

Borough of Tinton Falls Master Plan Reexamination Report

Prepared for:

**The Borough of Tinton Falls
Monmouth County, New Jersey**

August 28, 2019

Prepared By:



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The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12

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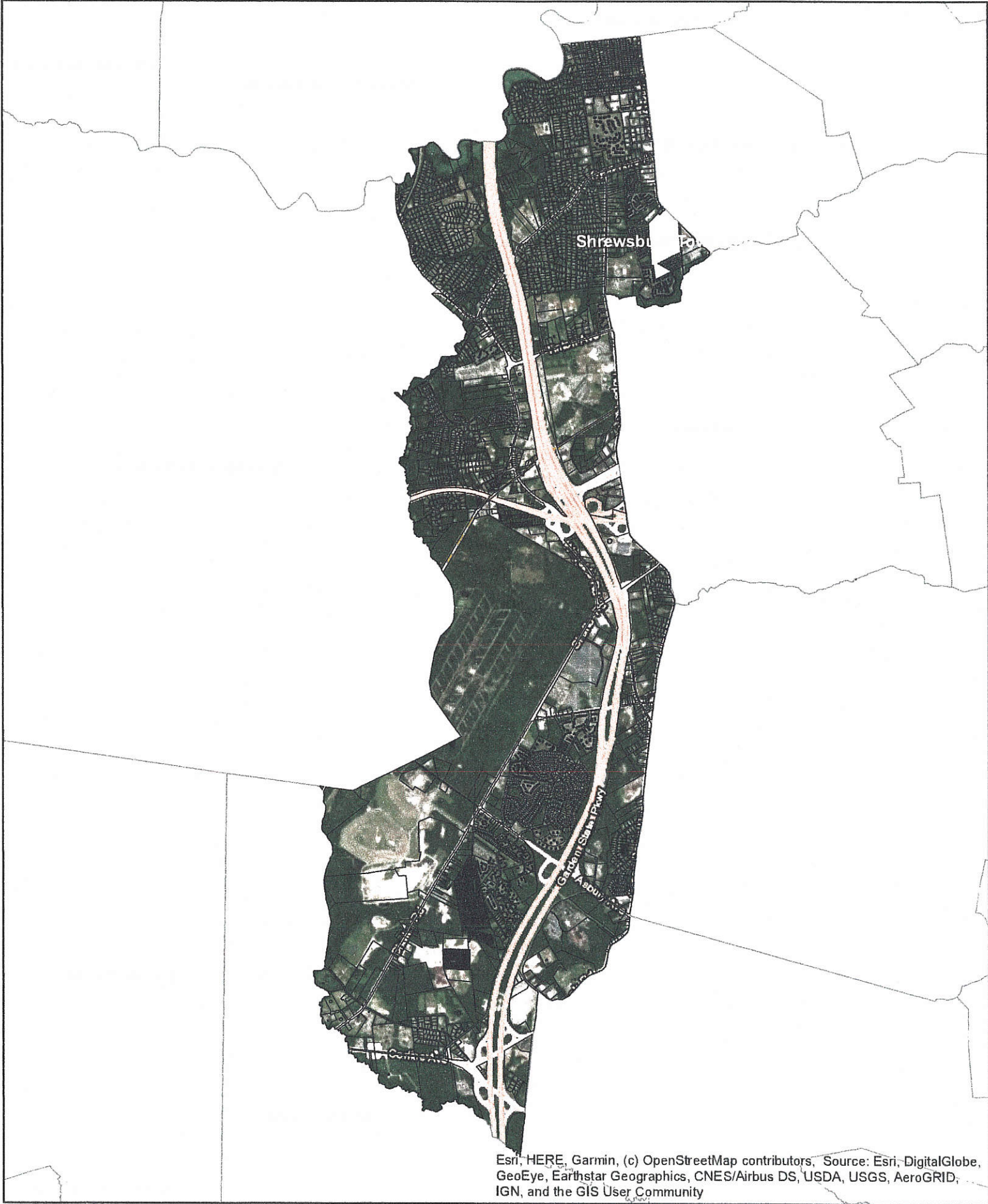
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INTRODUCTION

The Borough of Tinton Falls is a 15.6 square mile, suburban community located in the eastern portion of Monmouth County. Tinton Falls is bordered by nine other municipalities including 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.

Tinton Falls contains scattered residential neighborhoods and commercial developments. The Borough also includes several large public land uses, including portions of Naval Weapons Station Earle, portions of the former Fort Monmouth Army base and the Monmouth County Reclamation Center Landfill. In the last 10 years there have been significant changes in the Borough including redevelopment of the CECOM site with Regency at Trotter's Pointe, the development of Route 66 Redevelopment Area with a retail outlet mall and several residential developments such as Greenbriar Falls, Rose Glen, Avalon, and Enclave at Shark River.

Another significant change that the Borough experienced with the closing of the Fort Monmouth Army base. This left approximately 254 acres of land in the Borough that is part of the Fort Monmouth area to be redeveloped. The Fort Monmouth Economic Revitalization Authority (FMERA) has prepared a redevelopment plan for this area. It is to be developed with a mix of commercial, residential, office and public uses. A Commvault office building has already been built in the northeastern portion of this property. Trinity Hall High School and Radar Properties have also redeveloped existing buildings. Additional developments are proposed to occur in this area.

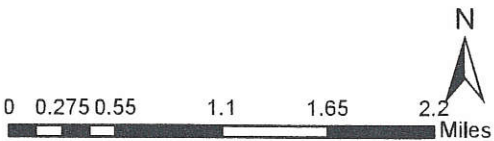


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LEON S. AVAKIAN, Inc.
Consulting Engineers

Created: 7/25/2019
Source: NJGIN, ESRI, Monmouth County GIS, LSA Inc.

Aerial Imagery
Borough of Tinton Falls
Monmouth County, NJ

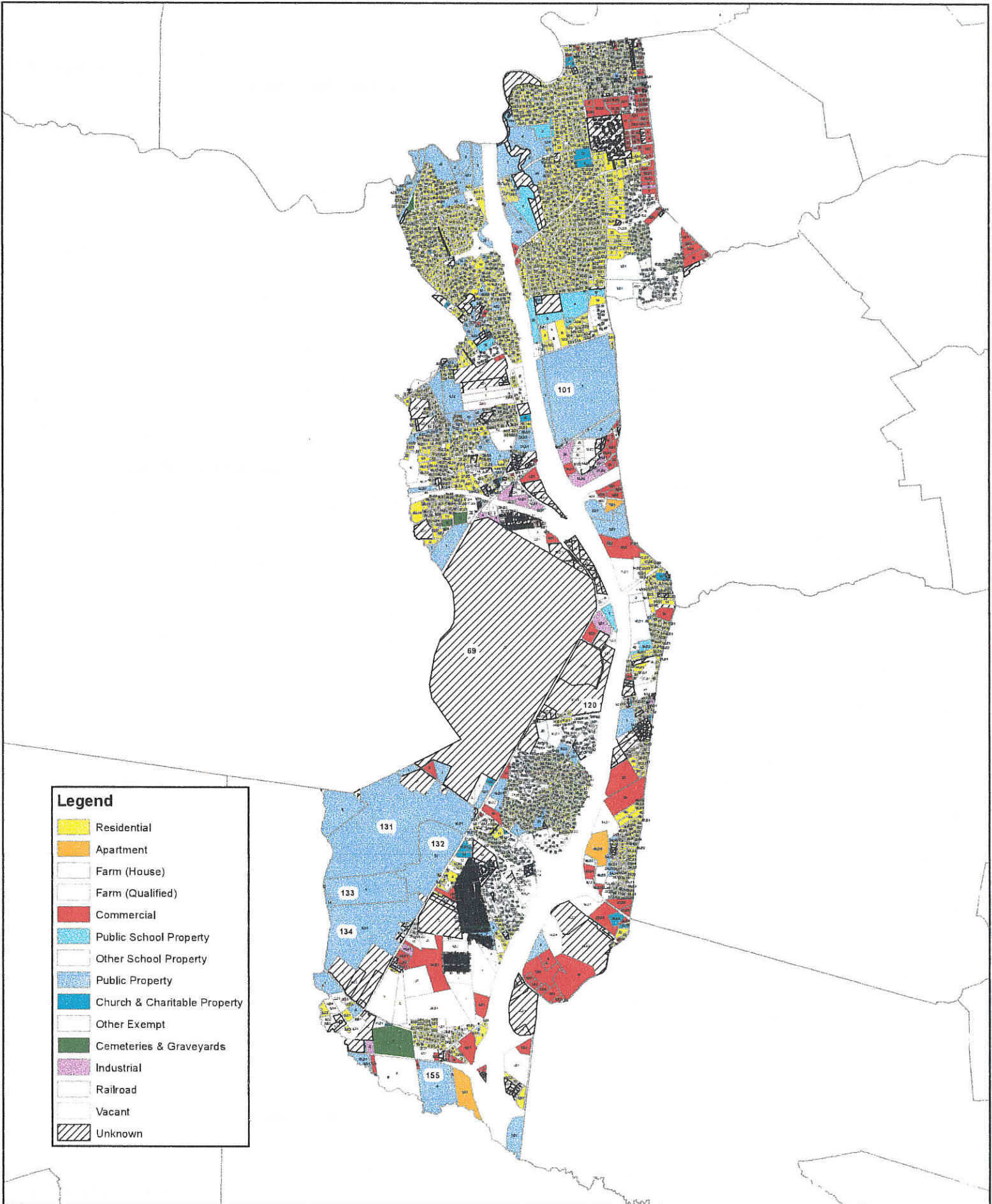


PURPOSE

This report constitutes the 2019 Master Plan Reexamination Report for the Borough of Tinton Falls, prepared pursuant to the requirements of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89. The Reexamination Report's purpose is to review and evaluate municipal planning documents and development regulations on a periodic basis to reflect the changing needs of the Borough and to affirm the continued relevance of policies that were previously set forth. The Borough of Tinton Falls prepared its last comprehensive Master Plan in 1984. Tinton Falls adopted its last Reexamination Report in December of 2017, following Reexamination Reports conducted in 2003, 2001, 1999, 1997, 1996, 1992, 1991, and 1990. The most recent Master Plan Land Use Plan Element was adopted in 2007.

The findings and recommendations contained in the Reexamination Report are based upon the review of the following documents:

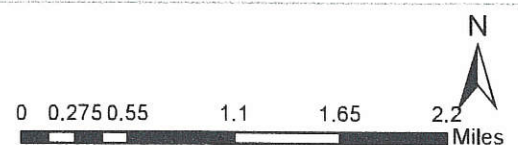
- Borough of Tinton Falls Land Use Regulations (Chapter of XL of the Borough's Revised Ordinances);
- Master Plan Reexamination Report, 2017, CME Associates;
- Updated State and County planning documents;
- 2000 US Census Data;
- 2010 US Census Data; and
- 2017 American Community Survey Data

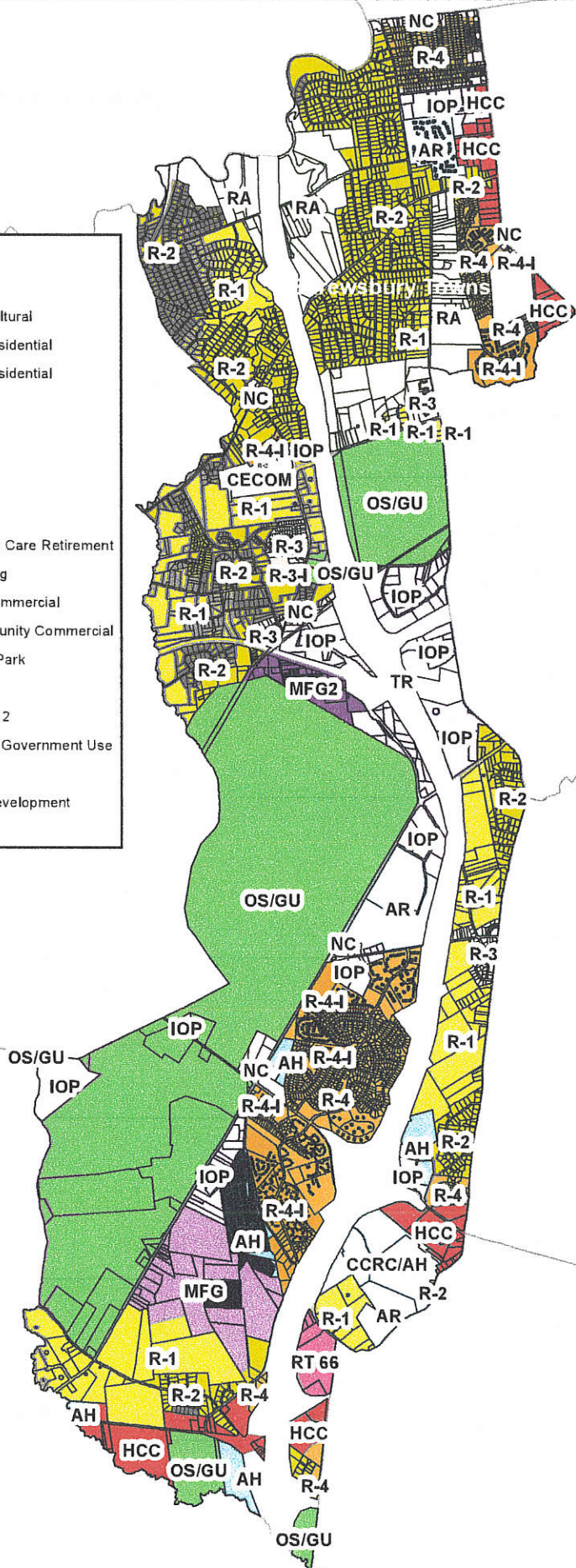


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Existing Land Use
Borough of Tinton Falls
Monmouth County, NJ





SECTION A. Goals, Objectives & Issues at the Time of the 2017 Reexamination Report

The first provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include the “major problems and objectives relating to land development in the municipality at the time of the adoption of the last re-examination report.” The 2017 Master Plan Reexamination undertook a review of the issues identified in the 2007 Reexamination Report and their status at that time and recommended updates to the comprehensive goals and objectives of the Borough. The following provides a summary of Borough issues and goals as discussed in 2017.

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 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.
13. Maintain consistency with the purposes of the Municipal Land Use Law (MLUL) as contained within N.J.A.C.4 0:55D-2.
14. Continue to be a stable and diverse community through the provision of a balanced land use pattern. Future development should limit the encroachment of residential uses in commercial areas, and preserve the character of residential communities and economic vitality of commercial districts.

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 the 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 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 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, businesses 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 FACILITY 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 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 the 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, and 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' past.
6. Consider historic preservation through reuse of existing buildings for other purposes.

ISSUES IDENTIFIED IN 2017

The 2017 Master Plan Reexamination Report provided a comprehensive review of all planning goals and objectives within the Borough of Tinton Falls and found they all remain relevant. The Reexam recommended additional Comprehensive Goals and Land Use Objectives to the Master Plan. Those have been incorporated into the goals and objectives above.

SECTION B. Extent to Which Problems Have Been Reduced or Increased

The second provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include the extent to which such problems and objectives have been reduced or have increased since the last Master Plan or Reexamination. The analysis below discusses the Borough's planning issues, objectives, and recent recommendations each in turn to determine whether they are ongoing, have been completed or addresses, or are no longer relevant due to changes in context.

STATUS OF LAND USE PLANNING ISSUES

The status of the issues discussed in the 2017 Reexamination Report are as follows:

1. Create better conformity between bulk standards and the character of existing development

Although the Borough of Tinton Falls Land Use Ordinance was adopted in 2009, the 2017 Reexamination report noted that some bulk regulations should be revised to better reflect current zone standards. At that time the Zoning Board annual report indicated several bulk variances applications before the board suggesting that this objective remains relevant and the Borough should consider conducting a detailed study of the bulk regulations across zones in order to minimize conflicts.

2. Simplify the land use regulations within the Borough

In 2017, this objective remained relevant as several conflicts are noted in the bulk requirements across the zones.

3. Upgrade the Borough's site plan and subdivision standards

The Borough adopted a new land use ordinance in 2009; however, the 2017 Reexam found additional updates and revisions are necessary to clarify some of the standards.

STATUS OF LAND USE PLANNING PRINCIPLES, OBJECTIVES & POLICIES

The Borough's 2017 Reexamination Reports included a thorough reexamination of comprehensive planning goals and objectives, taking into account the New Jersey Municipal Land Use Law at N.J.S.A. 40:55D-2, which lists the statutory purposes of zoning, which has been updated in recent years with additional objectives that acknowledge the necessity of incorporating suitability and resiliency goals as issue areas with direct consequences for the health and welfare of residents. As such, the planning goals and objectives as put forth in 2017 remain relevant for this Master Plan Reexamination Report.

SECTION C. Significant Changes in Assumptions, Policies and Objectives

The third provision of 40:55D-89 of the MLUL requires that a Reexamination Report address 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."

Since the Borough adopted its 2017 Reexamination Report, the overall character of the Borough has not changed, nor have there been substantive changes in land use, environmental conditions or circulation patterns in the Borough. There have been some significant changes at the state, county and local level affecting the assumptions, policies and objectives forming the basis of the Master Plan. This section discusses the following changes in conditions and assumptions:

- Local demographic characteristics;
- Impacts from Superstorm Sandy as an Impetus for Sustainability and Resiliency Planning;

- Circulation planning; and
- State and County regional planning.

CHANGES IN LOCAL DEMOGRAPHIC CHARACTERISTICS

Population

In 2017, Tinton Falls had an estimated total population of 17,902. This number represents a population increase of 2,849 persons (18.9 percent) since the year 2000. An overall upward population trend has been occurring in Tinton Falls since 1960. Population experienced a brief period of decrease in the decade of 1970 to 1980 but returned to an upward trend the following decade. Overall, the State of New Jersey and Monmouth County have also experienced upward trends in population growth, with the exception of a slight population decrease between 2010 and 2017 in Monmouth County and a projected decrease by 2045 in the State of New Jersey.

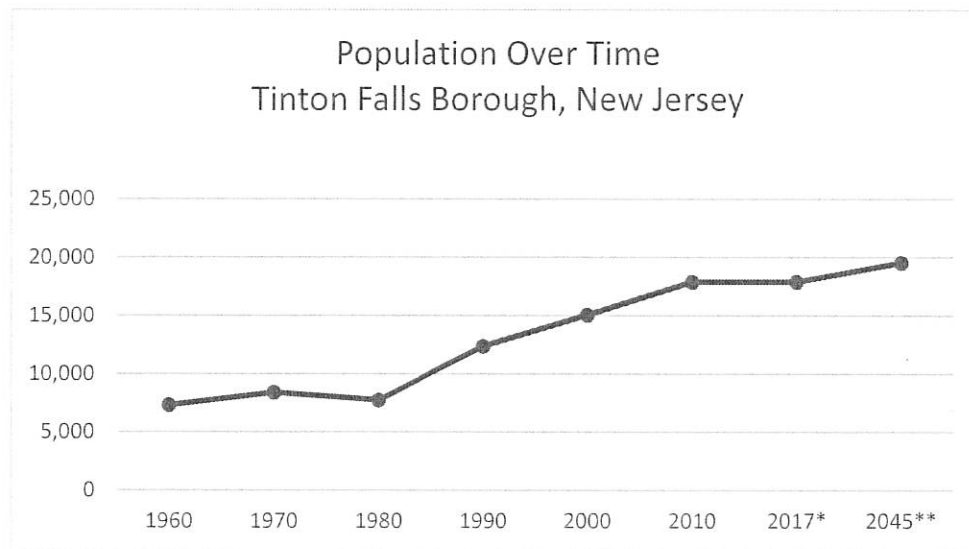
Table 1: Population Trends, 1960-2017

Year	Tinton Falls			Monmouth County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1960	7,313	-	-	334,401	-	-	6,066,782	-	-
1970	8,395	1,082	14.80%	461,849	127,448	38.11%	7,171,112	1,104,330	18.20%
1980	7,740	-655	-7.80%	503,173	41,324	8.95%	7,365,011	193,899	2.70%
1990	12,361	4,621	59.70%	553,124	49,951	9.93%	7,730,188	365,177	4.96%
2000	15,053	2,692	21.78%	615,301	62,177	11.24%	8,414,350	684,162	8.85%
2010	17,892	2,839	18.86%	630,380	15,079	2.45%	8,791,894	377,544	4.49%
2017*	17,902	10	0.06%	627,551	-2,829	-0.45%	8,960,161	168,267	1.91%
2045**	19,538	1,636	9.14%	671,946	44,395	7.07%	7,658,656	1,301,505	14.53%

Source: U.S. Census Bureau Decennial Census (table DP-1)

*U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates (table B01003)

**Projections from North Jersey Transportation Planning Authority



Age

The age composition of Tinton Falls has shifted noticeably since 2000. According to American Community Survey 5-Year Estimates, significant changes occurred in many age groups. The number of pre-school and elementary school aged children decreased significantly over this period, as has the number of adults in age cohorts ranging from 25 to 44 years. Conversely, the Borough has seen a significant increase in the number of residents aged 60 years and older. The greatest percentage increases occurred in the 85 years and over age cohort, which increased by 852.22 percent, the 60 to 64 years age cohort, which increased by 153.96 percent, and the 75 to 84 years age cohort, which increased by 110.62 percent.

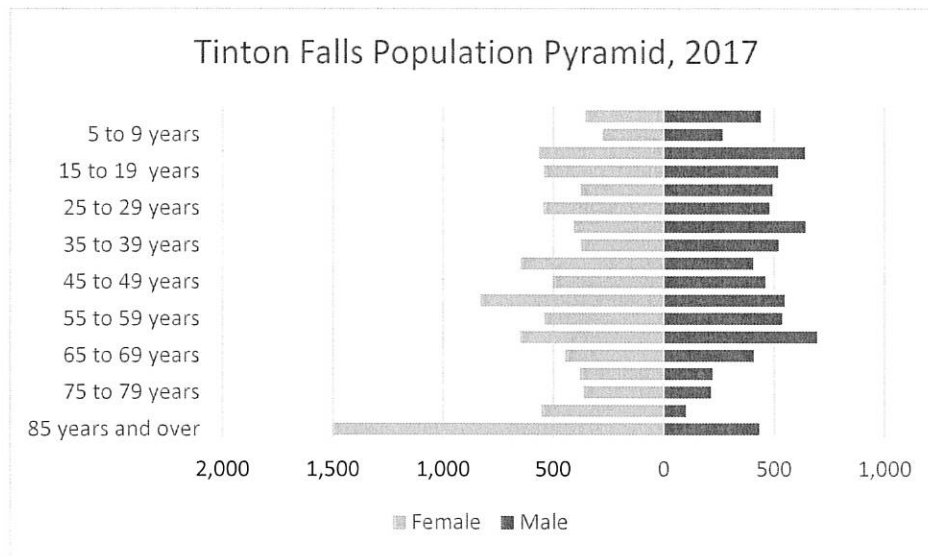
Table 2: Population by Age Cohort, Tinton Falls 2000-2017

Population	2000		2017		Change 2000- 2017
	Number	Percent	Number	Percent	
Total population	15,053	100.0%	17,902	100%	18.93%
Under 5 years	1,184	7.9%	796	4.4%	-32.77%
5 to 9 years	1,139	7.6%	545	3.0%	-52.15%
10 to 14 years	1,052	7.0%	1,208	6.7%	14.83%
15 to 19 years	662	4.4%	1,062	5.9%	60.42%
20 to 24 years	578	3.8%	872	4.9%	50.87%
25 to 34 years	2,324	15.4%	2,079	11.6%	-10.54%
35 to 44 years	3,151	20.9%	1,952	10.9%	-38.05%
45 to 54 years	2,134	14.2%	2,345	13.1%	9.89%
55 to 59 years	666	4.4%	1,079	6.0%	62.01%
60 to 64 years	530	3.5%	1,346	7.5%	153.96%
65 to 74 years	846	5.6%	1,455	8.1%	71.99%
75 to 84 years	584	3.9%	1,230	6.9%	110.62%
85 years and over	203	1.3%	1,933	10.8%	852.22%
2000 US Census Bureau (table DP-1)					
U.S. Census Bureau, American Community Survey 2013-2017 (table DP-05)					

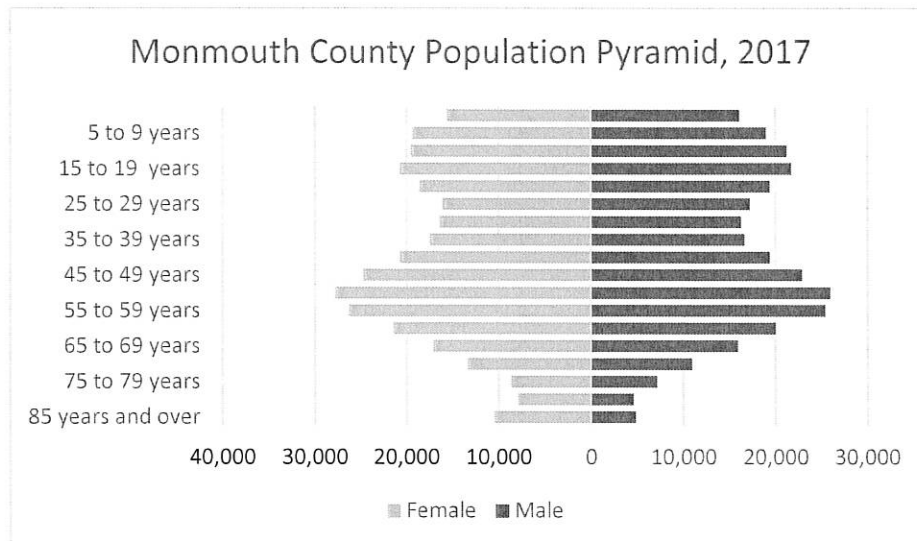
The median age of Tinton Falls residents increased by 10.1 years between 2000 and 2017. This trend is consistent with the general “graying” of America as the Baby Boom Generation continues to age. While the State, County, and Borough all experienced increases in median age over this timeframe, the Borough experienced the largest increase. The Borough’s median age of 46.9 years is approximately 4 years older than the overall County median age of 42.8 years.

Table 3: Median Age

Year	Tinton Falls	Monmouth County	New Jersey
2000	36.8	37.7	36.7
2017	46.9	42.8	39.6
Change	10.1	5.1	2.9
U.S. Census Bureau, 2000 Decennial Census (table DP-1)			
U.S. Census Bureau, American Community Survey 2013-2017 (table DP-05)			



Source: U.S. Census Bureau, American Community Survey 2013-2017 (table S0101)



Source: U.S. Census Bureau, American Community Survey 2013-2017 (table S0101)

Households

A household is defined as one or more persons, related or not, living together in a housing unit. 2017 ACS 5-Year Estimates note that there were approximately 8,103 households in Tinton Falls. Approximately 71 percent of the Borough's households were comprised of one or two persons, with the one-person category containing the greatest number of households. A smaller percentage (58%) of Monmouth County households fell into these categories. The Borough exhibited a lower percentage of

three and four-or-more person households than the County. The Borough's average household size reflects these trends, at 2.18 persons per household compared to the County's 2.67-person per household figure.

*Table 4: Household Characteristics
Tinton Falls and Monmouth County, 2017*

	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
Total Households	8,103	100.0%	232,482	100.0%
1-person	3,404	42.0%	59,862	25.7%
2-persons	2,324	28.7%	74,137	31.9%
3-persons	1,011	12.5%	38,948	16.8%
4 or more persons	1,364	16.8%	59,535	25.6%
Average Household Size	2.18		2.67	
U.S. Census Bureau, American Community Survey 2013-2017 (tables S2501 & B25010)				

Income

Tinton Falls experienced an estimated 55 percent increase in per capita income between 2000 and 2017, which was a greater rate of increase than that of Monmouth County (50.04%) and the State (44.67%). The Borough's per capita income of \$48,932 in 2017 is slightly higher than the County's \$46,736 per capita income figure and is higher than the State's \$39,069 per capita income.

Table 5: Per Capita Income and Median Household Income

	2000 Per Capita Income	2017 Per Capita Income	Percent Change	2000 Median Househol d Income	2017 Median Household Income	Percent Change
Tinton Falls	\$31,520	\$48,932	55.24%	\$68,697	\$79,206	15.30%
Monmouth County	\$31,149	\$46,736	50.04%	\$64,271	\$91,807	42.84%
New Jersey	\$27,006	\$39,069	44.67%	\$55,146	\$76,475	38.68%
U.S. Census Bureau, 2000 Decennial Census (tables DP-3 and P082)						
U.S. Census Bureau, American Community Survey 2013-2017 (tables S1902 and S1903)						

In terms of median household income, households in Tinton Falls earned significantly less than households in Monmouth County and slightly more than the State overall in 2017. The median household income in Tinton Falls was \$79,206, approximately \$12,000 less than county median household income and \$3,000 more than state median household income.

Between 2000 and 2017, the median household income increased 15.3 percent, less than the 42.84 percent increase experienced in Monmouth County and the 38.68 percent increase for the State overall.

The income distribution for the Borough is similar to that of the County. The income brackets containing the highest percentage of households in Tinton Falls are the \$100,000 to \$149,999 range (20.4%), followed by the \$50,000 to \$74,999 range (13%), and the \$200,000 or more range (12.4%). The highest percentage of households for the County overall fall into the \$100,000 to \$149,999 range (18.6%), followed by the \$200,000 or more range (16.2%), and the \$50,000 to \$74,999 range (13.7%),

Table 6: Household Income Distribution

	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
Total Households	8,103	100.0%	232,482	100.0%
Less than \$10,000	261	3.2%	9,024	3.9%
\$10,000 to \$14,999	326	4.0%	6,978	3.0%
\$15,000 to \$24,999	784	9.7%	15,146	6.5%
\$25,000 to \$34,999	628	7.8%	15,433	6.6%
\$35,000 to \$49,999	770	9.5%	19,142	8.2%
\$50,000 to \$74,999	1,053	13.0%	31,794	13.7%
\$75,000 to \$99,999	871	10.7%	27,518	11.8%
\$100,000 to \$149,999	1,652	20.4%	43,303	18.6%
\$150,000 to \$199,999	755	9.3%	26,482	11.4%
\$200,000 or more	1,003	12.4%	37,662	16.2%
U.S. Census Bureau, American Community Survey 2013-2017 (table B19001)				

Employment

The 2017 ACS reports on the work activity of residents aged 16 years and older. The Borough's working age population was 15,197 persons (84.8 percent of the overall population), approximately 9,106 of whom were part of the labor force (59.9%). Approximately 40.1 percent of the Borough's working age residents were not participating in the labor force, perhaps because of the high proportion of retirement-age residents. All of Tinton Fall's labor force, but four (4), were employed in civilian jobs. Approximately 2.5 percent of Borough residents are estimated to be unemployed at this time, lower than the estimated unemployment rate of Monmouth County overall (3.9%).

Table 7: Employment Status

	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
Population 16 years and over	15,197	-	507,976	-
In labor force	9,106	59.9%	334,798	65.9%
Civilian Labor Force	9,102	59.9%	334,439	65.8%
Employed	8,724	57.4%	314,470	61.9%
Unemployed	378	2.5%	19,969	3.9%
Armed Forces	4	0.0%	359	0.1%
Not in labor force	6,091	40.1%	173,178	34.1%
U.S. Census Bureau, American Community Survey 2013-2017 (table DP03)				

Employment by Industry

An analysis of employees (over the age of 16) by economic sector indicates that employed working age individuals in Tinton Falls were involved in a range of economic sectors. As depicted in Table 8 below, the highest concentration of workers (24.4%) are employed in the educational, health, and social services sectors. The other sectors employing over 10 percent of Borough's residents were professional, scientific, and management, and administrative and retail trade.

Table 8: Workforce by Sector

Industry	Tinton Falls	Monmouth County
Civilian employed population 16 years and over	100.0%	100.0%
Agriculture, forestry, fishing and hunting, mining	0.0%	0.2%
Construction	4.8%	7.2%
Manufacturing	6.2%	6.1%
Wholesale Trade	3.9%	2.8%
Retail Trade	12.7%	11.3%
Transportation and Warehousing, and Utilities	3.0%	4.8%
Information	4.7%	3.6%
Finance and insurance, and real estate and rental and leasing	7.4%	9.9%
Professional, scientific, and management, and administrative and waste management services	13.6%	13.2%
Educational services, and health care and social assistance	24.4%	23.8%
Arts, entertainment, and recreation, and accommodation and food services	6.5%	8.9%
Other Services, except public administration	7.2%	4.0%
Public administration	5.6%	4.3%
U.S. Census Bureau, American Community Survey 2013-2017 (table DP03)		

Housing Stock

There are approximately 8,759 total housing units in Tinton Falls, which consist almost equally of single-family detached homes (35.8%) and 20 unit or more multi-family structures (32.0%). Approximately 92.5 percent of the Borough's housing stock is occupied, with 2.4% of all housing units for sale, and an additional 2.4 classified as "other vacant."

Table 9: Housing Units by Type, 2017

Units in Structure	Total	Percent
Total	8,759	100.0%
1 Unit, detached	3,132	35.8%
1 Unit, attached	1,624	18.5%
2 Units	23	0.3%
3 or 4 Units	199	2.3%
5 to 9 Units	714	8.2%
10 to 19 Units	230	2.6%
20 Units or more	2,807	32.0%
Mobile/manufactured home	30	0.3%
Boat, RV, van, etc.	0	0.0%
U.S. Census Bureau, American Community Survey 2013-2017 (DP04)		

Table 10: Housing Units by Vacancy Status, 2017

	Total	Percentage
Total Housing Units	8,759	100%
Occupied	8,103	92.5%
Vacant Housing Units	656	7.5%
For Rent/Rented Not Occupied	141	1.6%
For Sale Only	213	2.4%
Sold, not occupied	77	0.9%
For Seasonal, Recreational or Occasional Use	16	0.2%
Other Vacant	209	2.4%
U.S. Census Bureau, American Community Survey 2013-2017 (table B25004)		

According to ACS 5-Year Estimates, most housing units in Tinton Falls (35%) and in Monmouth County (38.7%) were valued between \$300,000 and \$499,999. Table 11 provides a breakdown of home values for owner-occupied units within the Borough. The median value of an owner-occupied housing unit was \$319,100 at the time of the survey estimate, \$77,100 less than the median value of an owner-occupied housing unit in Monmouth County.

Table 11: Value of Owner-Occupied Housing Units, 2017

	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
Total	5,459	100.0%	171,560	100.0%
Less than \$50,000	74	1.4%	4,188	2.4%
\$50,000 to \$99,999	247	4.5%	2,452	1.4%
\$100,000 to \$149,999	115	2.1%	4,377	2.6%
\$150,000 to \$199,999	337	6.2%	7,662	4.5%
\$200,000 to \$299,999	1,737	31.8%	30,630	17.9%
\$300,000 to \$499,999	1,913	35%	66,326	38.7%
\$500,000 to \$999,999	983	18%	47,568	27.7%
\$1,000,000 or more	53	1%	8,357	4.9%
Median Value	\$319,100		\$396,200	
U.S. Census Bureau, American Community Survey 2013-2017 (table DP04)				

The number of rental units in the Borough is estimated at 2,428, with a median monthly contract rent estimated at \$2,024. The County's median contract rent was about \$700 dollars less, at \$1,315. The highest percentage of renters paid between \$2,000 to \$2,499 for rent in Tinton Falls (34.4%), followed by those who paid \$500 to \$999 (23.3%). In Monmouth County, the highest percentage of renters paid between \$1,000 to \$1,499 (37.4%), followed by those that paid \$1,500 to \$1,999 (20.0%).

In terms of residential growth, for the period January 2000 through December 2017, the Borough issued building and demolition permits authorizing the development of a net of 2,082 additional residential units. The majority of the Borough's building permits were authorized in 2000 and 2003. The number of permits authorized has decreased significantly from the year 2007 to present day. In the year 2007 a total of 268 building permits were authorized. In the following 10 years, the largest number of permits issued in a single year were 64 in 2012.

Table 12: Building Permits and Demolition Permits Issued, 2000 – 2017

Year	1 & 2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2000	-	-	-	663	3	660
2001	-	-	-	129	8	121
2002	-	-	-	162	8	154
2003	-	-	-	448	2	446
2004	68	0	0	68	8	60
2005	66	0	0	66	4	62
2006	55	96	0	151	13	138
2007	25	243	0	268	5	263
2008	26	0	0	26	5	21
2009	11	32	0	43	5	38
2010	4	15	0	19	2	17
2011	2	12	0	14	2	12
2012	64	0	0	64	0	64
2013	0	0	0	0	1	-1
2014	21	0	0	21	7	14
2015	18	0	0	18	2	16
2016	2	0	0	2	2	0
2017	0	0	0	0	3	-3
Total	362	398	0	2,162	80	2,082

*The DCA Construction Reporter did not begin to report housing permits by type until 2004.

Population and Employment Projections

The most recent forecasts completed by the North Jersey Transportation Planning Authority project to the year 2045. The population of Tinton Falls is expected to reach 19,538 dispersed across 9,518 households. The 2017 NJTPA report predicts Tinton Falls's employment will increase by 731 jobs, or 0.2%, between 2015 and 2045.

SUSTAINABILITY AND RESILIENCY

In the wake of Superstorm Sandy, municipalities in New Jersey are following national and global trends towards planning for enhanced environmental sustainability and community resiliency. Land use planning and land development policies play a key role in advancing resiliency and sustainability initiatives because land development policies often mediate the natural and built environments.

Sustainability is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Many municipalities have started to address sustainability issues by forming a citizen-led Green Teams and participating in *Sustainable Jersey*, the statewide program that has established a framework for implementing sustainable practices across many community development dimensions. Tinton Falls is not yet an actively participating community. On August 17, 2010, the Borough passed a Resolution Supporting Participating in the Sustainable Jersey Program. However, no Green Team has been formed, and the Borough has yet to pursue and level of certification.

The Tinton Falls Environmental Commission and Technical Advisory Committee are actively investigating how green technologies can reduce the Borough's carbon footprint and potentially save tax dollars. The Environmental Commission has also launched a program to encourage residents to use reusable bottles for their water.

Resiliency is defined as the capacity of a system to withstand disturbance while still retaining its fundamental structure, function, and internal feedbacks. In many municipalities, community resilience to natural disaster was put to the test like never when Superstorm Sandy hit New Jersey in October 2012. While Tinton Falls was fortunate to not suffer extensive damage, impacts from Sandy in the Borough of Tinton Falls included some flooding along Water Street, power outages, and downed trees.

One pillar of resiliency is the use of mitigation techniques before disaster strikes in order to anticipate and potentially avoid likely threats to life and property. In June 2015, Monmouth County adopted a FEMA-approved Multi-Jurisdictional Natural Hazard Mitigation Plan, which includes municipal-level analyses of risk. The County Plan ranked local susceptibility to hazards on a low-medium-high scale for each municipality. The only

high-risk hazard identified for Tinton Falls was Nor'easter. Medium-risk hazards for Tinton Falls include extreme temperatures, extreme wind, hurricane and tropical storm, tornado, winter storm, flood, storm surge, and landslide.¹

To combat these issues, the Borough proposed ten (10) Hazard Mitigation Actions that were included in the County Hazard Mitigation Plan, summarized in the chart below.

¹ Multi-Jurisdictional Hazard Mitigation Plan – Monmouth County, New Jersey, Page 3e-8 (pdf page 315).

Mitigation Action or Program	Target Locations / Effects
Develop Ordinance	Develop a stormwater management plan that include subdivision regulations to control runoff; both for flood reduction and to minimize saturated soils on steep slopes that can cause landslides
Develop Program to educate residents	Create mitigation outreach program to prepare residents for disasters. Support and fun Community Response Team programs that also include mitigation component.
Develop Work Plan	Conduct a routine maintenance program and seek financial assistance to clean out stream segments with heavy sediment deposits. Develop specific mitigation solutions for floodprone roadways and intersections under the leadership of NJDOT. Implement identified stormwater recharge, rate or volume project identified in Regional Stormwater Plan to decrease flash in streams during/ after storms.
Develop Ordinance	Locally identify and map specific areas of potential slop failure and limit future development in these areas; adopt a steep slope ordinance to regulate development in these higher risk areas
Develop plan for mapping areas of wildfire risk and setting up emergency alerts and fire rescue	Develop mapping of wild and urban interface areas. Review local EOPs for possible wildfile components regarding fire rescue, alert warning and communications. Initiate public outreach program for homeowners to reduce the possibility of damage and losses due to wildfires. Mitigation for streets.
Purchase or promote NOAA weather radios	Promote use of or purchase NOAA weather radios for critical borough facilities
Develop Program to Educate Residents	Educate residents about driving in winter storms and handling winter- related health effects.
Maintenance	Plant ice and windstorm resident trees and use landscaping practices to reduce related hazards.
Purchase emergency generators to power key facilities during power outages	Consider the purchase and installation of permanent emergency natural gas fired generators capable of powering sanitary sewer pump stations and emergency generators capable of powering traffic signals at key intersections.

Protect Structures	Elevation and/or acquisition of floodprone residential structures, with particular focus on those in our community that are on FEMA's Repetitive Loss List and Severe Repetitive Loss List. New Jersey is committed to continuing the reduction of RL and SRL properties in the State, in turn, they have assigned a high priority to mitigating SRL and RL properties in the State Hazard Mitigation Plan. We are committed to supporting these projects as interested homeowners come forward and will support such homeowners, despite the loss in tax revenue, because we recognize the importance of making our community more disaster resistant and reducing the financial burden of repetitive flooding in our community.
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The effects of Superstorm Sandy provided an opportunity for municipalities throughout Monmouth County to reexamine policies related to flooding and natural disasters as well as resiliency towards future storm events. The Borough of Tinton Falls has an adopted Flood Damage Prevention Ordinance in place. The ordinance acknowledges that flood losses are caused by the cumulative effect of obstructions in areas of special flood hazard, which increase flood heights and velocities. The most recently issued effective FEMA FIRMs are established as defining the extent of the Special Flood Hazard Area, where the code regulates the method, material, elevation, and other attributes of new construction and substantial rehabilitation. The goals of these efforts, driven home by the devastation of Sandy, are to protect human life and health, minimize expenditure of public money for costly flood control projects, and to minimize the need for rescue and relief efforts during flood events, among others.

Now in reexamining Tinton Falls Master Plan, the Borough has the opportunity to:

- Promote the public's awareness of their flood risks and mitigation strategies to protect themselves and their community;
- Introduce ordinances and design standards that will better enable homes and businesses to withstand the effects of coastal storms;

- Focus public agencies on community vulnerabilities to hazards such as flooding;
- Ensure that future capital projects are designed and constructed to incorporate features that are resilient to storm- and flood-related impacts;
- Integrate hazard mitigation into Master Plan elements; and
- Provide greater awareness of environmental protection and stewardship to provide for a more sustainable future.

LOCAL REDEVELOPMENT AND HOUSING LAW

On September 6, 2013, Chapter 159 was signed into law, which stipulates that a municipality's decision to reserve the power of eminent domain shall be moved to the very beginning of the redevelopment process. When asking the local planning board to investigate whether an area should be designated as in need of redevelopment, the municipality must now indicate whether it is seeking to designate a "Non-Condernation Redevelopment Area" or a "Condernation Redevelopment Area." The criteria for each type of area are the same; the only difference is the power to use eminent domain.

Additionally, Chapter 159 revised the "e" criterion for designating an area in need of redevelopment. The "e" criterion reads: "A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general."

STORMWATER MANAGEMENT

On January 5, 2004, the New Jersey Department of Environmental Protection (NJDEP) adopted new rules to establish and implement a Municipal Stormwater Regulation Program. The rule is part of a comprehensive approach being taken by the State to address the water quality and the water quantity problems that arise from nonpoint pollution

and the loss of groundwater recharge areas. The rules set forth at N.J.A.C. 7:8- 4.3(a) required that a municipality adopt a municipal stormwater management plan as an integral part of its master plan. The Borough Planning Board satisfied the planning requirement and adopted the stormwater management plan on April 1, 2005. N.J.A.C. 7:8-4.3(b) states that within one year of the adoption of the stormwater management plan, the municipality must adopt stormwater control ordinances to implement the plan. The Borough adopted a stormwater control ordinance in 2006 through Ordinance No. 1975-06. It is recommended that the Borough review their stormwater ordinance as the NJDEP stormwater regulations require a municipality to reexamine the municipal stormwater management plan at each reexamination of the municipality's master plan in accordance with N.J.S.A. 40:55D-89.

The New Jersey Stormwater Best Management Practices Manual (BMP) was created to provide guidance in order to address the standards in the Stormwater Management Rules, N.J.A.C. 7:8. This manual provides examples of ways to meet the standards contained in the rule. The Borough incorporated BMP's into the stormwater control ordinance of 2006 through Ordinance No. 1975-06 as stated above. However, it is recommended that the Borough continually review this ordinance and its Best Management Practices to incorporate the standards of forthcoming editions of the BMP Manual as they are released.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The State Planning Commission adopted the most recent State Development and Redevelopment Plan (SDRP) on March 1, 2001. The SDRP contains a number of goals and objectives 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. Concentrated growth will have the positive effects of consuming less land, depleting fewer natural resources and using the State's infrastructure more efficiently.

The SDRP's principal mechanism for guiding growth is its Planning Area classification system, whereby land areas are categorized along a spectrum from urban to environmentally sensitive. Each category is

associated with a particular set of goals, policies, and objectives for land development or preservation. The 2001 SDRP identifies Tinton Falls as part of the Metropolitan Planning Area (PA 1), Suburban Planning Area (PA2), Fringe Planning Area (PA3), and Environmentally Sensitive Planning Area (PA5).

The Metropolitan Planning Area is characterized by mature settlement patterns, the need to rehabilitate housing, the recognition that redevelopment will be the most predominant form of growth, and a growing need to revitalize and regionalize services and systems. According to the SDRP, the PA-I Metropolitan Planning Area intends to:

- Provide much of the State's future development;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

Furthermore, some of the SDRP Policies for PA 1 are as follows:

- Promote redevelopment and development in Cores and neighborhood Centers;
- Promote a diversification of land uses;
- Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse;
- Promote economic development by encouraging strategic land assembly, site preparation and infill development;
- Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure; and

The Suburban Planning Area (PA2) is generally located adjacent to the more densely developed Metropolitan Planning Area but can be distinguished from it by a lack of high intensity Centers, by the availability of developable land, and by a more dispersed and fragmented pattern of predominantly low-density development. According to the SDRP, the PA-2 Suburban Planning Area intends to:

- Provide for much of the state's future development;
- Promote growth in Centers and other compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;

- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and
- Revitalize cities and towns.

Furthermore, some of the SDRP Policies for PA 2 are as follows:

- Guide development and redevelopment into more compact forms
- Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate the area's projected growth.
- Guide opportunities for economic development into Centers or existing pedestrian and transit supportive single use areas.
- Maintain and enhance a transportation system that links Centers and existing large single-use areas to each other, to Metropolitan Planning Areas and to major highway and transit corridors.
- Encourage redevelopment efforts in existing Center and single-use areas which can be redeveloped into mixed-use areas, and areas within walking distance of train stations or other major public transit facilities.

The Fringe Planning Area (PA3) is characterized by predominately rural landscape that is not prime agricultural or environmentally sensitive land, with scattered small communities and free-standing residential, commercial, and industrial development. According to the SDRP, the PA-3 Fringe Planning Area intends to:

- Accommodate growth in Centers;
- Protect the Environs primarily as open lands;
- Revitalize cities and towns;
- Protect the character of existing stable communities;
- Protect natural resources;
- Provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas; and
- Confine programmed sewers and public water services to Centers.

Some of the SDRP Policies for PA 3 are as follows:

- Focus development and redevelopment in appropriately located and designed Centers to accommodate growth that would otherwise occur in the Environs.
- Protect the Environs primarily as open lands.
- Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth

- Guide opportunities for economic development into Centers.
- Maintain and enhance a rural transportation system that links Centers to each other and to the Metropolitan and Suburban Planning Areas, encouraging alternatives to the single-occupancy vehicle whenever feasible.

The Environmentally Sensitive Planning Area (PA5) is characterized by large contiguous land areas with valuable ecosystems, geological features and wildlife habitats. According to the SDRP, the PA-5 Environmentally Planning Area intends to:

- Protect environmental resources through the protection of large contiguous areas of land;
- Accommodate growth in Centers;
- Protect the character of existing stable communities;
- Confine programmed sewers and public water services to Centers; and
- Revitalize cities and towns.

Some of the SDRP Policies for PA 5 are as follows:

- Protect natural systems and environmentally sensitive features by guiding development and redevelopment into Centers and establishing Center Boundaries and buffers and greenbelts around these boundaries.
- Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth.
- Support appropriate recreational and natural resource-based activities in the Environs and locate economic development opportunities that are responsive to the needs of the surrounding region and the travel and tourism industry in Centers
- Maintain and enhance a transportation system that protects the Environs from scattered and piecemeal development and links Centers to each other within and between Planning Areas.
- Encourage environmentally appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs.

The State of New Jersey released the final draft of the State Strategic Plan in 2011, meant as an update to the 2001 SDRP. While the State Strategic Plan has not been officially adopted, and the SDRP is still the official State Plan, it is still prudent to plan with updated State goals and objectives in mind so as to be prepared for its eventual implementation, or the implementation of a State Plan with similar goals. The 2011 State Strategic Plan articulates a number of goals as Garden State Values (GSV), stated as follows:

- GSV #1: Concentrate development and mix uses.
- GSV #2: Prioritize Redevelopment, infill, and existing infrastructure.
- GSV #3: Increase job and business opportunities in priority growth investment areas.
- GSV #4: Create High-Quality, Livable Places.
- GSV #5: Provide Transportation Choice & Efficient Mobility of Goods.
- GSV #6: Advance Equity.
- GSV #7: Diversify Housing Options.
- GSV #8: Provide for Healthy Communities through Environmental Protection and Enhancement.
- GSV #9: Protect, Restore and Enhance Agricultural, Recreational and Heritage Lands.
- GSV #10: Make Decisions within a Regional Framework

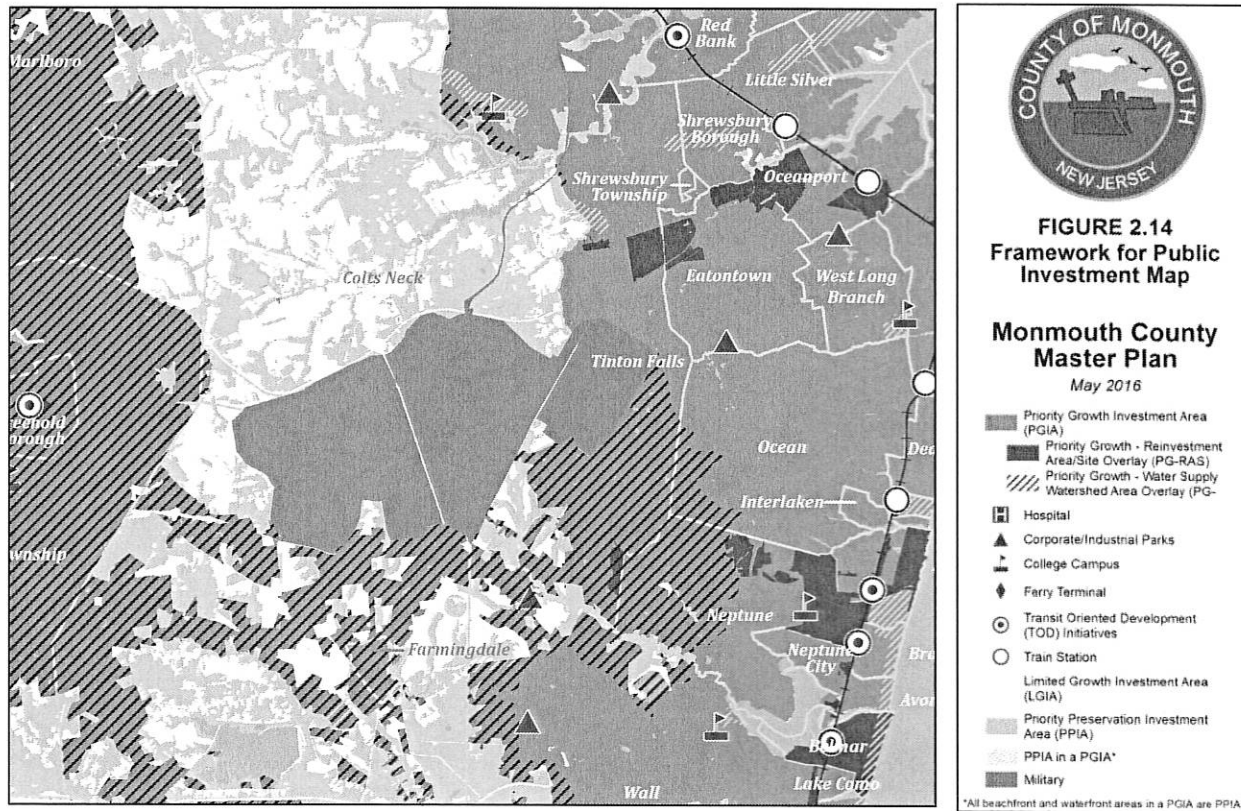
MONMOUTH COUNTY MASTER PLAN UPDATE 2016

The most recent Monmouth County Master Plan was adopted in 2016. The County Plan establishes a new regional land use planning system called the Monmouth County Framework for Public Investment. The Borough of Tinton Falls is located mostly within the Priority Growth Investment Area, with small areas of the Borough located within the Military, Priority Growth Water Supply Watershed Overlay, and Priority Preservation Investment Area located within a PGIA.

Priority Growth Investment Area (PGIA)

The PGIA is situated where there is either existing or planned infrastructure that lend to development and redevelopment opportunities. PGIA's are considered the locations for meeting most of the county's future population and employment growth. Public investments related to the efficient development and redevelopment of previously developed sites and

optimization of existing settlement patterns should be encouraged. However, the PGIA also includes many established communities seeking to maintain their existing development pattern and character [description taken from the 2016 county plan].



SECTION D. Specific Changes Recommended for the Master Plan and/or Development Regulations

The following actions are recommended in order to align the Borough's policies and regulations with the changes in planning issues, circumstances, and assumptions that have been set forth in the previous sections B and C, and to reinforce the Borough's vision for future development.

PLANNING RECOMMENDATIONS

Community Facilities Plan

A community facilities plan element should be created which identifies the use of open spaces areas such as community pools, dog parks, and the creation of gardens and arboretums. A specific zone district for open space and recreation should be enacted which includes golf courses as a permitted use.

Streetscape Design

Standards for residential streetscapes should be reviewed and updated as appropriate, paying special attention to curbing and sidewalks, on street parking bans and/or permit parking, and safety issues such as walking.

Flooding and Pollution

To reduce stormwater runoff contributing to pollution and flooding, the use of permeable pavement, rain barrels and rain gardens, and bio-filtration basins should be encouraged through design standards. Commercial properties should be included in requirements for stormwater treatment devices.

Circulation in Community

Land Use Regulations and Borough ordinances should be reviewed for consistency with regards to requirements for intersections and sight triangles.

RECOMMENDED ORDINANCE CHANGES

During the Reexamination review process, a number of potential new ordinances and helpful points of clarification of existing ordinances were considered. These ordinance changes are presented below by category, with possible specific language or structure suggested on topic.

General Changes

Based on a review of the land use regulations the following ordinance changes are recommended:

- A. Definitions should be reviewed and revised for clarity.
- B. The Borough's Zoning Map should be updated to reflect changing development patterns within the Borough.
- C. The Borough's Zoning should be reviewed to ensure that all properties are properly zoned. Modifications to the residential zoning district boundaries should be evaluated to help minimize undersized lots.
 - For example: properties located at Block 136, Lots 4.01 and 7 should be considered for rezoning from the HCC zone to the IOP zone;
 - Block 129, Lot 6 shall be rezoned from R-4 to NC;
 - Block 77, Lots 1.09, 1.10 and 1.11 and Block 119, Lots 1.01, 1.02, 1.03, 1.04, 2.01, 2.02, 2.02, 11 and 12 shall be rezoned from R1 to R2;
- D. The Planning Board and Zoning Board submittal checklist should be updated for consistency with the ordinance. Additionally, the checklist should be updated to include a requirement for a current (no more than 5-years old) survey.
- E. The application requirements should be updated to clearly indicate different types of zoning permits and the fees for each.
- F. Remove duplexes and other flex units from permitted conditional uses in the R-3, AR, AH Zone Districts.
- G. Remove affordable housing a permitted use in the CCRC Continuing Care Retirement Community with a minimum age of 55 Zone District.

- H. Add townhomes as a permitted use in the R4A Zone District.
- I. Permit convenience stores with gas in all non-residential zone districts.
- J. Review the bulk standards of residential zone districts and revise standards as determined to be necessary.
- K. Create an ordinance regulating permanent emergency generators.
- L. Do not permit rooftop solar arrays exceeding a height of twelve (12) inches from the existing roof surface of a peaked roof and not exceed a height of four (4) feet from the existing roof surface of a flat roof.
- M. The minimum percentage of gross floor area used for warehousing shall be ninety percent (90%) of the total building size.
- N. Churches and schools should be allowed as conditional uses with conditions in all zone districts.

Accessory Structures and Uses (§40-33)

The following changes are recommended for section 40-33, accessory structures and uses:

- A. The following recommendations are made for amendments to this subsection:
- B. No accessory building, structure, or use shall be permitted on any lot other than the same lot as the principal structure to which it serves.
- C. Pools shall be located no closer than ten (10) feet to any other building. All associated pool and hot tub/ spa equipment shall be a minimum of 10 feet from the side and rear lot lines.
- D. Up to There shall not be more than two (2) accessory buildings are permitted on a lot. Accessory buildings or structures located on the same lot must be for different uses and shall not exceed an area of four hundred (400) square feet maximum per site.
- E. Regulations should be updated to include accessory buildings or structures.
- F. Side yard setbacks for accessory structures should be regulated based on the height of the structure.

- G. Up to two (2) accessory buildings or structures should be permitted on a non-residential lot.
- H. Fence requirements should be moved from the waiver section of the ordinance and placed entirely and only within the variance section.
- I. For lots abutting Heritage Blvd and another street, fences are permitted to be set back no less than five (5) feet and no greater than a distance of ten (10) feet from the Heritage Blvd right-of-way, and shall meet all other fence requirements. Fences for lots abutting Heritage Blvd may extend up to six (6) feet in height.
- J. Wire Mesh Fences that are affixed to post and rail fences shall be black coated galvanized steel in a 12.5 gauge and affixed to the interior of the fencing.

Off Street Parking and Loading (§40-39)

Loading areas should be located away from public view. The following ordinance changes are recommended:

- A. Review parking standards for a number of commercial industrial uses, specifically the standards for flex space.
- B. Do not permit loading area to be located in a front yard or in a yard abutting, or in, a public right-of-way.
- C. No loading space shall be located within forty (40) feet of an intersection of any two public right-of-ways. The off-street loading space shall be located on the property so as to permit any vehicle to be parked in the loading space with no portion of the vehicle extending into the public street.

Specific Design Standards (§40-26)

The following ordinance changes are recommended for section 40-26, specific design standards:

- A. Sidewalks shall be required along all property frontages as part of any development application (including minor subdivisions). Should the Planning Board or Zoning Board of Adjustment waive said sidewalk requirement, the applicant shall be required to pay into the

Borough's Sidewalk Capital Construction Fund in accordance with Chapter 41 of this Ordinance.

- B. Reduce the minimum driveway pavement width from 25 ft to 24 ft,
- C. Remove fence regulations from this section and move them to section 40-33

Prohibited Uses (§40-32)

Add duplexes, and mobile homes/ trailers to the list of prohibited uses.

General Regulations (§40-29)

The following ordinances changes are recommended for section 40-29, general regulations:

- A. Grading or other disturbance of property shall be accomplished in accordance with approved plans, good industry practice and in a manner to avoid damage to any property, including public infrastructure and neighboring lots, and to protect the health and safety of the public. No new development or changes to existing property shall result in a negative impact to adjacent properties. The applicant or property owner shall be responsible for addressing negative impacts to neighboring properties as related to grading or other property disturbance to the satisfaction of the Construction Official or Borough Engineer.
- B. No building or structure shall be erected on, nor shall any clearing or grading take place on, any property not owned by the entity performing the work without prior written approval and easements from the property owner on which the work is taking place.
- C. Stair encroachments into yard areas are permitted in front and rear yard areas only by no more than three (3) feet. No encroachments in the side yard area are permitted.

SECTION E. Recommendations Concerning the Incorporation of Redevelopment Plans into the Land Use Element and Local Development Regulations

Currently, the Fort Monmouth Redevelopment Area is the only active redevelopment areas within the Borough. This area consists of 1,127 acres spanning the municipalities of Tinton Falls, Eatontown and Oceanport, of which 254 acres are located within the Borough of Tinton Falls. The Fort Monmouth Reuse and Redevelopment Plan was adopted by the Fort Monmouth Revitalization Planning Authority and is the guiding document for this area. Redevelopment of Fort Monmouth is guided by the Fort Monmouth Economic Revitalization Authority and is governed by N.J.A.C. 19:31C-3. The Reuse Plan has also adopted several amendments impacting the Borough of Tinton Falls, including Amendment #1 in May 2012, Amendment #3 in November 2015, Amendment #5 in May 2016, and Amendment # 12 in October 2018.

