borough of Eatontown	0.18		Municipal Open Space (not on ROSI)
P-22	9	65	6	Highway 35	Borough of Eatontown	0.03		Floodplain
P-23	10	67.01	14	Appleby Street	Borough of Eatontown	0.58		Detention Basin
P-24	10	73	38	Wyckoff Road	Meadowbrook Park	1.97	Unfunded	Active Recreation
P-25	13	83	2	Victor Place	Borough of Eatontown	0.15		Home for Senior Citizen with Life Rights
P-26	13	84	20.01	Grant Avenue	Borough of Eatontown	0.02		Vacant (isolated small lot)
P-27	13	84	57	South Street	Borough of Eatontown	0.15		Floodplain
P-28	14	91	2	South Street	Borough of Eatontown	1.09		Cemetery
P-29	25	93	32	Route 18	Borough of Eatontown	3.17		Vacant (wet, lack of access)
P-30	16	93.06	21	Nottingham Drive	Deepwood Park	3.07	Unfunded	Tot Lot (detention basin, pumping station)
P-31	17	99.01	13	Jeryl & Emma	Borough of Eatontown	1.50		Stream & Detention Basins
P-32	18	103	3.11	Russell Terrace	Borough of Eatontown	0.52		Detention Basin
P-33	19	106	1	Parker Road	80 Acre Park	85.58	Funded	Active Recreation
	19	106.01	1-3					
P-34	26	111	51	Fieldstone Court	Borough of Eatontown	2.62		Vacant - To be dedicated for open space
P-35	22	113	40.10	Judy Road	Borough of Eatontown	0.28		Detention Basin
P-36	23	114	22	Highway 35	Borough of Eatontown	0.50		Vacant (cell tower application)
P-37	20	119	1-5	Hilbert Parkway	Borough of Eatontown	0.33		Vacant (isolated small lot)
	25	120	1	Walter Avenue	Borough of Eatontown	0.10		

TOTAL ACREAGE	205.56
ACTIVE RECREATION	107.91
CONSERVATION, PARKLANDS & OPEN SPACE	76.00
TOTAL ROSI SITES (ACRES)	183.91

APPENDIX D

Public Lands Maps



Public Land Parcel (as per tax assessment records)

P-3

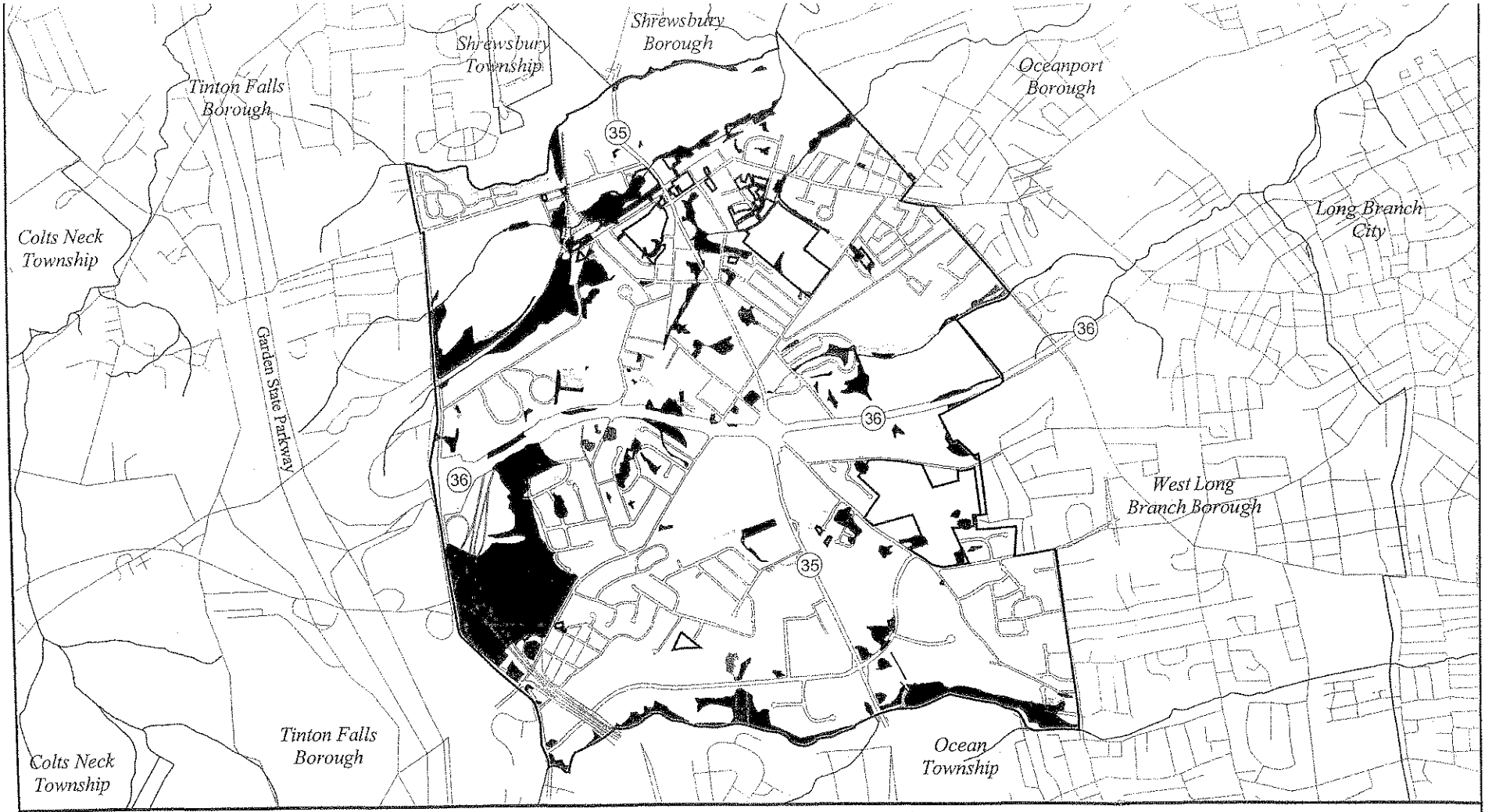
PUBLIC LAND INVENTORY
BOROUGH OF EATONTOWN

Monmouth County, New Jersey

Scale In Feet
0 500 1000 1500 2000

Prepared by: T & M Associates June 17, 2002.

T&M ASSOCIATES



TM ASSOCIATES

1000 0 1000 2000 Feet

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

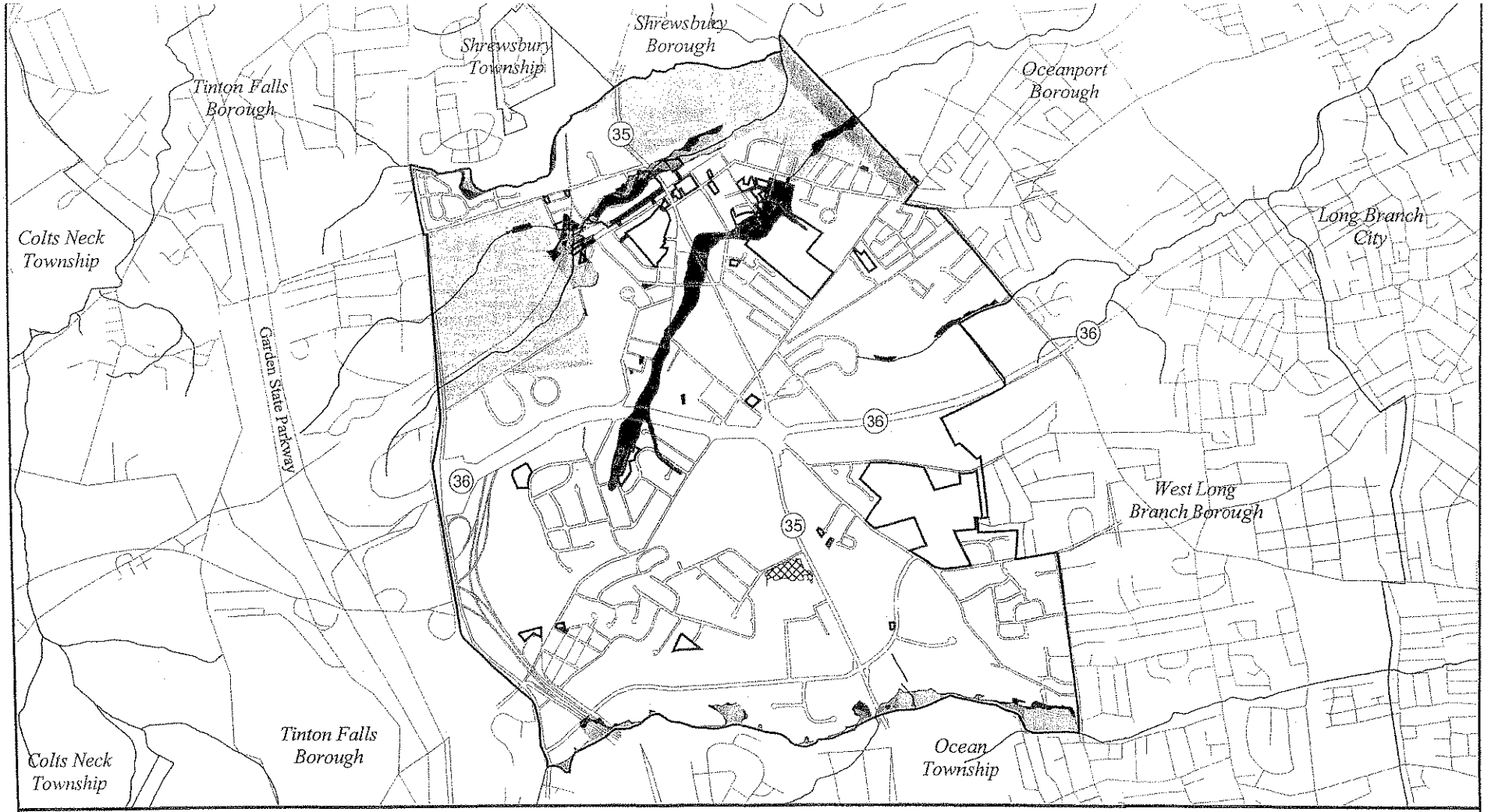
- Agricultural Wetlands
- Deciduous Wooded Wetlands
- Deciduous Shrub-Scrub Wetlands
- Herbaceous Wetlands
- Disturbed Wetlands (Modified)
- Managed Wetlands (Modified)
- Wetland Rights-of-Way (Modified)
- Open Water
- Streams
- Municipal Parcels
- Roadways
- Municipal Boundaries

N

Municipal Properties: Wetlands
Borough of Eatontown
Monmouth County, NJ

Prepared by: T & M Associates, June 25, 2002.

Source: NJDEP Freshwater Wetlands, 1995.



T&M ASSOCIATES

1000 0 1000 2000 Feet

N

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

- Floodprone Areas (100-year flood)
- Floodprone Areas (500-year flood)
- Non- Floodprone Areas
- Undetermined
- Not Mapped
- Lakes
- Streams
- Municipal Parcels
- Roadways
- Municipal Boundaries
- On Site Flood Hazard Delineation

Municipal Properties: Floodprone Areas
Borough of Eatontown
Monmouth County, NJ

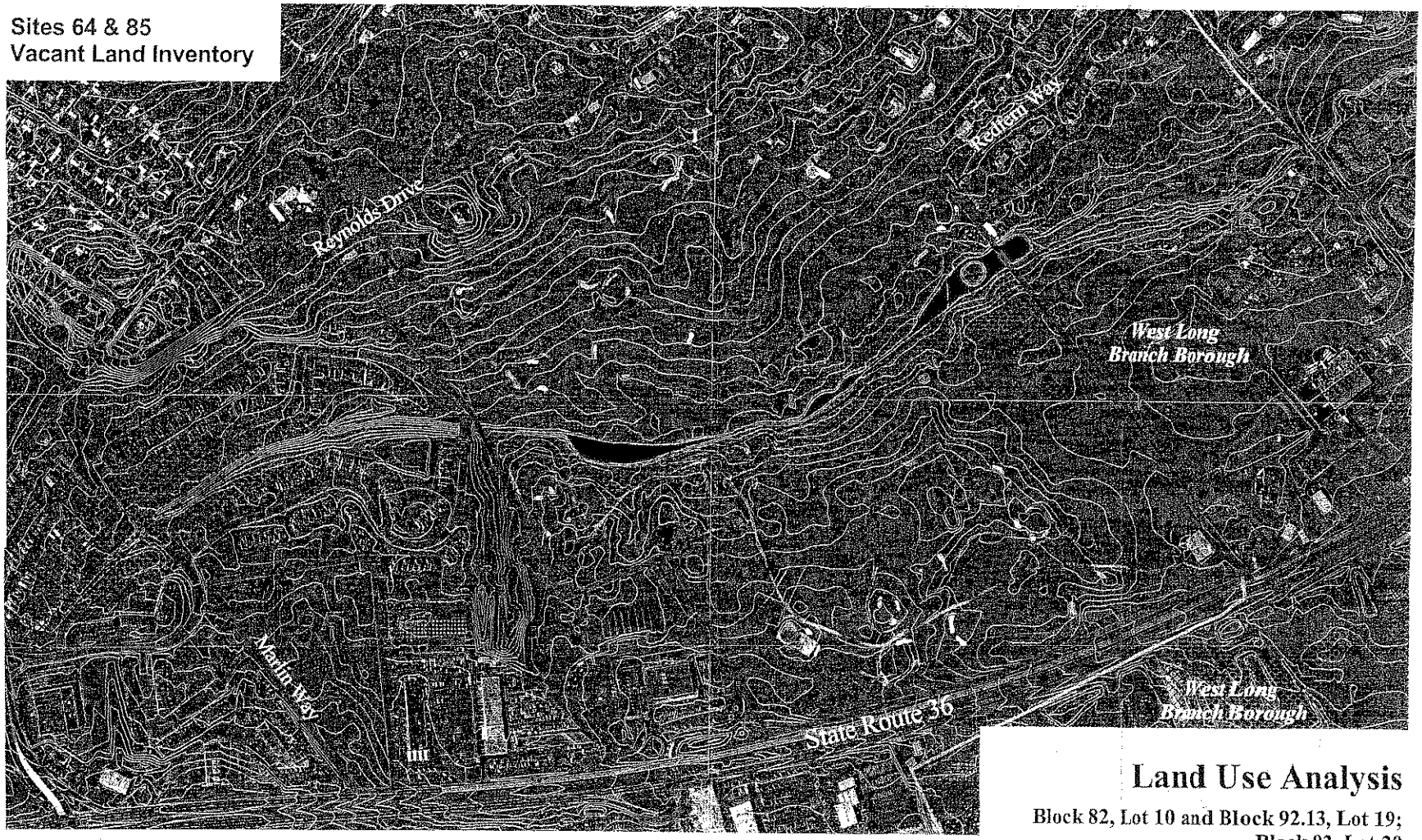
Prepared by: T & M Associates, June 25, 2002.

Source: FEMA Flood Insurance Rate Map Data, 1996.

APPENDIX E

Aerial Photos of Sites Contributing to the RDP

Sites 64 & 85
Vacant Land Inventory



N

TM ASSOCIATES

200 0 200 400 Feet

Undocumented Floodprone Areas

Freshwater Wetlands

2' Contours

FEMA Boundary

Site Boundary

Municipal Boundary

This map was developed using NJDEP Projection GIS digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.
This map was developed, in part, using Monmouth County Geographic System Program digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.

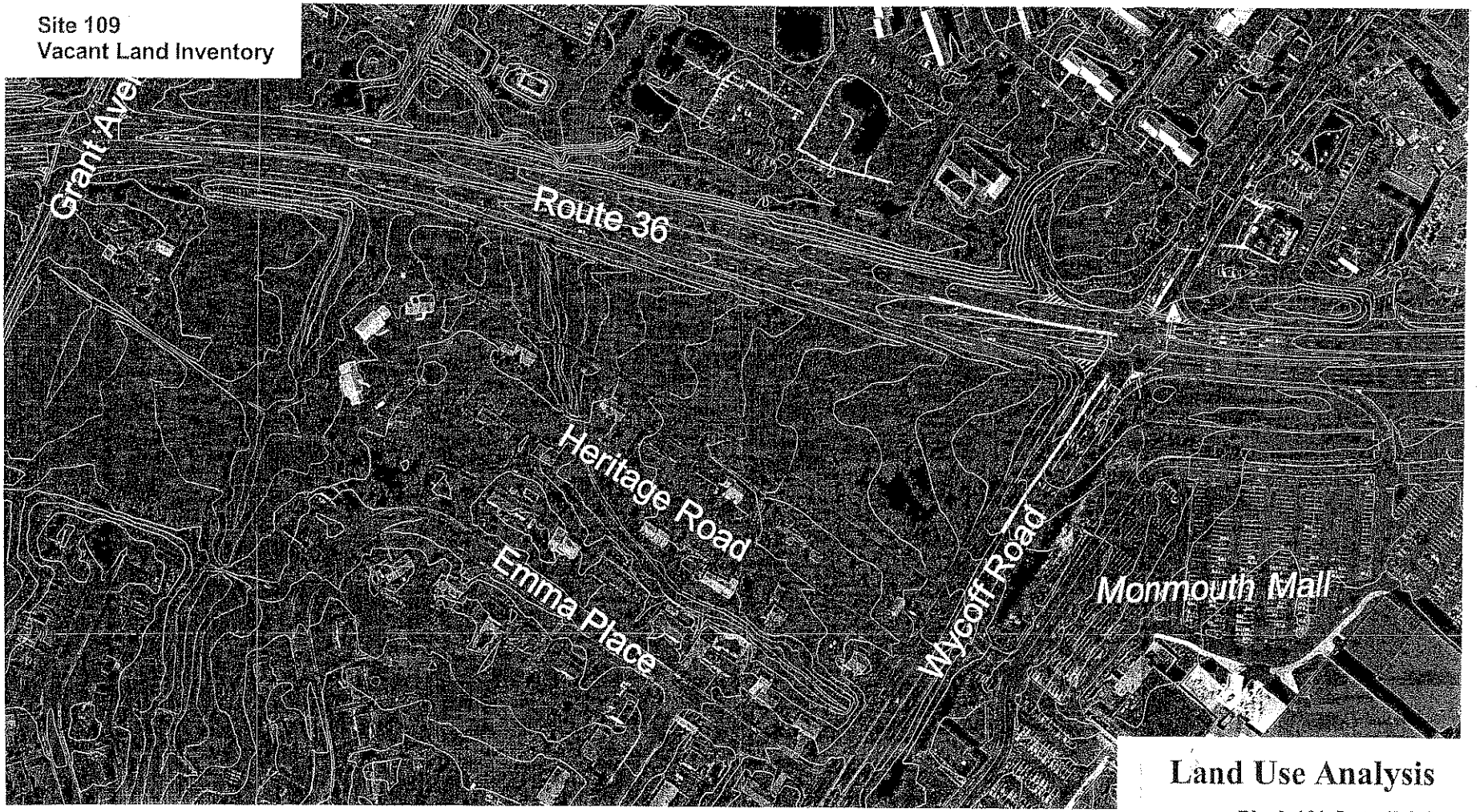
Land Use Analysis

Block 82, Lot 10 and Block 92.13, Lot 19; Block 92, Lot 20

Old Orchard Country Club Associates & John Schmeltz Properties

Borough of Eatontown
Monmouth County, NJ

Site 109
Vacant Land Inventory



Land Use Analysis

Block 101, Lots 7 & 8

Ocean Ventures Property

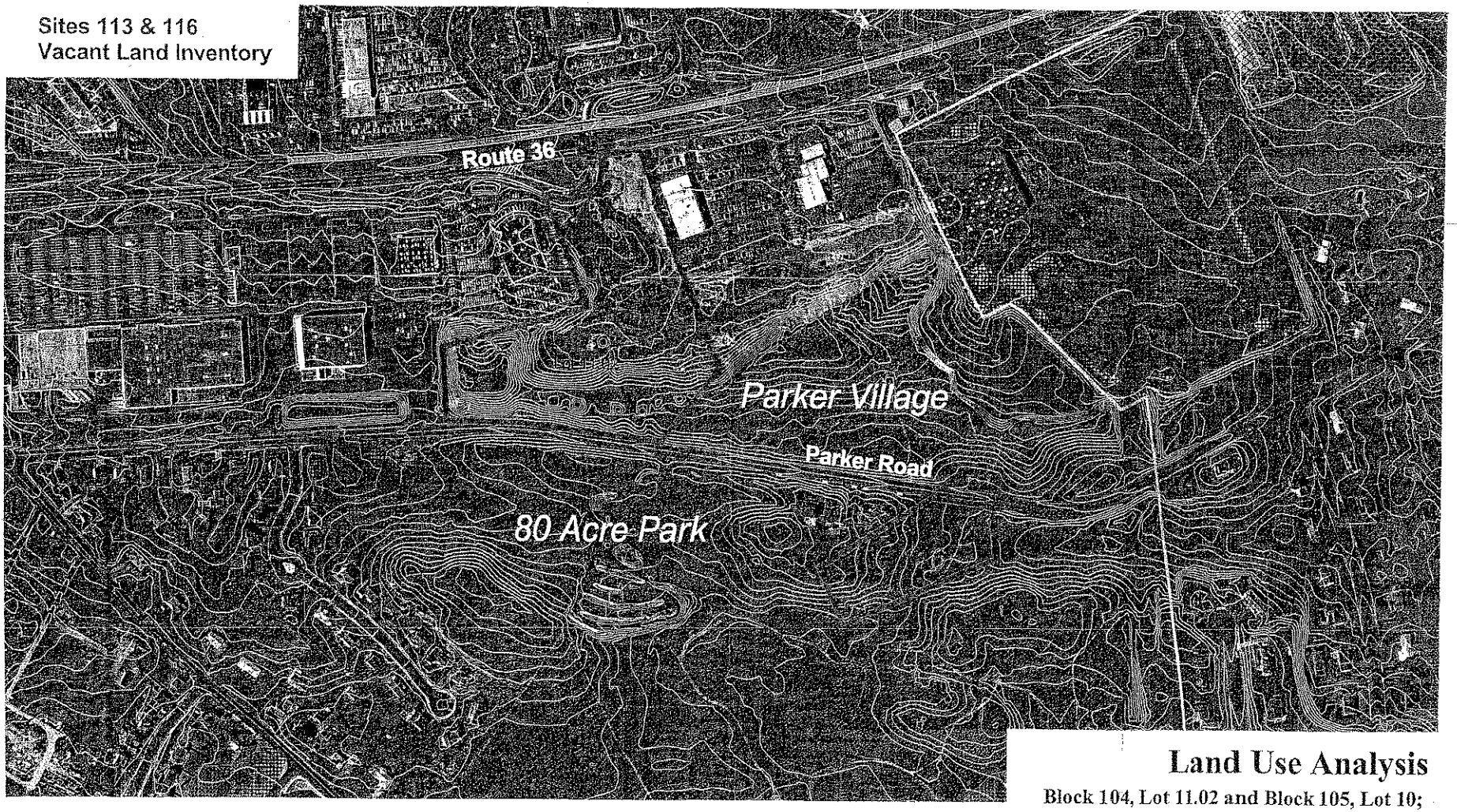
Borough of Eatontown
Monmouth County, NJ

N
T&M ASSOCIATES
100 0 100 200 Feet

Undocumented Floodprone Areas
Freshwater Wetlands
2' Contours
Water Bodies
Streams
FEMA Boundary
Site Boundary
Municipal Boundary

This map was developed using NJDEP Projection GIS digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.
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Sites 113 & 116
Vacant Land Inventory



N

T&M ASSOCIATES

100 0 100 200 Feet

Undocumented Floodprone Areas
Freshwater Wetlands
2' Contours
Water Bodies
Streams
FEMA Boundary
Site Boundary
Municipal Boundary

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Land Use Analysis

Block 104, Lot 11.02 and Block 105, Lot 10;
Block 107, Lot 4

DCH Investments Inc. &
Kahn, Walter and Susan

Borough of Eatontown
Monmouth County, NJ

Site 126
Vacant Land Inventory



Land Use Analysis

Block 113, Lot 27.01, 28

Tormee Company

Borough of Eatontown
Monmouth County, NJ

N

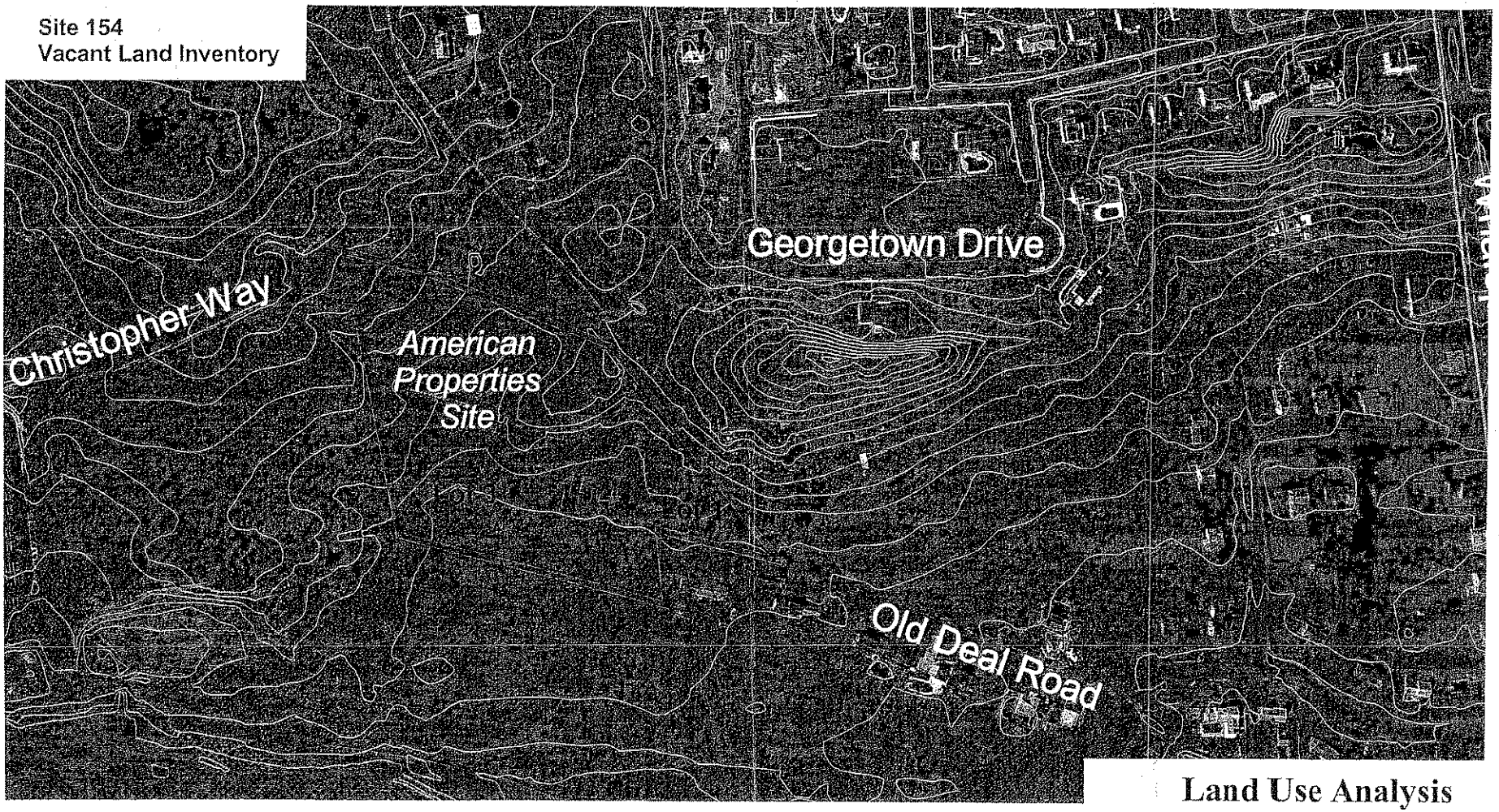
T&M ASSOCIATES

200 0 200 400 Feet

Undocumented Floodprone Areas
Freshwater Wetlands
2' Contours
Water Bodies
Streams
Other Flood Prone Areas
FEMA Boundary
Property Boundary
Municipal Boundary

This map was developed using NJDEP Projection GIS digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.
This map was developed, in part, using Monmouth County Geographic System Program digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.

Site 154
Vacant Land Inventory



N

TM ASSOCIATES

200 0 200 400 Feet

Undocumented Floodprone Areas
Freshwater Wetlands
2' Contours
Water Bodies
Streams
FEMA Boundary
Site Boundary
Municipal Boundary

Land Use Analysis

Block 135, Lot 3 and
Block 136.01, Lot 1

Regan, John & Ruth

Borough of Eatontown
Monmouth County, NJ

This map was developed using NJDEP Projection GIS digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.
This map was developed, in part, using Monmouth County Geographic System Program digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.

APPENDIX M

Figure 7: Existing Land Use

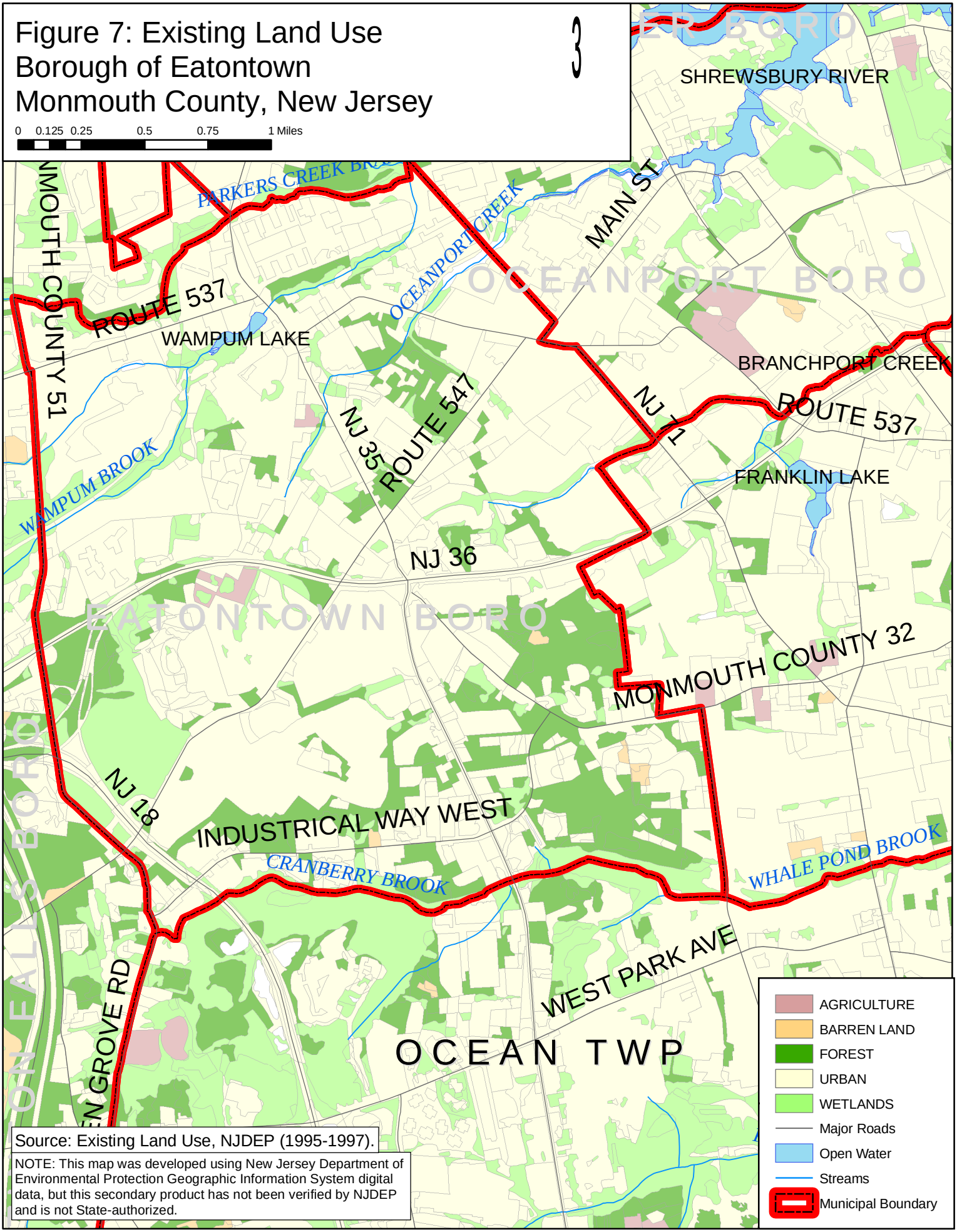
Municipal Stormwater

Management Plan

Figure 7: Existing Land Use
Borough of Eatontown
Monmouth County, New Jersey

3

0 0.125 0.25 0.5 0.75 1 Miles



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

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

APPENDIX N

Figure 9: Zoning Map

Municipal Stormwater Management Plan



Figure 9: ZONING MAP

R-32 Residence Zone	B-1 Business Zone	P-1 Public Land Zone
R-32 FRD Residence Zone	B-2 Business Zone	Historic District
R-32 TH Residence Zone	B-2MH Business Zone	Flood Prone Zone (100-Year Floodplain)
R-20 Residence Zone	B-3 Business Zone	
R-20 HSC Residence Zone	B-4 Business Zone	
R-10 Residence Zone	M-H Manufacturing-Business Zone	
R-10A Residence Zone	PBO-88 Professional, Business & Office Zone	
R-10H Residence Zone	PBO-200 Professional, Business & Office Zone	
R-10MH Residence Zone	HP-1 Business Park Zone	
	HP-2 Business Park Zone	
	M-1 Manufacturing Zone	
	M-2 Manufacturing Zone	

Flood Prone Zone based on Flood Insurance Rate Maps (effective 9/15/82)
Zone boundary lines are approximate see FIRM maps for actual delineation.

BOROUGH OF EATONTOWN

Monmouth County, New Jersey

Scale in Feet
0 500 1000 1500 2000

AUGUST 12, 1987
REVISED TO FEBRUARY 10, 1989

TM ASSOCIATES

APPENDIX O

Figure 8: Hydrologic Units

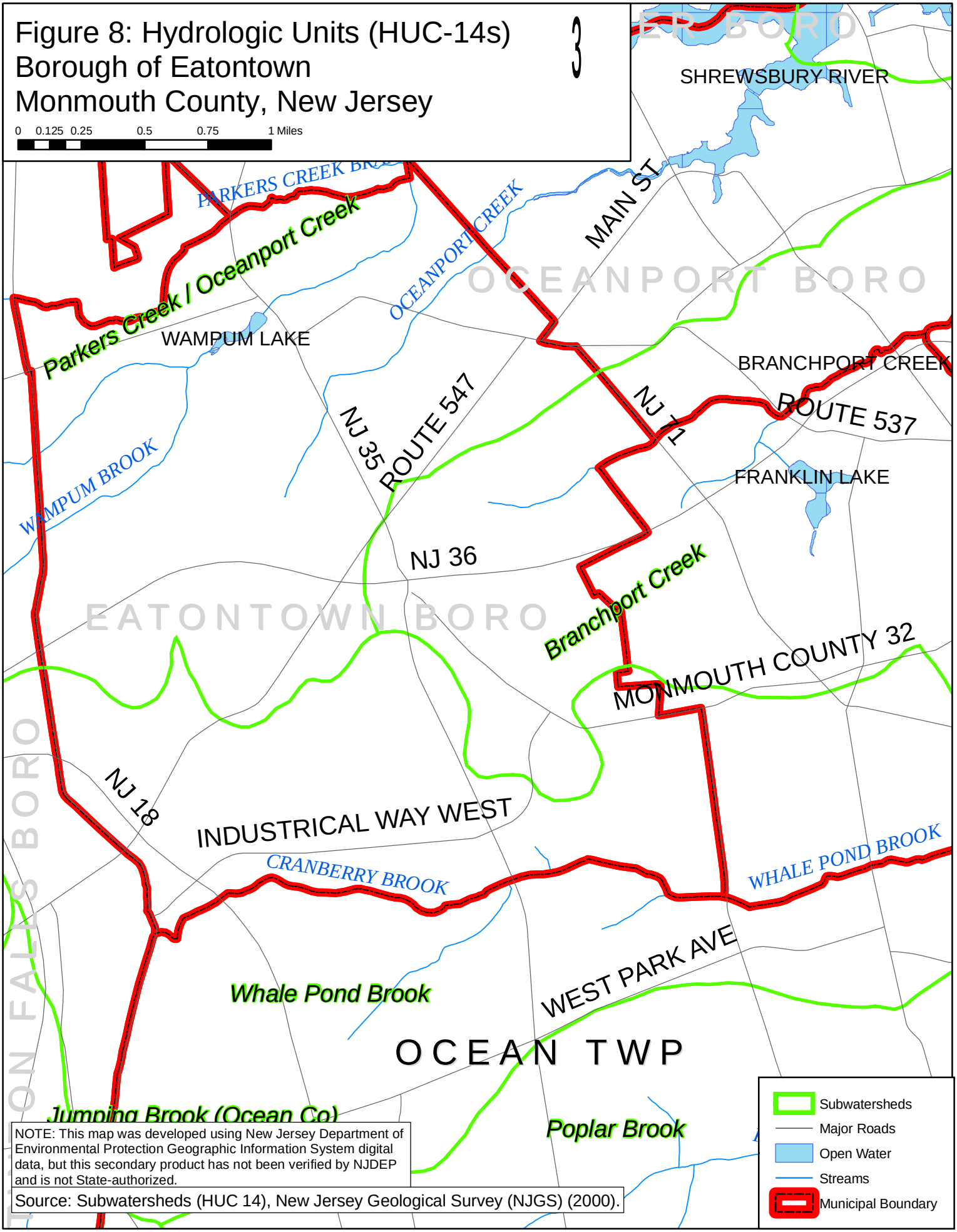
Municipal Stormwater

Management Plan

Figure 8: Hydrologic Units (HUC-14s)
Borough of Eatontown
Monmouth County, New Jersey

3

0 0.125 0.25 0.5 0.75 1 Miles

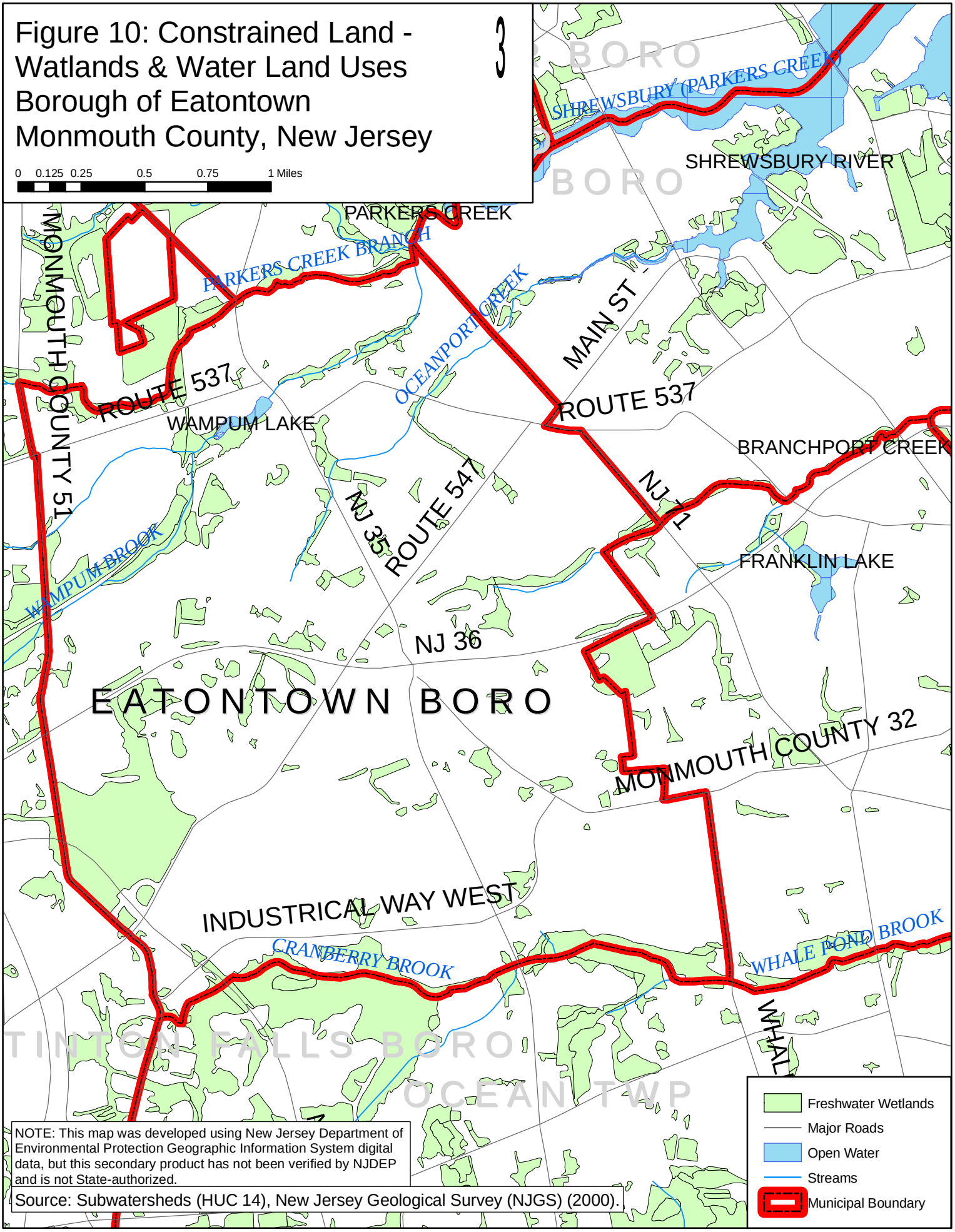


NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Source: Subwatersheds (HUC 14), New Jersey Geological Survey (NJGS) (2000).

APPENDIX P

Figure 10: Environmentally Constrained Land Municipal Stormwater Management Plan


Figure 10: Constrained Land - Watlands & Water Land Uses
Borough of Eatontown
Monmouth County, New Jersey
3
0 0.125 0.25 0.5 0.75 1 Miles
SHREWSBURY (PARKERS CREEK)
SHREWSBURY RIVER
PARKERS CREEK
PARKERS CREEK BRANCH
OCEANPORT CREEK
MAIN ST
ROUTE 537
MONMOUTH COUNTY 51
WAMPUM LAKE
BRANCHPORT CREEK
NJ 35
ROUTE 547
NJ 71
WAMPUM BROOK
FRANKLIN LAKE
NJ 36
EATONTOWN BORO
MONMOUTH COUNTY 32
INDUSTRICAL WAY WEST
CRANBERRY BROOK
WHALE POND BROOK
WHALE
TINTON FALLS BORO
OCEAN TWP
Freshwater Wetlands
Major Roads
Open Water
Streams
Municipal Boundary
NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.
Source: Subwatersheds (HUC 14), New Jersey Geological Survey (NJGS) (2000).

APPENDIX Q

Map of

Affordable Housing Developments

Housing Plan



EXISTING OR PROPOSED AFFORDABLE HOUSING DEVELOPMENTS/ COAH SITES 2004

1. Stony Hill Apartments
2. Meadowbrook
3. CPC Healthcare
4. CPC Collaborative Housing
5. Homing Corporation
6. American Properties
7. Weston Village

BOROUGH OF EATONTOWN

Monmouth County, New Jersey

TM

APPENDIX R

Employment Projection Report

Vacant Land Analysis and Employment Projections

Prepared for

Borough of Eatontown
Monmouth County, New Jersey

Prepared March 10, 2005 by:

T&M ASSOCIATES
11 Tindall Road
Middletown, NJ 07748



Richard S. Cramer, P.P., A.I.C.P.
New Jersey Professional Planners
License #02207

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

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EMPLOYMENT AND BUILD OUT OF NONRESIDENTIAL ZONE DISTRICTS 5

EMPLOYMENT PROJECTION TO 2025 6

CONCLUSION 6

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C COAH EMPLOYMENT FACTORS 11

INTRODUCTION

This report analyzes the development potential of vacant parcels zoned for nonresidential use in the Borough of Eatontown in Monmouth County, New Jersey. It also projects future Borough employment. T&M Associates has prepared the report at the request of the Borough of Eatontown. The purpose of the report is to provide the Monmouth County Planning Board with current land use information and correct data on Borough development approvals. The information and data provide the basis for the preparation of a final agreed upon future employment projection for Eatontown. The final projection will be submitted by Monmouth County to the New Jersey State Planning Commission for use in the State Plan cross-acceptance process. The 2004 Monmouth County Cross-Acceptance Report indicates that the population and employment projections for Eatontown are preliminary Monmouth County Planning Board numbers that will be revised when the Borough completes a parcel analysis of vacant land. The County submitted only preliminary numbers to the State since Eatontown questioned the data relied upon by the County to make a projection for the Borough. The Borough concluded that the County data conflicted with a parcel-based analysis of vacant land data compiled by Eatontown in 2002 and with Borough records on approved development. The County practice is to utilize a municipally prepared parcel analysis, when available, to arrive at a projection that is agreed upon by the County and the municipality. The County concurred with Eatontown's request for an opportunity to review the County data and to submit a current parcel-based analysis of vacant land in Eatontown.

VACANT LAND ANALYSIS

For State Plan cross-acceptance, the County projects future population and employment to a horizon year of 2025. The Borough accepts the County 2025 population projection of 14,458 for Eatontown. However, the Borough analysis of the vacant developable land zoned for nonresidential use in Eatontown indicates that the preliminary County projection of 3,065,383 additional square feet of nonresidential floor area and 6,323 additional jobs by 2025 greatly overstates the potential for future employment and nonresidential construction in the Borough. The Borough is a developed community. The County estimated that Eatontown has 233 acres of vacant developable land zoned for nonresidential use. However, a parcel-based analysis of the remaining vacant land in the Borough reveals that, at the beginning of 2005, approximately 50.5 acres of vacant developable land are zoned for future nonresidential use. The map identifying the vacant developable parcels and the zoning is appended to this report. The developable area of each zone district is provided in the table below.

Vacant Developable Land By Zone District Borough of Eatontown		
Zone District	***Zone ID***	***Developable Land Area Within Zone (Acres)***
Business Zone	B-1	0.55
Business Zone	B-2	4.59
Business Park Zone	BP-1	1.81
Business Park Zone	BP-2	15.00
Manufacturing Business	M-B	19.00
Manufacturing	M-2	0.62
Public Land	P-1	0.17
Professional, Business, and Office Zone	PBO-88	0.72
Professional, Business, and Office Zone	PBO-200	8.04
Subtotal Nonresidential Developable Vacant Land		***50.5***
Residence Zone	R-10	6.16
Residence Zone	R-10A	0.08
Residence Zone	R-10B	0.06
Residence Zone	R-20	17.00
Residence Zone	R-32	110.00
Residence Zone	R-32FRD	0.01
Residence Zone	R-32TH	0.73
Subtotal Residential Developable Vacant Land		***134.04***
Total Developable Vacant Land		184.54
		Compiled by T&M Associates

COUNTY EMPLOYMENT TREND DATA

The Borough has reviewed the data used by the County to calculate a seven-year trend for nonresidential development in Eatontown (1997-2003). The County trend analysis is based upon data from the Monmouth County Planning Board development database for approved development. The County identifies development approval in that period of 1,603,196 square feet of nonresidential building floor area. However, Borough review of the County development database revealed a need for corrections to the County data. Errors in the County data include building square footage for development applications that Eatontown either denied or that were withdrawn and did not go forward. The County data also omits demolitions for nonresidential buildings, except for one demolition at the Monmouth Mall Shopping Center. Consequently, the County database overstates the net 1997 to 2003 nonresidential development in Eatontown. Corrections to the County database are identified on the table below. When the corrections and demolitions are factored in, the additional approved nonresidential development in the Borough for the period 1997 to 2003 is 1,216,923 square feet of building floor area.

Also, the Borough notes that a substantial amount of the total approved development in Eatontown for the period was warehouse and storage space. Twenty percent of the approved development floor area was either warehouse or storage space, or the warehouse component of an office warehouse development. The employment generated by warehouse space is extremely low. The accepted employment generation factors are the employment projection factors utilized by the New Jersey Council on Affordable Housing (COAH) and published in N.J.A.C. 5:94. The factors are appended to this report. The factor for warehouse storage space (use group S) is 0.2 jobs per thousand square feet of floor area.

Non-Residential Building Demolitions, Warehouse and Storage Approvals, and Nonresidential Applications Withdrawn
Borough of Eatontown, Monmouth County

Block	Lot	Project Type	Demolition (Sq. Ft.)	New Construction (Sq. Ft.)	Net Increase Over Demolition	Warehouse/ Storage (Sq. Ft.)	Remarks
13	1	Warehouse/United Store All	NA	105,575	NA	105,575	All Storage
104	3	Commercial/Hendon	33,293	69,410	36,117	NA	Formerly Best Products, Now Circuit City and Bed Bath and Beyond
111	30-40, 44	Warehouse and Office/Eaton Holdings	NA	23,050	NA	16,135	30% office (6,195 Sq. Ft.) 70% warehouse (16,135 Sq. Ft.)
110	14-17	Commercial/Etel Holdings	3,680	19,500	15,820	NA	Crib City
92	21.01	Best Buy	NA	NA	NA	NA	Use Variance Application for 45,745 Sq. Ft. Denied by the Borough
35	1.01	Arby's Restaurant	NA	NA	NA	NA	Application for 2995 Sq. Ft. Denied
114.01	12.02	Storage/Algen Design	NA	1,872	NA	NA	All Storage
62	6	Citgo	1357	NA	NA	NA	Gas Station Demolition and Renovation
113 114	20/4 5.01	Warehouse/Arthur's Self Storage	NA	NA	NA	NA	Application for 36,292 Sq. Ft. Withdrawn
64	6.01	Commercial/Lowes	240,160	171,334	-68,826	NA	Former Bendix/Allied Signal/Honeywell Site
135	6.06	NYSMSA	NA	288	NA	NA	Wireless Telecommunications 288 Sq. Ft.
135	6.10	Office/Warehouse Huntleigh Health Care	NA	29,400	NA	17,400	
109	1/2	Storage/ Westward Pharm.	NA	11,413	NA	11,413	All Storage
64	32 & 34	Warehouse/ Office/ Goose Properties	NA	11,702	NA	10,400	Warehouse 10,400 Sq. Ft. Office 1,302 Sq. Ft.
13	2.01 & 11	Cell Tower/Equipment Cabinets	NA	460	NA	NA	Wireless Telecommunications 460 Sq. Ft.
64	35.01	Cell Tower Antennas/Equipment Cabinets	NA	60	NA	NA	Wireless Telecommunications 60 Sq. Ft
134	6.12	Office/Warehouse/ 550 Realty	NA	16,912	NA	3,382	Office 13,350 Sq. Ft. Warehouse 3,382 Sq. Ft.
135	6.05	Office/Ann Marie Plaza	NA	NA	NA	NA	15,664 Sq. Ft. Application withdrawn after approval and never built
134	6.17	Office Warehouse	NA	12,066	NA	8,791	Warehouse 8,792 Sq. Ft. Office 3,200 Sq. Ft.
135	6.10	Office Warehouse/Huntleigh Healthcare	NA	38,162	NA	14,398	Warehouse 14,398 Sq. Ft. Office 23,764Sq. Ft.
112	1-7 & 24	NJG Holding	NA	NA	NA	NA	Medical Office 2,160 Sq. Ft. Application Withdrawn
64	35.01	Cell Tower Antennas/Cingular Equipment Cabinets	NA	396	NA	NA	Wireless Telecommunications 396 Sq. Ft
134	6.15	Roadmaster	NA	14,025	NA	2,651	Office 10,490 Sq. Ft. Warehouse 2,651 Sq. Ft.

Source: Borough of Eatontown and Compiled by T&M Associates

Employment and Build Out of Nonresidential Zone Districts

To project future employment in Eatontown, an appropriate COAH factor is applied to the estimates of the building floor area that could be constructed on the remaining developable vacant acreage in each nonresidential zone in the Borough. For the purpose of determining the building floor area that can be constructed, a building floor area factor has been applied to each zone. Although the Borough permits a relatively high building coverage, the Borough parking requirements, loading zoning requirements, and the maximum permitted impervious coverage standard limit the total building size. Based on Borough experience and impervious coverage limits, a building floor area factor of approximately 0.20 can be applied to the developable area of most zones for the purpose of estimating building floor area. A somewhat higher factor is applied to the B-1 zone because it permits a higher impervious coverage than other Borough zones. Based on those factors, an estimated 441,000 square feet of non-residential building floor area could be constructed on the vacant developable acreage in the Borough.

Applying an appropriate COAH factor to the Borough zoning and its estimated building floor area, new construction on the 50.5 vacant developable acres zoned for nonresidential development would generate an additional 1,060 jobs in the Borough. At that point, the nonresidential zoned vacant land in the Borough would be built out. The job creation in each zone is provided in the table below.

Job Creation from Buildout of Nonresidential Zones
Borough of Eatontown, Monmouth County

Zone ID	Developable Land Area Within Zone (Acres)	Development Factor for Estimating Building Floor Area	Estimated Building Floor Area	Use Group	Jobs/1000 Sq. Ft of Building Floor Area	Total Jobs
B-1	0.55	0.24	5822	M	1	6
B-2	4.59	0.20	39988	M	1	40
BP-1	1.81	0.20	15769	B	3	47
BP-2	15.00	0.20	130680	B	3	392
M-B	19.00	0.20	165528	F	2	331
M-2	0.62	0.20	5401	F	2	11
P-1	0.17	0.20	1481	B	3	4
PBO-88	0.72	0.20	6273	B	3	19
PBO-200	8.04	0.20	70045	B	3	210
Totals	50.5	--	440987	--	--	1060

Compiled by T&M Associates

EMPLOYMENT PROJECTION TO 2025

The County estimated that the 2000 employment in Eatontown was 12,628 and the 2004 employment in the Borough was 13,359 jobs. A review of the estimated job creation associated with the approved development in Eatontown from 1997 to 2003 correlates with the County 2004 estimate. Assuming buildout of the remaining developable acreage in Eatontown by 2025, the Borough would generate 1,060 additional jobs and have a total of 14,599 jobs at build out.

Employment Estimate and Projection to 2025
Borough of Eatontown, Monmouth County

1995 Cross Acceptance Estimate	2000 Estimate Based on 1995 Cross Acceptance	2004 Estimate of Employment	Employment Generated by Buildout of Vacant Land 2005-2025	2000 – 2025 Change in Employment	2025 Estimate Based on Cross Acceptance	Percent Change 2000 - 2025
11,220*	12,628*	13,539*	1,060**	1,971**	14,599**	15.6%**

*Source: Monmouth County Planning Board
**Source: Borough Vacant Land Analysis Compiled by T&M Associates

CONCLUSION

The County estimate of future employment in Eatontown needs to be corrected and a revised projection should be submitted to the State for State Plan cross-acceptance. The County estimated that employment in the Borough would increase more than 50% from 2000 to 2025. The Borough, however, is a developed community. The vacant developable land in the Borough that is planned and zoned for nonresidential use will not sustain the large increase projected by the County. The parcel-based analysis of vacant land in Eatontown and the review of the development approvals in Eatontown indicates that the Borough employment increase from 2000 to 2025 will be 15.6% for a total employment of 14,599.

APPENDIX A

Method of Vacant Land Analysis

METHOD OF VACANT LAND ANALYSIS

The Borough identification and analysis of vacant land available utilizes current Borough tax assessment data, Borough information on approved development, NJDEP aerial photography, NJDEP GIS coverage layers for floodplains and wetlands, and the County GIS coverage layer for zone districts. This information is applied to identify vacant parcels zoned for nonresidential use. The environmental information and the County zoning layer are applied to determine the developable acreage of the vacant parcels in the nonresidential zones. The steps followed in compiling the vacant land map in the appendix to this report are identified below.

Step A – Identification of Vacant Parcels.

1. Identify parcels designated as Vacant Land (Class 1) on the Borough Assessors List Dated January 25, 2005.

2. Identify parcels designated as Farm Qualified (Class 3A and 3B) on the Borough Assessors List Dated January 25, 2005.

3. Identify publicly owned lands and private exempt lands (Class 15A, 15B, 15C, 15D, 15E, and 15F) on the Borough Assessors List Dated January 25, 2005.

4. Identify lands the Borough is actively acquiring to preserve as public open space.

5. Review and Update the 2002 Borough Vacant Land Inventory to identify parcels listed as vacant that have been developed, or approved for development.

6. Eliminate as vacant parcels those parcels approved as subdivisions or site plans; parcels that have been developed and are no longer vacant or are in construction; and parcels owned by property associations as common areas, dedicated open space, or used for drainage basins and similar drainage facilities.

7. Create a parcel layer in a GIS shapefile of the vacant parcels, referenced to the 2002 NJDEP aerial photography.

Step B - Calculate the vacant developable acreage in the nonresidential zones of the Borough.

1. Identify and map the vacant parcels by nonresidential zone utilizing the County GIS shapefile for Eatontown zone districts.

2. Identify and map the presence of freshwater wetlands on the vacant nonresidential zone parcels utilizing the NJDEP GIS shapefile.

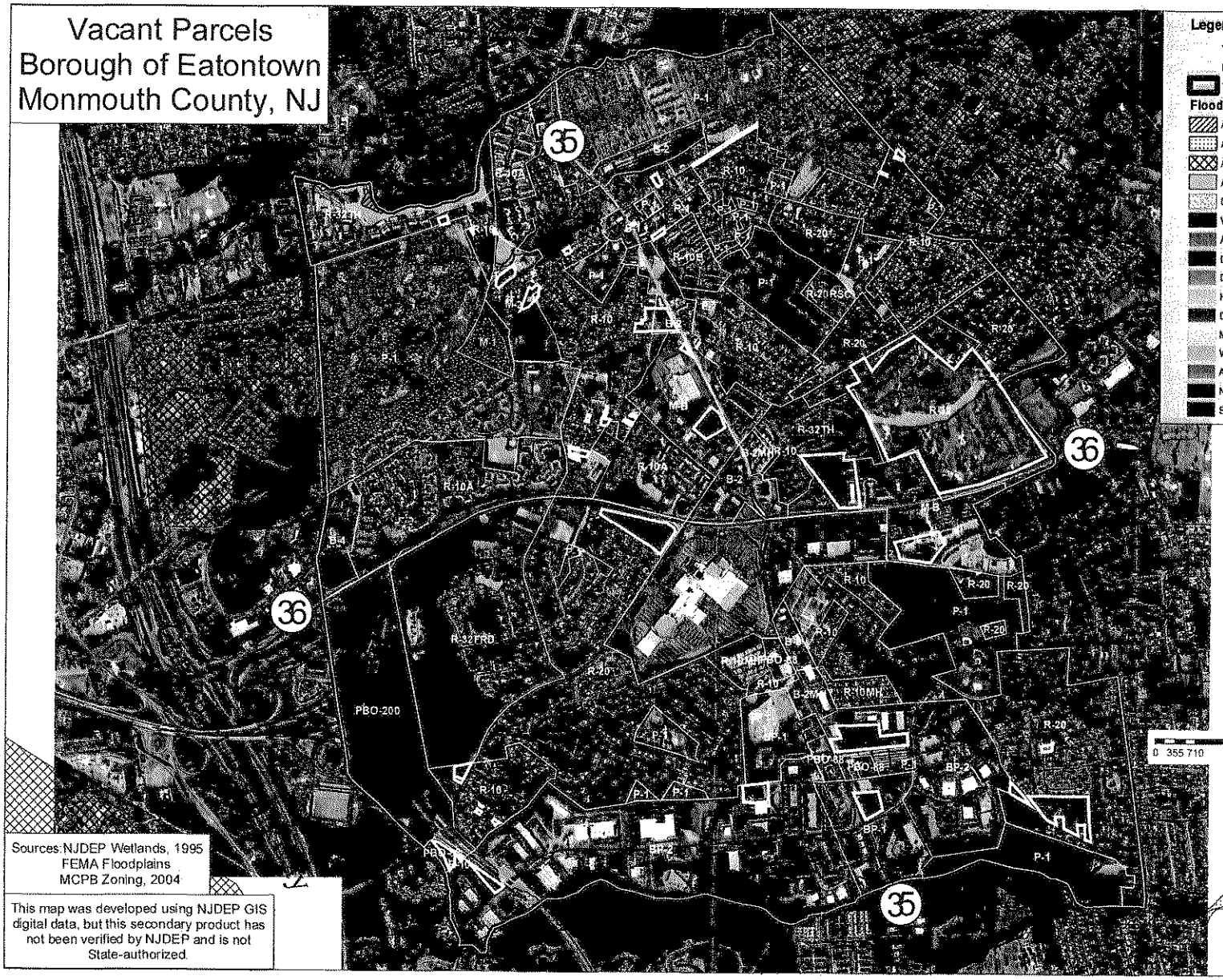
3. Identify and map the 100-year flood plain on the vacant nonresidential zone parcels utilizing the NJDEP GIS shapefile.

4. Tabulate the developable acreage for each nonresidential zone by deducting wetlands and floodplains from the vacant parcels.

APPENDIX B

Vacant Land Map

Vacant Parcels
Borough of Eatontown
Monmouth County, NJ



Legend

- Vacant Parcels
- Eatontown Zoning
- Township Boundary

Floodplains

- A
- AE
- ANI
- AO
- D
- VE

- AGRICULTURAL WETLANDS (MODIFIED)
- DECIDUOUS WOODED WETLANDS
- DECIDUOUS SCRUB/SHRUB WETLANDS
- HERBACEOUS WETLANDS
- DISTURBED WETLANDS (MODIFIED)
- MANAGED WETLANDS (MODIFIED)
- WETLAND RIGHTS-OF-WAY (MODIFIED)
- ARTIFICIAL LAKES
- NATURAL LAKES
- STREAMS AND CANALS

N
W E
S

0 355 710 1,420 2,130 2,840 3,550 4,260 Feet

Sources: NJDEP Wetlands, 1995
FEMA Floodplains
MCPB Zoning, 2004

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Prepared March 10, 2005

T&M ASSOCIATES

APPENDIX C

COAH Employment Factors

APPENDIX E

UCC USE GROUPS FOR PROJECTING AND IMPLEMENTING NONRESIDENTIAL COMPONENTS OF GROWTH SHARE

JULY 13, 2004

A one in 25 non-residential ratio shall be used to determine the number of affordable units to be created for each new job created in a municipality. For every 25 new jobs created in a municipality, as measured by new or expanded non-residential construction, the municipality shall have the obligation to provide one affordable residential unit. New jobs created shall be based on the gross square footage of non-residential development and on the use group of the facility being constructed. Use groups are as defined by the International Building Code (IBC) which has been incorporated by reference into the Uniform Construction Code (UCC). The following chart shall be used to project and implement the non-residential component of growth share:

Use Group	Description	Square Feet Generating One Affordable Unit	Jobs Per 1,000 Square Feet
B	Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	8,333	3
M	Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	25,000	1
F	Factories where people make, process, or assemble products. Includes automobile manufacturers, electric power plants, foundries, and incinerators. F use group includes F1 and F2.	12,500	2
S	Storage uses. Includes warehouses, parking garages, lumberyards, and aircraft hangers. S group includes S1 and S2. .	125,000	0.2
H	High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	25,000	1
A1	Assembly uses including concert halls and TV studios.	12,500	2

A2	Assembly uses including casinos, night clubs, restaurants and taverns.	8,333	3
A3	Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums but excluding houses of worship	8,333	3
A4	Assembly uses including arenas, skating rinks and pools.	8,333	3
A5	Assembly uses including bleachers, grandstands, amusement park structures and stadiums	Exclude	Exclude
E	Schools K – 12	25,000	1
I	Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	12,500	2
R1	Hotels and motels	31,250	0.8
U	Miscellaneous uses. Fences tanks, barns, agricultural buildings, sheds, greenhouses, etc.	Exclude	Exclude

In the case of mixed-use development, the jobs calculation will be assigned in proportion to the square footage of each use in the mixed use development.

For example, if a municipality issues a certificate of occupancy for a 25,000 square foot office building (use group B), the affordable housing obligation would be 25,000/8,333 or three affordable units. Alternatively, the affordable housing obligation for this same development could be calculated by applying a ratio of one unit for each 25 jobs created as follows: 25,000/1,000 x 3/25 = 3.

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APPENDIX B

COUNTY ACCEPTANCE OF T&M REPORT

From: L Brennen [lbrennen@monmouthplanning.com]
Sent: Wednesday, June 08, 2005 5:06 PM
To: Richard Cramer
Cc: Bonnie Goldschlag
Subject: Re: Eatontown Employment Projections

Rich,

The Monmouth County Planning Board will accept the Eatontown projections and I believe the final Cross Acceptance Report will include them.

Linda

RESOLUTION

WHEREAS, the New Jersey Municipal Land Use Act Law permits periodic and ongoing review and updates of the Master Plan of the Borough of Eatontown by its Planning Board; and

WHEREAS, the Planning Board of the Borough of Eatontown previously adopted its current Master Plan pursuant to N.J.S.A. 40:4D-28; and

WHEREAS, the Planning Board of the Borough of Eatontown has reviewed a proposed amendment to the Housing Plan Element and Fair Share Plan Amendment of the Master Plan of the Borough of Eatontown prepared by the Township Planner, Richard S. Cramer P.P., A.I.C.P. of Townplan Associates/T&M Associates, dated November 18, 2005; and

WHEREAS, the amendment aforesaid is needed by the Borough of Eatonton as part of the Borough's submission for approval of its third round obligation as delineated by Council of Affordable Housing (COAH); and

WHEREAS, the Planning Board of the Borough of Eatontown has the authority to adopt the aforesaid amendment to the Housing Plan Element and Fair Share Plan Amendment of the Master Plan pursuant to N.J.S.A. 40:D-28b(3); and

WHEREAS, N.J.A.C. 5:94-2.2(a) required the adoption of the Housing Element by the Planning Board and endorsed by the Governing Body; and

WHEREAS, N.J.A.C. 5:94-4.1(a) requires the preparation of a Fair Share Plan in accordance with the Housing Element of the Master Plan; and

WHEREAS, N.J.A.C. 5:94-4.1(b) requires the adoption of a Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

WHEREAS, the Planning Board of the Borough of Eatontown held a public hearing on the aforesaid amendment to the Housing Plan Element and Fair Share Plan Amendment of the Master Plan of the Borough of Eatontown, in accordance with N.J.S.A. 40:55D-13; and

WHEREAS, the Planning Board of the Borough of Eatontown has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Borough of Eatontown's Master Plan and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote general welfare.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Eatontown, that it hereby adopts the Housing Plan Element and Fair Share Plan Amendment of the Master Plan f the Borough of Eatontown, dated November 18, 2005, prepared by Richard S. Cramer, Jr., P.P., A.I.C.P., of Townplan Associates/T&M Associates.

BE IT FURTHER RESOLVED, by the Planning Board of the Borough of Eatontown, that a copy of this Resolution and the amendment to the Housing Plan Element and Fair Share Plan Amendment of the Master Plan of the Borough of Eatontown, dated November 18, 2005, be forwarded to the Monmouth County Planning Board.

DATED: November 28, 2005

MOVED BY : Mayor Tarantolo

SECONDED BY: Mr. Davis

ROLL CALL VOTE

AYES: Messrs. Trask, Greene, Sohl, Slovin, Woloshin, Davis, Kirzow, Mayor Tarantolo and Mrs. Fisher

NAYS: None

ABSENT: None

ABSTAIN: None

MOVED BY : Mr. Kirzow

SECONDED BY: Mr. Slovin

ROLL CALL VOTE

AYES: Messrs. Trask, Greene, Sohl, Slovin, Woloshin, Davis, Kirzow and Mayor Tarantolo

NAYS: None

ABSENT: Mrs. Fisher

ABSTAIN: None

DATED: December 12, 2005

I hereby certify the foregoing
to be a true copy of a resolution
adopted by the Eatontown Planning
Board at a meeting held on
November 28, 2005 and as memorialized
at a meeting held on December 12, 2005.

Peggy L. Ciok, Acting Planning Board Secretary

HARVEY J. SLOVIN, Chairman
Eatontown Planning Board

RESOLUTION SEEKING BOROUGH OF EATONTOWN APPROVAL OF AN ADOPTED HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Planning Board of the Borough of Eatontown, Monmouth County, State of New Jersey, adopted the Housing Element of the Master Plan and the Fair Share Plan on November 28, 2005; and WHEREAS, a true copy of the resolution of the Planning Board adopting the Housing Element and Fair Share Plan is attached pursuant to N.J.A.C. 5:95-2.2(a)2; and NOW THEREFORE BE IT RESOLVED that the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey, hereby endorses the Housing Element and Fair Share Plan as adopted by the Eatontown Planning Board; and BE IT FURTHER RESOLVED that the Governing Body of Eatontown pursuant to the provisions of N.J.S.A. 52:27D-313 et seq. and N.J.A.C. 5:95-3.2 authorizes and directs its representatives to file this housing element and fair share plan and the resolutions of the planning board and Borough adopting same with COAH and to file a declaratory relief action in Court seeking approval of said housing element and fair share plan by the Court and to seek temporary immunity in conjunction therewith so that the Court can review the plan and so that the Borough can respond to those concerns free from unnecessary lawsuits brought on the basis of the Mount Laurel doctrine; and BE IT FURTHER RESOLVED that a list of names and addresses for all owners of sites in the Housing Element and Fair Share Plan has been included with the filing and that the Borough will provide notice of any hearing to those owners of such time and date as the Court may set for a hearing on whether the housing element and fair share plan is sufficient under applicable laws: and BE IT FURTHER RESOLVED that notice of this application for approval of the Borough's plan shall be published in a newspaper of countywide circulation and the Borough shall otherwise provide all the notice the Court deems appropriate of the date the Court sets for a hearing on the whether the housing element and fair share plan satisfies the Borough's responsibilities under applicable laws. Said notice shall give the public sufficient time to review the Borough's housing element and fair share plan and offer any comments that individual or entity may deem appropriate.

ROLL CALL VOTE	Offered	Seconded	Affirmative	Negative	Abstain	Absent
Councilman Lewis		✓	✓			
Councilwoman Englehart	✓		✓			
Councilman DaVis			✓			
Councilwoman Hopkins			✓			
Councilman Eisen			✓			
Councilman Kinney			✓			

APPROVED:

Gerald J. Tarantolo

GERALD J. TARANTOLO, MAYOR

ATTEST:

Karen R. Siano

KAREN R. SIANO, BOROUGH CLERK

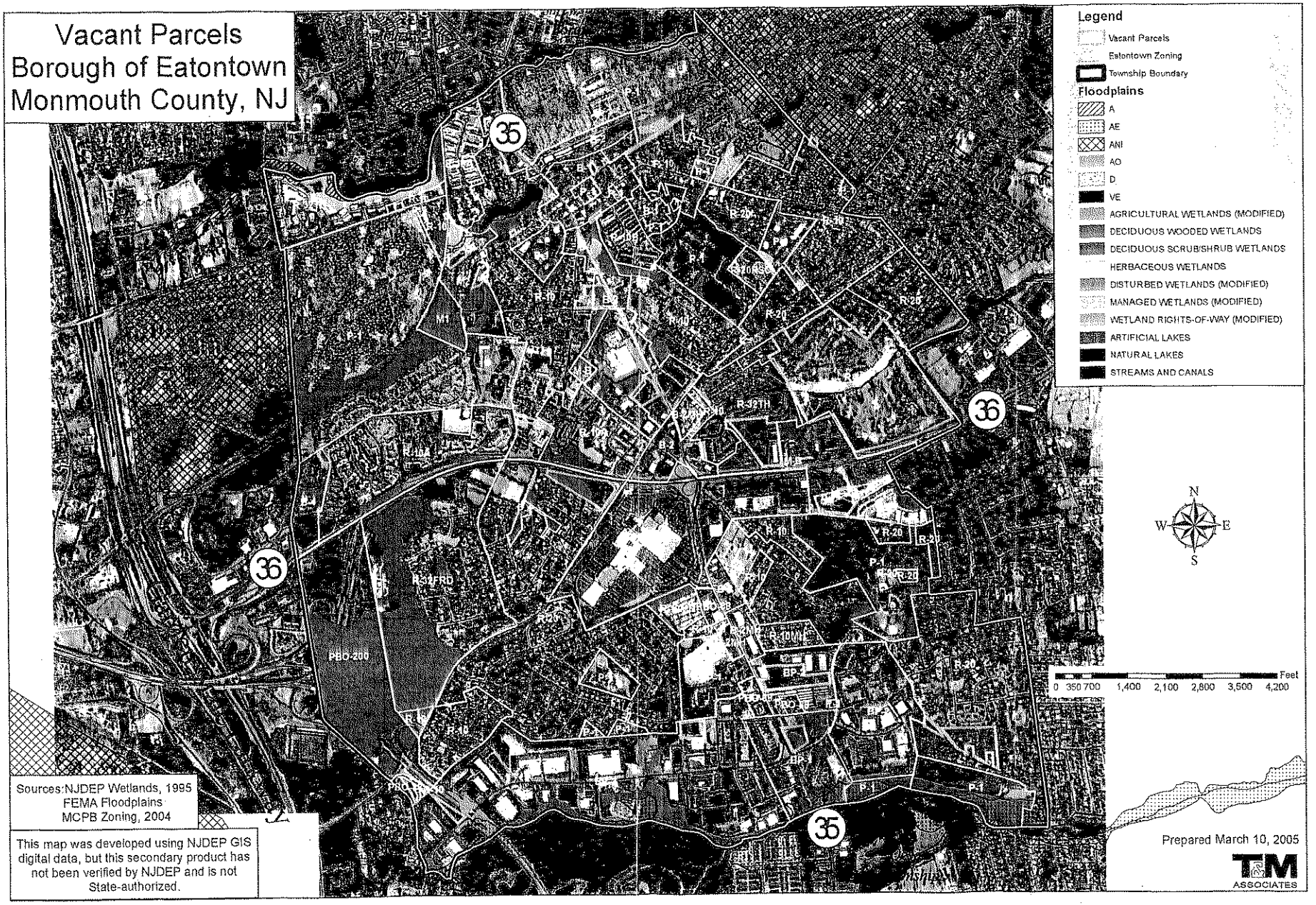
DATED: DECEMBER 14, 2005

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF RESOLUTION ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF EATONTOWN AT A MEETING HELD ON 12/14/05

K. R. Siano

, BOROUGH CLERK

Vacant Parcels
Borough of Eatontown
Monmouth County, NJ



Sources:NJDEP Wetlands, 1995
FEMA Floodplains
MCPB Zoning, 2004

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Prepared March 10, 2005

T&M ASSOCIATES

APPENDIX S

Circulation Plan Element

Amendment

MASTER PLAN AMENDMENT
CIRCULATION PLAN ELEMENT

BOROUGH OF EATONTOWN
MONMOUTH COUNTY, NEW JERSEY

Prepared by:

TOWNPLAN Associates

Eleven Tindall Road
Middletown, New Jersey 07748
Phone: (732) 671-6400
FAX: (732) 671-7365

RICHARD S. CRAMER, P.P., A.I.C.P.
NJ PROFESSIONAL PLANNER LICENSE 02207

Adopted October 14, 2002 by the
Borough of Eatontown Planning Board

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

Introduction

The Circulation Plan Element of the Borough of Eatontown, originally adopted as part of the Borough's comprehensive Master Plan in 1986, is amended to include two new proposals. The first is an improvement to the intersection of Route 35 and Industrial Way East and West, which includes the construction of two new municipal roads in conjunction with the widening and reconfiguration of the intersection. The second is the construction of a new arterial road that will connect Parker Road and Route 36 to the west of Wall Street.

Background

The Borough of Eatontown's 1986 Master Plan established a number of policies, goals and objectives for the Borough, including the following goal relating to local circulation:

> To design and implement the road plan of the Borough to facilitate the movement of residents from one quadrant to others without using Routes 35, 36, or the traffic circle; and discourage traffic from outside the borough from using streets internal to residential areas: and, to assure that adequate parking is provided by all new developments. (1986 Master Plan, p. v.)

The Borough's Master Plan was reexamined in 1989, 1995, and 2001. These reports all reaffirmed this basic goal of the Borough's Circulation Plan. The reports also noted the improvements that had been made to Eatontown's circulation system, including the elimination of the Route 35/36 circle and other improvements. The 2001 Reexamination Report also recommended a number of changes to the Borough's master plan, including the following:

- Review the land use plan and circulation needs of the Route 35 corridor from its intersection with Route 36 south to the Borough boundary and prepare a revised land use and circulation plan to guide its future development and redevelopment.

- Review the land use plan and circulation needs of the Route 36 corridor along its full length within the Borough and prepare a revised land use and circulation plan to guide its future development and redevelopment.

The Planning Board recognizes the need to continue to improve traffic circulation within Eatontown consistent with the goals and objectives of the Borough's Master Plan and implement the recommendations contained in the 2001 Reexamination Report. As part of this continuing effort, the Circulation Plan Element of the Master Plan is amended to

include the two proposals described herein. These proposals are illustrated in the accompanying figures and amended Master Plan Map, which is attached.

Route 35 and Industrial Way Intersection

At Eatontown's direction, the Borough Engineer undertook a traffic engineering study and analysis of the Industrial Way/Route 35 Intersection to determine ways to improve its capacity and safety. The analysis performed by the Engineer included the measurement of existing traffic volumes, a levels of service analysis, and review of accident data provided by the Borough Police Department. The study concluded that the Industrial Way/Route 35 intersection, as currently configured, fails in the a.m., p.m., and noon peak hours. This is primarily due to traffic volume, as well as the inability of the jughandle to accommodate the heavy left turns from Industrial Way to Route 35 Northbound and Southbound.

To address these problems, the amended Circulation Plan Element proposes two new municipal roadways intersecting Route 35, shown in on the attached map as roads "A" and "B." (See Figure 1.)The plan also expands and improves the Route 35 intersection at Industrial Way.

Road A

Road "A" will accommodate left turn vehicles from Route 35 southbound via a new connecting road between Meridian Way and Route 35, to the south of Burns Place. This new connection will permit vehicles to exit Route 35 southbound to Meridian Way, which intersects with Industrial Way West to the west of its intersection with Route 35. This will provide vehicles with a longer queuing distance on Industrial Way West approaching Route 35, as well as a longer weaving distance to allow vehicles to choose the left or through lanes at the intersection.

Road B

Road "B" will provide U and left turn movements from Route 35 northbound to Industrial Way East and West. This will require the construction of a new municipal roadway to the north of the Route 35/Industrial Way East intersection, between Route 35 northbound and Industrial Way East. The new road will be constructed along the southern boundary of Lot 2 in Block 114, which is currently vacant.

Route 35/Industrial Way Intersection Improvements

In addition to the new roads, the plan proposes various improvements to the Route 35/Industrial Way intersection, including the addition of a double left turn lane from Industrial Way West to Route 35 northbound to accommodate the very heavy left turn movement at the intersection. The intersection also will include two through lanes in the eastbound direction and an exclusive right turn lane to allow vehicles to access Route 35 southbound. At the

Industrial Way East approach to Route 35, a double left turn lane will be added, along with two through lanes and an exclusive right turn lane to Route 35 northbound. The existing slip ramps from Route 35 southbound to Industrial Way West and Route 35 northbound to Industrial Way East will remain, but will be used for right turns only.

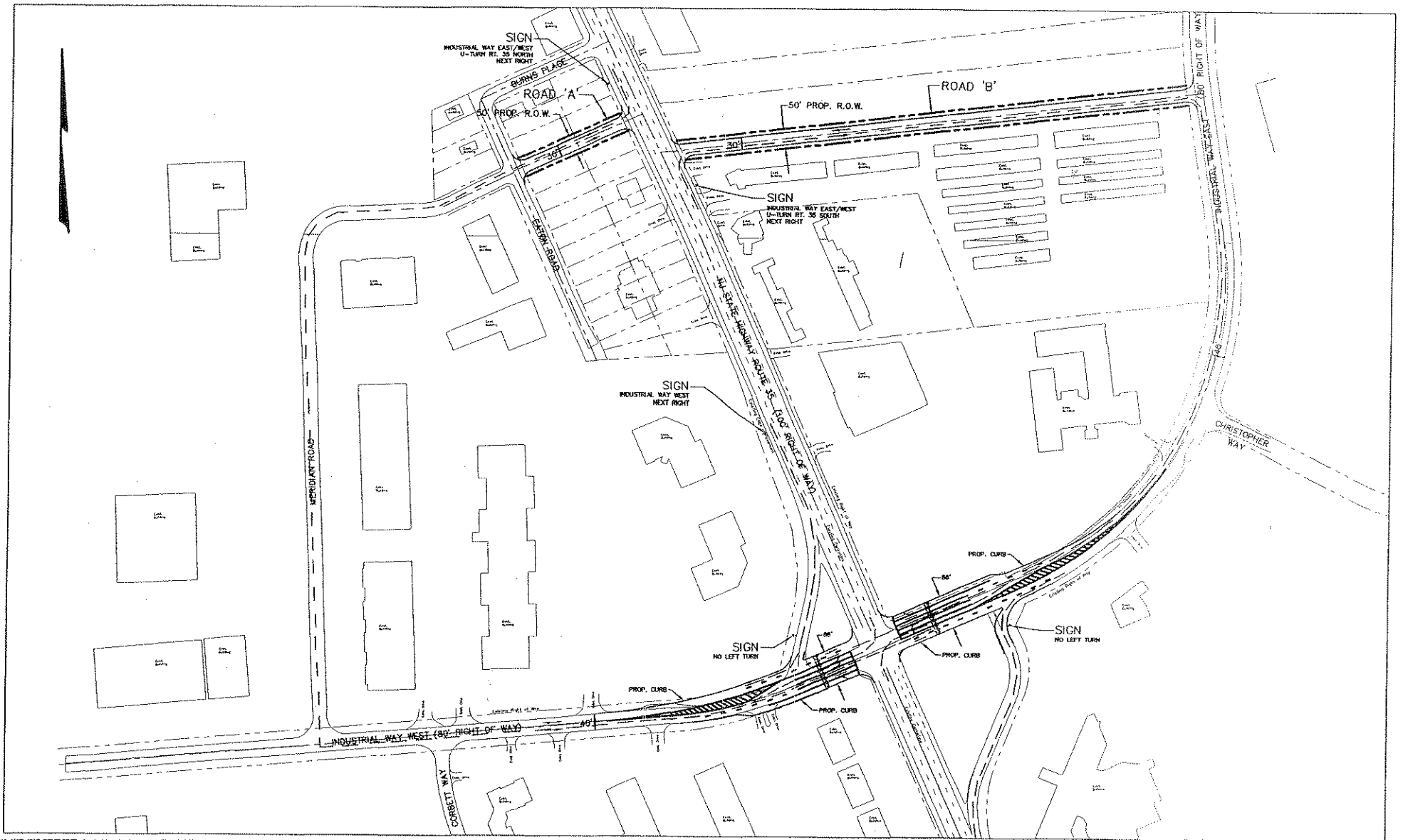
The Borough of Eatontown has acquired funds for the improvements through off-site and off-tract contributions from development in the Eatontown business park to partially fund this improvement. In addition, outside sources of funding will be sought, either through NJDOT Municipal Aid or other funds, to complete these improvements.

Route 36/Parker Road Connection

The existing Circulation Plan and Master Plan Map includes a recommendation for an arterial road to be constructed between Route 36 and Parker Road to the east of Wall Street. The Circulation Plan is now amended to show the location of the proposed arterial slightly to the east of the previous proposal. As proposed, the new road will connect Parker Road with the existing jughandle on Route 36 that provides access to the Motor Vehicle Station. (See Figure 2.) As proposed, the road will run through the western portion of Lot 10 in Block 105 and through the center of Lot 11.02 in Block 104. The actual configuration of the connection with the Route 36 jughandle will be dependent on NJDOT approval.

This connection will provide an alternate means of access to the Wall Street/Parker Road quadrant of the Borough; particularly, to Route 36 westbound and the Parkway. The road will be constructed between existing vacant parcels and will provide additional frontage along the new road. This will further reduce additional singular driveway access onto Route 36 eastbound. The construction of the proposed road should eliminate much of the dangerous bypass traffic that now uses the shopping center parking areas for access.

Maps and Figures



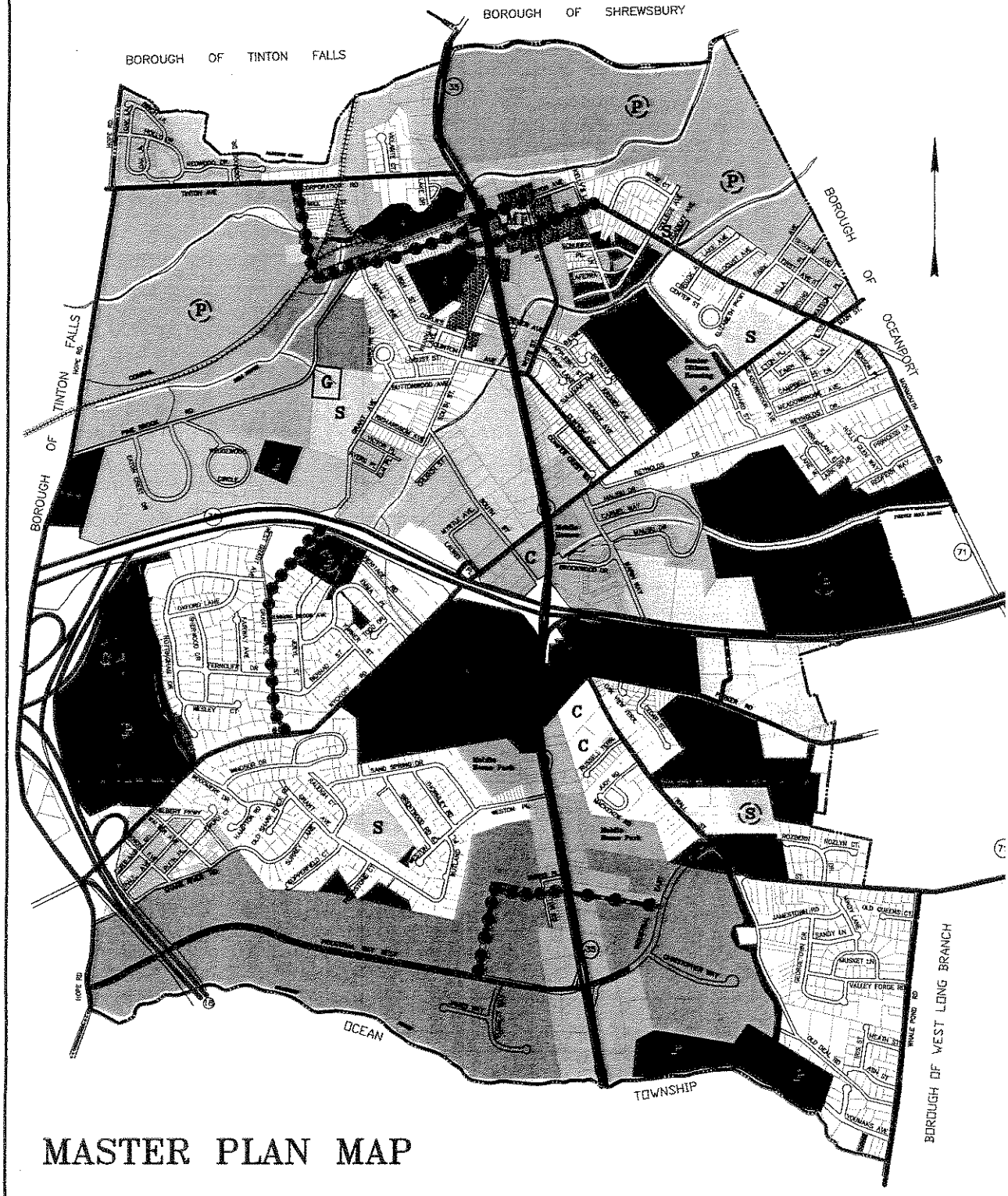
"THIS MAP WAS DEVELOPED, IN PART, USING MONMOUTH COUNTY GEOGRAPHIC SYSTEM PROGRAM DIGITAL DATA, BUT THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED BY MCGIS AND IS NOT WARRANTED BY THE COUNTY"

T&M ASSOCIATES

CONCEPTUAL IMPROVEMENTS
ROUTE 35 & INDUSTRIAL WAY

SCALE: 1" = 100'

Figure 1



MASTER PLAN MAP

- Federal Lands & Buildings
- Low Density Residential
- Medium Density Residential
- Special Housing Zones
- High Density Residential
- Regional Business
- Core Business
- Professional Business/Office
- Highway Business
- Neighborhood Business
- Industry
- Business–Light Industry
- Schools & Public Buildings
- Parks & Open Space
- Streams
- Historic District

S	School
F	Firehouse
G	Garage
E	Eatontown Community Center
P	Park
M	Municipal Building
C	Cemetery
◌	Proposed

Existing	Proposed
Arterial	
Major	
Collector	
Local	

Amended: October 2, 198
Amended: August 8, 198
Amended: May 14, 1980
Amended: August 13, 19
Amended: May 8, 1989
Adopted: April 28, 1980

Prepared for the Borough of Eatontow Planning Board by:

TOWNPLAN

February 16, 1987

Scale In Feet
0 400 800 1200 1600

Scale In Meters
0 150 300 450

BOROUGH OF EATONTOWN
Monmouth County, New Jersey

FIGURE 2: PROPOSED ARTERIAL ROAD



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THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF TAM ASSOCIATES, IS PROHIBITED.

BASE INFO -- DCA Revision 0 Base Plans 0.0 PLOTTED: 10/15/02

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APPENDIX T

Block 105, Lots 1, 2, 3, 4, and 6

R-TH/SCH Age-Restricted Housing

Planning Analysis
of a
Recommended Master Plan Amendment
in
Borough of Eatontown, New Jersey

PREPARED BY:
JAMES W. HIGGINS

JAMES W. HIGGINS ASSOCIATES
901 W. PARK AVE.
OCEAN TOWNSHIP, N.J. 07712

N.J. PROFESSIONAL PLANNERS LICENSE #2069

October 31, 2000

Background

The applicant owns a 15.75 acre parcel located on the north side of Parker Rd. The property is located in the MB Zone and is designated for Business/Light Industry use in the current Master Plan. The applicant has requested that the site be redesignated for senior citizen housing, in townhouse style development.

Site Description

The site is a vacant 15.75 acre parcel consisting of 5 separate tax lots - Block 105 Lots 1, 2, 3, 4 & 6. It has 1,470 feet of frontage on Parker Ave. The shape of the site is irregular, but is basically triangular, with the deepest part of the site being approximately 750 feet deep.

The topography of the site varies, and a portion of the rear of the site is occupied by a former landfill which is capped, and can not be developed.

Surrounding Land Uses

The site is bordered on the immediate northeast in West Long Branch by the Consumer Square retail shopping center which fronts on Route 36 and to the north and west in Eatontown by two auto dealerships. An office use abuts the site to the immediate east in Eatontown.

Uses to the immediate south of the site, across Parker Rd. include 3 single family residences, municipal parkland and the Borough compost pile.

Analysis

The subject site is a transitional site located between the more intense commercial uses which front on Route 36, and the less intense residential and municipal uses which are on the south side of Parker Rd. It is abutted by commercial uses and commercial zoning on all sides north of Parker Rd., and while some of these properties may not be fully developed at this time, it is likely that they will be expanded at sometime in the future to have a greater impact on the site than they currently have.

The character of the properties and zoning across Parker Rd. to the south is that of lower intensity uses - single family residential and municipal parkland. In addition, most other properties along Parker Rd. are residential in nature.

With the exception of the Pathmark/Bed Bath & Beyond shopping centers located to the west, and the small office building adjacent to the subject site to the immediate east, there are no commercial uses which access Parker Rd. in Eatontown. Given the predominantly residential nature of Parker Rd., a development of the subject site for a use other than commercial or office would be appropriate. However, given the nature of the uses which surround the subject site, development of the site for single family residential uses would not be appropriate.

In my opinion, the most appropriate use of the subject site would be a use which forms a transition between the low intensity uses to the south and the surrounding higher intensity commercial uses. While an office use might fit this description, offices tend to generate their greatest traffic volumes at peak traffic hours. Given the nature of Parker Rd., with it's high traffic volumes at peak hours, it would not be in the best interests of the other residential uses on Parker Rd. to introduce another high traffic volume generator on this site.

The Senior Citizen Townhouse Residential use proposed by the applicant, which is a lower intensity type of use, is an ideal use for the subject site. It is an ideal transitional use between the single family residential uses and the commercial uses, and does not generate substantial volumes of traffic, especially when compared to retail commercial and office uses, at any time.

Conclusion

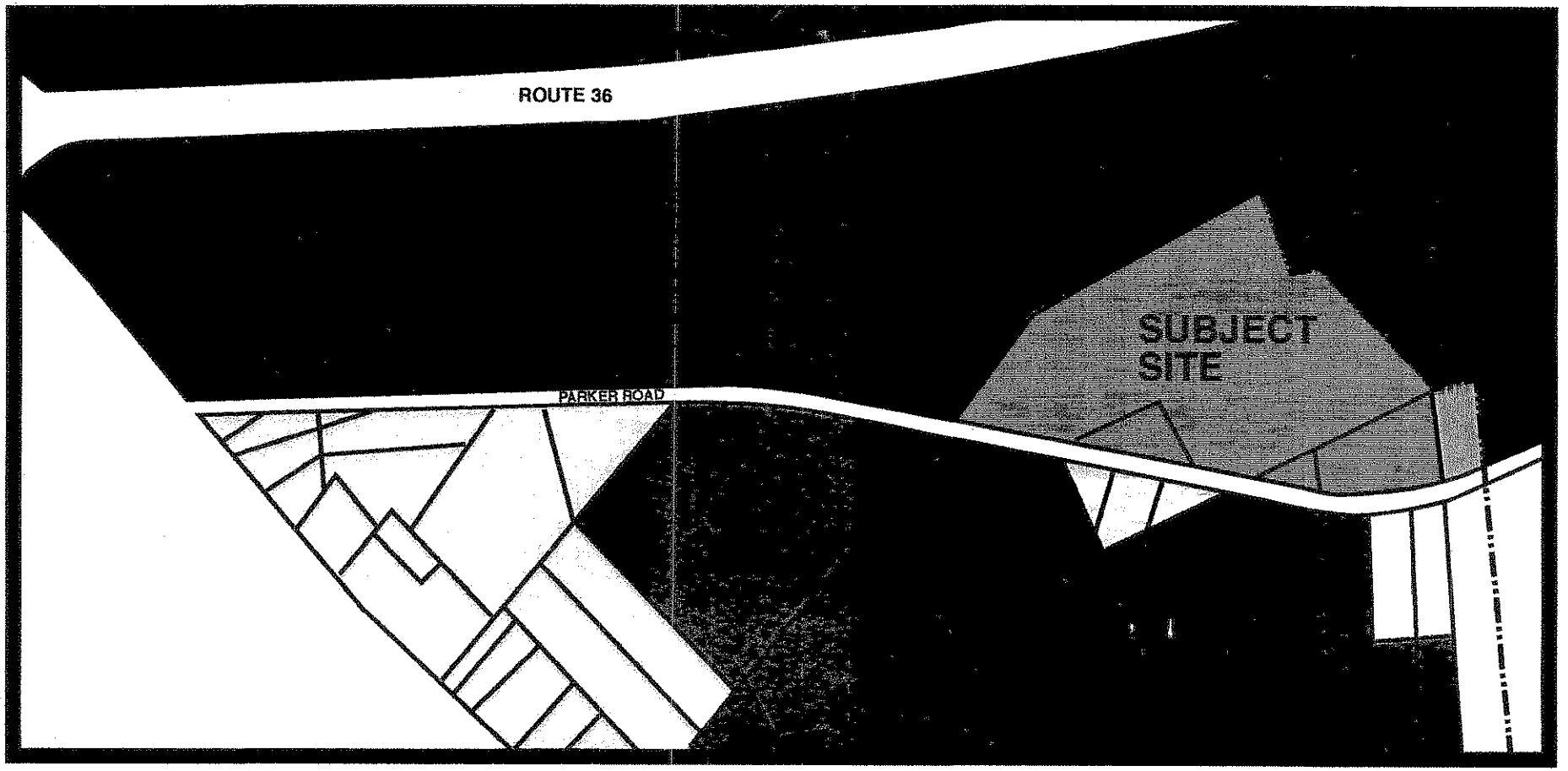
Based on the above, it is my opinion that the Borough Master Plan Land Use Plan should be amended to designate the subject site, consisting of Lots 1, 2, 3, 4 & 6 on Block 105, for Residential Townhouse/Senior Citizen Housing. The Land Use Plan Map should be amended to reflect this change, as shown on the accompanying map. The text of the Master Plan Land Use Element should be amended to include the following:

Residential Townhouse/Senior Citizen Housing

The Residential Townhouse/Senior Citizen Housing land use designation is limited to an unique area which is situated on Parker Rd. between higher intensity commercial and lower intensity residential and municipal parkland uses. It is the intent of the Master Plan to provide for a transitional use between the commercial and residential uses, while providing for a use which does not generate the substantial traffic which would be result from a retail or office commercial use.

The type of housing permitted should be limited to that which would qualify as housing for older persons within the meaning of the United States Fair Housing Act. The proposed density of the development should not exceed 4 units per gross acre of land, and dwellings should be townhouse style buildings with appropriate setbacks, building separation, access, and landscaping.

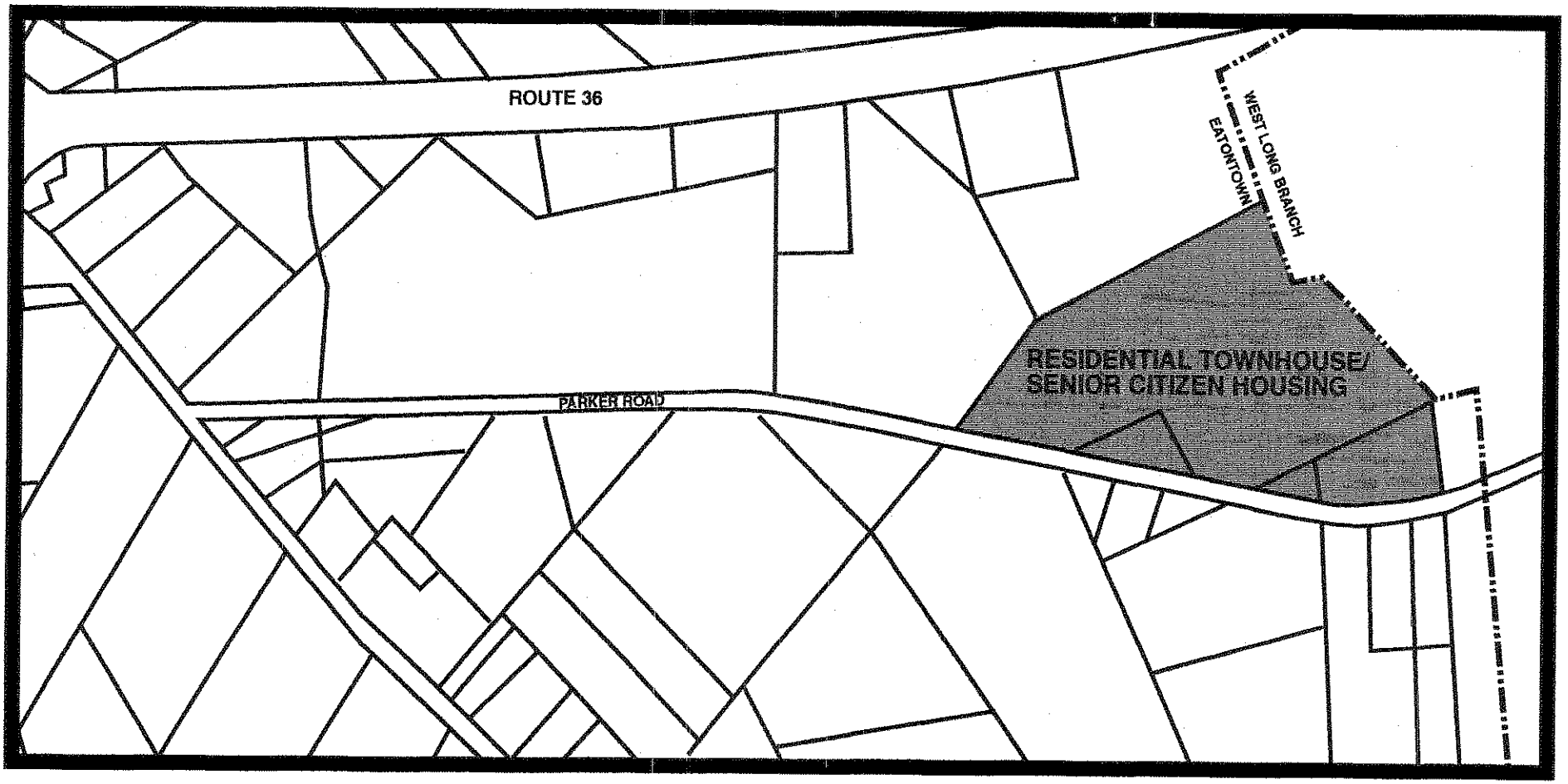
James W. Higgins, P.P



SINGLE FAMILY RESIDENTIAL
COMMERCIAL
OFFICE
PARK/OPEN SPACE
GOVERNMENT (DMV)
VACANT

EXISTING LAND USE

PARKER AVENUE
EATONTOWN, NJ



RESIDENTIAL TOWNHOUSE/ SENIOR CITIZEN HOUSING

PROPOSED MASTER PLAN AMENDMENT

APPENDIX U

Block 113, Lots 27.01 and 28

R-20/R-TH/SCH

Age-Restricted Housing

RESOLUTION

WHEREAS, Benchmark Associates, LLC, has applied to the Planning Board of the Borough of Eatontown for an amendment to the Master Plan of the Borough of Eatontown in conjunction with a corresponding change in the Zoning Ordinance of the Borough of Eatontown as to premises known and designated as Block 113, Lots 27.01 and 28 on the Tax Map of the Borough of Eatontown; and

WHEREAS, the applicant is requesting a change in the Master Plan from the R-20 Zone to a newly created R-20/R-TH/SCH overlay zone as it effects the subject premises; and

WHEREAS, the Planning Board of the Borough of Eatontown held a public hearing upon notice as required by law, and the Board having taken the testimony of the applicant and those appearing interest parties appearing from the public, as well as the testimony and advise of the Board's Professional Planner, the Board made the following findings of fact:

1. The subject premises consists of 4.423 acres located on the northwest corner of Industrial Way East and Wall Street and is currently designated as R-20 Residential.

2. The subject premises is surrounded by residential uses on the north and west with light industrial to the south. The property is adjacent to single family residential along Wall Street as well as across Wall Street and a trailer park in the rear northwest corner. The balance of the area consist of the child day care facility at the opposite corner of Wall Street and Industrial Way East as well as the full development along Industrial Way East of light manufacturing and other mixed commercial/industrial uses.

3. The applicant presented a Professional Planner who described the proposed use of the site for age restricted townhouses which will serve as a good transition of the other residential uses in the area and be the lowest traffic generator other than single family homes.

4. The site is not appropriate for single family home development given the high amount of commercial and other traffic in the area.

5. There is a need for this type of development to supply adequate housing to the senior citizen population which has grown substantially in size over recent years.

6. The Township Planner engaged to advise the Board on this matter agrees with the applicant's Planner and finds that the use as proposed, with a substantial reduction in the number of units originally proposed, will be a good transition to the surrounding residential units in the area.

7. The use as proposed will not create a need for substantial amenities being supplied by the Borough of Eatontown.

8. The way in which the applicant has designed the site will enhance the area and create an aesthetic benefit to the area for this important corner which is a gateway to the industrial zone.

9. The applicant's proposal to provide for two story and one story units to give the area a mixed residential and well spaced look will enhance the proposed development.

10. The density proposed is suitable to this site given its location as well as the design for access, height and mixture of units, landscaping, set backs, and the like.

11. The adjacent residential neighbors appeared and were satisfied with the development as proposed including the set backs and landscaping which elements will be included in the proposed ordinance so that their interest will be protected.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Eatontown, having weighed all of the testimony concerning the rezoning proposal aforesaid, that it hereby grants the applicant's request for an amendment to the Master Plan of the Borough of Eatontown to change the subject premises, which consists of 4.423 acres locate at Block 113, Lots 27.01 and 29, from R-20 Zone to a newly created R-20/R-TH/SCH overlay Zone; and it further recommends to the Mayor and Council of the Borough of Eatontown to take such action as is necessary to amend the current zoning ordinances of the Borough of Eatontown to correspond to same.

DATED: February 25, 2002

MOVED BY: Mr. Slovin

SECONDED BY: Mayor Tarantolo

ROLL CALL VOTE

AYES: Messrs. Trask, Stutz, Greene, Sohl, Slovin, Mayor Tarantolo and Mrs. Mellaci

NAYS: Mr. Lewis

ABSENT: Mr. Basile

ABSTAIN: None

MOVED BY : Mayor Tarantolo

SECONDED BY: Mr. Stutz

ROLL CALL VOTE

AYES: Messrs. Trask, Stutz, Greene, Sohl, Slovin, Mayor Tarantolo and Mrs. Mellaci

NAYS: None

ABSENT: None

ABSTAIN: None

NOT ELIGIBLE: Messrs. Lewis and Basile

DATED: March 11, 2002

DARVEL C. STUTZ, Chairman
Eatontown Planning Board

MASER CONSULTING P.A.
Consulting, Municipal & Environmental Engineers
Planners • Surveyors • Landscape Architects

30 Freneau Avenue, Route 79, Matawan, NJ 07747
Tel: 732.583.5900 • Fax: 732.583.6619
www.maserconsulting.com

February 1, 2002

Eatontown Planning Board
47 Broad Street
Eatontown, NJ 07724

Re: Revised Submittal Review
Application for Master Plan Change and Rezoning
Lots 27.01 & 28, Block 113
MC Project No. 01-0347G

Dear Chairman and Board Members:

I have received a revised site plan on the above-referenced matter provided by Kennedy Consulting Engineers, LLC dated January 2, 2002 and have the following comments as a supplement to my previous reports and discussions at the January 14, 2002 Planning Board meeting.

My previous report recommendations and comments at the hearings indicated that the age-restricted housing proposed by the applicant would be an appropriate transitional use and that a density of more than four (4) units per acre could be considered by the Board if it could be demonstrated that the density increase would not have a negative effect on the adjacent R-20 zone and single-family use. Factors which are important in my opinion are the level of consistency with the MB/R-TH/SCH Overlay Zone bulk requirements, the building heights, the separation between buildings, the landscape buffer along the adjacent single-family use, the lot coverages and the street appeal so that the project would have a more open and less dense appearance. Based on these factors and Board direction, I worked with the applicant through providing plan redesign recommendations in an effort to develop a plan which would achieve a more open design theme. Subsequent to my suggestions, the applicant developed the January 2, 2002 concept plan.

The following chart is a brief comparison of the concept plan against the MB/R-TH/SCH Zone bulk standards. Not all the standards are listed and is similar to what was included in my November 1, 2001 report at the request of the Board and members of the public.

Item	Required	Proposed	Variance
1) Maximum Density	4 DU/AC	4.75 DU/AC	Y
2) Max. Bldg. Coverage	20%	19.7%	N
3) Max. Impervious Coverage	40%	37.6%±	N

To: Eatontown Planning Board
Re: Revised Submittal Review
Application for Master Plan Change and Rezoning
Lots 27.01 & 28, Block 113
MC Project No. 01-0347G

Should you have any questions, please call.

Very truly yours,

MASER CONSULTING P.A.

Raymond C. Liotta, CLA, P.P.

RCL/cmp
\\Admin1\Projects\2001\010347g\Letters\2002\0201rcl.doc

cc: Martin McGann, Esq. (Applicant's Attorney)

APPENDIX V

Block 135, Lot 3

and

Block 136.01

R-MLC Single-Family Residential

Mount Laurel Contribution

MASTER PLAN AMENDMENT
LAND USE ELEMENT AND HOUSING ELEMENT

BOROUGH OF EATONTOWN
MONMOUTH COUNTY, NEW JERSEY

Prepared February 20, 2002 by:

TOWNPLAN Associates

Eleven Tindall Road
Middletown, New Jersey 07748
Phone: (732) 671-6400
FAX: (732) 671-7365

RICHARD S. CRAMER, P.P., A.I.C.P.
NJ PROFESSIONAL PLANNER LICENSE 02207

Adopted July 22, 2002 by the
Borough of Eatontown Planning Board

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

INTRODUCTION

The Borough of Eatontown Master Plan, adopted in 1986 and subsequently amended, is being further amended to recommend establishing a land use designation that supports the production of affordable lower income housing. This amendment revises the Master Plan housing element and the land use element to resolve litigation and to secure an increased development fee for the affordable housing trust fund of the Borough. The Borough established the housing trust fund to implement the recommendations of the Master Plan housing element as adopted in 2000. The trust fund supports Borough activities to produce housing opportunities that address the Borough obligation to provide a fair share of the regional affordable housing need. This Master Plan amendment recommends establishing a single family residential zone where an increase in residential development will be permitted subject to the payment of an increased development fee to the Borough Affordable Housing Trust Fund.

Amendments to the Master Plan text are identified by page and paragraph. Deletions are shown as a ~~strikethrough~~, and additions are <u>underlined</u>.

LAND USE PLAN ELEMENT AMENDMENT

The Land Use Element of the Master Plan is amended as follows:

Page 69
Paragraph Two

<u>The</u> low density <u>residential</u> designation is found in three different quadrants of the Borough. The largest of these is in the southwest quadrant, spanning Wyckoff Road, extending northward to Route 36 and southward to the industrial area along the southern boundary of the Borough. In the southeastern quadrant of the Borough, low density residential is indicated between Parker Road and Wall Street, extending to the south of Wall Street to the east of the commercial area along Route 35 and the industrial area in the southern portion of this quadrant. Low density residential also extends along Whale Pond Road to the southern boundary of the Borough. The third low density area is in the northeastern quadrant of the Borough. This includes the Reynolds

Drive area, Redfern Road, Princess Lane, and the Brook Avenue - Elizabeth Parkway area. Within the southeastern quadrant low density area, the land use element proposes a special housing zone that increases the permitted density of single family residential development on Old Deal Road. This special housing zone, approximately ten acres in area, will permit single family development for affordable housing at a density of 3 to 4 units per acre. Approximately thirty-one dwelling units could be constructed within the special zone. In lieu of construction of the affordable housing on Old Deal Road, development within the special housing zone would be subject to an increased development fee for affordable housing. The developer would be required to pay the increased fee into the Borough affordable housing trust fund for use in providing affordable housing elsewhere within the Borough or the housing region.

Page 70

Insert new text to follow paragraph three, to read as follows:

A special housing district with reduced lot sizes of 6,000 to 10,000 square feet is proposed to help the Borough meet its obligation to provide affordable housing opportunities. This district will be limited to specific properties on Old Deal Road in order to implement a settlement agreement that resolves builder's remedy litigation brought pursuant to a case commonly referred to as Mount Laurel II with respect to Block 135 Lot 3 and Block 136.01 Lot 1 in Eatontown. Both lots are located on Old Deal Road and total approximately 9.8 acres. The land use plan amendment map shows the location. To implement the settlement agreement, the Borough plan proposes establishing an R-MLC, Single Family Residential – Mount Laurel Contribution Zone at this location. Development within the zone would be limited to single family detached dwelling units.

A density limit of 3.2 units per acre should apply to the R-MLC Zone. A maximum of thirty-one single family lots could be developed in the zone. The right to develop any property under the enhanced zoning created by the R-MLC Zone would be subject to the payment of an increased affordable housing development fee, thereby generating additional revenues to facilitate the production of housing opportunities for low-and moderate income households elsewhere within the Borough or the housing region.

To ensure visual compatibility with existing development, the lots fronting on Deal Road should have a minimum lot area of 10,000 square feet, and the single family dwellings should have a maximum habitable floor area of 3,000 square feet. As the development moves away from Deal Road and approaches the business/industrial park to the west, and the public park to the south, the lots may become smaller and the dwelling units on lots that are less than 10,000 square feet will have a reduction in the maximum permitted habitable floor area. Those lots not fronting on Old Deal Road should have a minimum lot area of 6,000 square feet and the dwellings on lots that are less than 10,000 square feet should have a maximum habitable floor area of 2,700 square feet.

HOUSING ELEMENT AMENDMENT

The Housing Plan Element of the Master Plan is amended as follows:

Pages 37 - 38
Insert new text and amend existing text as follows:

CONSIDERATION OF DEVELOPER LANDS

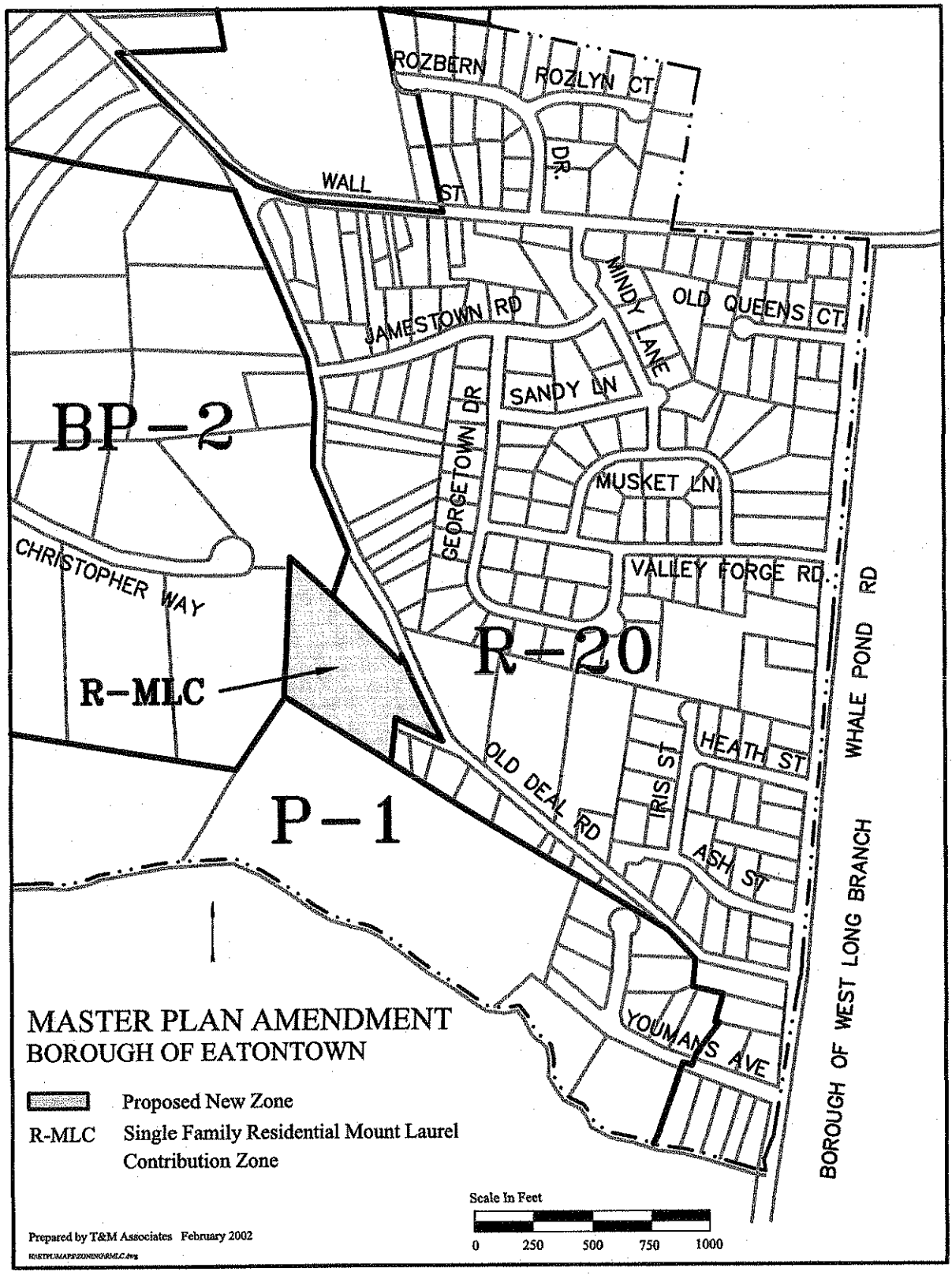
The Borough housing element is required to consider lands of developers who have expressed a commitment to provide low and moderate income housing.

Weston Associates and Orchard Hill Estates filed litigation claiming a builders remedy to provide lower income housing on the following two tracts within the Borough:

- Block 111, Lot 2.01 located on Route 35 and Weston Place. The tract is approximately 19.7 acres and is currently developed as a golf driving range and store. Weston Associates proposes to develop the property for approximately 360 multifamily dwelling units, inclusive of a setaside for lower income housing.

- Block 94 Lot 2 located on Route 36 and Grant Avenue (approximately 7.2 acres) and Block 99 Lot 2 on Grant Avenue (approximately 5.6 acres). The claim on this tract has been withdrawn.

American Properties filed litigation claiming a builders remedy to provide lower income housing on Block 135 Lot 3 (approximately 8.3 acres) and Block 136.01 Lot 1 (approximately 1.5 acres). Both lots are on Old Deal Road. The American Properties site is part of a single family residential area and should be designated as a site for development of single family detached housing. In lieu of construction of lower income affordable housing at this site, the Borough should establish the site as a Mount Laurel contribution zone and make development within the zone subject to the payment by the developer of an increased fee to be used in funding other local affordable housing activities, as determined by the Borough. The Borough should enter into a settlement agreement to resolve the litigation on this property by permitting the construction of a maximum of thirty-one single family detached dwelling units on the site, provided the developer pays a Mount Laurel fee into the Borough affordable housing trust fund. The amount of the fee increase should be established by a formula to be included within the settlement agreement.


ROZBERN
ROZLYN CT.
DR.
WALL
ST.
JAMESTOWN RD
WINDY LANE
OLD QUEENS CT.
SANDY LN
GEORGETOWN DR
MUSKET LN
VALLEY FORGE RD.
BP-2
CHRISTOPHER WAY
R-MLC
R-20
P-1
OLD DEAL RD
IRIS ST
HEATH ST
ASH ST
YOUMANS AVE
WHALE POND RD
BOROUGH OF WEST LONG BRANCH
MASTER PLAN AMENDMENT
BOROUGH OF EATONTOWN
Proposed New Zone
R-MLC Single Family Residential Mount Laurel Contribution Zone
Scale In Feet
0 250 500 750 1000
Prepared by T&M Associates February 2002

APPENDIX W

Block 3801, Lot 13

High-Density Residential with Affordable Housing Setaside

AMENDMENT

TO

EATONTOWN BOROUGH

MASTER PLAN

THE LAND USE PLAN ELEMENT

BLOCK 3801 LOT 13

INDUSTRIAL WAY EAST AND ROUTE 35

From

INDUSTRIAL TO HIGH DENSITY RESIDENTIAL

PREPARED BY:

THOMAS A. THOMAS, P.P., A.I.C.P.
Township Planning Consultant
THOMAS PLANNING ASSOCIATES, LLC

Telephone: 732-223-3215
Fax: 732-223-4512
E-mail: tomplan@optonline.net

February 14, 2006

MASTER PLAN

LAND USE PLAN ELEMENT

The Master Plan of the Borough of Eatontown adopted in 1986 is hereby amended as follows:

Page 70. A new paragraph is hereby added following Paragraph 2 as follows:

"A multi-family area is recommended for Block 3801 Lot 13 consisting of 9.81 acres of vacant land located between Industrial Way East and N.J. 35 provided that the development incorporates a proposed connector street right of way between Industrial Way East and Route 35. Development of this site for multi-family housing would be required to provide an affordable housing growth share component of 11.1 percent in accordance with the Round 3 Council on Affordable Housing Rules. The maximum density on the site would be 12.25 dwelling units per acre which would require 14 affordable housing units consisting of 7 low income housing units and 7 moderate income housing units.

Master Plan Map

The Master Plan Map is hereby amended to include Block 3801 Lot 13 as "High Density Residential"

MASTER PLAN AMENDMENTS

ADOPTED

AFTER JULY 23, 2007

MASTER PLAN AMENDMENT
HISTORIC PRESERVATION PLAN ELEMENT
STEELMAN SCHOOL

BOROUGH OF EATONTOWN
MONMOUTH COUNTY, NEW JERSEY

Prepared August 16, 2007 by:

T&M ASSOCIATES

Eleven Tindall Road
Middletown, New Jersey 07748
Phone: (732) 671-6400
Fax: (732) 671-7365

RICHARD S. CRAMER, P.P., A.I.C.P.
NJ PROFESSIONAL PLANNER LICENSE 02207

Adopted September 10, 2007 by the
Borough of Eatontown Planning Board

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

The Borough of Eatontown Master Plan, as adopted on July 23, 2007, is being further amended to designate the Steelman School at 251 Broad Street as a structure with historic significance to the Borough. Section D.9, Historic Preservation Plan Element of the Master Plan is amended to read as follows (new text is underlined):

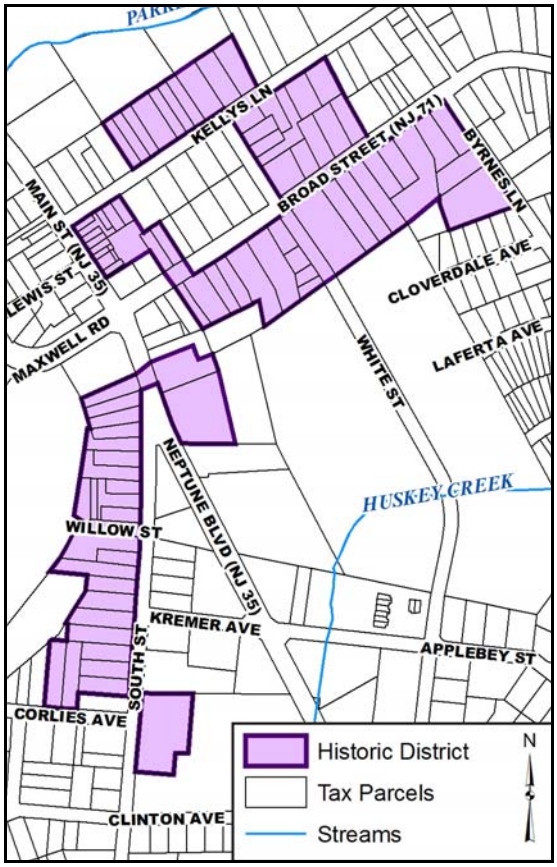
8. Historic Preservation Plan Element: The Historic Committee of the Borough has identified a proposed historic district and qualified buildings have been inventoried. The qualified buildings include Steelman School, constructed in 1907 on the north side of Broad Street and outside the current historic district boundaries. A map of the district and list of such buildings follows. To date, the Borough has not applied for recognition by the State of New Jersey for this area containing the vast majority of the numerous historic structures within the Borough.

It is intended that those structures with historic significance will be protected with regard to preservation of exterior architectural features to the maximum extent feasible. These regulations will not, however, be concerned with use of the property which will be governed by zoning in the conventional manner.

The Borough seeks to maximize both public and available private efforts to preserve the heritage of the Borough without affecting proper and gainful use of these properties.

a) The area of this proposed historic district is shown on the following figure:

FIGURE D-3: PROPOSED HISTORIC DISTRICT



b) Historic structures by address:

(1) 21 Broad Street

(2) 40 Broad Street

(3) 44 Broad Street

(4) 50 Broad Street

(5) 68 Broad Street

(6) South side of Broad Street, 4 East of White Street

(7) 69 Broad Street

(8) 37 Throckmorton Street

(9) 40 Byrnes Lane

(10) 154 Broad Street

(11) 29 State Highway 35

(12) 24 State Highway 35

(13) Southwestern corner State Highway 35 and South Street

(14) 84 South Street

(15) 128 South Street

(16) Southwestern corner of Clinton Avenue and Franklin Avenue

(17) 18 Buttonwood Avenue

(18) 188 South Street

(19) 271 South Street

(20) 64 Wyckoff Road

(21) 7 Campbell Drive

(22) 152 Main Street

(23) 35 Tinton Avenue

(24) 75 Tinton Avenue

(25) 301 Tinton Avenue

(26) 241 Tinton Avenue

(27) 251 Broad Street (Steelman School ~ Brick building constructed in 1907 as a six classroom public school , and subsequently expanded in 1938 and in 1948 to twelve classrooms).

MASTER PLAN REEXAMINATION REPORT

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BOROUGH OF EATONTOWN
MONMOUTH COUNTY, NEW JERSEY

Prepared for:
BOROUGH OF EATONTOWN PLANNING BOARD

Prepared By:

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Eleven Tindall Road
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September 2007



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License No. 002207

Approved October 8, 2007 by the Eatontown Planning Board

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

BOROUGH OF EATONTOWN PLANNING BOARD

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BOROUGH OF EATONTOWN
MASTER PLAN REEXAMINATION 2007

INTRODUCTION

The Borough of Eatontown Planning Board has undertaken a general reexamination of the Eatontown Master plan and Development Regulations as required by the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89). This report presents the findings and recommendations of the reexamination.

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

- *The major problems and objectives relating to land development in Eatontown at the time of the adoption of the last reexamination report.*

- *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 Eatontown Borough 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 plans of the municipality.*

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

The previous reexamination report of the Borough was prepared in January 2004. At that time, the Board reexamined the Borough Master Plan and the policies, goals and objectives adopted in 1986, as amended through 2003, and the reexamination report adopted in 2001. The Board also reexamined the Borough development regulations as amended through 2003.

A. *Master Plan*

As a result of the 2004 reexamination, the Planning Board recommended that the Borough establish a program and schedule to complete and fully update the Borough Master Plan taking into account changes that may be necessitated by the new State stormwater management rules and any rules adopted by COAH governing the provision of the Borough fair share of affordable housing for the period 2004 to 2014.

B. *Development Regulations*

As a result of the 2004 reexamination, the Planing Board recommended the following changes were recommended to the Borough development regulations:

1) The draft amendment to the Borough development regulations which was prepared in 1999 to reflect the relevant changes in the MLUL should be updated to reflect recent changes and the draft amendment should be referred to the governing body for action.

2) An overlay zone should be enacted to implement the recommendations of the Master Plan Amendment as set forth in the *Land Use Element - Route 35 Overlay Planning Area, Southern Segment*, adopted by the Planning Board on January 12, 2004.

3) The Borough should amend the zoning regulations of the R-20 RSC Senior Citizen Housing Zone to facilitate and permit the development of Meadowbrook II for additional affordable age restricted housing within the zone.

4) Any changes needed to implement the municipal stormwater management plan once the plan is completed by the Borough in accordance with N.J.A.C. 7:8-1 et seq.

5) Changes to protect stream corridors and flood areas within the Borough from development including, but not limited to, enactment of an ordinance that excludes floodplains, wetlands, and other environmentally critical features from satisfying the minimum lot area requirements for development. Moreover, net area calculations that exclude environmental features should be established as the basis for determining the maximum permitted development intensity and density of a site.

C. *Redevelopment Plans*

The 2004 reexamination identified no locations where the Planning Board recommended adoption of a redevelopment plan pursuant to the "Local Redevelopment and Housing Law". However, the Borough had initiated a redevelopment planning process for the core business area (Eatontown Village) and the reexamination report concluded that the Borough would need to reconsider this issue once the redevelopment plan is completed.

D. *Problems*

The 2004 reexamination identified the following problems as ongoing:

- Traffic congestion and circulation needed to be addressed through the implementation of circulation improvements along the Route 35 and 36 corridors in combination with a revised land use and circulation plan to guide future development and redevelopment within the Borough.

- Although the Master Plan had been updated periodically, there continued to be a need to establish a program and schedule to complete and fully update the Borough Master Plan.

- A revised land use plan was needed to guide the use of the remaining undeveloped transition areas between commercial and residential areas.

- The builder's remedy litigation over Block 111 Lot 2.03 on Route 35 and Weston Place was on-going.

2. THE EXTENT TO WHICH PROBLEMS OR OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 2004.

A. The Borough has accomplished the following to address the problems and recommendations identified in the 2004 reexamination report.

1) The Borough implemented improvements to provide new street connections to Route 35 from Industrial Way East and from Meridian Way to help relieve congestion at the intersection of Industrial Way and Route 35. The Borough also implemented traffic calming measures on local streets in an effort to control cut-through traffic and speeding on local streets. Traffic congestion and circulation are nonetheless a chronic problem within the Borough that requires continued planning and improvement.

2) The Borough settled the builder's remedy litigation over Block 111 Lot 2.03 on

Route 35 and Weston Place. As a consequence of the settlement, the Planning Board amended the Master Plan on November 22, 2004 to recommend housing development on the site and to recommend the expansion of senior citizen housing development at the Meadowbrook on Wyckoff Road. The Borough, consistent with the recommendations of the Master Plan, subsequently amended the Borough development regulations.

3) The Planning Board adopted a Stormwater Management Plan as an amendment to the Master Plan on March 28, 2005. The amendment addresses the New Jersey Department of Environmental Protection rules to establish and implement a Municipal Stormwater Regulation Program. The Borough subsequently amended the Borough development regulations consistent with the recommendations of the Master Plan.

4) The Planning Board adopted an amendment to the Master Plan Housing Plan Element and Fair Share Plan on November 28, 2005. The amendment addresses the Borough fair share for affordable housing for the period 2004 to 2014. The Borough subsequently amended the development regulations consistent with the recommendations of the Master Plan. The Borough has requested that the Superior Court approve the amended plan.

5) The Planning Board adopted an amendment on February 27, 2006 to the Master Plan Land Use Plan element to recommend high density residential development at Block 1801 Lot 13. The Borough enacted an amendment to the Borough development regulations to implement the Master Plan recommendations.

6) The Borough completed a vision plan for the redevelopment of the downtown Eatontown Village area in the Spring of 2006.

7) The Borough updated and codified the Borough development regulations in 2006.

8) The Planning Board adopted an amendment on June 11, 2007 to the Master Plan Land Use Plan element recommendations for the southern segment of the Route 35 overlay planning area. An amendment to the Borough development regulations to implement the Master Plan recommendations was drafted and submitted to the Borough Council for consideration.

9) The Planning Board adopted an amendment on June 11, 2007 to the Master Plan Land Use Plan element recommending the expansion of Spring House as an alternative living arrangement for single women with children. An amendment to the Borough development regulations to implement the Master Plan recommendation needs to be drafted and enacted by the Borough Council.

10) The Planning Board adopted an amendment on June 25, 2007 to the Master Plan Land Use Plan element to recommend a location for the community animal care center. The Borough subsequently amended the development regulations consistent with the recommendations of the Master Plan.

11) The Planning Board completed a compilation and comprehensive update and revision of the Borough Master Plan and re-adopted the Master Plan on July 23, 2007.

12) The Planning Board amended the Master Plan Historic Preservation element on September 10, 2007 to designate Steelman School as a historic site.

3. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES

A. There have been no significant changes in the assumptions, policies, and objectives forming the basis for the Borough Master Plan as last revised on July 23, 2007, with 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 Master Plan adopted in 2007 takes into account that Fort Monmouth in Eatontown will be closed as an Army base and that it will be redeveloped for government, public, or private use to be determined by the Fort Monmouth Economic Revitalization Planning Authority (FMERPA).

B. As a result of this reexamination, the Borough Planning Board recommends changes to the Borough development regulations. The Borough Planning is recommending regulatory changes for the following reasons:

1) To implement the updated Master Plan as adopted on July 23, 2007;

2) To control the coverage of residential lots by buildings and structures and maintain an appropriate area of each lot as open space;

3) To adjust or correct the zone district boundaries based upon the digital tax parcel layer that was recently compiled from the Borough digital tax maps; and

4) To recommend that the Borough implement the change previously recommended in the 2004 reexamination to exclude floodplains, wetlands, and other environmentally critical features from satisfying the minimum lot area requirements for development.

The recommended changes are described in further detail in the next section.

4. RECOMMENDED CHANGES

A. *Master Plan*

As a result of this reexamination, no changes are recommended at this time to the Borough Master Plan. The Planning Board recognizes that new issues and circumstances may arise that affect the life of the community. Such issues and circumstances may require further modifications to the Master Plan to address the needs of the Borough. The Borough anticipates that changes in the rules and the regulations of the New Jersey Council on Affordable (COAH) may result in a need to further review and revise the Master Plan Housing Plan Element in 2008.

B. *Development Regulations*

As a result of this reexamination, the following changes are recommended to the Borough Development Regulations:

1) The zoning ordinance should be amended to include an overlay zone for Route 35 that implements the recommendations of the Master Plan Amendment as set forth in the *Land Use Element - Route 35 Overlay Planning Area, Southern Segment*, as adopted by the Planning Board on January 12, 2004 and as subsequently amended on June 11, 2007 and included as Appendix B to the updated Master Plan adopted on July 23, 2007.

2) The zoning ordinance should be amended to implement the recommendations of the amended Borough Housing Plan Element and Fair Share Plan to permit the as-of-right expansion of Spring House for additional affordable dwelling units at Block 1401 Lot 32. The recommendation for the expansion of Spring House is part of the Land Use Element and is included as Appendix E to the updated Master Plan adopted on July 23, 2007.

3) The Borough is implementing a program to prepare a digital zone map. The Borough has prepared a digital lot line base map from the newly created digital tax maps and is preparing a digital zoning layer. In preparing the digital mapping, the Borough Zoning Office has identified a need to adjust or correct the zone layer so that it will properly register to the digital tax parcel layer. To produce the zone layer, the zoning map should be amended as to the following tax parcels:

   a. All of Block 304, Lots 5 - 13, should be included within the P-1 Zone.

b. All of Block 2803, Lot 13, should be included within the P-1 Zone.

c. All of Block 2303, Lot 1, should be included in B-2MH Zone.

d. All of Block 2201, Lot 1, should be included in the B-3 Zone.

e. All of Block 3801, Lot 24, should be included in the R-10MH Zone.

f. All of Block 2002, Lot 58; Block 2001, Lot 2; and Block 1901, Lot 1, should be included in the P-1 Zone.

4) The Planning Board has noted with alarm the increasing coverage of buildings and structures on residential lots. Since the Borough is a developed community with well established residential neighborhoods, increases in coverage, unless properly regulated, can result in development intensity that is out of character with the surrounding neighborhood and adjacent properties. Increasing coverage also results in increased stormwater runoff with adverse environmental impacts. The increasing residential coverage results from driveway expansions or garage expansions to accommodate off-street parking as well as the increasing size of dwellings and their related structures such as decks, patios, and swimming pools, and accessory structures and buildings. The expansion of driveways in front yards results in a loss of landscaped open space and lawn area. Landscaped open space, particularly in the front yard, is a desirable feature and important to the visual character of residential neighborhoods. Infill development on undersized or substandard lots in residential neighborhoods is a particular concern because the extent of development and coverage needs to be scaled back on undersized lots and arranged to be compatible with the desirable characteristics of the neighborhood in which the lot is located.

   The Planning Board has concluded that, in order to better protect and promote the desirable visual character of the Borough neighborhoods, and to protect the Borough environment, the following changes should be enacted to the Borough development regulations.

   a. Establish a residential coverage standard, or individual zone district coverage standards, that would be applicable to the residential zone districts of the Borough and that would set the maximum coverage permitted on a residential lot. The standard will limit the sum total on the lot of the coverage of all of the surface structures on the lot, inclusive of buildings, decks, sidewalks, patios, driveways, and swimming pools.

   b. Establish a standard or standards applicable to the residential zone districts of the Borough that limits the maximum coverage allowed in the front yard of a

residential lot. This will limit the extent to which a front yard can be used for the construction of driveways, and/or the area of the front yard that is permitted for use as parking space.

c. Establish a standard, or individual zone district standards, that would be applicable to the residential zone districts of the Borough to set the minimum area of a residential lot that is required to be maintained as open space and landscaped or in vegetative ground cover.

5) The recommendation of the 2004 reexamination regarding the exclusion of environmentally critical features from satisfying the minimum lot area requirements continues to be pertinent. The zoning ordinance should be amended accordingly.

5. RECOMMENDATION ON REDEVELOPMENT PLANS

There are no locations at this time for which the Planning Board recommends adoption of a redevelopment plan pursuant to the "Local Redevelopment and Housing Law". However, the Borough has initiated a redevelopment planning process for the core business area (Eatontown Village) and the Borough will need review this issue once the redevelopment plan is completed.