

Borough of **TINTON FALLS**



Master Plan

Prepared by Heyer, Gruel & Associates
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TINTON FALLS

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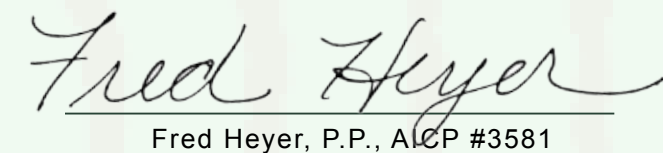
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TABLE OF CONTENTS

1	INTRODUCTION
1	Overview of the Borough
5	GOALS AND OBJECTIVES
5	Planning Goals
5	Goals
5	Objectives
9	COMMUNITY PROFILE
9	Introduction
9	Demographic Characteristics
18	Household Characteristics
30	Employments
32	Commuting Characteristics
33	Social Characteristics
35	LAND USE PLAN
35	Introduction
35	Existing Land Use
38	Existing Zoning
44	Development Trends
48	Mapping
59	Future Land Use
71	RELATIONSHIP TO OTHER PLANS
71	Surrounding Communities
73	Monmouth County
74	NJ State Development and Redevelopment Plan





INTRODUCTION

OVERVIEW OF THE BOROUGH

Tinton Falls is a large suburban community located in eastern Monmouth County. The Borough, 15.6 square miles in size, is unique in shape, measuring approximately 9 miles in length and 1¼ miles in width. Due to its unusual shape and length, the Borough is bordered by nine other municipalities. Tinton Falls contains scattered residential neighborhoods and commercial development as well as several large public land uses, including Naval Weapons Station Earle, Fort Monmouth, and the Monmouth County Reclamation Center Landfill. Several watercourses pass through the Borough including Lafretras Brook and Jumping Brook, and several other waterways (Swimming River, Shark River, and Pine Brook) form portions of Borough's border along its southern and western sides. The Garden State Parkway traverses the Borough in a north-south direction and Route 18, which runs east-west, bisects the Borough.

About the Master Plan

The Borough of Tinton Falls prepared its last comprehensive Master Plan in 1984. Since that time, Master Plan Reexamination Reports were adopted in 1990, 1991 (amended in 1992 and 1996), 1997, 1999, 2001, and 2003. In addition, a Housing Element was adopted in 1999 and a Housing Element Addendum was adopted in 2004.

This Master Plan contains the following elements:

- Goals and Objectives
- Community Profile
- Land Use Element
- Relationship to Other Plans

Public Outreach

The first step in the master planning process was the identification of key planning issues facing the Borough. The identification of key issues provides the planning basis for the development of a strategic vision of the Borough. These issues are then used as a basis to establish goals and objectives. The vision of Tinton Falls was developed through an extensive public participation process. Numerous public forums and meetings were held in order to obtain input. The Master Plan process included:

- An initial community meeting in May 2006 to identify key issues facing the Borough.
- Meetings with the Planning Board and Planning Board Master Plan Subcommittee to discuss and review issues related to the Master Plan.
- Meetings with identified stakeholders including relevant Boards and agencies of the Borough including, but not limited to, groups such as the Boards of Education, the Environmental Commission, the Open Space Committee, Police, Fire, Public Works, Code Enforcement, Historic Commission, Shade Tree Committee, and Recreation Department. Additional stakeholders were identified by the Borough and included Borough officials, representatives of other governmental agencies including County representatives, business leaders, property owners, community groups, faith based groups and other groups interested in the Borough's future. Stakeholder interviews were conducted in late August and early September 2006.
- Four neighborhood meetings held in late November and early December 2006, where additional input was received and preliminary land use recommendations were presented.





- Subsequent to the four neighborhood meetings, a number of draft documents were made available to the Planning Board and the public including extensive mapping, the Community Profile, Goals and Objectives, and the list of identified issues generated at the first public kickoff meeting in May. All of these documents were available for viewing on the Borough's website.

Identified Issues

The following issues, concerns and suggestions were identified as part of the public outreach process:

- Problems with zoning (e.g. overlays)
- Subdivisions should be minimized
- Need lower density residential
- Too much age restricted development
- Traffic congestion
- Need for a Town Center
- Need for more upgrades along Newman Springs Road
- Borough has sufficient number of condominiums
- Eliminate R-4 (townhouse and duplexes)
- Need for more single-family housing
- Quality of life has eroded with increased development
- Neighborhoods should be interconnected
- Parkway divides Borough
- Need to focus on Borough-wide not north vs. south
- Limit extension of collector streets
- Need sidewalks on major corridors
- Lisa Drive stub street – concern regarding bypass possibility
- Need hiking trails and linkages to neighborhoods
- Southern Tinton Falls near Neptune needs more open space
- Need for more active recreation (e.g. baseball, skateboard/rollerblading)
- Need to preserve wetlands
- Maintain and upgrade infrastructure
- Need for historic preservation
- Acknowledge farmland in south end of the Borough
- Need for economic vitality
- Need for balance of land uses including tax ratables
- Future of Fort Monmouth
- Future of CECOM property
- Borough needs:
 - Library
 - Municipal center
 - Recreation/community center
 - Passive recreation
 - Post Office

N

1 inch equals 3,000 feet




Data Source: Monmouth County GIS 2003



Borough of Tinton Falls

Aerial Photograph

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