



LAND USE PLAN

INTRODUCTION

The Land Use Plan Element is intended to serve as a guide towards the future development of Tinton Falls, consistent with the goals and objectives of this Master Plan. The Land Use Plan Element provides the primary basis for the Development Ordinance and Zoning Regulations ultimately established to implement Borough land use policies. This element includes a detailed analysis of existing conditions within Tinton Falls, including a review of existing development patterns, development trends and existing land development regulations.

The major land use issues addressed in this plan are as follows:

- To reduce the intensity of development throughout the Borough
- To eliminate the multitude of options within the Borough's zones that have created an incompatible and haphazard development pattern
- To create a sense of place through the establishment of a town center
- To link the Borough's far-flung neighborhoods through open space and circulation improvements

EXISTING LAND USE

Tinton Falls is a 15.6 square mile suburban community located in eastern Monmouth County. As shown on the aerial, the Borough is physically unique due to its long narrow shape. The Borough is approximately 9 miles long and 1¼ miles wide. The limited access highways, the Garden State Parkway and Route 18 divide the Borough into quadrants. The Garden State Parkway traverses the Borough in a north-south direction; GSP exits 105, 102, and 100 are within Tinton Falls.

The Borough is bordered by nine other municipalities, as shown on the Regional Location Map: Middletown Township and Red Bank Borough to the north; Colts Neck Township to the west; Wall Township to the west and south; and Neptune Township, Ocean Township, Eatontown Borough, Shrewsbury Borough and Shrewsbury Township to the east.

Topographically, Tinton Falls is characterized by relatively even terrain and contains scattered residential neighborhoods and commercial developments. Tinton Falls includes several large public land uses, including Naval Weapons Station Earle, Fort Monmouth, and the Monmouth County Reclamation Center Landfill. Several water courses pass through the Borough including Lafretras Brook and Jumping Brook. Swimming River, Shark River, and Pine Brook form portions of Borough's border along its southern and western sides.



Residential Uses

Residential use is the second largest category of land use in Tinton Falls after public property. Over 25% of Tinton Falls's total area (2,576 acres) is devoted to residential use, the largest proportion of which is single-family residential development. The majority of the single-family housing in the Borough is located in relatively recent subdivisions, featuring curvilinear layouts and cul-de-sacs; the major exception is the northeast corner of the Borough, which is developed with single-family homes in a traditional grid pattern. There are also a number of age-restricted developments in the Borough, the largest of which is Seabrook Village, with over 1,000 units. The Borough also contains a number of large residential projects which include affordable housing.

Commercial Uses

Tinton Falls does not have a high concentration of commercial retail and office uses. Commercially used parcels constitute 679 acres or nearly 7% of Tinton Falls's total area. There is a small concentration of commercial uses in the northeast section of the Borough, and scattered commercial uses throughout the central and southern section of Tinton Falls. Larger scale commercial uses are located in the Shrewsbury Avenue corridor.

Industrial Uses

Industrially used parcels comprise only 143 acres or 1.4% of the Borough's total area. Industrial uses are concentrated in the southwest section of Tinton Falls. This quadrant also includes the landfill and a number of approved industrial projects.

Public and Quasi-Public Uses

Public parcels represent the single largest land category including 3,249 acres or nearly 33% of Tinton Falls's total land area. The three largest publicly owned sites are Naval Weapons Station Earle (approximately 1200 acres), Fort Monmouth (approximately 170 acres) and the Monmouth County Reclamation Center (approximately 900 acres). Other publicly owned parcels such as schools and open space are scattered throughout the Borough.

Vacant Lands

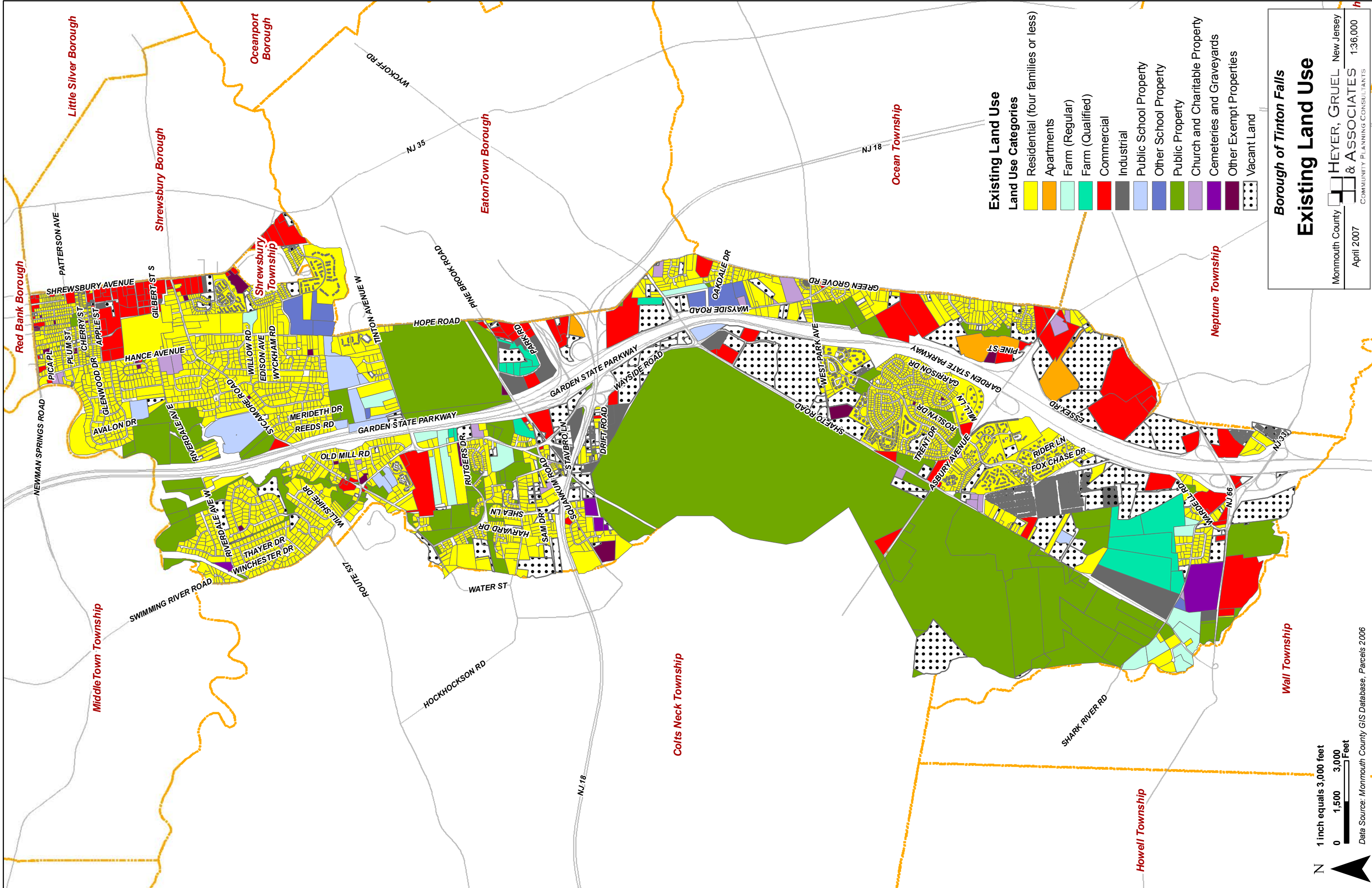
Vacant lands represent the fourth largest land use category in Tinton Falls, accounting for 1,104 acres or 11.1% of the Borough's total area. Although there is vacant land scattered throughout the Borough, the majority of the large remaining vacant parcels are in the southern portion of Tinton Falls.

Agricultural Lands

Agricultural lands account for 345 acres or 3.5% of the Borough's total area. The few remaining tracts of farmland are dispersed throughout Tinton Falls, with the largest remaining agricultural area in the southwest quadrant of Tinton Falls.

Streets/Rights of Way

Streets and rights of way constitute the third largest category of land use in Tinton Falls, covering nearly 1,740 acres, or over 17% of the Borough's land area. The large amount of land area dedicated to streets can be attributed to the presence of the Garden State Parkway, other major thoroughfares such as Routes 18, 66, and 33 and County routes, as well as a high number of roads within subdivisions.



Borough of Tinton Falls

Existing Land Use

Monmouth County

HEYER, GRUEL & ASSOCIATES

April 2007

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1 inch equals 3,000 feet

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Data Source: Monmouth County GIS Database, Parcels 2006



The following table summarizes the existing land use based upon 2006 MOD IV tax assessment data and County GIS data and is generally shown on the Existing Land Use Map.

Tinton Falls Existing Land Use 2006		
Property Class	Total (Acres)	Percent of Total
Vacant Land	1104.4	11.1%
Residential	2501.7	25.1%
Apartment	74.6	0.7%
Commercial	679.1	6.8%
Industrial	143	1.4%
Public School Property	148.2	1.5%
Other School Property	81.8	0.8%
Public Property	2989.4	29.9%
Farm (Regular)	147.5	1.5%
Farm (Qualified)	197.3	2.0%
Cemeteries	64.6	0.6%
Church & Charitable	68.1	0.7%
Other Exempt	43.7	0.4%
Rights-of-way	1740.6	17.4%
Total*	9984	100%

* Total may not add to 100% due to rounding

EXISTING ZONING

At the present time, Tinton Falls's Land Development Regulations include 26 zoning districts, including several overlay districts and two redevelopment areas. The zoning and redevelopment areas are shown on the accompanying Existing Zoning Map.

Residential Zones

R-1 and R-2 Residential Districts

The R-1 and R-2 zones permit detached single family homes; agricultural uses and farms; public library, parks and playgrounds owned and operated by either the Borough or homeowners' associations; churches and places of religious worship; utility services; schools, excluding boarding schools; and temporary sales office/model homes. Conditional uses include child care centers, hospitals, and cemeteries. There is also one portion of an R-2 district which permits age-restricted development as a conditional use. This is known as the "R-2 with Senior Citizen Option", and it is located in the middle of the Borough, east of the Garden State Parkway and south of Wykoff Road.

There are six R-1 zones and seven R-2 zones in Tinton Falls. Most of the R-1 and R-2 zones are concentrated in the northern half of the Borough; others are located in the eastern portion of the Borough where it borders Ocean Township, and in the southern portion of the Borough.

There are several sets of bulk standards within the R-1 and R-2 zone districts. Single-family detached dwellings require a minimum lot size between 20,000 and 60,000 square feet, depending on whether or not sewer is available and whether the lot is part of a standard subdivision or lot size averaging/cluster development is used. There are also separate bulk standards and lot size requirements for each of the other permitted uses (agriculture, churches, cemeteries, various types of schools, etc.)



R-3 and R-4 Residential Districts

The R-3 and R-4 zones permit a variety of dwelling types; agricultural uses and farms; public library, parks and playgrounds owned and operated by either the Borough or homeowners' associations, other Borough uses, firehouses and first aid station; churches and places of religious worship; utility services; schools, excluding boarding schools; and temporary sales office/model homes. Conditional uses include child care centers and hospitals. There is also one portion of an R-4 district which permits age-restricted development as a conditional use. This is known as the "R-4 with Senior Citizen Option", and it is located on the border with Shrewsbury Township.

There are four R-3 zones and six R-4 zones located throughout Tinton Falls

There are numerous sets of bulk standards within the R-3 and R-4 zone districts. Each of the permitted dwelling types (detached single family, both cluster and noncluster, townhomes, garden apartments, duplex and other plex buildings, and various types of senior citizen units) each has its own bulk standards. Provided that sewer is available, density in the R-3 zone ranges from 3 to 4.2 units/acre, and density in the R-4 zones ranges from 3.5 to 5 units per acre. The maximum density in each zone is permitted provided that affordable housing is included. For development of over 100 units, the R-3 and R-4 zones contain specific unit mix requirements. There are also separate bulk standards and lot size requirements for each of the other permitted uses (agriculture, churches, cemeteries, etc.) as well as separate standards for different types of schools (elementary, middle school, high school, etc.).

R-5 Affordable Housing Zone

The purpose of the R-5 Affordable Housing Zone is to create affordable housing within a multi-family community. The R-5 zone permits apartments and townhomes on a minimum tract size of 30 acres with a maximum density of 8.5 units per acre. There is one R-5 zone in Tinton Falls, located south of Route 33 and west of the Garden State Parkway.

Active Adult Community Zone

The stated purpose of the AARC is to address the needs of a growing number of households that would be seeking to live in a community that offers relatively maintenance-free housing and a package of amenities. It is envisioned that this zone will help address the needs of a growing segment of the population that are fifty-five years and over. The AARC permits townhouses within an active adult community, and agricultural uses and farms.

There is one AARC zone in the Borough, located on the east side of Hance Avenue. The AARC requires a minimum tract size of 50 acres.

Commercial Zones

SO-15A and SO-15B Special Office Districts

The SO-15A and SO-15B zones permit detached single family dwellings; offices, (except real estate offices) in the SO-15A zone; family day care homes; child care centers; and utility services.

There is one SO-15A zone located in the northern edge of the Borough along Newman Springs Road, and two SO-15B zones, one located on the west side of Hope Road on the border with Eatontown, and one located west of the Parkway and north of Pine Brook Road.





There are several sets of bulk standards within the SO-15A and SO-15B zone districts. Single-family detached dwellings must comply with the requirements of the R-3 zone. There are separate bulk standards for offices; the SO-15B zone permits a maximum FAR of 0.15, and the SO-15A permits a maximum FAR of 0.15 or 3,000 square feet, whichever is less.

VC Village Commercial District

The VC zone permits shopping centers, offices, libraries, child care centers, and utility services. Gas stations are permitted as a conditional use.

There are two VC zones in the Borough – one located on the north side of Pine Brook Road and the other on the east side of Shafto Road. The minimum lot area in the VC zone is 5 acres, the maximum lot area is 10 acres, and the maximum FAR is 0.20.

C-1 Neighborhood Retail Commercial District

The C-1 zone permits residences as permitted in the R-3 zone; the retail sale of general merchandise; the retail sale of personal services; office and veterinary hospitals; restaurants, restaurants with bars, and nightclubs; theaters, bowling alleys, gymnasiums, weight rooms, exercise centers, training and instructional classes, and instructional centers; library and other Borough uses; utility services. Automobile services stations are permitted as a conditional use.

There are three C-1 zones – two along the west side of Shrewsbury Avenue, and one along Sycamore Avenue.

There are three C-1 zones – two along the west side of Shrewsbury Avenue, and one along Sycamore Avenue.

C-2 Shopping Center District

The C-2 zone permits the retail sale of general merchandise; the sale of personal services; offices; theaters, bowling alleys, library, weight rooms, gymnasiums, exercise centers, and training and instructional classes, and instruction centers; Borough uses; child care centers; utility services; restaurants, restaurants with bars, delicatessens, and specialty food/drink facilities. One automobile service station and fast food restaurants are permitted as conditional uses. The Borough zoning map also indicates that a portion of the C-2 zone on the east side of Shafto Road has an overlay known as the “C-2 with Senior Citizen Option”.

There are two C-2 zones in Tinton Falls – one at the intersection of Shafto Road and Route 18, and another in the southeastern portion of the Borough, on the border with Neptune Township.

The minimum lot size in the C-2 zone is 5 acres, maximum lot size is 15 acres, and the maximum floor area ratio is 0.20.

C-3 Highway Business and Office District

The C-3 zone permits motels/hotels; new car and truck dealers; shopping centers with C-2 principal uses and with a lot area of at least 10 acres and meeting all other standards of the C-2 regulations; offices; uses permitted in the IOP District in accordance with the IOP District regulations; mortuary; veterinary hospital; swim clubs, tennis courts, theaters, bowling alleys, gymnasiums, weight rooms, exercise centers, and training and instructional classes, and instructional centers; child care centers; utility services; Borough uses. Conditional uses include automobile service stations; car washes; golf driving ranges, miniature golf and par-3 golf courses; fast food restaurants; wet bars, refrigerators, and microwave ovens in motel/hotel rooms.



There are four C-3 zones in Tinton Falls – two located in the northeast portion of the Borough on the west side of Shrewsbury Avenue, and two in the southern portion of the Borough north of Route 33.

There are separate bulk standards for each of the permitted uses in the C-3 zone, with minimum lot areas ranging from 1 to 5 acres, and minimum floor area ratios ranging between 0.15 and 0.33.

C-4 Office and Regional Shopping District

The C-4 zone permits offices; research facilities; hospitals; motels and hotels; shopping centers with C-2 principal uses and with a lot area of at least ten acres and meeting all other standards in the C-2 District; restaurants, restaurants with bars, utilities, new auto and truck sales, and Borough uses; child care centers; and swim clubs and tennis centers. Conditional uses include fast food restaurant and automobile service station; automobile car wash; warehousing, manufacturing, fabrication and assembly operations; permitted warehousing, manufacturing, fabrication and assembly operations may be permitted accessory and incidental to retail outlets; golf driving range, miniature golf and par-3 golf course; wet bars, refrigerators, and microwave ovens in hotel/motel rooms.

There is one C-4 zone in Tinton Falls, located in the southernmost portion of the Borough along Route 33.

The minimum lot size in the C-4 zone is 4 acres, and the maximum floor area ratio is 0.20 (or 0.225 under certain circumstances.)

C-5 Regional Shopping Center District

There is one C-5 zone in the Borough, located east of Essex Road and north of Route 66. Although the C-5 zone still appears in the Borough ordinance and on the zoning map, the area zoned C-5 is now a redevelopment area, and the C-5 zoning has been superseded by the Route 66 Redevelopment Plan.

IOP Industrial/Office Park Districts (IOP-10, IOP-15, IOP-20, IOP-25, IOP-35, and IOP-50)

The IOP zones permit offices; hotels and motels; research facilities; hospital; veterinary hospitals; utilities; restaurants; restaurants with bar; manufacturing; fabrication and assembly operations; agricultural uses but not “farms”; tennis courts, gymnasiums, weight rooms and exercise centers; instructional centers; golf courses, parks, and other open space uses; elementary, middle and high schools offering academic instruction with curriculums approved by the elementary and/or regional boards of education; retail/warehouse uses, lumber yards, and home improvement centers; Borough uses; child care centers; automobile car wash in the IOP-15, IOP-20 and IOP-25 districts; utility services; a continuing care retirement community (CCRC) under the provisions of a general development plan and certain requirements; and an active adult community in the IOP-35 zone. Conditional uses include automobile service stations; permitted office, research, hospital, warehousing, manufacturing, fabrication and assembly operations shall be permitted limited accessory and incidental to retail outlets; warehousing; residence inns; outdoor equipment storage; commercial radio and other communications towers; a limited recycling operation in the IOP-20 district only; and assisted living residences.

The majority of the IOP zones are located in the center of the Borough, including Fort Monmouth and Naval Weapons Station Earle. Several other smaller IOP zones are located in different sections of the Borough. The vast majority of the one IOP-50 zone in the Borough is now zoned AARZ Active Adult Redevelopment Zone as part of the CECOM Property Redevelopment Area.

Each of the six IOP districts has a different maximum floor area ratio requirement, which is indicated by the district name (i.e. the IOP-10 district has a maximum FAR of 0.10). The IOP-10, IOP-15, IOP-20, and



IOP-25 zones also are permitted to have an additional FAR of 0.025 under certain circumstances. There are separate bulk standards for each of the permitted uses.

SI Special Industrial District

The SI zone permits single-family detached dwellings; church; child care centers; and utility services. Conditional uses include principal uses permitted in the IOP district and principal and conditional uses permitted in the C-2 district.

There is one SI zone in Tinton Falls, located on the south side of Asbury Avenue.

Single-family detached dwellings in the SI zone must comply with the R-2 district. The minimum lot size for nonresidential uses in the SI zone is 3 acres, and the maximum floor area ratio is 0.20.

MFG Manufacturing District

The MFG zone permits offices; research, testing and experimentation; warehouse, shipping and receiving; manufacturing, fabrication, assembly and flex-space buildings; utility services and Borough uses; open space, and child care centers. Conditional uses include commercial radio and other communications towers; permitted office, research, hospital, warehousing, manufacturing, fabrication and assembly operations may be permitted accessory and incidental to retail outlets; and resource recycling facility.

There is one large MFG zone in Tinton Falls, located in the southwestern portion of the Borough. This zone includes the Monmouth County Reclamation Center.

The minimum lot area in the MFG zone is 2 acres, and the maximum floor area ratio is 0.20. There are separate bulk standards for utilities.

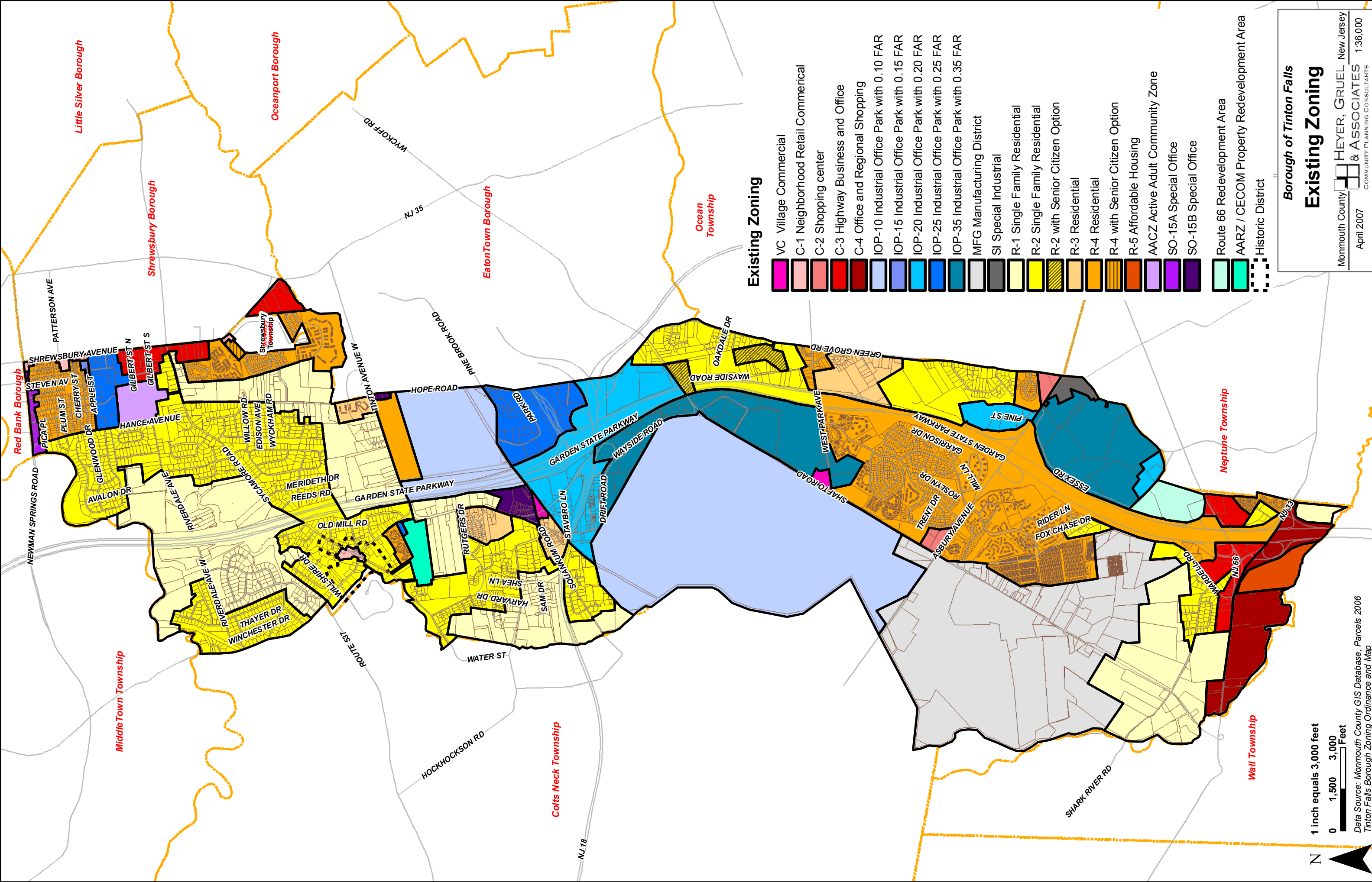
Redevelopment Areas

CECOM Redevelopment Area (Active Adult Redevelopment Zone)

As stated above, the 39 acre CECOM Redevelopment Area (located on the west side of Tinton Avenue) was found to be an area in need of redevelopment in October 2004 and a redevelopment plan was prepared in November 2004. Subsequently, the Active Adult Redevelopment Zone was created, which permits an active adult community of single-family detached housing and uses incidental and accessory to an active adult use. Single-family detached dwellings have a minimum lot area requirement of 5,000 square feet. Litigation on this site is pending.

Route 66 Redevelopment Area

The 63 acre Route 66 Redevelopment Area (located north of Route 66 and east of the Garden State Parkway) was found to be an area in need of redevelopment in October 2004 and a redevelopment plan was prepared in November 2004. A +/- 450,000 square foot retail complex has been approved for this site.



Borough of Tinton Falls

Existing Zoning

Monmouth County HEYER, GRUEL, New Jersey
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1 inch equals 3,000 feet

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Data Source: Monmouth County GIS Database, Parcels 2006
Tinton Falls Borough Zoning Ordinance and Map



DEVELOPMENT TRENDS

Residential

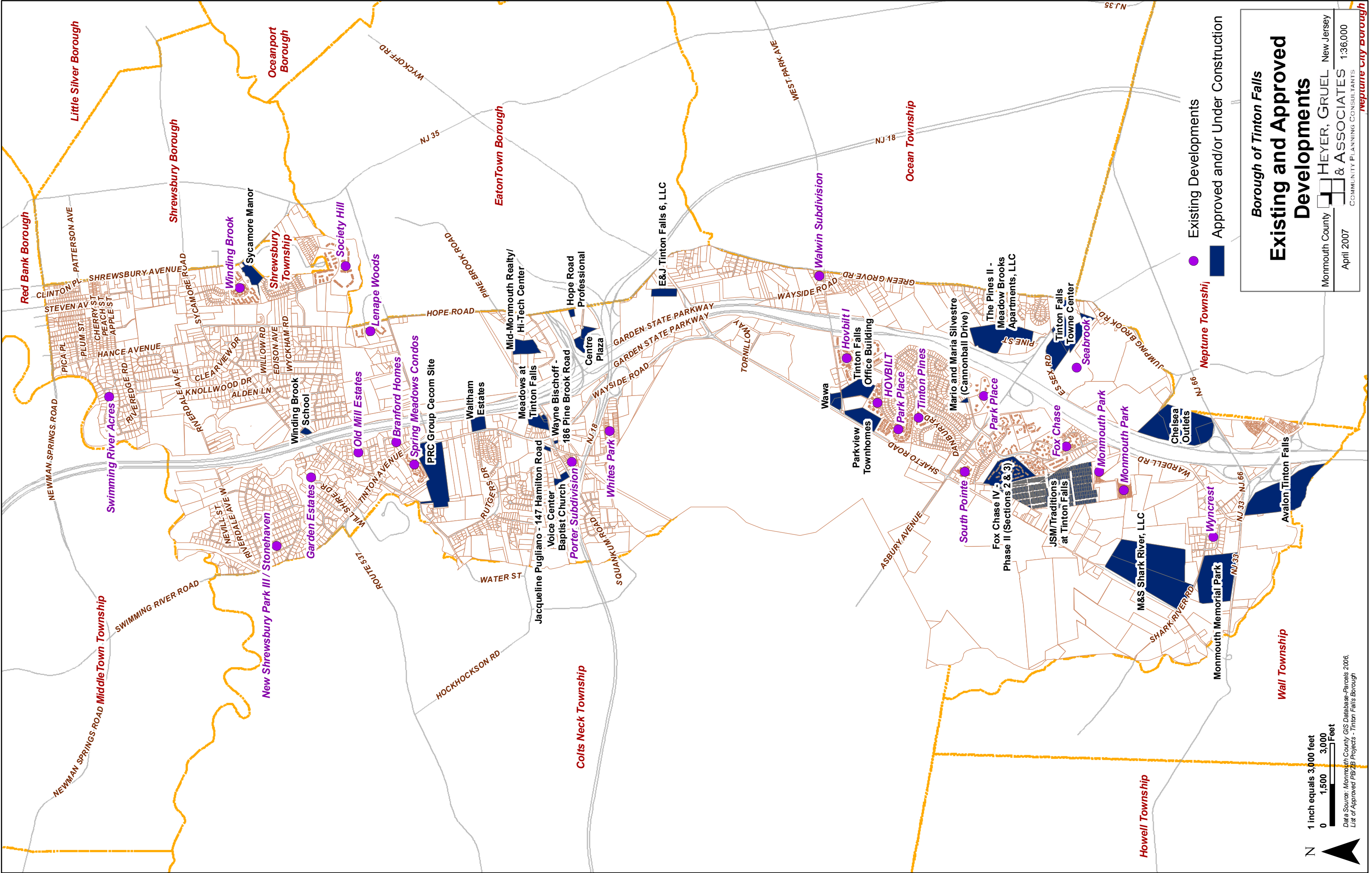
Recent residential development trends in Tinton Falls have been in line with existing zoning, and include several approved higher density developments with an affordable component (i.e. Traditions and Avalon Bay). These developments, combined with the smaller Parkview Townhomes and Meadows at Tinton Falls developments, will result in well over 500 new residential units. Greenbriar Falls, a new active adult community currently under construction, will contain 168 residential units. In addition, many of the larger residential developments in the Borough, such as Fox Chase, The Pines, and Seabrook, are beginning their final phases of development and will reach their full build-out potential.

There is also a steady flow of smaller subdivisions that have been approved under the Borough's zoning standards. All existing and approved projects are shown on the Approved and/or Under Construction and the Existing and Approved Developments Maps.

Non-Residential

By far the largest non-residential development planned in Tinton Falls is the Jersey Shore Premium Outlets (Chelsea Outlets), which will contain approximately 450,000 square feet of retail space. Infrastructure construction has already begun on the outlets, which will be located just off the Garden State Parkway at Exit 100 along Essex Road and Route 66. There are a number of other smaller-scale non-residential developments that have been approved, including a WaWa convenience store and gas station. The Tinton Falls Towne Centre, which will contain approximately 24,000 square feet of retail space, has recently been completed

In general, there is a steady stream of smaller-scale non-residential development (e.g. office, warehousing) being approved in Tinton Falls, particularly within the MFG and IOP zones. All existing and approved projects are shown on the Approved and/or Under Construction and the Existing and Approved Developments Maps.



Borough of Tinton Falls

Existing and Approved Developments

Monmouth County

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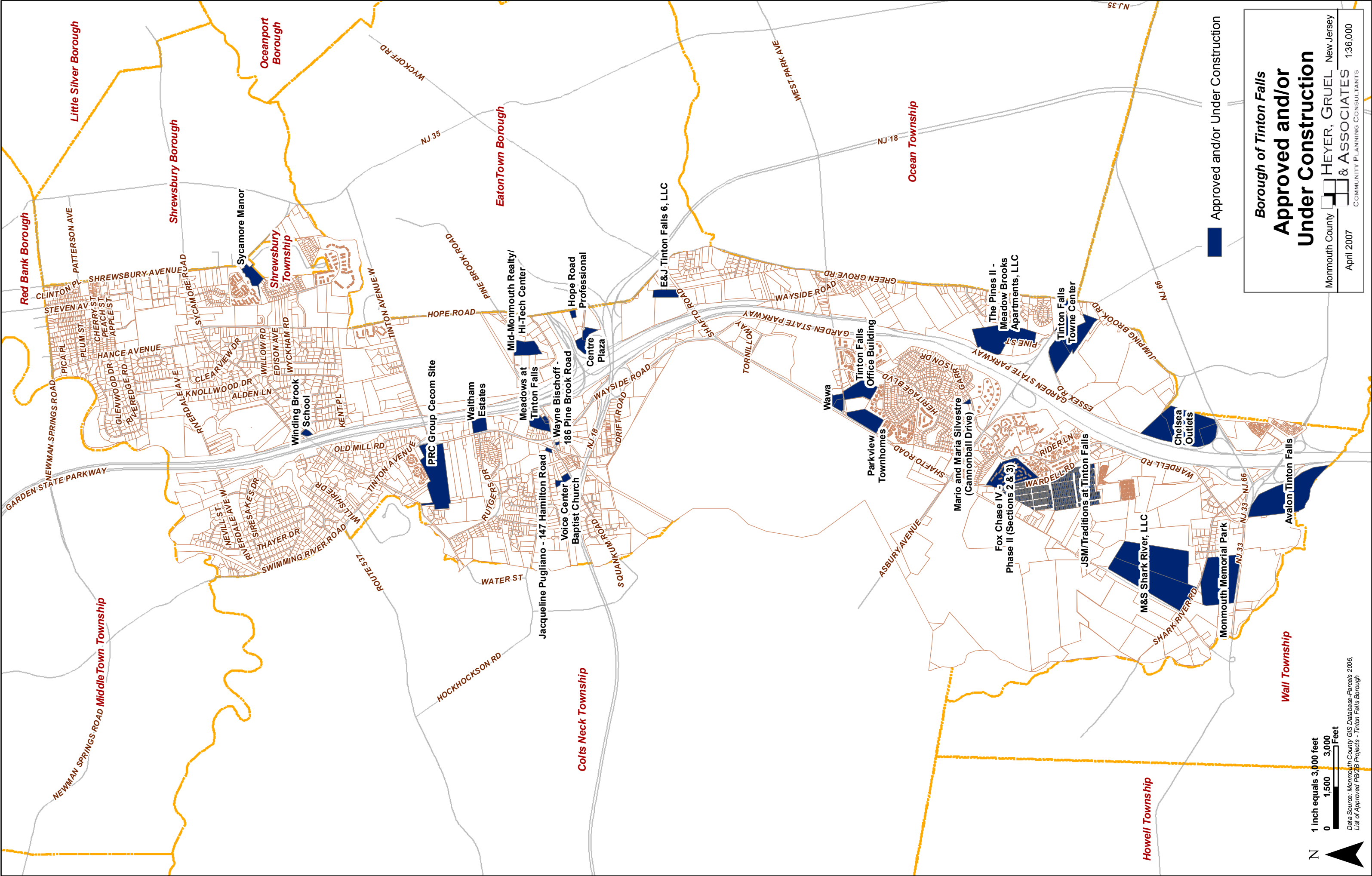
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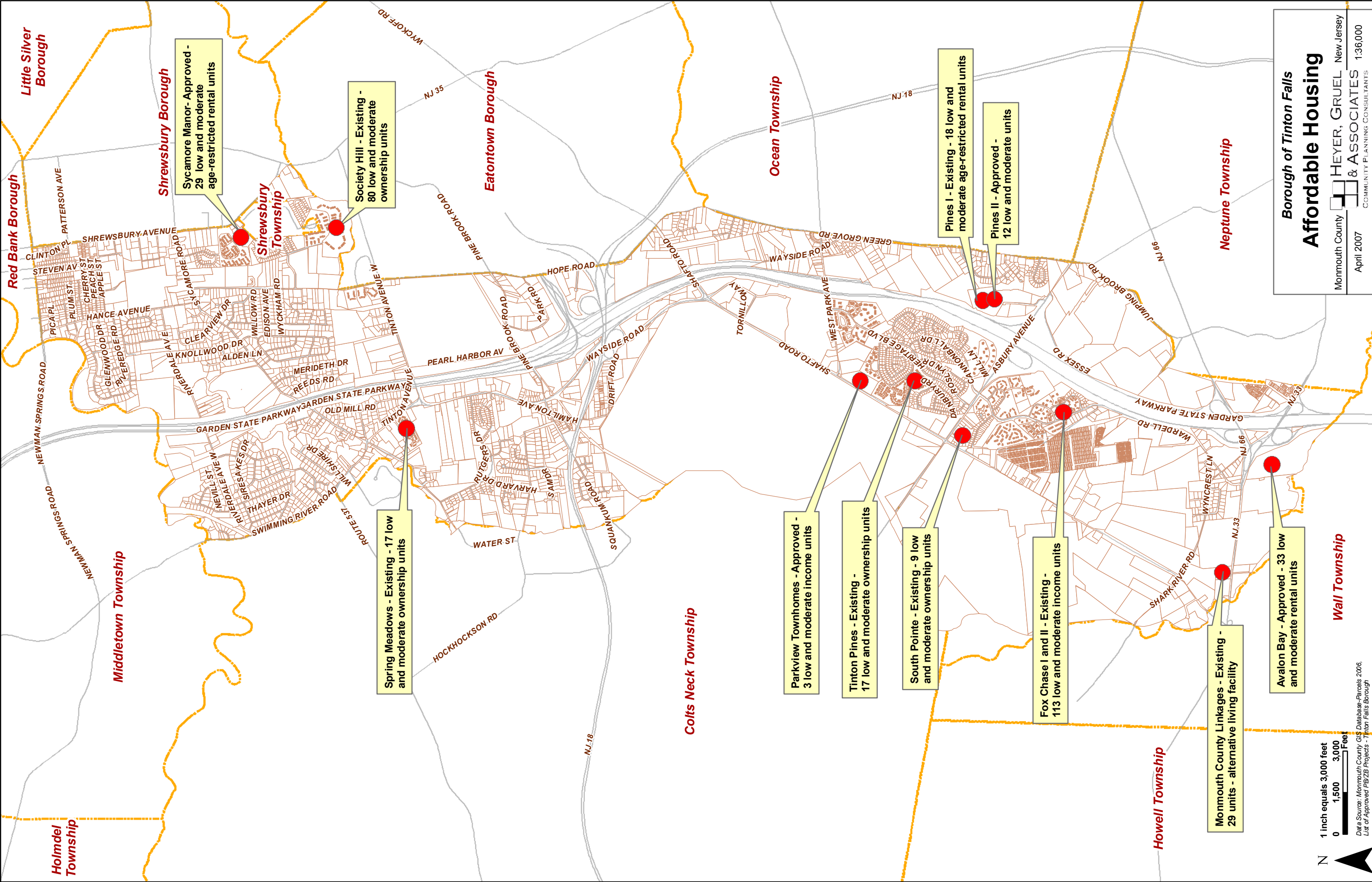
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Data Source: Monmouth County GIS Database-Parcels 2006,
List of Approved PB/ZB Projects - Tinton Falls Borough





Borough of Tinton Falls

Affordable Housing

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1 inch equals 3,000 feet

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Data Source: Monmouth County GIS Database-Parcels 2006.
List of Approved PB/ZB Projects - Tinton Falls Borough



MAPPING

As part of the Master Plan process, a series of GIS-based maps was prepared. These maps establish a base of information about the existing conditions within Tinton Falls and were used in the formulation and preparation of the Land Use Plan. The maps document environmental constraints as well as existing open space areas, community facilities, historic sites/districts, and vacant land, as well as the locations of existing and approved developments.

Environmental Mapping

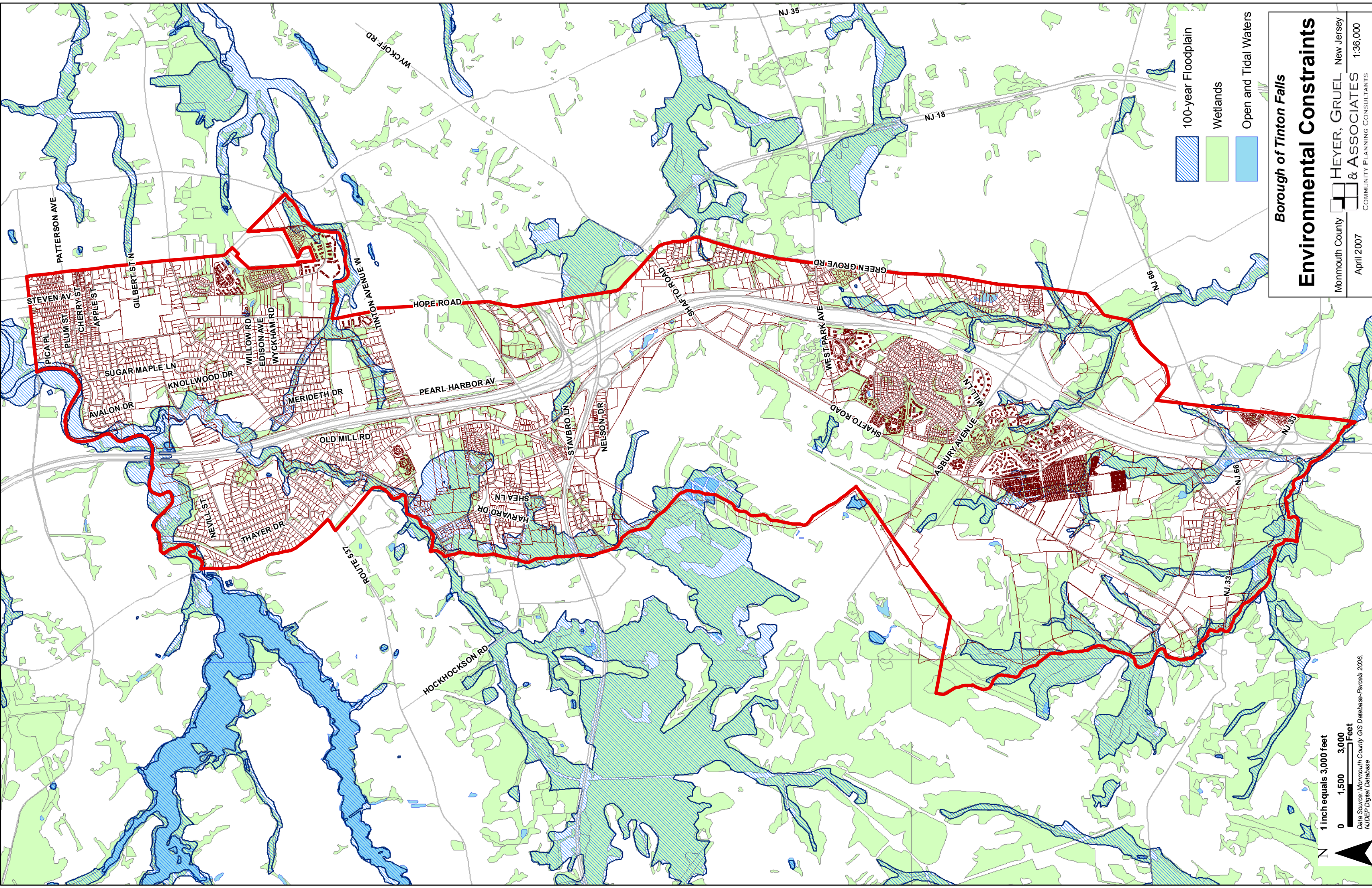
As shown on the Environmental Constraints Map and the C1 Streams Map, there are areas with significant environmental constraints within Tinton Falls. The Environmental Constraints Map indicates that there are wetlands and floodplains throughout the Borough, particularly in areas along the Borough's waterways (Jumping Brook, Shark River, Pine Brook, and Lafretras Brook) and tributaries of those waterways. There are other wetland areas throughout Tinton Falls, particularly within the southern half of the Borough. Development within environmentally constrained areas must conform to New Jersey Department of Environmental Protection (NJDEP) and Borough regulations.

An additional environmental constraint is the presence of C-1 category streams within the Borough. The NJDEP recently amended its regulations by expanding which waterways are defined as C1 streams, and establishing a 300 foot buffer area around C1 streams; the buffers must be preserved and maintained in their natural state. As identified on the C1 Streams Map, there are several C1 streams located at the southern end of the Borough. The change in regulations and establishment of the 300 foot buffer may limit new development in the affected areas of the Borough.

The Available Land Map shows all vacant parcels and farms overlain onto the environmental constraints mapping. The Available Land Map indicates that a number of the larger vacant tracts remaining in the Borough, particularly in the southern portion of Tinton Falls, are constrained by wetlands and/or floodplains.

The DEP Landscape Project Habitat Ranking Map shows critical habitat areas, or areas that are designated as suitable for plant or animal species which are listed as threatened or endangered either in New Jersey or nationwide as defined by the NJDEP. As the map indicates, Tinton Falls contains a number of large areas and many smaller areas which either contain or are suitable to contain state and/or federal threatened and endangered species. Larger areas include Naval Weapons Station Earle as well as areas associated with Swimming River and Pine Brook. The map also shows various smaller habitat areas throughout the Tinton Falls, particularly in the southern end of the Borough.

Finally, the NJDEP Known Contaminated Sites Map displays the location of all sites currently listed as Known Contaminated Sites by NJDEP. The inventory of contaminated sites was most recently updated in Spring 2006. Tinton Falls contains two types of contaminated sites – sites with “on-site source(s) of contamination”, where on-site contamination of soil and/or ground water is confirmed through sampling and remedial activities are required, and sites with “closed case(s) and restrictions”, where engineering and/or institutional controls are used as part of a remedial action to address the soil and/or ground water contamination.



Borough of Tinton Falls

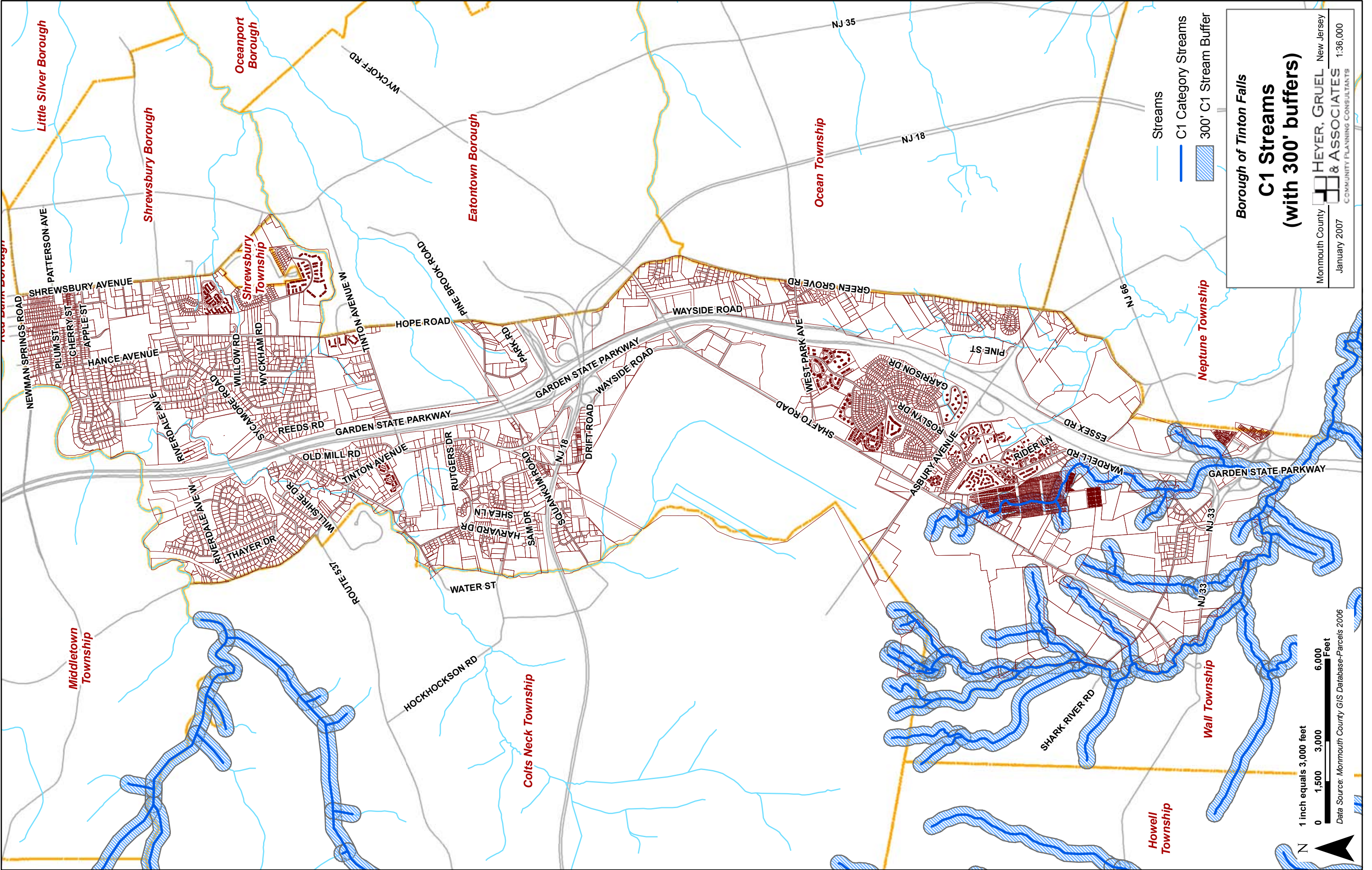
Environmental Constraints

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1 inch equals 3,000 feet

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Data Source: Monmouth County GIS Database-Parcels 2006.
NJDEP Digital Database



Borough of Tinton Falls

C1 Streams
(with 300' buffers)

Monmouth County

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January 2007

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1 inch equals 3,000 feet

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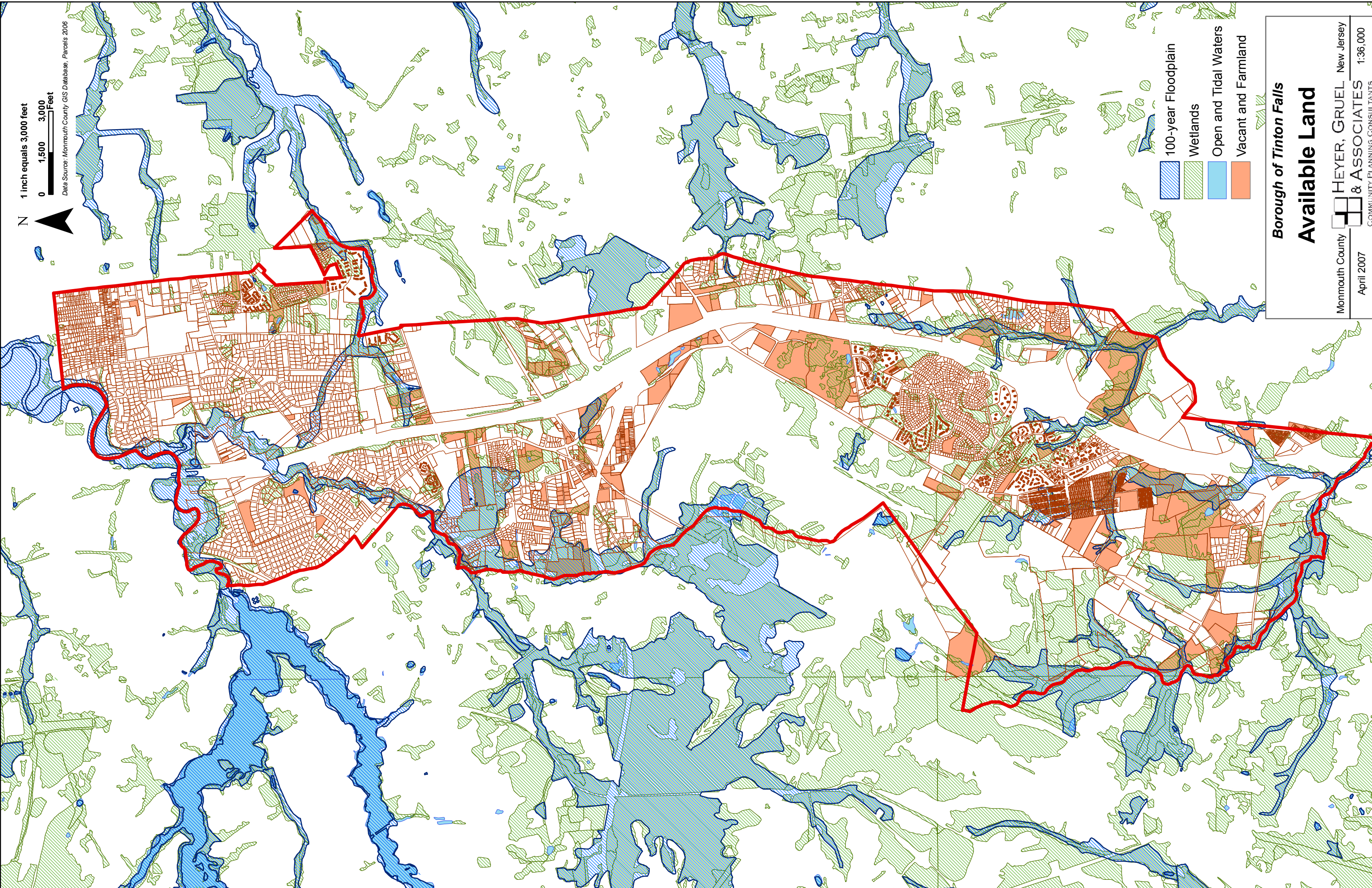
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Feet

North Arrow

Data Source: Monmouth County GIS Database-Parcels 2006

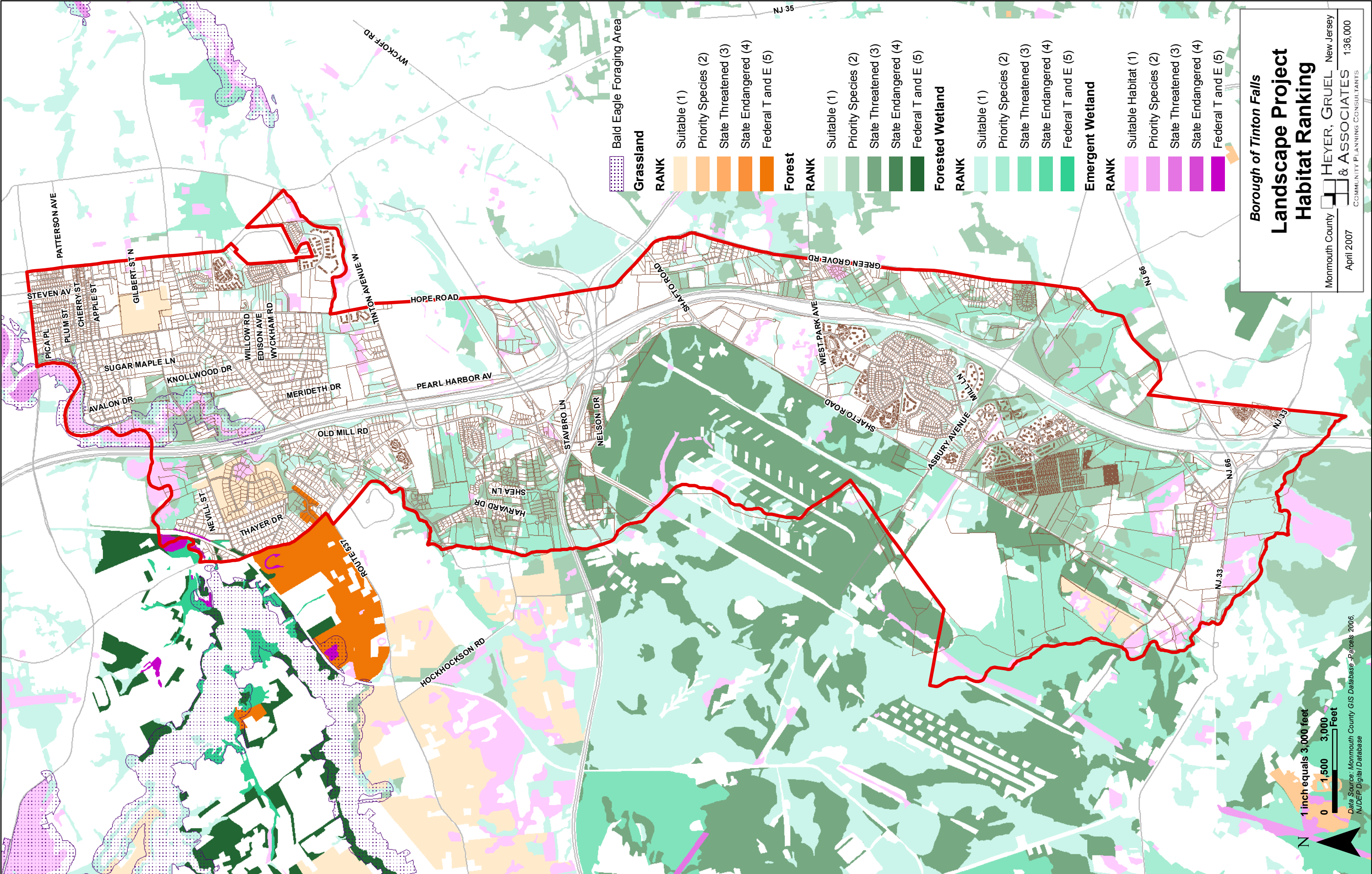


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Data Source: Monmouth County GIS Database, Parcels 2006

- 100-year Floodplain
- Wetlands
- Open and Tidal Waters
- Vacant and Farmland

Borough of Tinton Falls
Available Land



Borough of Tinton Falls

Landscape Project

Habitat Ranking

Monmouth County

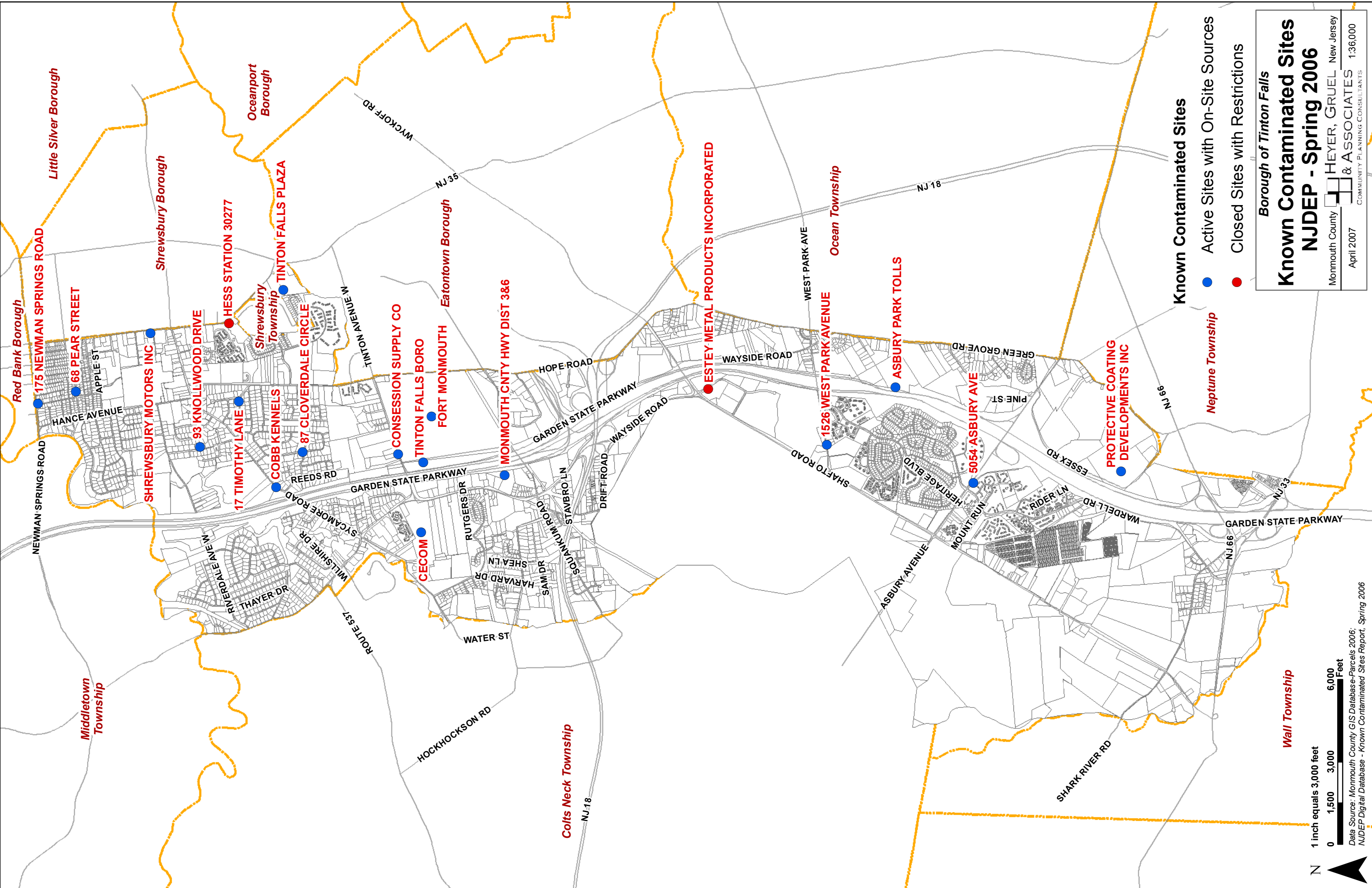
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Known Contaminated Sites

- Active Sites with On-Site Sources
- Closed Sites with Restrictions

Borough of Tinton Falls

Known Contaminated Sites

NJDEP - Spring 2006

Monmouth County

 HEYER, GRUEL New Jersey


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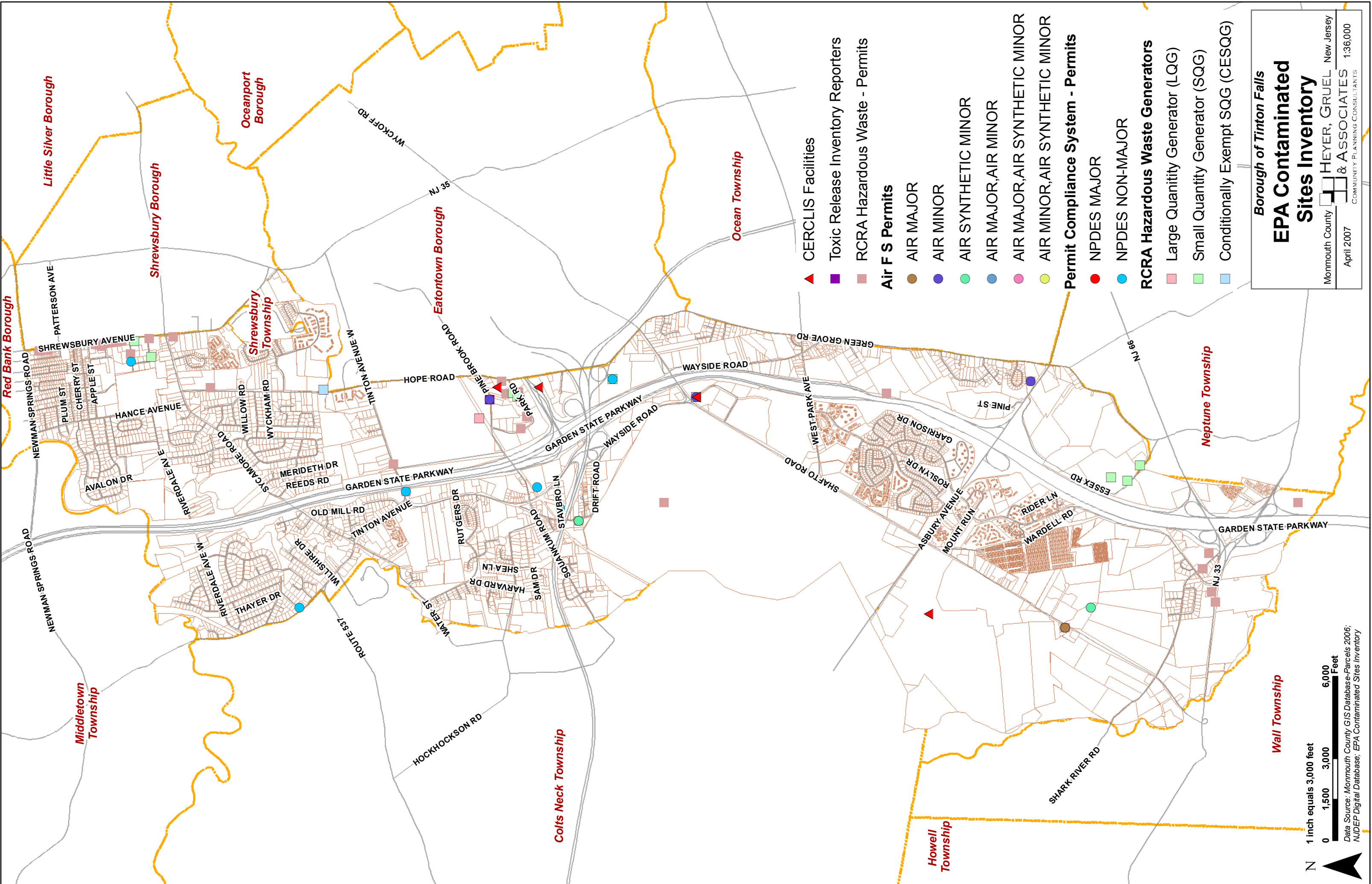
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1 inch equals 3,000 feet



Data Source: Monmouth County GIS Database-Parcels 2006;
NJDEP Digital Database - Known Contaminated Sites Report, Spring 2006





Other Mapping

Open Space

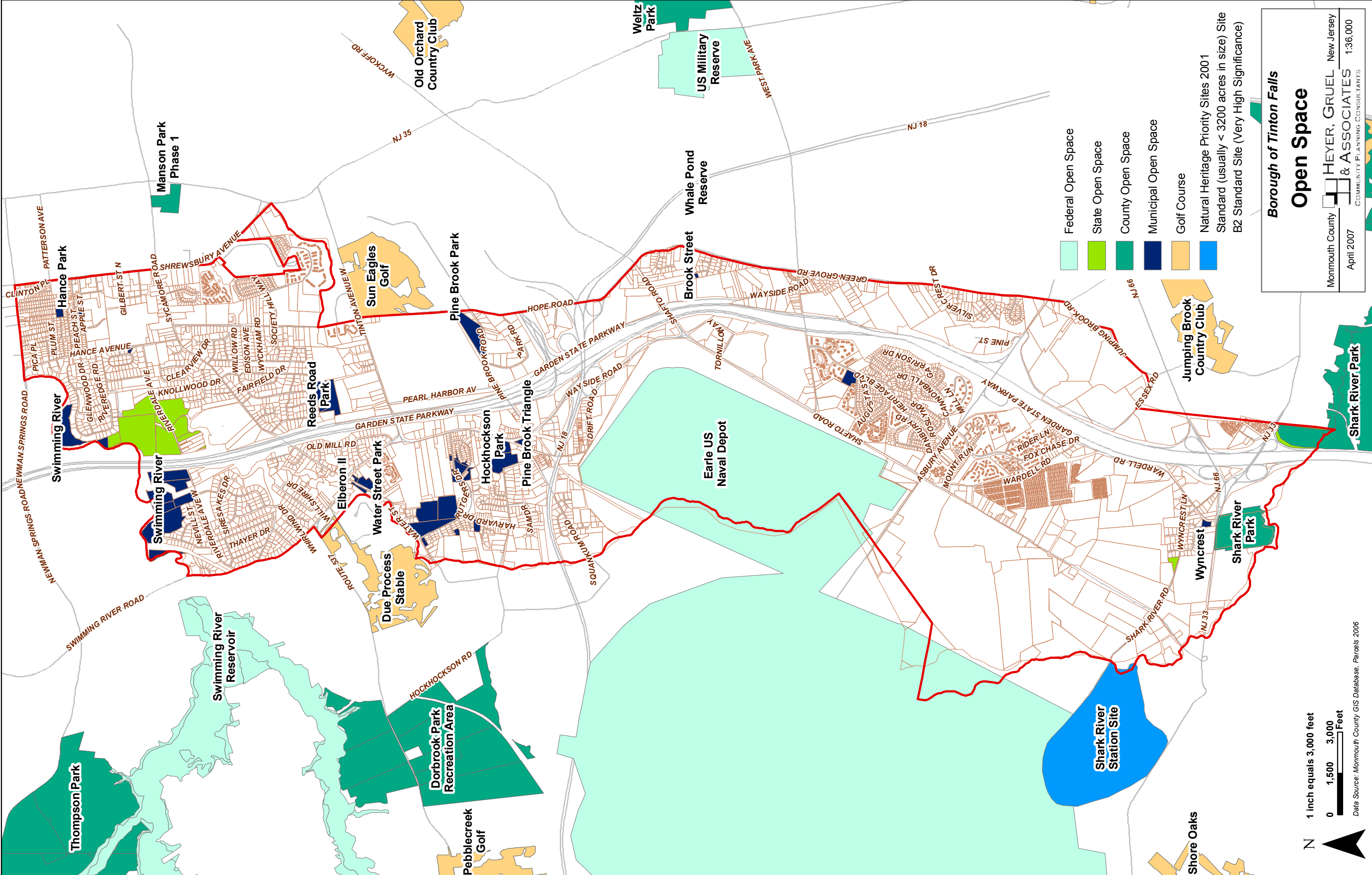
The Open Space Map shows the location of all existing federal, state, county, and municipal open space within Tinton Falls. By far the largest open space area in the Borough is Naval Weapons Station Earle, which is listed as federal open space. A small amount of county open space, in the form of Shark River Park, is located at the far southern end of the Borough. There are several municipal parks shown on the map, including Pine Brook Park, Hockhockson Park, Reeds Road Park, and Water Street Park.

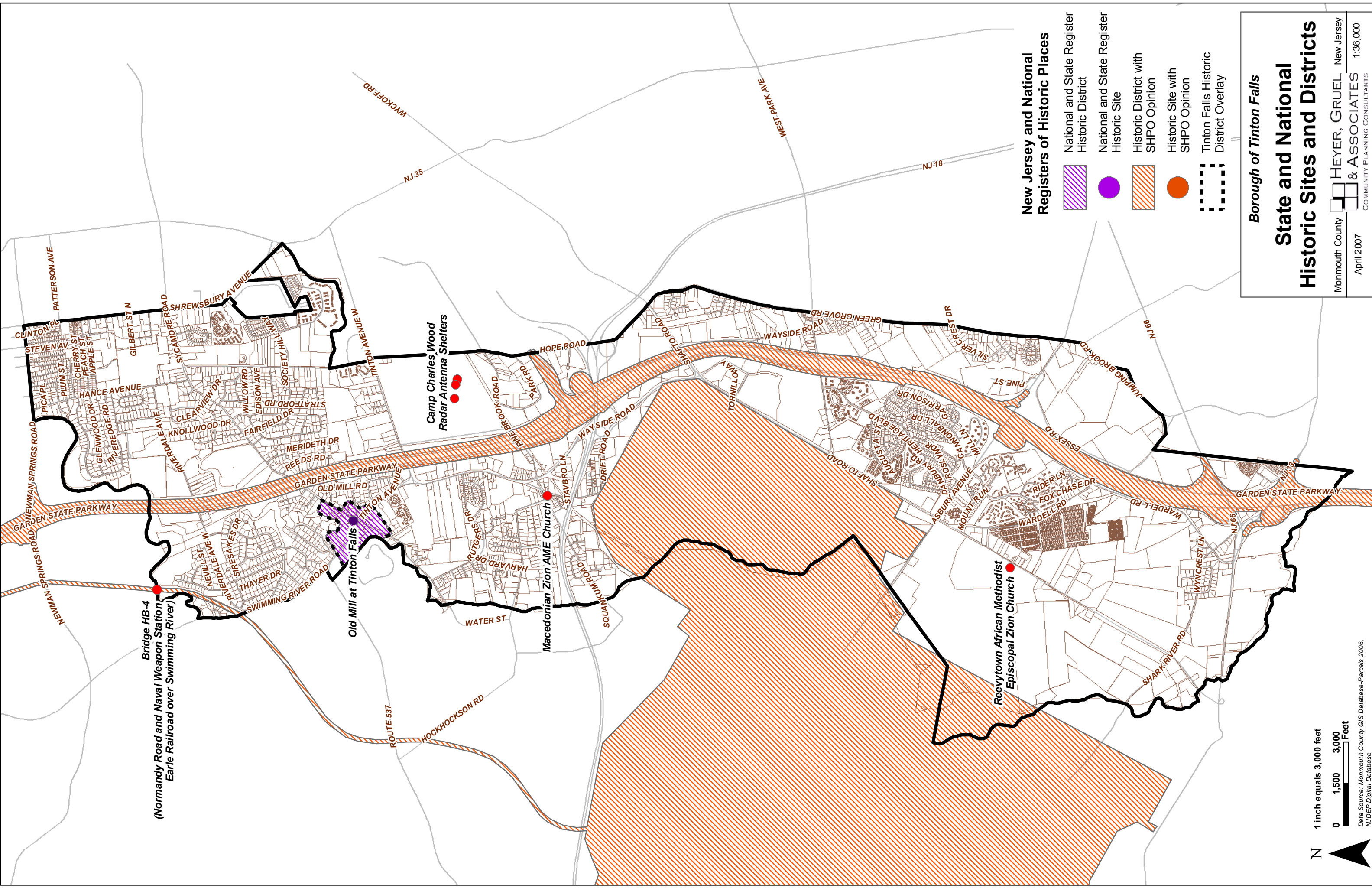
Historic

The Historic Sites and District Map shows the location of a historic district and historic site which are on both the State and National Registers; historic sites and a historic district with a State Historic Preservation Office (SHPO) opinion (an opinion of eligibility issued by the State Historic Preservation Officer); and the Tinton Falls Historic District Overlay as shown on the Borough zoning map. The Old Mill at Tinton Falls and the area encompassed by the local historic district overlay are the only historic sites/districts on both the National and State Registers. Several sites, including the Macedonian Zion AME Church, Reeveytown African Methodist Episcopal Zion Church, Camp Charles Wood Radar Antenna Shelters, as well as the Garden State Parkway Historic District and Naval Weapons Station Earle Historic District, have a SHPO opinion.

Community Facilities

The Community Facilities Map shows federal property, public property, open space and recreation areas, religious and other tax exempt properties as well as Borough facilities such as Borough Hall, the library, rescue squad, first aid building, firehouse, and schools.



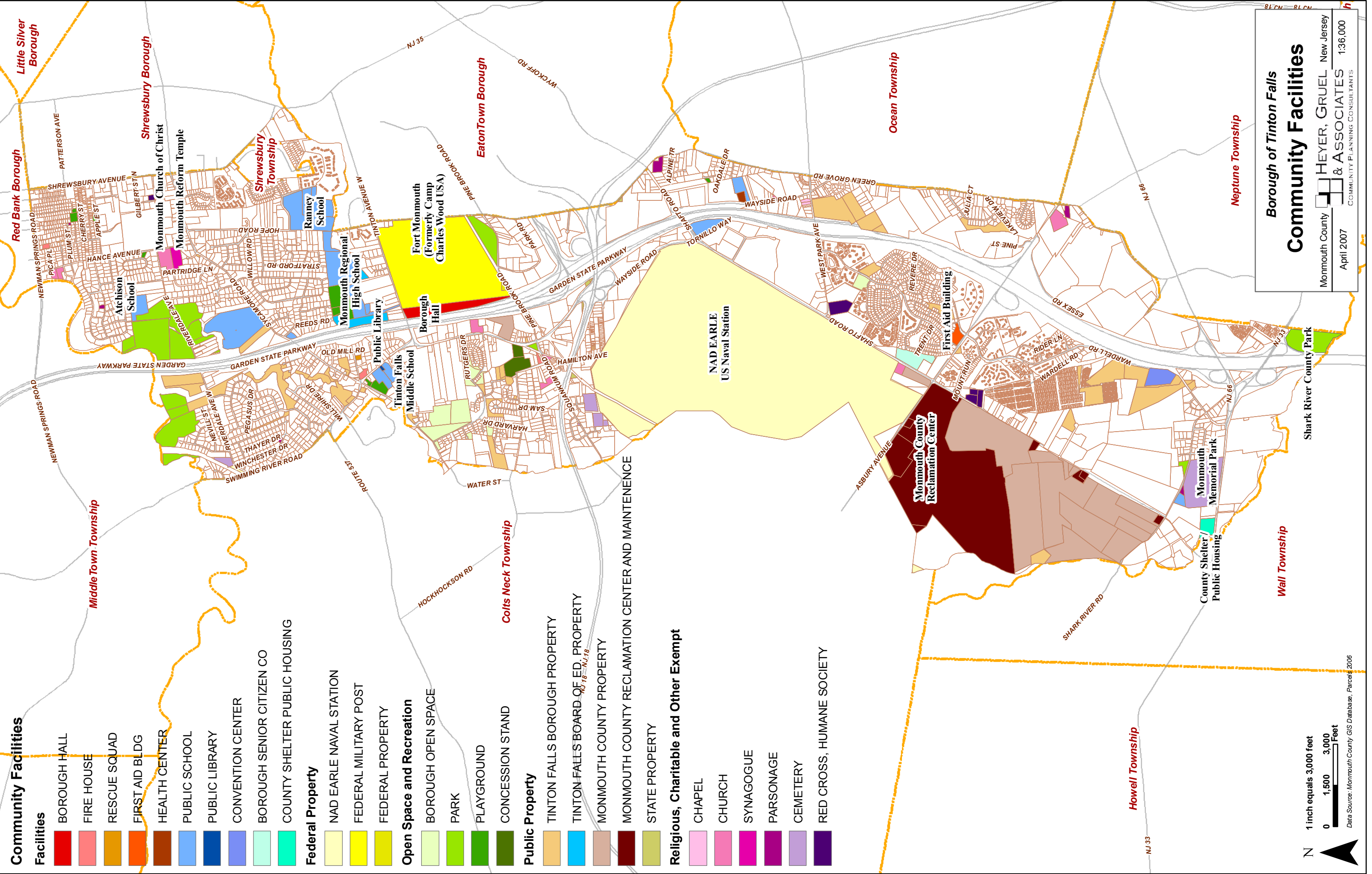


- New Jersey and National Registers of Historic Places**
- National and State Register Historic District
 - National and State Register Historic Site
 - Historic District with SHPO Opinion
 - Historic Site with SHPO Opinion
 - Tinton Falls Historic District Overlay

Borough of Tinton Falls

State and National Historic Sites and Districts

Monmouth County HEYER, GRUEL & ASSOCIATES New Jersey
April 2007 1:36,000
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Borough of Tinton Falls

Monmouth County

Community Facilities

HEYER, GRUEL & ASSOCIATES

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FUTURE LAND USE

Vision

It is the year 2030 and the Borough of Tinton Falls has matured into a desirable and fiscally stable municipality. The Borough is reaping the benefits of sound land use decisions made earlier. The Borough now has a sense of place and identity enhanced by the redevelopment of the Fort Monmouth site as a vibrant mixed-use development with commercial, residential, entertainment and public uses in a traditional main street setting. Neighborhoods have been linked through an open space network. Environmentally sensitive stream corridors have been preserved.

The southwestern quadrant of the Borough has been built out with modern attractive industrial and office parks and manufacturing uses that have complied with the Borough's performance and design standards. The Borough has fully satisfied its affordable housing obligation and market rate housing continues to appreciate. Many of the heavy industrial users have relocated to a targeted area to the south of Route 18, north of Earle. This has allowed several areas around Route 18 to be comprehensively replanned as a retail center.

Land Use Designations

The Master Plan's land use designations have been substantially revised over prior planning and zoning efforts. In addition, recommendations have been made within these designations for zone changes and limitations on principal uses in many of the zones. The number of zoning districts are recommended to be substantially reduced. The following section discusses the proposed land use categories which are graphically shown on the Proposed Land Use Map.

RA Residential Agricultural

This land use designation is a new one. This category has been created to recognize and preserve those areas of the Borough that have historically had substantially larger lot sizes than the minimum permitted by the R-1 zone. This category is intended to permit single-family detached dwellings on individual lots of 80,000 square feet or more. The properties recommended for this category include those on both sides of the Parkway in the vicinity of Riverdale Avenue, properties along the east side of Hope Road, and properties along the north side of Tinton Avenue. The principal purpose of this district is to prevent incompatible subdivision activity within the RA designated properties.

R-1 Single-Family Residential

This R-1 single-family designation anticipates single-family residential developments at a density of approximately 1 unit per acre. The minimum recommended lot areas for the R-1 district is 60,000 square feet for lots that rely on onsite septic and 40,000 square feet for properties that have access to both central water and central sewer. The boundaries of the R-1



designation have been modified somewhat. The new boundaries include areas previously designated as R-2 or R-3. The main R-1 areas include an existing subdivision south of Riverdale Avenue in the northwest quadrant of the Borough, the properties on both sides of Wayside Avenue south of CECOM, the properties in the vicinity of Hockhockson Road near the Colts Neck border, the properties along the east side of Wayside Avenue south of Route 18 and properties in the vicinity of Shark River Road in the southwest quadrant. These are areas where the established pattern of lotting is in excess of 40,000 square feet and new development should be limited.

It is recommended that certain overlay/conditional uses be deleted from the R-1 zone including hospitals, cemeteries and mortuaries, senior citizen housing, apartment complexes and congregate care complexes.

R-2 Single-Family Residential

The R-2 designation corresponds to existing developed areas of the Borough where the predominant lot sizes are between 20,000 square feet and 40,000 square feet. These areas are scattered throughout all four quadrants of the Borough. However, the largest concentrations of R-2 developments are located in the Borough's northeast and northwest quadrants.

It is recommended that the zoning in the R-2 designated areas be revised to eliminate the same overlay/conditional uses mentioned above in the R-1 areas. Additionally, the minimum lot size for a single-family home without both water and sewer should be revised to 60,000 square feet. The cluster option of 20,000 square foot lots should only be used where both sanitary sewer and a central source of potable water are provided.

R-3 Residential

The designated R-3 residential areas are fairly limited. They generally correspond the existing areas of development where the established lot size is less than 15,000 square feet. These include a subdivision on the west side of Wayside Road in the northwest quadrant, a subdivision on Green Grove Road in the southeast quadrant, an area of existing small lot development in the vicinity of Squankum Road and the development fronting on Tinton Avenue. It is recommended that the cluster option be eliminated in this zone, since properties in the R-3 that can accommodate any new development are too small to efficiently utilize the cluster option and the adjacent neighborhood patterns trend towards larger lots.

R-4 Residential

The R-4 residential designation corresponds in large part to previously approved large scale residential developments. This includes projects such as Park Place and Tinton Pines as well as Fox Chase and Traditions. Winding Brook and Society Hill in the northeastern quadrant are also within the R-4 designation, as is an older grid subdivision of single-family homes in the northeast corner of the Borough. The minimum lot area for the existing R-4 area in the northeastern quadrant is recommended to be revised to 8,000 square feet consistent with the established lotting pattern.

Recommendations For All Detached Residential Designations

Regardless of zone, if water and sewer are not available, the minimum lot size should be 60,000 square feet.

A story limitation should be added to the maximum height requirement. For all single-family zones the revised height requirement should be 30 feet and 2-1/2 stories.



Existing developed single-family lots and isolated undersized lots should be grandfathered. A sliding scale for bulk requirements should be adopted allowing bulk standards to be linked to actual lot size, rather zone minimum.

Revisions to the subdivision design standards should be incorporated to restrict the creation of new through lots.

AR Age Restricted Housing

The age restricted housing designation identifies sites which are either approved, built, or anticipated to be built with active adult communities or assisted living facilities. These include the Lennar project on Hance Avenue in the northeast quadrant, the existing assisted living facility on Apple Street, the Twin Brook Golf Center in the southeast quadrant and the property north of West Park Avenue, west of the Garden State Parkway, east of Shafto Road and south of Tornillo Way.

The Lennar project is currently under construction, and the Twin Brook Golf Center properties have vested approval under the existing IOP age restricted option. Zoning for both sites should reflect their approvals. There was extensive discussion during the Master Plan public hearing process regarding the appropriate zoning for the property north of West Park Avenue. Based upon those discussions, it is recommended that the site be rezoned for detached single-family age-restricted housing only and that the current IOP base zoning be deleted. The maximum density should be established based upon further analysis, however in no case shall the density exceed 2.5 dwelling units per acre.

AH Affordable Housing (including age restricted)

This land use category includes inclusionary development either existing or proposed consistent with the Borough's Affordable Housing Plan. There are affordable housing tracts located in all four quadrants of the Borough. Some of the larger projects include Society Hill in the northeast quadrant, and Fox Chase, Park Place, and Traditions in the southwest quadrant.

There have been several requests for reconsideration of the zoning on some of the identified inclusionary sites however, no changes have been recommended at this time. Further consideration may be given to changes when the Borough's Third Round Affordable Housing Plan is prepared. This is to assure that the Borough does not loose out on any potentially necessary inclusionary options.

With respect to the Hovtown property located in the southeast quadrant of the Borough, the Planning Board has determined that if the existing approval for 18 affordable units on the property are either no longer necessary for the Borough's affordable housing plan or can be provided for in some other manner, then a land use designation and zoning of the property for HCC commercial uses would be appropriate.

NC Neighborhood Commercial

The Neighborhood Commercial designated properties are scattered throughout the Borough. They include properties along Newman Springs Road and Sycamore Avenue in the northwest quadrant, a neighborhood commercial zone along Pine Brook Road, and several neighborhood commercial nodes along Shafto Road in the southwest quadrant. The





northern frontage lots along Apple Street are also proposed to be placed in this category. These properties are intended to be developed with small scale neighborhood oriented retail uses. They are not intended to draw from the region and are anticipated to be smaller scale buildings than would be traditionally associated with community and highway oriented commercial uses.

HCC Highway/Community Commercial

The HCC designation is a community commercial designation. These areas are located along Shrewsbury Avenue, Asbury Avenue, Route 33, and Route 66. This commercial designation anticipates larger scale and more intensive retail uses than are permissible in the neighborhood commercial areas. The average lot size is greater and the properties are accessible to higher volume arterials and state highways. New large scale retail uses should be limited to properties designated HCC.

IOP Industrial/Office Park

The IOP Industrial Office Park district designation has proven to be the most controversial land use category in Tinton Falls Borough. Historically, a wide spectrum of inherently incompatible uses were permitted as a matter of right in the zone. The original intent was that a broad spectrum of uses would be permitted and their intensity would be limited through the use of varying floor area ratios. However, impacts vary much more widely with use than they do with the range of floor area ratios permitted. As a result, it had been possible to locate industrial parks immediately adjacent to residential uses, schools, age restricted housing and large scale retail uses. Virtually all of the Borough's remaining large parcels available for development are located within one of its IOP districts. These properties vary widely in their proximity to adjacent uses, their physical

characteristics and size, and their access to infrastructure and the road network.

There are several recommended boundary changes with respect to the IOP districts in order to clearly reflect the Borough's proposed land use policy. The boundary changes include the following:

- Proposed rezoning of the northern portion of the current MFG zone in the southwest quadrant along Shafto Road to IOP.
- The proposed rezoning of the Twin Brook Golf Center to Age Restricted Housing.
- The proposed rezoning of the property north of West Park Avenue to Age Restricted Housing.

It is recommended that the IOP district become a true industrial/office park district that is, permitting as a matter of right only uses such as medical, business and professional office, warehousing and distribution (excluding retail, lumber yards and home improvement centers), light manufacturing, fabrication and assembly completely within an enclosed building, research and development and flexible space. Incidental retail would be permitted in the IOP district.

There is some IOP development in all four quadrants of Tinton Falls however, the extent of IOP zoning north of Pine Brook Road is very limited with the exception of the Tinton Falls Business Center. The major areas of IOP designation are centered in the vicinity of the Parkway/Route 18/Hope Road, along Shafto Road, and along Essex Road in the southeast quadrant. As shown on the Environmental Constraints Map and the Landscape Project Habitat Map, the existing MFG zone in the southwest quadrant



of the Borough contains significant environmental constraints including wetlands, floodplains, C-1 streams, and State and federal threatened endangered species. It is recommended that the northern portion of this area be rezoned to IOP Industrial Office Park. The zone should grandfather existing single-family homes. In order to protect the environmentally sensitive areas, significant rear yard buffers should be required. Further, no development should be permitted in the wetlands buffer and 100 year floodplains in addition to wetlands and the C-1 stream corridors nor should these environmental constraints be factored into coverage calculations.

MFG Manufacturing

The Manufacturing designation includes the southern portion of the existing Manufacturing zone. This area currently contains a number of recycling facilities and other heavy industrial uses. This area is recommended to remain in a manufacturing category. The uses anticipated in the Manufacturing area include those which may involve some level of outdoor activity and storage. Performance and design standards should be established based upon the permitted uses in order to adequately protect surrounding residential uses and environmentally sensitive areas.

CCRC Continuing Care Retirement Community with Affordable Housing

The Continuing Care Retirement Community with Affordable Housing designation is limited to the Seabrook Village property. This includes the existing development as well as its proposed expansion

OSGU Open Space/Government Use

The Open Space Government Use designation represents a new land use category for Tinton Falls. This designation includes the County Park south of

Route 33 and the County owned parcels on the east side of Wayside Road. This category also includes those large publicly held parcels including Fort Monmouth, Naval Weapons Station Earle, and the County Reclamation Center. The intent of this designation is to allow the existing activities on the properties as a matter of right while not committing to a specific zone assuming the properties become available for development.

It is recommended that the Borough give some thought to the ultimate disposition of these properties if they become available for development. For example, that portion of Earle located within Tinton Falls is an extremely valuable property from an open space perspective. It includes an extensive habitat suitable for rare and endangered species and would make an excellent open space tract. The landfill will ultimately close and possibly be reused. The landfill property could serve as an industrial park property or a portion might be used for intensive active outdoor recreation. It is recommended that the County however should prepare a reuse Plan for the landfill's ultimate closure.

Fort Monmouth

Of all the properties identified as OSGU or Open Space Government Use, the only one who's availability is imminent is Fort Monmouth. The base is likely to be closed within the short run and reuse is likely within the near future. Given the statutory circumstances surrounding the property, the Borough has limited ability to regulate the land use of the parcel. However, given the fact that this piece of property represents the last best opportunity to do something special for the Borough, it is appropriate that Tinton Falls advance its vision for the ultimate development of the site. This vision is graphically shown on the Concept Plan map for Forth Monmouth.





It is likely that the Tinton Falls portion of the Fort Monmouth will be put to a variety of uses, some public, some of which may be private. For example, the County may have an interest in the Fire Academy and other public uses on the site. The remainder of the site should be developed carefully if it becomes available.

One of the principal concerns for the development of the parcel is the appropriate sensitivity to the development of Tinton Avenue West. The properties to the north of Tinton Avenue adjacent to Fort Monmouth are within the Borough's RA Residential Agricultural designation, the lowest intensity zone within the Borough. The roadway is also designed as a scenic corridor by the County. The use of Fort Monmouth along the Tinton Avenue frontage should be restricted to either very low intensity uses or buffering along the road. New curb cuts and significant traffic generators should not be located adjacent to Tinton Avenue.

The central core of the Fort Monmouth site has great potential to serve as Tinton Falls' Town Center. It is possible to create a new "Main Street" development running westerly from Hope Road and terminating at the municipal complex adjacent to the Parkway. Along this Main Street and on the balance of the tract, a compact mixed-use, walking scale community could be developed. The Town Center should include a substantial commercial component as well as residential development, entertainment uses, and well defined public spaces including a possible new Library. Linkages to the neighborhoods of Tinton Falls should be carefully considered. The Town Center should also accommodate affordable housing. Consideration should be given to development of a hotel. Finally, a significant open space component should be included which can also connect the activity centers within the site and preserve the site's environmental features.

Redevelopment Areas

The Borough has designated two areas as areas in need of redevelopment one in the southeast quadrant and one in the northwest. The southeast redevelopment area is under construction as a large scale outlet mall. The northeast redevelopment area is proposed for the former CECOM site. The plan calls for high density age restricted housing. The project is the subject of pending litigation. The Borough should reconsider the scope and extent of the project in addition to the environs.

Rehabilitation/Planned Development Overlay

The Rehabilitation/Planned Development overlay is intended to be an option within the area identified on the Land Use Plan map. The primary purpose of this land use category is to encourage the comprehensive replanning and development of the area north and south of Route 18. Currently, the area is a haphazard mix of heavy industrial uses, commercial and residential uses, which is intersected by Route 18, a rail line and Shafto Road.

In order to use this option, a minimum of 100 acres would be required. A key component of this option is the relocation of the two heavy industrial uses (i.e. Marpal and the concrete plant) from their existing locations on the north side of Route 18 to an MFG zone on the south side of Route 18. Principal permitted uses in this MFG area would include asphalt and concrete plants and recycling facilities. The area identified as retail on the concept plan is proposed for large scale planned retail. The approximately 9 acre vacant wooded site west of the railroad right-of-way which is located in the R-2 zone should be preserved as open space. The Stavola Corporate Headquarters is proposed to be part of the MFG zone, where the remaining area to the south should remain as IOP.

The R-3 and NC zoned areas should be subject to a rehabilitation program intended to upgrade the neighborhood.



A detailed analysis of off tract infrastructure improvements (e.g. roads) would be required. The phasing and timing of relocation and construction is key to the future success of the comprehensive replanning of the area. Finally, detailed design standards are necessary in order to address aesthetic considerations.

Two tools are possibly available to implement this vision for the area. Rehabilitation in accordance with the Local Redevelopment and Housing Law and Planned Development in accordance with the Municipal Land Use Law.

The Local Redevelopment and Housing Law allows municipalities to designate areas which they believe are in need of rehabilitation. The use of this statutory provision allows municipalities to prepare redevelopment/rehabilitation plans for areas in which more than half of the housing stock is in excess of 50 years old; or in areas where the water and sewer infrastructure is in excess of 50 years old and is in need of repair.

The area in the vicinity of the intersection of Route 18, the Garden State Parkway, Wayside Road and Drift Road could very well meet these criteria. There is a pattern of development of older homes on smaller lots, a number of which are boarded up. There is a mix of intense industrially used properties and underutilized properties. There is a church and a neighborhood commercial area. The area includes a large number of property owners, some large, some small.

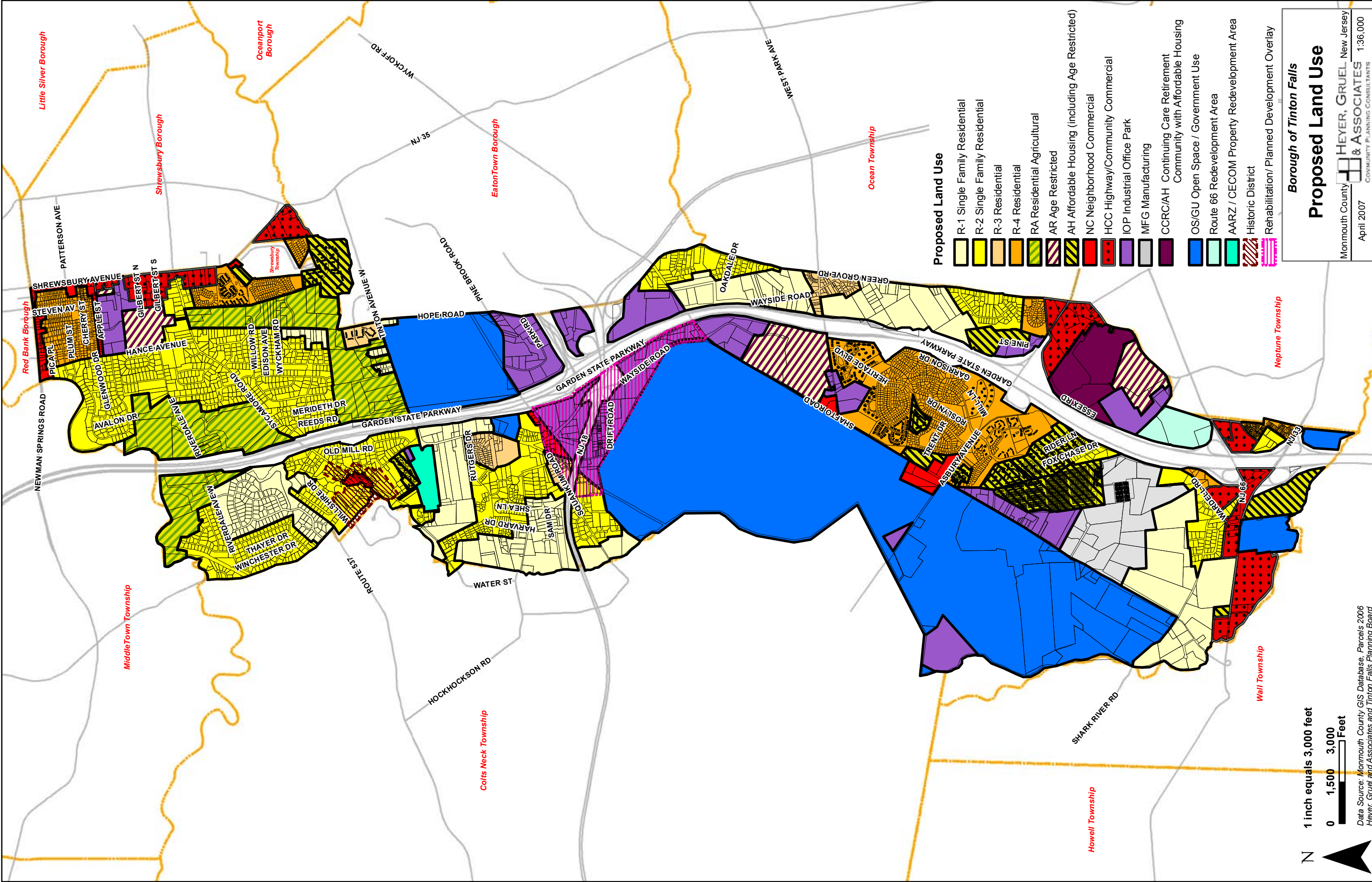
Both tools which may have merit to replan the area, rehabilitate existing housing stock, improve the neighborhood's infrastructure, relocate

incompatible users and develop underutilized parcels. The plan could include realignment of the road network and vacation of certain streets to improve the overall circulation of the area and to separate heavy vehicle traffic from residential neighborhoods.

It should be noted that the rehabilitation statute does not allow for the use of eminent domain and only a short term tax abatement may be used. The governing body could designate an area as in need of rehabilitation by resolution which would be referred to the Planning Board for their review and recommendation. A plan for rehabilitation would be prepared and subsequently adopted.

General Rezoning


It is recommended that a comprehensive revision to the Borough's Land Use Ordinance be undertaken. This may be phased to address the highest priority concerns in the short run. Revisions should incorporate revised use and bulk standards for each zone. New site plan and subdivision design standards should be included. The ordinance should also be updated to be consistent with the Municipal Land Use Law.



Data Source: Monmouth County GIS Database, Parcels 2006
Heyer, Gruel and Associates and Tinton Falls Planning Board

Borough of Tinton Falls

Proposed Land Use

Monmouth County  HEYER, GRUEL, New Jersey
April 2007 & ASSOCIATES
COMMUNITY PLANNING CONSULTANTS 1:36,000



NEW
BOROUGH
HALL

OPEN SPACE/
PUBLIC
SQUARE

LIBRARY

SINGLE-FAMILY RESIDENTIAL

"MAIN STREET"

MIXED USE

OFFICE / RESEARCH

CHILD
DEVELOPMENT
CENTER

RECREATION/
COMMUNITY
CENTER

EXISTING
WETLANDS/
OPEN SPACE

PUBLIC / INDUSTRIAL

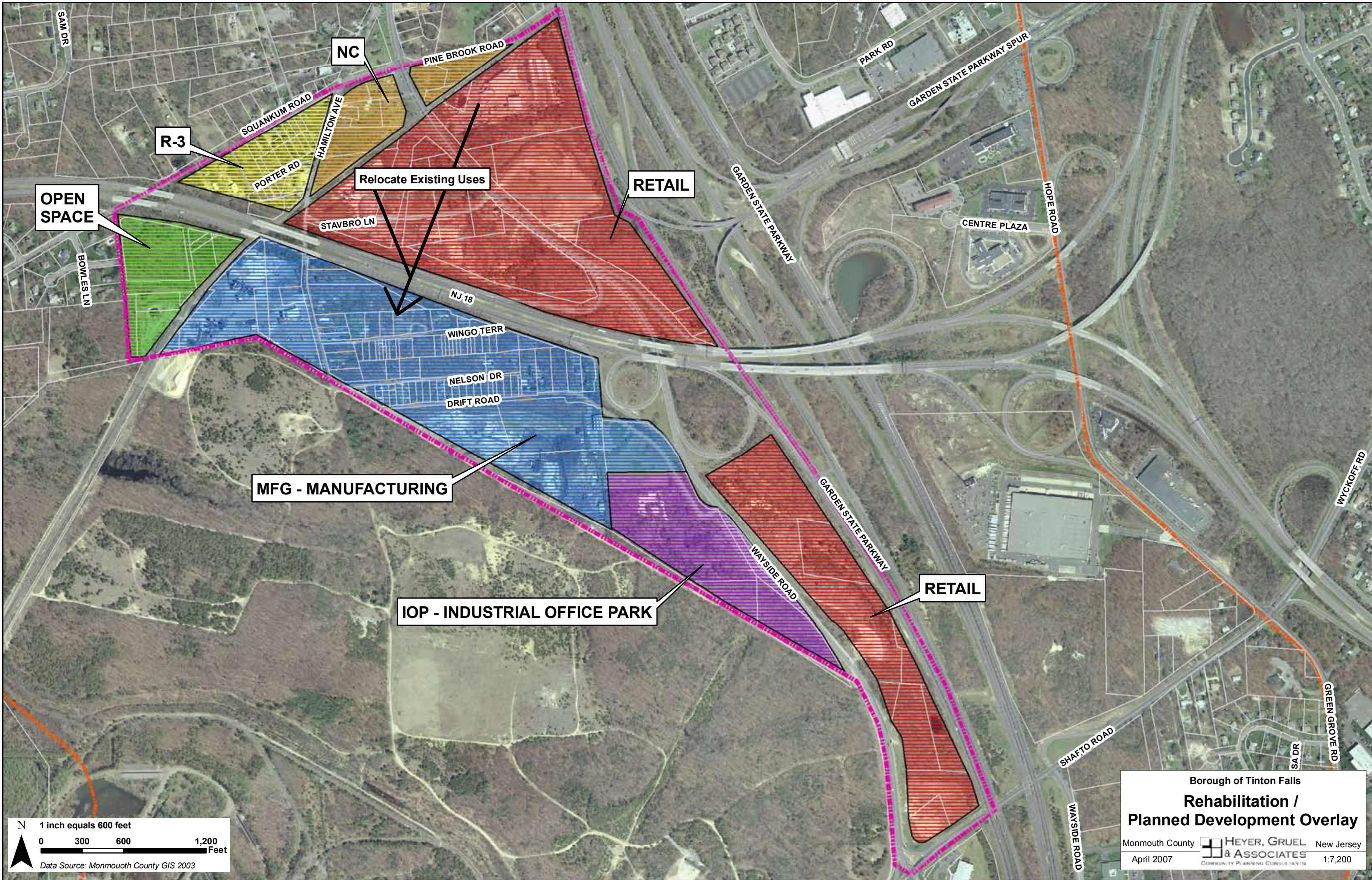
Borough of Tinton Falls
FORT MONMOUTH
Concept Plan

Monmouth County
April 2007

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& ASSOCIATES
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New Jersey
1:6,000

N 1 inch equals 500 feet
0 250 500 1,000 Feet
Data Source: NJ State 2002 Digital Orthophotography



OPEN SPACE

R-3

NC

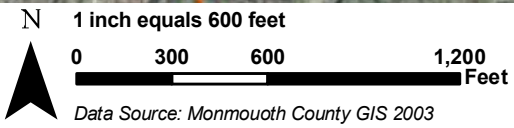
RETAIL

Relocate Existing Uses

MFG - MANUFACTURING

IOP - INDUSTRIAL OFFICE PARK

RETAIL



Borough of Tinton Falls
**Rehabilitation /
Planned Development Overlay**

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