



## RELATIONSHIP TO OTHER PLANS

The Municipal Land Use Law requires that all municipal plans consider the relationship of their Master Plan to Plans of contiguous municipalities, County Plans and the New Jersey State Development and Redevelopment Plan (SDRP). This section is to compare this plan to the plans and zoning ordinances of surrounding communities, the Monmouth County Growth Management Guide, the State Development and Redevelopment Plan and other applicable plans that have been developed.

### **SURROUNDING COMMUNITIES**

The Borough of Tinton Falls is bordered by Red Bank Borough and Middletown Township to the north; Shrewsbury Borough, Shrewsbury Township, Eatontown Borough, Ocean Township, and Neptune Township to the east; Wall Township to the south and west; and Colts Neck Township to the west.

#### **Neptune Township**

The zoning and land use in Neptune Township, which borders Tinton Falls to the southeast, is substantially consistent with the Tinton Falls Master Plan. The land use plan of the Township's Master Plan adopted on May 24, 2000 identifies the areas bordering Tinton Falls as largely within the Planned Commercial Development and Corridor Commercial land use categories, with smaller areas designated as single and multi-family land use categories. The adjoining areas in Tinton Falls are shown on the Land Use Plan map as Open Space/Government Use, R-4 Residential, Affordable Housing, Age-Restricted Housing, and Continuing Care Retirement Community), as well as Highway/Community Commercial and the Route 66 Redevelopment

Area, which will contain retail development. Most of the areas are generally compatible, however, there is a small area, separated by Jumping Brook Road, where a moderate density residential area in Neptune is adjacent to an area designated Highway/Community Commercial development in Tinton Falls. As such, any commercial development in Tinton Falls would need to be sensitive to the nearby residential dwellings.

#### **Ocean Township**

The Township of Ocean borders Tinton Falls to the east, along Green Grove Road/Hope Road. The zoning and land use in Ocean Township is substantially consistent with the Tinton Falls Master Plan. The area of Ocean Township which abuts Tinton Falls is zoned for low and medium residential development, with a small portion zoned for a planned adult community. The abutting areas in Tinton Falls are shown on the Land Use Plan map as almost entirely residential (R-1, R-2, R-3), with a small area north of Asbury Avenue designated within the Highway/Community Commercial land use category. Any commercial development within Tinton Falls in this area would need to be sensitive to the adjacent residential uses in Ocean Township.

#### **Red Bank Borough**

The Borough of Red Bank is located to the north of Tinton Falls along Newman Springs Road. The zoning and land use in Red Bank Borough is substantially consistent with the Tinton Falls Master Plan. The area of Red Bank adjacent to Tinton Falls is zoned primarily for single-family residential development, with a small area located at the corner of Newman Springs Road and Shrewsbury Avenue zoned Highway Business. The majority of the adjacent area in Tinton Falls is shown on the Land Use Plan map as Neighborhood Commercial.



### Middletown Township

The zoning and land use in Middletown Township, located to the north of Tinton Falls, is substantially consistent with the Tinton Falls Master Plan. The land use plan of the Township's Master Plan, dated October 2004, identifies the areas bordering Tinton Falls as within the Residential, Commercial/Park, Open space/Recreation, and State Open Space land use designations. The adjacent areas of Tinton Falls are shown on the Land Use Plan map as R-A and R-2 residential. Although the Commercial/Park designation in Middletown is not consistent with the adjacent residential and planned residential areas within Tinton Falls, the wetland areas surrounding Swimming River provide a natural buffer, mitigating the impact of any potentially incompatible uses.

### Shrewsbury Borough

Shrewsbury Borough is located to the east of Tinton Falls, across Shrewsbury Avenue. The zoning and land use in Shrewsbury Borough is substantially consistent with the Tinton Falls Master Plan. The area of Shrewsbury Borough adjacent to Tinton Falls is zoned for Professional Office, Light Industrial, Highway Commercial/Professional Office, and Shopping/Office Center. The adjacent areas in Tinton Falls are shown on the Land Use Plan map as Neighborhood Commercial, Highway/Community Commercial, and Industrial Office Park, with a very small area shown within the R-4 land use category. The only inconsistency is the R-4 land use designation in Tinton Falls across from the Light Industrial zone in Shrewsbury. However, in addition to being separated by the four-lane Shrewsbury Avenue, the R-4 zone in Tinton Falls is already developed, and the development is setback from the roadway and buffered, which mitigates the impact of the nearby industrial area.

### Shrewsbury Township

Shrewsbury Township is located on the east side of Tinton Falls. Shrewsbury Township is only 0.09 square miles in size and is almost entirely developed with townhomes. The adjacent areas in Tinton Falls are shown on the Land Use Plan map as primarily residential (R-2, R-4, and Affordable Housing), in addition to Highway/Community Commercial and a very small area designated Neighborhood Commercial. The portion of Shrewsbury Township which abuts the Highway/Community Commercial land use designation in Tinton Falls is separated by a rail right-of-way.

### Eatontown Borough

The zoning and land use in Eatontown Borough, located to the east of Tinton Falls, is substantially consistent with the Tinton Falls Master Plan. The areas of Eatontown adjacent to Tinton Falls are zoned for Residential, Professional Business & Office Zones, Business and Business Park, and Public Land (Fort Monmouth). The adjacent areas in Tinton Falls are shown on the Land Use Plan map as Open Space/Government Use (Fort Monmouth), Industrial Office Park, Highway Commercial and a variety of residential uses (R-2 and R-4 residential, Residential Agricultural, and Affordable Housing). The only inconsistent land use in Eatontown is a small area zoned Business Park which is adjacent to an R-2 residential designated area in Tinton Falls.

### Wall Township

The zoning and land use in Wall Township, located to the southwest of Tinton Falls, is substantially consistent with the Tinton Falls Master Plan. The land use plan of the Township's September 2005 Master Plan Reexamination Report identifies the areas bordering Tinton Falls as primarily within the



Public/Open Space, Low Density Residential, and Office Research land use categories, with smaller portions within the General Industrial and Highway Business land use categories. The adjacent areas in Tinton Falls are shown on the Land Use Plan map as within the Open Space/Government Use, Manufacturing, R-1 Residential, Highway/Community Commercial, and Affordable Housing land use categories. There are two inconsistent areas of land use in Wall Township - an area within the Low Density Residential land use designation which abuts an area within the Industrial Office Park land use category in Tinton Falls, and a second area within Wall within the Low Density Residential land use designation which abuts an area within the Highway/Community Commercial land use category within Tinton Falls. These areas are currently undeveloped.

#### Colts Neck Township

The zoning and land use in Colts Neck Township, located to the west of Tinton Falls, is consistent with the Tinton Falls Master Plan. The areas of Colts Neck adjacent to Tinton Falls are zoned Agricultural District, Agricultural Residential, Village Residential, and Light Industrial. The adjacent areas in Tinton Falls are shown on the Land Use Plan map within the R-1 Residential, R-2 Residential, Open Space/Government Use, and Manufacturing land use designations.

#### MONMOUTH COUNTY

##### Growth Management Guide

Monmouth County has been divided into 5 regions. 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. A plan for the Coastal region is currently being prepared. Plans for the Panhandle region and the Central region, of which Tinton Falls is a part, 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. The Tinton Falls Master Plan is substantially consistent with the Growth Management Guide and the following goals of the Growth Management Guide, in particular:

- Promote land use planning that encourages the use of transit, walking and cycling, and the creation of centers in order to improve air quality by reducing automobile trips and congestion.
- 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.

#### 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 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 identifies a half-mile portion of County Route 537 (Tinton Avenue) in Tinton Falls as a Scenic Roadway. 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.

#### Monmouth County Open Space Plan

- The Monmouth County Open Space Plan was prepared in May 2006. The Plan proposes four new County park sites, two of which are proposed in Tinton Falls:
- The Jumping Brook Site, approximately 345 acres, which is proposed as a Conservation Area
  - The Shafto Road Site, approximately 120 acres, which is proposed as a Special Use Area suitable for model airplanes and ATV's.

The Open Space Plan also recommends a County-wide greenway system. One of the proposed greenways – Shark River Tributaries west of Remsen Mill Road – is located in Tinton Falls as well as Neptune Township. This greenway is a proposed “Tier 2” greenway, which means that the County and the host municipalities would share responsibility for the implementation and management of the greenway.

#### Monmouth County Solid Waste Management Plan

The Tinton Falls Master Plan is consistent with the goals of the Solid Waste Management Plan of Monmouth County. Tinton Falls utilizes the county owned landfill and has recycling requirements consistent with that of the County. The Monmouth County Reclamation Center is located in the southwestern portion of the Borough, where it will remain for the foreseeable future.

#### NJ STATE DEVELOPMENT AND REDEVELOPMENT PLAN (SDRP)

The current State Development and Redevelopment Plan (State Plan) was adopted on March 1, 2001. On April 28, 2004, the New Jersey State Planning Commission approved the release of the Preliminary State Development and Redevelopment Plan and the Preliminary State Plan Policy Map. This action launched the third round of Cross-acceptance, a process designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan. Through Cross-acceptance, negotiating entities work with local governments and residents to compare their local master plans with the State Plan and to



identify potential changes that could be made to achieve a greater level of consistency with statewide planning policy. Subsequent to the release of the Preliminary State Plan and related mapping in 2004, additional Cross Acceptance mapping was approved by the State Planning Commission on July 19, 2006 and updated on August 1, 2006.

The current State Plan Policy Map places the Borough within four different planning areas: the northeast section of the Borough is within the Metropolitan Planning Area 1 (PA1); the majority of Tinton Falls, consisting of portions of the southeastern, central, and northwestern portions of the Borough, is within the Suburban Planning Area (PA2); a portion of the southwest section of the Borough is within the Fringe Planning Area (PA3); the remainder of the Borough, including Naval Weapons Station Earle, is within the Environmentally Sensitive Planning Area (PA5); in addition, there are several areas of County Park land.

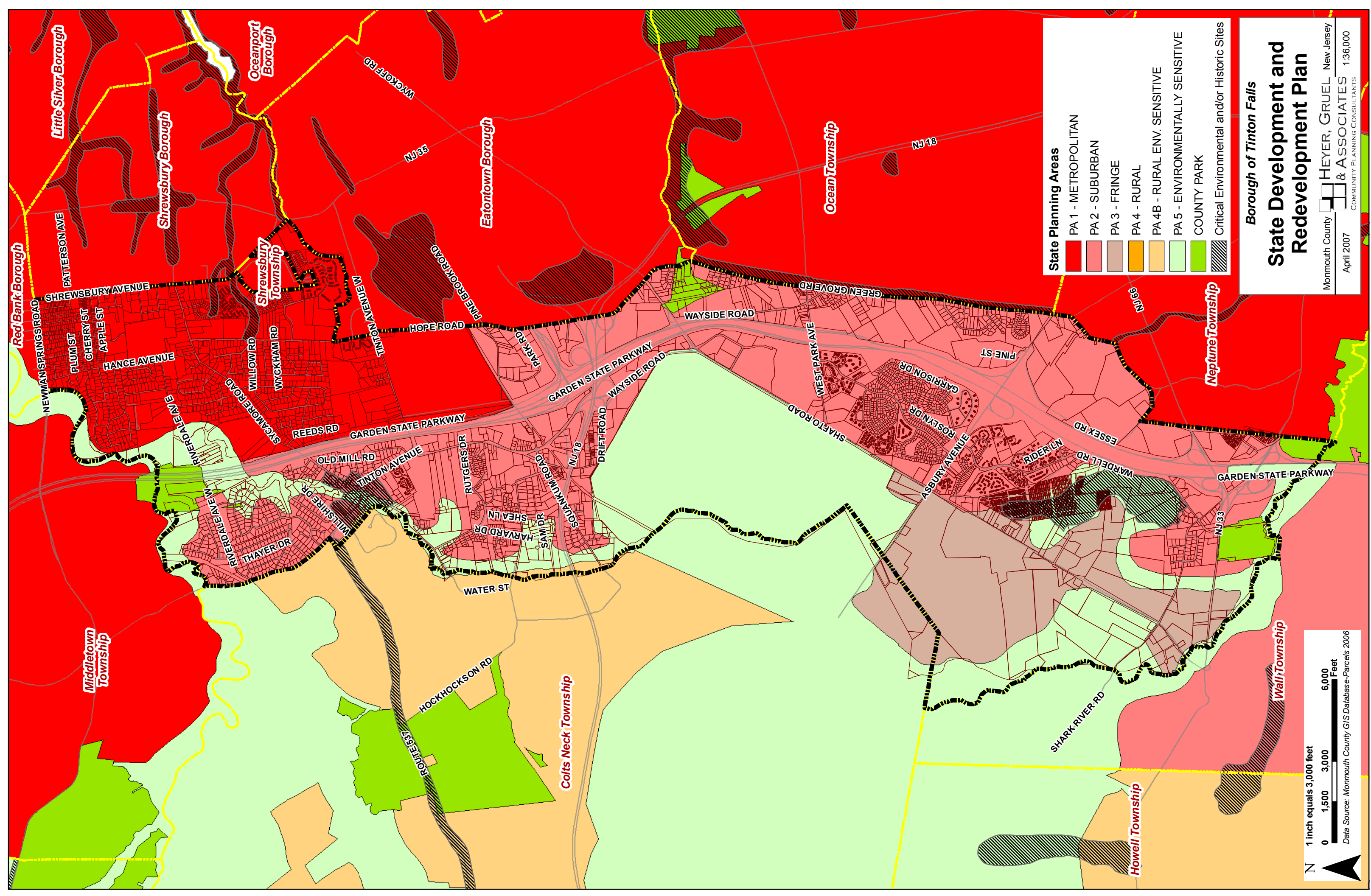
The 2004 Preliminary State Plan Policy Map included several significant changes to the Borough's planning areas. All existing PA5 areas were changed to Sewered PA 5 (previous mapping did not make this distinction). Two areas in the south end of the Borough, currently within PA2, as well as the entire PA3 area (also in the south end of the Borough), were changed to Sewered PA5. A portion of a PA2 area on the north end of the Borough was also changed to Sewered PA5. In addition, several areas of the Borough were labeled as Potential Critical Environmental Sites.

Based on additional GIS information, a revised Preliminary State Plan Policy Map was released in August 2006. With regard to Tinton Falls, the

new 2006 Preliminary State Plan Policy Map was essentially the same as the 2004 Preliminary State Plan Policy Map; the few minor differences were related to sewer availability. Whereas the 2004 Map showed all PA5 areas within Tinton Falls as sewered, the 2006 Map shows only northern portions of the PA5 as sewered. In addition, the 2006 Map changed the southern portion of the PA2 area to unsewered PA2.

The Monmouth County Cross Acceptance Report was submitted in November, 2004. In March, 2005, the Borough prepared and forwarded to the Office of Smart Growth a "Response to Monmouth County Acceptance Report". In the response report, the Borough disagrees with the reclassification of Planning Area 3 and portions of Planning Area 2 to Planning Area 5 designation. The Borough's response report indicates that it is the Borough's preference that the entire Borough be designated Planning Area 2; the response report requests this change because the Borough believes that a PA2 designation is warranted based on the Planning Area criteria that provide for PA2 designation if infrastructure systems are "reasonably anticipated" to be in place by 2020. The response report notes that the entire Borough currently lies within an approved sewer service area. In addition, the response report notes that the southern section of the Borough most significantly impacted by the proposed change to PA5 is traversed by major highways and has been zoned for manufacturing and office uses.

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.



**State Planning Areas**

- PA 1 - METROPOLITAN
- PA 2 - SUBURBAN
- PA 3 - FRINGE
- PA 4 - RURAL
- PA 4B - RURAL ENV. SENSITIVE
- PA 5 - ENVIRONMENTALLY SENSITIVE
- COUNTY PARK
- Critical Environmental and/or Historic Sites

**Borough of Tinton Falls**

## State Development and Redevelopment Plan

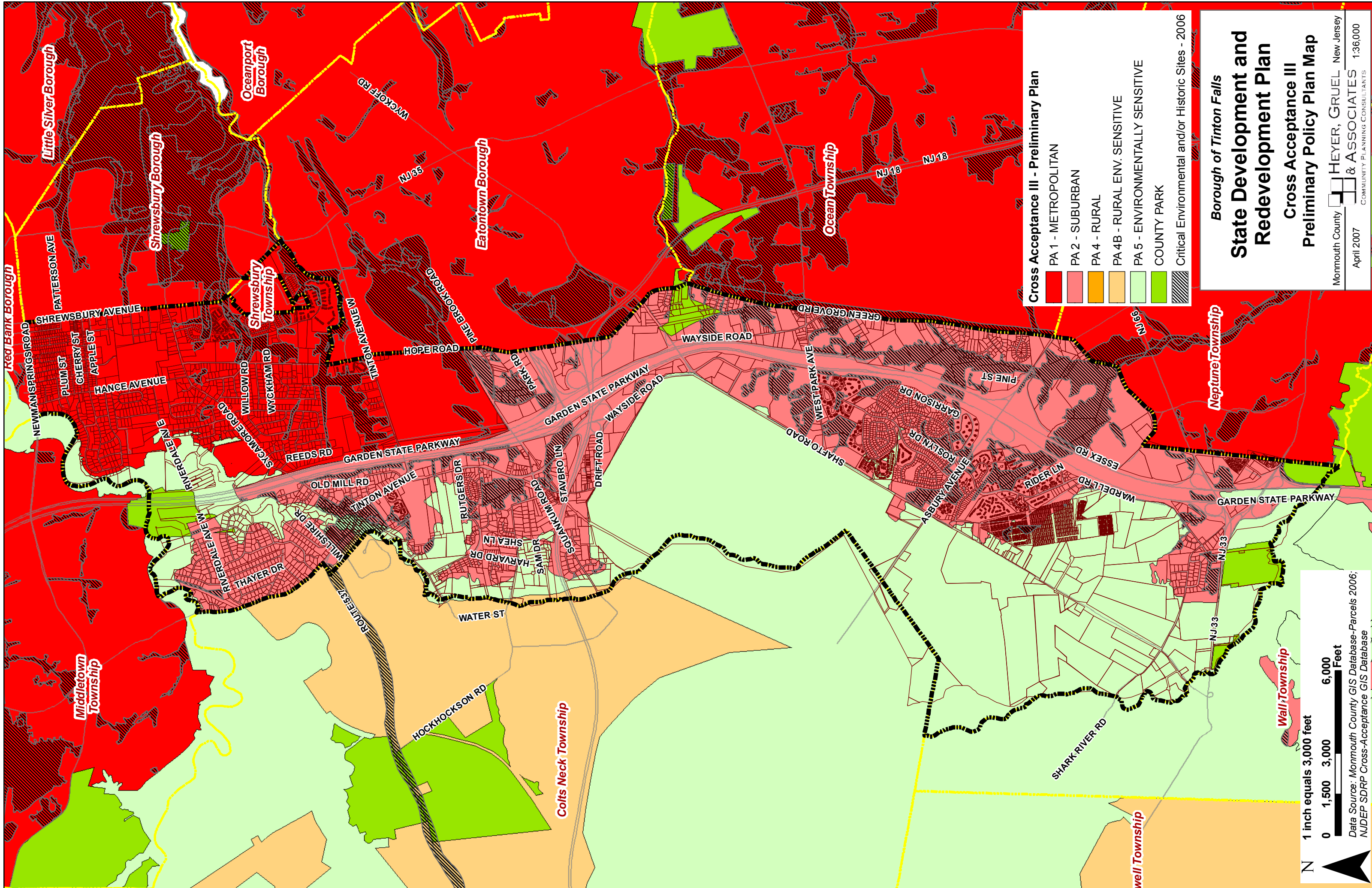
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1 inch equals 3,000 feet

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Data Source: Monmouth County GIS Database-Parcels 2006



**Cross Acceptance III - Preliminary Plan**

- PA 1 - METROPOLITAN
- PA 2 - SUBURBAN
- PA 4 - RURAL
- PA 4B - RURAL ENV. SENSITIVE
- PA 5 - ENVIRONMENTALLY SENSITIVE
- COUNTY PARK
- Critical Environmental and/or Historic Sites - 2006

**Borough of Tinton Falls**

## State Development and Redevelopment Plan

### Cross Acceptance III Preliminary Policy Plan Map

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Data Source: Monmouth County GIS Database-Parcels 2006; NUDEP SDRP Cross-Acceptance GIS Database