

Borough of Tinton Falls

Master Plan Reexamination Report

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Master Plan Reexamination Report

Prepared for:

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

Adopted March 2024

Prepared By:

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CONSULTING ENGINEERS

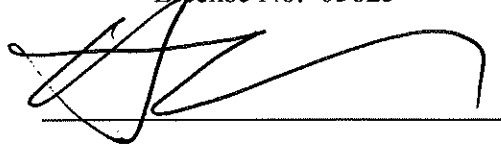
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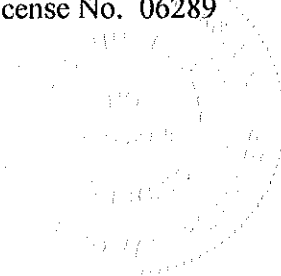
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INTRODUCTION

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 was 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. A number of townhomes and single family residences have also been constructed within the former Fort Monmouth area.



LEON S. AVAKIAN, Inc.
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2023 Aerial

Borough of Tinton Falls
Monmouth County, NJ

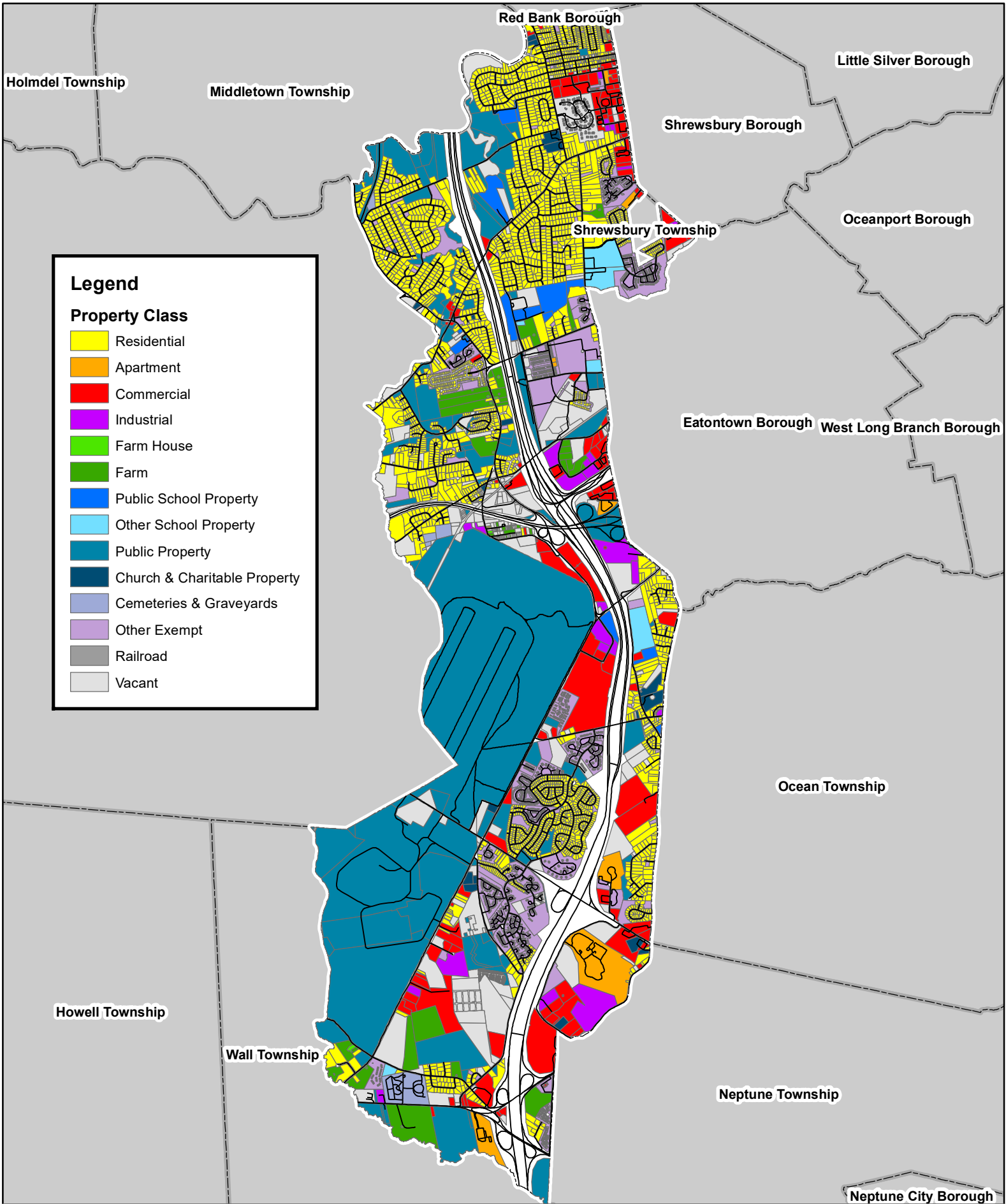
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PURPOSE

This report constitutes the 2024 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 2019, following Reexamination Reports conducted in 2017, 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, 2019;
- Updated State and County planning documents;
- 2010, 2020, and 2022 American Community Survey Data



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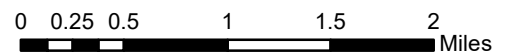
Property Class

- Residential
- Apartment
- Commercial
- Industrial
- Farm House
- Farm
- Public School Property
- Other School Property
- Public Property
- Church & Charitable Property
- Cemeteries & Graveyards
- Other Exempt
- Railroad
- Vacant



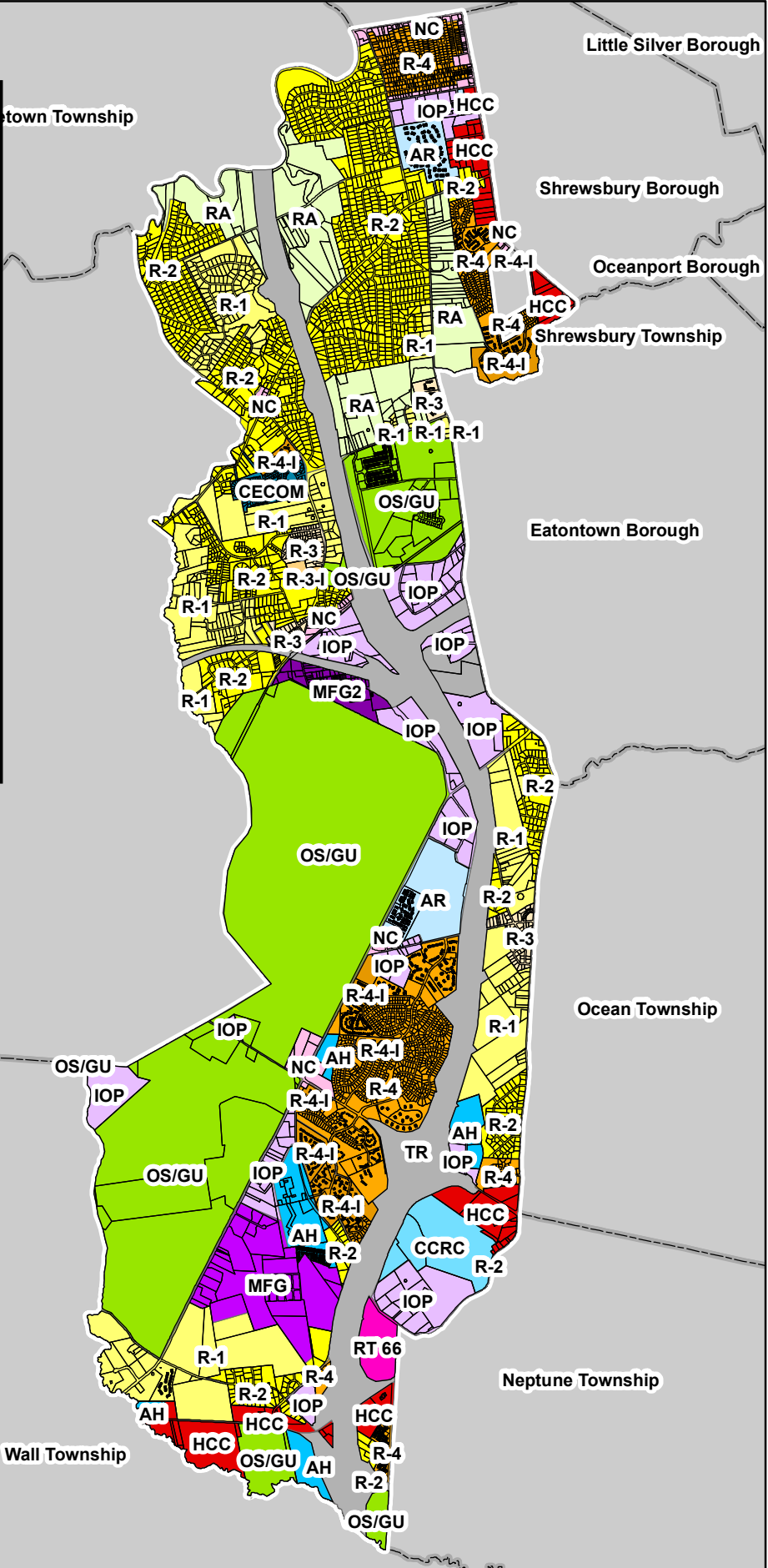
Existing Land Use

Borough of Tinton Falls
 Monmouth County, NJ



Legend

- RA Residential Agricultural
- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Residential
- R-3-I Residential
- R-4 Residential
- R-4-A Residential
- AR Age Restricted
- CCRC Continuing Care Retirement Community
- AH Affordable Housing
- NC Neighborhood Commercial
- HCC Highway Community Commercial
- IOP Industrial Office Park
- MFG Manufacturing
- MFG2 Manufacturing 2
- OS/GU Open Space/ Government Use
- TR Transportation
- RT 66 Route 66 Redevelopment
- CECOM Redevelopment Zone



REQUIREMENTS OF PERIODIC REEXAMINATION

In accordance with N.J.S.A. 40:55D-89, the governing body shall, at least every ten years, provide for a general re-examination of its master plan and development regulations by the planning board. The Re-examination Report is required to contain the following:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last re-examination report;
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- C. 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;
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.
- F. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

The following sections of this Reexamination Report address each of these requirements in turn.

SECTION A. Goals, Objectives & Issues at the Time of the 2019 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 2019 Master Plan Reexamination undertook a review of the issues identified in the 2017 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 2019.

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 2019

The 2019 Master Plan Reexamination Report reaffirmed all the planning goals and objectives within the Borough of Tinton Falls and found they all remain relevant. The Reexam also recommended a number of ordinance changes, which are discussed in depth in Section B.

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 2019 Reexamination Report are as follows:

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. *Definitions were reviewed and revised where appropriate. However, this continues to remain relevant.*
- B. The Borough's Zoning Map should be updated to reflect changing development patterns within the Borough. *The Zoning Map was updated but should be updated to reflect any new zoning changes.*
- 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;

The Borough's Zoning was revised to reflect these changes.

- 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. *This was completed.*
- E. The application requirements should be updated to clearly indicate different types of zoning permits and the fees for each. *This was completed, but should be updated again to reflect current costs and fees.*
- F. Remove duplexes and other flex units from permitted conditional uses in the R-3, AR, AH Zone Districts. *This has been completed.*

- G. Remove affordable housing as a permitted use in the CCRC Continuing Care Retirement Community with a minimum age of 55 Zone District. *This has been completed.*
- H. Add townhomes as a permitted use in the R4A Zone District. *This has been completed.*
- I. Permit convenience stores with gas in all non-residential zone districts. *Convenience stores with gas are now permitted as conditional uses in all non-residential zone districts.*
- J. Review the bulk standards of residential zone districts and revise standards as determined to be necessary. *This is ongoing.*
- K. Create an ordinance regulating permanent emergency generators. *This has been completed.*
- 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. *This has been completed.*
- M. The minimum percentage of gross floor area used for warehousing shall be ninety percent (90%) of the total building size. *This has been completed.*
- N. Churches and schools should be allowed as conditional uses with conditions in all zone districts. *This has been completed.*

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. *This has been completed.*
- 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. *This has been completed.*
- D. There shall not be more than two (2) accessory buildings 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. *This has been completed.*
- E. Regulations should be updated to include accessory buildings or structures. *This has been completed.*

- F. Side yard setbacks for accessory structures should be regulated based on the height of the structure. *This has been completed.*
- G. Up to two (2) accessory buildings or structures should be permitted on a non-residential lot. *This has been completed.*
- H. Fence requirements should be moved from the waiver section of the ordinance and placed entirely and only within the variance section. *This has been completed.*
- 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. *This has been completed.*
- 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. *This has been completed.*

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. *This has been completed, but continues to remain relevant.*
- 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. *This has been completed.*
- 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. *This has been completed.*

Specific Design Standards (§40-26)

The following ordinances 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. *This has been completed.*

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

Prohibited Uses (§40-32)

Add duplexes, and mobile homes/ trailers to the list of prohibited uses. *This has been completed.*

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. *This has been completed.*
- 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. *This has been completed.*
- 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. *This has been completed.*

STATUS OF LAND USE PLANNING PRINCIPLES, OBJECTIVES & POLICIES

While many of the goals and objectives reaffirmed in the Borough’s 2019 Reexamination Report remain valid and continue to be carried forward as the stated principles, objectives and policies guiding land development and planning decisions within the Borough, we recommend the following changes to the Goals and Objectives of the Borough’s Master Plan:

LAND USE OBJECTIVES

- 10. Limit the options in the Borough’s IOP zones to those traditionally associated with office and light industrial park development. *Based on changing real estate demands,*

we recommend removing this objective, as the need for office space has drastically decreased since the onset of the COVID-19 pandemic, and the Borough would like to limit the number of new warehouses and flex spaces. We recommend the permitted uses within the IOP Zone be revised to better reflect current market demands and conditions.

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. *We recommend no longer targeting manufacturing uses in this area, but rather limit the uses in this area to those permitted in the IOP Zone.*

ECONOMIC OBJECTIVES

6. Reevaluate the nature and extent of the CECOM Redevelopment Plan, if remanded. *This area has been fully redeveloped as Trotter's Point. This objective is no longer valid and can be removed.*

COMMUNITY FACILITY OBJECTIVES

2. Continue to pursue establishment of a post office and zip code for the Borough. *This objective should be updated to remove pursuing the establishment of a post office, however the Borough should continue to pursue the establishment of a zip code.*
4. Consider developing a new ADA accessible library with adequate size and sufficient parking. *This objective should be revised as follows: Consider upgrading existing facilities to comply with ADA requirements.*

CONSERVATION OBJECTIVES

3. Consider adopting a tree replacement ordinance. *This has been completed and can be removed.*

RECREATION OBJECTIVES

8. Explore the need for additional active recreation facilities, particularly non- soccer facilities (e.g. baseball, skateboarding, and rollerblading). *The specific examples in this objective (e.g. baseball, skateboarding, and rollerblading) should be removed.*

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 2019 Reexamination Report, the overall character of the Borough has not changed, however due to the COVID-19 pandemic and changing development patterns, there have been substantive changes in land use and circulation patterns in the Borough. Additionally, 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.

CHANGES IN LOCAL DEMOGRAPHIC CHARACTERISTICS

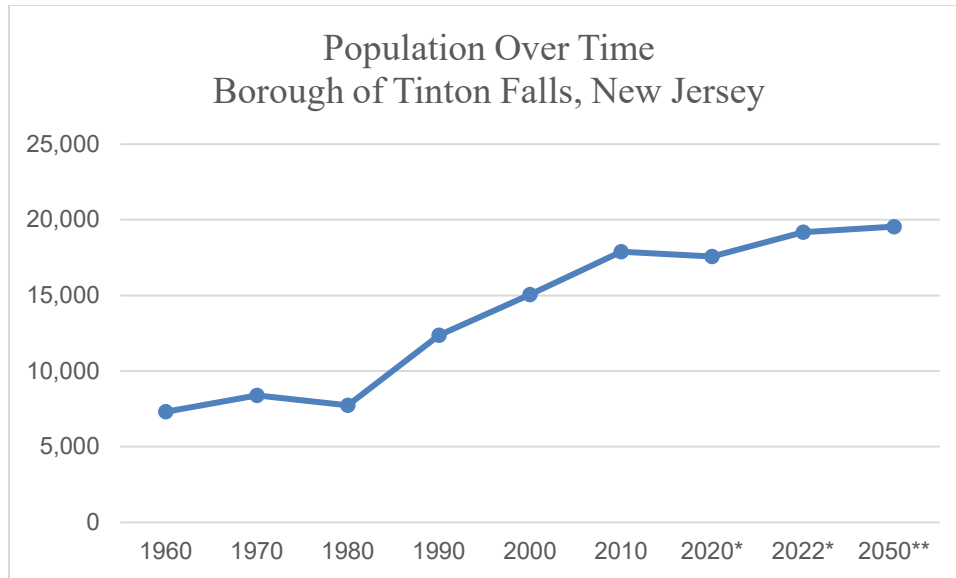
Population

In 2022, Tinton Falls had an estimated total population of 19,180. This number represents a population increase of 1,288 persons (7.2 percent) since the year 2010. 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. The estimated population in Tinton Falls decreased slightly between 2010 and 2020 (308 persons or 1.72%), but increased by 9.08% between 2020 and 2022. This is largely due to the impacts of COVID-19 bringing new residents into the area. Monmouth County experienced a similar decrease between 2010 and 2020 and increase between 2020 and 2022. Overall, the State of New Jersey and Monmouth County have also experienced upward trends in population growth.

Table 1: Population Trends, 1960-2022

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%
2020*	17,584	-308	-1.72%	620,821	-9,559	-1.52%	8,885,418	93,524	1.06%
2022*	19,180	1,596	9.08%	643,064	22,243	3.58%	9,249,063	363,645	4.09%
2050**	19,552	372	1.94%	669,624	26,560	4.13%	-		

Source: U.S. Census Bureau Decennial Census (table DP-1)
 *U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates (table DP05)
 **Projections from North Jersey Transportation Planning Authority



Age

The age composition of Tinton Falls has shifted noticeably since 2010. 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 54 years. Conversely, the Borough has seen a significant increase in the number of residents aged 55 years and older. The greatest percentage increases occurred in the 65 to 74 years cohort, which increased by 105.17%, while the overall population only increased by 9.4%.

Table 2: Population by Age Cohort, Tinton Falls 2010-2022

Population	2010		2022		Change 2010-2022
	Number	Percent	Number	Percent	
Total population	17,532	100%	19,180	100%	9.40%
Under 5 years	1,005	5.73%	802	4.18%	-20.20%
5 to 9 years	1,136	6.48%	591	3.08%	-47.98%
10 to 14 years	940	5.36%	1,088	5.67%	15.74%
15 to 19 years	882	5.03%	1,419	7.40%	60.88%
20 to 24 years	643	3.67%	1,147	5.98%	78.38%
25 to 34 years	1,738	9.91%	1,542	8.04%	-11.28%
35 to 44 years	2,836	16.18%	2,416	12.60%	-14.81%
45 to 54 years	3,082	17.58%	2,382	12.42%	-22.71%
55 to 59 years	1,130	6.45%	1,338	6.98%	18.41%
60 to 64 years	682	3.89%	1,248	6.51%	82.99%
65 to 74 years	1,122	6.40%	2,302	12.00%	105.17%
75 to 84 years	1,180	6.73%	1,532	7.99%	29.83%
85 years and over	1,156	6.59%	1,373	7.16%	18.77%

U.S. Census Bureau, 2010, 2022 American Community Survey 5-Year Estimates (table DP05)

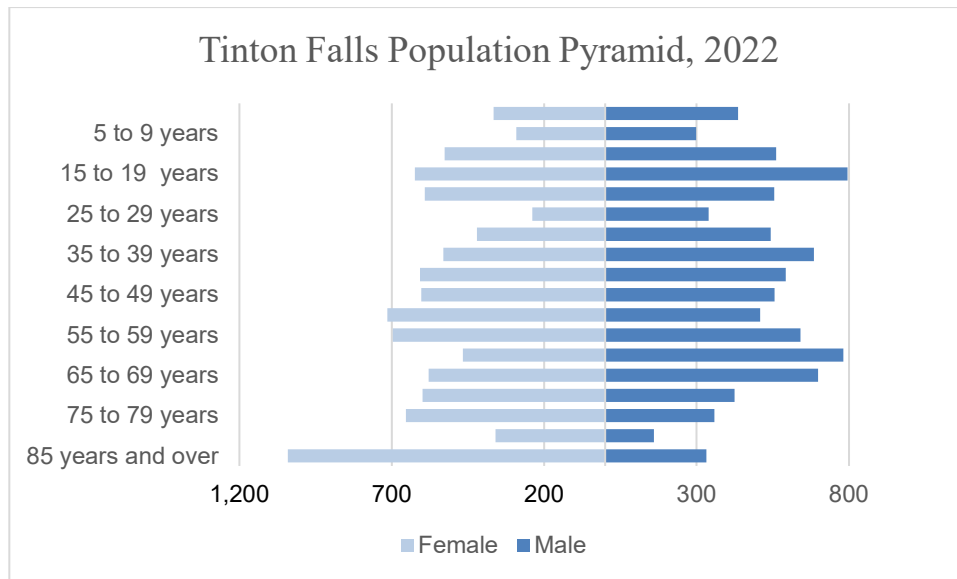
The median age of Tinton Falls residents increased by four (4) years between 2010 and 2022. This trend is consistent with the general “graying” of America as the Baby Boom Generation continues to age. While the State, County, and Borough all experienced increases in median age over this timeframe, the Borough experienced the largest increase. The Borough’s median age of 47.4 years is approximately 4 years older than the overall County median age of 43.3 years.

Table 3: Median Age

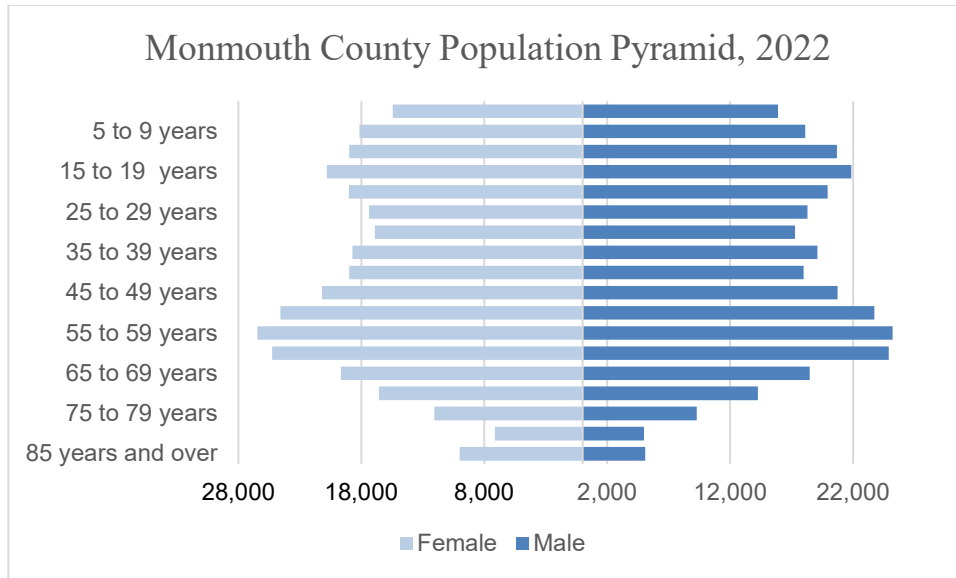
Year	Tinton Falls	Monmouth County	New Jersey
2010	43.4	40.6	38.5
2022	47.4	43.3	40.0
Change	4	2.7	1.5

U.S. Census Bureau, 2010, 2022 American Community Survey 5 Year Estimates (table DP05)

The distribution of Tinton Falls and Monmouth County’s populations for the year 2022 by age and sex are illustrated in the population pyramids below.



Source: U.S. Census Bureau, American Community Survey 2022 5 Year Estimates (table S0101)



Source: U.S. Census Bureau, American Community Survey 2022 5 Year Estimates (table S0101)

Households

A household is defined as one or more persons, related or not, living together in a housing unit. 2022 ACS 5-Year Estimates note that there were approximately 8,795 households in Tinton Falls. Approximately 70 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 (59%) 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 2.15 persons per household compared to the County’s 2.57-person per household figure.

*Table 4: Household Characteristics
Tinton Falls and Monmouth County, 2022*

	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
Total Households	8,795	100%	248,117	100%
1-person	3,665	41.67%	65,964	26.59%
2-persons	2,488	28.29%	80,068	32.27%
3-persons	1,014	11.53%	40,719	16.41%
4 or more persons	1,628	18.51%	61,366	24.73%
Average Household Size	2.15		2.57	
U.S. Census Bureau, American Community Survey 2022 5 Year Estimates (tables S2501 & B25010)				

Income

Tinton Falls experienced an estimated 67 percent increase in per capita income between 2010 and 2022, which was a greater rate of increase than that of Monmouth County (53.74%) and the State

(44.29%). The Borough's per capita income of \$67,122 in 2022 is slightly higher than the County's \$62,998 per capita income figure and is higher than the State's \$50,995 per capita income.

Table 5: Per Capita Income and Median Household Income

	2010 Per Capita Income	2022 Per Capita Income	Percent Change	2010 Median Household Income	2022 Median Household Income	Percent Change
Tinton Falls	\$40,149	\$67,122	67.18%	\$78,894	\$107,959	36.84%
Monmouth County	\$40,976	\$62,998	53.74%	\$82,265	\$118,527	44.08%
New Jersey	\$34,858	\$50,995	46.29%	\$69,811	\$97,126	39.13%
U.S. Census Bureau, American Community Survey 2010, 2022 5 Year Estimates (tables S1902 and S1903)						

In terms of median household income, households in Tinton Falls earned less than households in Monmouth County and more than the State overall in 2022. The median household income in Tinton Falls was \$107,959, approximately \$10,000 less than county median household income and \$10,000 more than state median household income. Between 2010 and 2022, the median household income increased 36.84 percent, less than the 44.08 percent increase experienced in Monmouth County and the 39.13 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 \$200,000 or more range (26.37%), followed by the \$100,000 to \$14,999 range (14.29%). The highest percentage of households for the County overall fall into the \$200,000 or greater range (25.98%), followed by the \$100,000 to \$149,999 range (18.01%).

Table 6: Household Income Distribution

	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
Total Households	8,795	100%	248,117	100%
Less than \$10,000	280	3.18%	8,508	3.43%
\$10,000 to \$14,999	194	2.21%	5,337	2.15%
\$15,000 to \$24,999	544	6.19%	11,355	4.58%
\$25,000 to \$34,999	710	8.07%	11,651	4.70%
\$35,000 to \$49,999	383	4.35%	16,549	6.67%
\$50,000 to \$74,999	1,096	12.46%	26,235	10.57%
\$75,000 to \$99,999	1,099	12.50%	26,051	10.50%
\$100,000 to \$149,999	1,257	14.29%	44,692	18.01%
\$150,000 to \$199,999	1,003	11.40%	33,266	13.41%
\$200,000 or more	2,319	26.37%	64,473	25.98%
U.S. Census Bureau, 2022 American Community Survey 5 Year Estimates (table B19001)				

Household Costs

The tables below show housing expenditures for owner- and renter-occupied units in Tinton Falls in 2022. The first table shows the housing costs of owner occupants as a percentage of total income. A total of 1,744 households (25.32%) were devoting more than 30 percent of their annual income to housing costs. The State affordability threshold for housing as a percent of income suggests that not more than 28 percent of gross income should be allocated for housing costs.

The second table shows rental costs as a percentage of household income. A total of 1,120 households renting in Tinton Falls, or 65.8 percent, were spending over 30 percent of their incomes on rent. The State affordability threshold for housing as a percent of income suggests that not more than 30 percent of gross income should be allocated for rent.

Table 7: Monthly Owner Costs as a Percentage of Household Income, 2022

	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
Total Owner-Occupied Housing Units	6,888	100%	186,277	100%
Less than 20%	3,960	57.49%	90,761	48.72%
20 to 24%	810	11.76%	25,481	13.68%
25 to 29%	374	5.43%	17,707	9.51%
30 to 34%	242	3.51%	11,128	5.97%
35% or more	1,502	21.81%	41,200	22.12%
Not computed	55	0.80%	1,194	0.64%
U.S. Census Bureau, American Community Survey 2022 5-Year Estimates (table DP04)				

Table 8: Gross Rent as a Percentage of Household Income 2022

	Tinton Falls		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter-Occupied Housing Units	1,704	100%	57,075	100%
Less than 15%	54	3.2%	7,088	12.4%
15 to 19%	293	17.2%	6,441	11.3%
20 to 24%	164	9.6%	7,194	12.6%
25 to 29%	73	4.3%	6,545	11.5%
30 to 34%	81	4.8%	4,662	8.2%
35% or more	1,039	61.0%	25,145	44.1%
Not computed	148	8.7%	3,571	6.3%
U.S. Census Bureau, American Community Survey 2022 5-Year Estimates (table DP04)				

Housing Stock

There are approximately 8,925 total housing units in Tinton Falls, almost half of which consist of single-family detached homes (45.7%). 20 unit or more multi-family structures (23.65%) and single family attached structures (20.53%) comprise the next two largest amounts of housing unit type. Approximately 98.54 percent of the Borough’s housing stock is occupied. Of the 130 vacant housing units in the Borough, 24.62% are for sale, and the remaining 75.38% are classified as “other vacant.”

Table 9: Housing Units by Type, 2022

Units in Structure	Total	Percent
Total	8,925	100%
1 Unit, detached	4,079	45.70%
1 Unit, attached	1,832	20.53%
2 Units	0	0.00%
3 or 4 Units	268	3.00%
5 to 9 Units	400	4.48%
10 to 19 Units	235	2.63%
20 Units or more	2,111	23.65%
Mobile/manufactured home	0	0.00%
Boat, RV, van, etc.	0	0.00%
U.S. Census Bureau, 2022 American Community Survey 5 Year Estimates (DP04)		

Table 10: Housing Units by Vacancy Status, 2022

	Total	Percent
Total Housing Units	8,925	100%
Occupied	8,795	98.54%
Vacant Housing Units	130	1.46%
For Rent/Rented Not Occupied	0	0.0%
For Sale Only	32	24.62%
Sold, not occupied	0	0.0%
For Seasonal, Recreational or Occasional Use	0	0.0%
Other Vacant	98	75.38%
U.S. Census Bureau, 2022 American Community Survey 5 Year Estimates (table B25004)		

According to ACS 5-Year Estimates, most housing units in Tinton Falls (40.4%) were valued between \$300,000 and \$499,999. In Monmouth County overall, the value of homes was higher, as the larger percentage of homes were valued between \$500,000 to \$999,999 (43.3%). Table 11 provides a breakdown of home values for owner-occupied units within the Borough and County. The median value of an owner-occupied housing unit was \$436,000 at the time of the survey estimate, \$83,300 less than the median value of an owner-occupied housing unit in Monmouth County.

Table 11: Value of Owner-Occupied Housing Units, 2022

	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
Total	6,943	100%	187,471	100%
Less than \$50,000	128	1.8%	3,298	1.8%
\$50,000 to \$99,999	143	2.1%	2,598	1.4%
\$100,000 to \$149,999	6	0.1%	2,150	1.1%
\$150,000 to \$199,999	120	1.7%	3,141	1.7%
\$200,000 to \$299,999	1,092	15.7%	16,276	8.7%
\$300,000 to \$499,999	2,803	40.4%	61,913	33.0%
\$500,000 to \$999,999	2,457	35.4%	81,136	43.3%
\$1,000,000 or more	194	2.8%	16,959	9.0%
Median Value	\$436,000		\$519,300	
U.S. Census Bureau, 2022 American Community Survey 5 Year Estimates (table DP04)				

The number of rental units in the Borough is estimated at 1,717, with a median monthly contract rent estimated at \$2,133. The County’s median contract rent was about \$450 dollars less, at \$1,683. The highest percentage of renters paid \$3,000 or more for rent in Tinton Falls (29.6%), followed by those who paid \$1,000 to \$1,499 (17.6%). In Monmouth County, the highest percentage of renters paid between \$1,500 to \$1,999 (27.7%), followed by those that paid \$1,000 to \$1,499 (26.0%).

Table 12: Gross Rent Paid

	Tinton Falls		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter Occupied Units	1,717	100%	58,230	100%
Less than \$500	0	0.0%	3,922	6.7%
\$500 to \$999	215	12.5%	4,121	7.1%
\$1,000 to \$1,499	302	17.6%	15,166	26.0%
\$1,500 to \$1,999	293	17.1%	16,123	27.7%
\$2,000 to \$2,499	182	10.6%	9,916	17.0%
\$2,500 to \$2,999	216	12.6%	4,881	8.4%
\$3,000 or more	509	29.6%	4,101	7.0%
No cash rent	135	7.9%	2,416	4.1%
Median Contract Rent	\$2,133		\$1,683	
U.S. Census Bureau, American Community Survey 2022 5-Year Estimates (table DP04)				

In terms of residential growth, for the period January 2010 through December 2022, the Borough issued building and demolition permits authorizing the development of a net of 660 additional residential units. The majority of the Borough’s building permits were authorized in 2020, with 348 building permits issued. The next largest number of permits issued in a single year were 64 in 2012. The highest number of demolition permits was issued in 2014, with seven (7) permits issued.

Table 13: Building Permits and Demolition Permits Issued, 2010-2022

Year	1 & 2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
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
2018	60	0	0	60	2	58
2019	54	0	0	54	3	51
2020	136	212	0	348	0	348
2021	46	0	0	46	3	43
2022	42	0	0	42	1	41
Total	449	239	0	688	28	660
NJ Department of Community Affairs Construction Reporter						

Housing Conditions

According to the 2022 ACS, there were a minimal number of units exhibiting overcrowding (more than one person per room), lacking complete plumbing facilities or lacking complete kitchen facilities. Table 14 details the condition of housing within Tinton Falls based on plumbing facilities, kitchen facilities, access to telephone service, and overcrowding. These factors are utilized in determining housing deficiency and general housing problems. According to the data, 1.3% of occupied housing units experienced over-crowding, 0.07% of occupied units lacked complete plumbing facilities, 5.21% percent of units lacked complete kitchen facilities, and 1.15% of units had no telephone service available.

Table 14: Housing Deficiency Characteristics

	Count	Percent
Total Occupied Housing Units	8,795	100%
Housing Units with 1.01 or More Persons Per Room		
1.01 to 1.5 occupants per room	95	1.08%
1.51 or more occupants per room	14	0.16%
Housing Characteristics		
Lacking complete plumbing facilities	6	0.07%
Lacking complete kitchen facilities	458	5.21%
No telephone service available	101	1.15%
U.S. Census Bureau, American Community Survey 2022 5-Year Estimates (table DP04)		

Employment

The 2022 ACS reports on the work activity of residents aged 16 years and older. The Borough’s working age population was 16,398 persons (85.5 percent of the overall population), approximately 10,199 of whom were part of the labor force (62.20%). Approximately 37.8 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. Only 0.45% of Tinton Falls’ working age population was in the armed forces. Approximately 3.85 percent of Borough residents are estimated to be unemployed at this time, slightly higher than the estimated unemployment rate of Monmouth County overall (3.61%).

Table 15: Employment Status

	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
Population 16 years and over	16,398	100%	527,423	100%
In labor force	10,199	62.20%	350,676	66.49%
Civilian Labor Force	10,126	61.75%	350,176	66.39%
Employed	9,494	57.90%	331,132	62.78%
Unemployed	632	3.85%	19,044	3.61%
Armed Forces	73	0.45%	500	0.09%
Not in labor force	6,199	37.80%	176,747	33.51%
U.S. Census Bureau, American Community Survey 2022 5 Year Estimates (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 16 below, the highest concentration of workers (21.1%) 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 finance and insurance, and real estate and rental and leasing.

Table 16: Workforce by Sector

Industry	Tinton Falls	Monmouth County
Civilian employed population 16 years and over	9,494	331,132
Agriculture, forestry, fishing and hunting, mining	0.8%	0.3%
Construction	5.6%	6.8%
Manufacturing	4.6%	5.9%
Wholesale Trade	2.9%	2.7%
Retail Trade	7.6%	10.8%
Transportation and Warehousing, and Utilities	4.3%	4.7%
Information	3.7%	3.1%
Finance and insurance, and real estate and rental and leasing	12.4%	10.5%
Professional, scientific, and management, and administrative and waste management services	18.0%	14.9%
Educational services, and health care and social assistance	21.1%	24.5%
Arts, entertainment, and recreation, and accommodation and food services	7.6%	7.9%
Other Services, except public administration	4.2%	3.8%
Public administration	7.2%	4.3%
U.S. Census Bureau, 2022 American Community Survey 5 Year Estimates (table DP03)		

Employment Projections

As indicated in Table 17 below, it is projected that Monmouth County will add 148,550 jobs by 2030. The Arts, Entertainment, and Recreation; Ambulatory Health Care Services; and accommodation and food services sectors are poised to experience the greatest increase in number of jobs over the course of the projection period.

Table 17: Projected Employment, Monmouth County 2030

Industry Title	2020 Actual Employment	2030 Projected Employment	Numeric Change	Annual Growth Rate	Percent Change	Outlook
Mining	0	0	0	0.0	0.0%	Stable
Utilities	5,950	5,450	-500	-0.1	-8.4%	Declining
Construction	59,350	61,750	2,400	0.0	4.0%	Growing
Manufacturing	34,800	34,100	-700	0.0	-2.0%	Declining
Wholesale Trade	31,700	31,200	-500	0.0	-1.6%	Declining
Retail Trade	136,500	142,950	6,450	0.0	4.7%	Growing
Transportation and Warehousing	20,600	23,550	2,950	0.1	14.3%	Growing
Postal Service	4,100	3,500	-600	-0.1	-14.6%	Declining
Information	25,000	23,300	-1,700	-0.1	-6.8%	Declining
Finance and Insurance	41,250	41,300	50	0.0	0.1%	Stable
Real Estate and Rental and Leasing	13,650	15,050	1,400	0.1	10.3%	Growing
Professional, Scientific, and Technical Services	75,850	73,700	-2,150	0.0	-2.8%	Declining
Management of Companies and Enterprises	14,450	15,250	800	0.1	5.5%	Growing
Administrative and Support and Waste Management and Remediation Services	51,550	59,150	7,600	0.1	14.7%	Growing
Educational Services	98,900	105,250	6,350	0.1	6.4%	Growing
Health Care and Social Assistance	189,350	223,450	34,100	0.2	18.0%	Growing
Ambulatory Health Care Services	85,800	115,400	29,600	0.3	34.5%	Growing
Hospitals	46,450	49,750	3,300	0.1	7.1%	Growing
Nursing and Residential Care Facilities	32,550	34,750	2,200	0.1	6.8%	Growing
Social Assistance	22,350	21,350	-1,000	0.0	-4.5%	Declining
Arts, Entertainment, and Recreation	22,450	41,000	18,550	0.8	82.6%	Growing
Accommodation and Food Services	86,650	114,850	28,200	0.3	32.5%	Growing
Other Services (except Government)	46,700	56,400	9,700	0.2	20.8%	Growing
Government	54,750	55,050	300	0.0	0.5%	Stable
Total Federal Government Employment	7,500	6,800	-700	-0.1	-9.3%	Declining
State Government, Excluding Education and Hospitals	4,300	3,600	-700	-0.2	-16.3%	Declining
Local Government, Excluding Education and Hospitals	41,750	43,650	1,900	0.0	4.6%	Growing
Federal Government, Excluding Post Office	3,300	3,000	-300	-0.1	-9.1%	Declining
Total Self Employed and Unpaid Family Workers, All Jobs	61,050	62,600	1,550	0.0	2.5%	Growing
Total All Industries	1,318,600	1,467,150	148,550	0.1	11.3%	Growing

Source: 2020-2030 Industry Employment Projections, NJ Department of Labor and Workforce Development

COVID-19

The COVID-19 pandemic drove an increase for property values, particularly for residential uses, in Tinton Falls and neighboring communities, as residents of urban communities have moved to lower density suburban communities for more space and access to the outdoors. Additionally, the COVID-19 pandemic intensified the trend towards online shopping and drove an increased demand for online shopping. Throughout Monmouth County, including in Tinton Falls, many warehouse projects are currently proposed or being built based on a speculative demand that this trend will continue.

CHANGES AT THE COUNTY LEVEL

There have been no significant changes at the County Level since the time of the 2019 Master Plan Reexamination Report which would affecting the assumptions, policies and objectives forming the basis of the Master Plan.

CHANGES AT THE STATE LEVEL

The following subsections provide information about changes at the state level.

Affordable Housing

The Borough has received their Judgement of Repose for the Third Round and has satisfied the Court and Fair Share Housing Center.

Stormwater Management

The State of New Jersey has recently undertaken several efforts to provide for the enhanced regulation of stormwater runoff. In December 2018, the New Jersey Department of Environmental Protection proposed changes to the state's stormwater management rules (N.J.A.C. 7:8), requiring developers to utilize green infrastructure to meet the minimum standards for stormwater management standards for water quality, groundwater recharge and stormwater volume control as part of any major development. These rules significantly change how stormwater is managed in New Jersey. Previously, developers were only required to consider and incorporate green infrastructure to "the maximum extent practicable," which the NJDEP now acknowledges involved a measure of subjectivity. A public hearing on these rules was held in January 2019, with a public comment period until February 2019. On March 2, 2020, these rules were published in the New Jersey Register, and went into effect in March 2021.

In March 2019, the Clean Stormwater and Flood Reduction Act (S1073/A2694) was signed into law, which gives municipalities and continues the option to establish "stormwater utilities." Stormwater utilities are a tool used in communities throughout the country to fund maintenance,

construction, and operation of stormwater management systems through the assessment of fees on certain impervious surfaces that contribute into the stormwater system.

On July 17, 2023, New Jersey adopted the “Inland Flood Protection Rule”, which adopted amendments to both New Jersey’s Stormwater Management Rules, N.J.A.C. 7:8 (“SWM”) and New Jersey’s Flood Hazard Area Control Act, N.J.A.C. 7:13 (“FHACA”), to account for current and future increased precipitation conditions in New Jersey. One of the purposes of the rule, is to ensure that both new development and reconstruction are well suited to manage current levels of rainfall, run-off and flooding, as well as the anticipated future conditions over the lifetime of an asset. In terms of Stormwater Management for a site, the rules address the following:

- Requires stormwater Best Management Practices (BMPs) for “Major Developments” to be designed to manage runoff for both today’s storms and future storms.
 - Prior iterations of the SWM rules relied on computation of outdated rainfall intensities only through the year 1999. The rule amendments require computation of current rainfall intensities with the utilization of a “Current Precipitation Adjustment Factor”.
 - Prior iterations of the SWM rules did not account for future increases in precipitation due to climate change. The rule amendments require computation of year 2100 projected rainfall intensities with the utilization of a “Future Precipitation Adjustment Factor”.
 - Both the “Current” and “Future” precipitation adjustment factors are applied to the 2-, 10- and 100-Year Storm Events, and vary by County throughout the State.
 - Removes the use of the Rational and Modified Rational methods for stormwater calculations. The DEP’s reasoning for removal of these methods is as follows:
 - These methods are based on an oversimplification of complex hydrological processes in which the volume of runoff is estimated from three basic variables: a dimensionless runoff coefficient, rainfall intensity, and the size of the contributory drainage area being analyzed.
 - There is no single authoritative source or set of values to use in the Rational Method.
 - The Rational Method assumes that rainfall intensity is uniform across a storm event.
 - There is no consensus on when the Rational Method can be applied.
- The NJDEP has published a Model Stormwater Control Ordinance (SCO) which reflects these SWM rule changes, to assist Municipalities in adopting the required language specific to these rule amendments. Every Municipality in the State has until July 7, 2024 (One year from enactment of the rule amendment) to amend their SCO in accordance with the rule amendments.
- Until the time that a Municipality adopts amendments to their SCO, which again must occur on or before July 7, 2024, only those “Major Development” applications which

require a Permit from NJDEP and/or is subject to compliance with the Residential Site Improvement Standards (RSIS), N.J.A.C. 5:21, must comply with the SWM rule amendments.

Statement of Strategy

P.L. 2017, Chapter 275 (A4185/S2873) was approved on January 8, 2018, which amended the Municipal Land Use Law to require that the adoption of any subsequent Land Use Element to include a “statement of strategy” related to sustainability and storm resilience. In particular, the statement must address the following: smart growth, with a focus on potential locations for the installation of electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability.

Energy Master Plan

The New Jersey Energy Master Plan (EMP) Pathway to 2050 was unveiled in January 2020, envisioning initiatives to achieve 50 percent clean energy by 2030 and 100 percent clean energy by 2050. The plan concedes that the State’s current trajectory will not allow it to meet these goals, so the Master Plan identifies major contributors to the state’s carbon footprint – such as transportation and electric generation – and evaluates carbon neutral solutions. In reducing the dependence on fossil fuels, the EMP outlines seven key strategies guiding New Jersey’s path to energy efficiency, each with underlying goals and objectives intended to aid the transportation to a clean energy future.

While the strategies, goals, and objectives of the Energy Master Plan are geared primarily toward state agencies and policy, many have the potential for replication on the local level, including, conversion of fleet vehicles to electric, installation of electric vehicle charging infrastructure, increasing transportation options, reducing congestion, encouraging transit oriented development, installation of alternative energy systems, improving energy efficiency in new and existing construction, developing shared bike and scooter programs, and incentivizing energy efficient purchasing. As such, Goal 6.1 and its underlying objectives seek to encourage municipalities to establish and enact community energy plans that will allow them to identify their own priorities and obstacles to complement the Energy Master Plan. The EMP suggests that a Community Energy Plan could include community redevelopment mechanisms to increase public space, walkability, and bike-ability; decrease congestion and idling; and enable equitable, multi-modal transportation opportunities to improve public health and quality of life. The EMP suggests that solid waste reduction plans, such as through a municipal composting program, could provide numerous benefits, including the energy saved from a reduction in waste sent to the landfill.

Electric Vehicle Charging Infrastructure

In 2019, the New Jersey State Legislature adopted Senate Bill 606 (P.L 2019, Chapter 267), which made amendments to the Municipal Land Use Law (N.J.S.A. 40:55d-1 et. seq.) and the Local Redevelopment and Housing Law (N.J.S.A. 40A:12a-1 et. seq.), intended to encourage municipalities to consider Electric Vehicle Charging Infrastructure as part of the master plan, periodic reexamination of the master plan, and redevelopment plans.

Land Use, Circulation, Green Buildings and Environmental Sustainability Plan Elements are required to identify potential electric vehicle charging stations. In the land use plan element, this relates to the statement of strategy showing the existing and proposed location of public electric vehicle charging infrastructure. In the circulation element, this includes identifying existing and proposed locations for public electric vehicle charging infrastructure. A green buildings and environmental sustainability plan should encourage and promote the development of public electric vehicle charging infrastructure in locations appropriate for their development, including commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops.

In March 2022, Ordinance 2022-1484 was adopted to encourage increased installation of Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces. The ordinance is discussed later in this reexamination report.

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

Rehabilitation and Redevelopment

It is recommended that the Borough evaluate potential redevelopment opportunities throughout.

Review Ordinance Standards and Correct any Conflicts

The Borough should review ordinance standards to identify any conflicts between sections and make the necessary corrections.

Routine Maintenance of Ordinance

The Borough should regularly review the regulations within the land development ordinance against its planning goals and objectives; clarifying, amending, and updating when appropriate.

Preserve Borough Character

Continue to preserve the character of the Borough through zoning alternatives that limit the size of development including but not limited to warehouses and large box development.

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. §40-31.B, should be revised to allow warehousing and light industrial complexes to have more than one (1) principal building on a lot.
- B. Clarify various bulk standards in Schedule B for the MFG and MFG2 Zones that are not clearly written.
- C. To reduce confusion as to the parking setback requirement for non-residential uses, the second sentence of §40-26.Q.2.p, "In non-residential zones, the minimum parking setback shall be 10 feet." shall be removed and §40-39.A.4 should be revised to state "Other than driveways for detached single-family homes, all parking aisles and spaces shall be set back at least 20 feet from any lot line and street right-of-way."

- D. The following principal permitted use changes are recommended:
- 1) Restaurants with drive thru service, and retail sales and services should be added as permitted uses in the IOP zone.
 - 2) Remove the RET Overlay Zone.
 - 3) Self-Storage Facilities shall be permitted within the IOP Zone.
- E. The Borough's Zoning should be reviewed to ensure that all properties are properly zoned. Modifications to the zoning district boundaries should be evaluated, including:
- 1) Block 111, Lot 4.01 should be rezoned from the IOP Zone to the MFG2 Zone.
 - 2) Block 108, Lots 1.01, 1.02, and 4-8 should be rezoned from the NC Zone to the R-3 Zone.
 - 3) Block 120, Lots 25-27 and Block 124.63, Lots 31.01, 34.01, and 35.01 should be rezoned from the IOP Zone to the R-3 Zone as these are existing residential lots located in a non-residential zone.
 - 4) A new zone should be created consisting of properties located within the former Fort Monmouth. This area should be removed from the OS/GU Zone and standards should be consistent with those adopted by FMERA.
 - 5) Evaluate the Zoning for the Rose Glen development.
- F. Review the loading space size requirements for uses set forth in 40-26.R.3. Consider updating the size requirements as follows:
- 1) Warehouse uses: 12 feet wide by 60 feet long
 - 2) Retail and Flex Space: 12 feet wide by 30 feet long
- G. Parking requirements should be revised to be more in line with current industry standards and conditions. The following ordinance changes are recommended:
- 1) Restaurants with drive thru service: 1 space per 2 persons allowed within the maximum occupancy load established by fire, building, or health codes.
 - 2) Car Wash parking requirements should be reviewed and decreased.
- H. Section 40-37.f should be clarified to indicate that previous bulk variances granted by the Planning Board or Zoning Board for a property do not trigger conditional use variance relief.
- I. Review accessory building standards and clarify/revise where necessary.
- J. Investigate the potential for allowing multiple principal uses on flex space sites.
- K. Evaluate the Borough for future redevelopment opportunities.
- L. Review the Borough's Zoning Districts, Zoning Map, and Schedule and update to provide consistency throughout.
- M. Evaluate the accessory structures standards.

- N. Based on the advice of the Planning Board Attorney, the critical environmental areas restrictions ordinance should be repealed because those regulations are preempted by the NJDEP.
- O. Revise the permanent emergency generator regulations to include requirements for generators for commercial uses.
- P. Require that all proposed trash enclosures be constructed of split-face masonry block.
- Q. Investigate the potential opportunity to increase the amount of community facilities throughout the Borough.

Self-Storage Facilities (§40-35F):

The Borough's ordinance requirements regarding self storage facilities are based on an outdated self-storage facility model that is no longer used. The following ordinance changes are recommended:

- A. Remove §40-35F.4, to permit a drive aisle around the perimeter of a self-storage facility, to allow access to exterior units.
- B. Remove §40-35F.6 to allow for lighting within the parking lot, driveways, drive aisles, and sidewalks.
- C. Revise §40-35F.7, to permit self-storage facilities to be a maximum of two (2) stories and 40 feet tall.

Definitions (§40-3)

The following changes to Section 40-3 of the Land Use Ordinance – Definitions are recommended:

- A. We recommend the definition for accessory structure be revised to clarify detention basins, and retaining walls should not be considered accessory structures for the purposes of applying setback requirements or number of accessory structures permitted on a lot.
- B. We recommend the definition of building height be evaluated to determine if the way it is measured is most appropriate for future development.
- C. Review the definition for front lot line. Evaluate if appropriate to update for non-residential uses to identify the front lot line that fronts on a street right-of-way and provides primary access to the lot.
- D. Review the definition of flex space.

Signage (§40-34)

- A. We recommend the potential for revising the maximum permitted size of a tenant sign utilizing a percentage of the linear façade on which the sign is located.
- B. The zoning requirements of each non-residential zone should be evaluated to determine if current ground setback requirements are appropriate.
- C. Review the requirements for wall signs and tenant signs and revise for clarity as to the differences of each if necessary.
- D. Permitted signage within a cohesive non-residential development should be reviewed and amended as appropriate.

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 area 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.

SECTION F. Recommendations of the Planning Board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure

In March 2022, the Borough adopted Ordinance 2022-1484, which created a new section (“Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready Parking Spaces”), §40-33.D.17, of the Borough Code. The purpose of the ordinance is to promote and encourage the use of electric vehicles by requiring the safe and efficient installation of EVSE and Make-Ready spaces through municipal parking regulations and other standards. Said ordinance requires EVSE and Make-Ready spaces be designated as a permitted accessory use in all zoning or use districts and establishes the associated installation and parking requirements.