



GOALS AND OBJECTIVES

PLANNING GOALS

The Municipal Land Use Law (MLUL) requires that all Master Plans contain a statement of principles, assumptions, policies and standards upon which the physical, economic and social development of the municipality are based. The Goals and Objectives Element of the Master Plan satisfies this requirement and provides the foundation for the other components of the Plan. The goals were formulated based upon an extensive public outreach process and planning analysis.

GOALS

1. Encourage a balanced development pattern, which will protect and enhance long term economic and social interests of present and future residents in order to maintain and improve the Borough's overall quality of life.
2. Promote land use policy designed to create a "sense of place" in designated centers of activity.
3. Balance growth and development opportunities with the established pattern of development and existing infrastructure, where appropriate.
4. Preserve and protect the existing residential neighborhoods and encourage an appropriate diversity of housing types.
5. Coordinate land use and transportation planning.
6. Maintain and upgrade the existing system of community facilities in order to provide a high level of public services and to accommodate growth as well as the changing needs of the population.

7. Ensure the most appropriate reuse of Fort Monmouth.
8. Enhance pedestrian connections within the Borough between and among residential neighborhoods, community resources, and commercial areas.
9. Promote the development of a comprehensive, Borough-wide system of greenways, bikeways and other pedestrian connections.
10. Maintain and upgrade the existing system of parks and recreation facilities and pursue opportunities to increase the number of parks and recreation facilities in underserved sections of the Borough as well as links between recreation facilities.
11. Encourage historic preservation in order to maintain and preserve historical character within the Borough.
12. Analyze sanitary sewerage, public water and public stormwater facilities to determine the need for future studies and possible improvements.

OBJECTIVES

Land Use Objectives

1. Limit new large scale residential development, particularly in areas designated as IOP on the Land Use Plan.
2. Create better conformity between bulk standards and the character of existing development.
3. Increase minimum lot sizes in neighborhoods where larger lots predominate.
4. Support the upgrading of substandard properties in the Borough through code enforcement efforts, education, ordinance amendments and other initiatives.





5. Continue to actively be involved in the planning process for the “redevelopment” of Fort Monmouth in order to ensure the most appropriate and beneficial reuse of the site.
6. Discourage additional age-restricted and high density residential developments within the Borough, except where specifically identified in the Plan.
7. Preserve and enhance existing parks throughout the Borough.
8. Create attractive gateways at entrances to identify the Borough through upgraded land uses, streetscape improvements and signage.
9. Simplify the land regulations within the Borough.
10. Limit the options in the Borough’s IOP zones to those traditionally associated with office and light industrial park development.
11. Limit large scale retail development to areas identified as highway/ community commercial and the Route 66 Redevelopment Area.
12. Consider the use of the LRHL to create an area in need of rehabilitation or, in the alternative, a Planned Development in the vicinity of Route 18 and Wayside Road.
13. Upgrade the Borough’s site plan and subdivision standards.
14. Target the area south of Route 18 and north of Earle for manufacturing uses subject to the comprehensive replanning and relocation of existing manufacturing uses. In the alternative, uses in the area should be limited to IOP uses.
15. Create a new open space/government use land use category for significant public use parcels.

Housing Objectives

1. Protect and preserve established residential character through zoning enforcement, design guidelines, inspections of multi-family dwellings and rehabilitation, where necessary.
2. Prevent continued residential sprawl.
3. Balance housing options in the Borough, including affordable housing for low and moderate-income households. Encourage the continued development of a variety of housing ranging from affordable to middle income and market rate units.
4. Fully integrate affordable housing throughout the Borough both within projects and geographically throughout Tinton Falls.
5. Retain all existing inclusionary sites as such until the preparation of a comprehensive housing plan.

Economic Objectives

1. Promote continued growth and development of the Borough’s economic base.
2. Plan for continued economic viability by strengthening the tax base through the encouragement of continued private investment and tax-producing uses, which are consistent with community needs, desires, and existing development.
3. Locate businesses appropriately based on surrounding land uses and character.
4. Ensure that transportation, business and economic development retain a healthy relationship with the residential character of the Borough.
5. Maintain and expand the Borough’s employment base.
6. Reevaluate the nature and extent of the CECOM Redevelopment Plan, if remanded.



Community Facilities Objectives

1. To provide community services which address all demographic sectors of the population (e.g. schools, day care facilities, recreation facilities, senior centers).
2. Continue to pursue the establishment of a post office and zip code for the Borough.
3. Explore the possibility of creating a multipurpose community center.
4. Consider developing a new ADA accessible library with adequate size and sufficient parking.
5. Ensure that fire and emergency medical services have appropriate equipment to effectively respond to emergencies.
6. Plan for and provide new emergency service facilities to serve anticipated growth and improve efficiency of service.
7. Support and encourage the continued improvement of school facilities and educational programs to accommodate enrollment growth, curriculum changes, new programs and technological advances.
8. Coordinate with the Board of Education to jointly use schools as community centers wherever feasible.
9. Explore shared services opportunities.

Circulation Objectives

1. Identify and map possible pedestrian corridors and connections throughout the Borough.
2. Improve connectivity within the Borough and increase pedestrian safety by improving/expanding the sidewalk network.
3. Evaluate lowering speed limits in residential areas.
4. Enhance and improve street signs within the Borough for general

navigation.

5. Provide way-finding signage on major roads and at gateway locations to facilitate circulation and identify the route to key activity centers and destinations in the Borough.
6. Review the bikeway plan from the 1992 master plan reexamination report, update and revise where necessary, and encourage implementation of the bikeway plan in order to promote and improve alternative circulation within the Borough.
7. Monitor the effects of continued development on Borough roadways.
8. Consider limiting the use of cul-de-sacs in future residential developments.
9. Select and prioritize transportations improvements that are intended to address existing traffic and safety issues rather than promote more intensive development in the future.

Conservation Objectives

1. Identify, protect and preserve environmentally sensitive natural features through sound planning and land use regulations.
2. Encourage the use of conservation easements on environmentally sensitive lands in private ownership to protect future disturbance.
3. Consider adopting a tree replacement ordinance.
4. Seek to limit the clearing of trees, particularly on environmentally sensitive lands and easements.
5. Explore the creation and implementation of a Borough-wide greenway system to provide additional passive open space and to connect recreational amenities within the Borough. This includes revisitation of the Pine Brook Greenway Project and the proposed Shark River Tributary Greenway recommended in the 2006 Monmouth County





Open Space Plan.

6. Encourage the remediation of contaminated sites to enhance the local environment, protect residents and return vacant sites to productive use.
7. Promote energy conservation programs at the residential and Borough level through the use of efficient energy consuming devices, and through programs provided by the utility supplier.
8. Promote and develop active and passive energy conservation approaches to reduce energy usage by the Borough and new developments.

Recreation Objectives

1. Preserve and enhance existing park and recreation facilities.
2. Determine the amount of active recreational and passive open spaces necessary to meet current and future needs.
3. Identify locations for possible acquisition and/or development in order to address identified needs.
4. Consider the creation of neighborhood oriented “pocket” parks in locations that are not currently afforded nearby access to existing park facilities.
5. Encourage the creation of more passive recreation areas throughout the Borough.
6. Encourage the creation of pedestrian and bicycle trails for recreation purposes as well as to provide linkages throughout the Borough.
7. Continue to encourage the preservation of open space.
8. Explore the need for additional active recreation facilities, particularly non-soccer facilities (e.g. baseball, skateboarding, rollerblading).

9. Work closely with Monmouth County as it implements the recently adopted open space plan.
10. Coordinate park and recreation plans with existing and planned Board of Education facilities.

Utilities Objectives

1. Preserve and maintain the existing utility infrastructure including public water, sanitary sewer and storm water facilities.
2. Take advantage of best available technology for sewage treatment and stormwater management.
3. Assure that sufficient infrastructure capacity is reserved on a priority basis for inclusionary development

Historic Preservation Objectives

1. Recognize and preserve the historic character of the Borough.
2. Create an inventory of all historic structures/sites within the Borough.
3. Acknowledge the importance of historic resources in providing a link to the past and preserving the Borough’s unique character.
4. Encourage historic programming to educate residents and visitors about the Borough’s history.
5. Encourage the preservation of historic buildings and landmarks that are significant to Tinton Falls’s past.
6. Consider historic preservation through reuse of existing buildings for other purposes.