

# Master Plan Reexamination Report

*Prepared for:*

**The Township of Neptune  
Monmouth County, New Jersey**

**2023**

Prepared By:



788 Wayside Road  
Neptune, New Jersey 07753

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

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## Table of Contents

INTRODUCTION .....	5
PURPOSE .....	5
REQUIREMENTS OF PERIODIC REEXAMINATION.....	5
SECTION A. Goals, Objectives & Issues at the Time of the 2011 Master Plan .....	6
SECTION B. Extent to Which Problems Have Been Reduced or Increased.....	8
SECTION C. Significant Changes in Assumptions, Policies and Objectives .....	8
CHANGES IN LOCAL DEMOGRAPHIC CHARACTERISTICS .....	8
Population.....	8
Age .....	9
Households .....	11
Income .....	12
Employment.....	13
Employment by Industry.....	14
Housing Stock.....	15
Population and Employment Projections .....	18
SUSTAINABILITY AND RESILIENCY .....	19
LOCAL REDEVELOPMENT AND HOUSING LAW.....	21
STORMWATER MANAGEMENT.....	22
GREEN BUILDINGS AND ENVIRONMENTAL SUSTAINABILITY ELEMENT .....	22
STATE DEVELOPMENT AND REDEVELOPMENT PLAN .....	23
AFFORDABLE HOUSING.....	24
STATEMENT OF STRATEGY.....	24
ENERGY MASTER PLAN .....	25
ELECTRIC VEHICLE CHARGING INFRASTRUCTURE .....	25
MONMOUTH COUNTY MASTER PLAN UPDATE 2016.....	26
SECTION D. Specific Changes Recommended for the Master Plan and/or Development Regulations.....	27
SECTION E. Recommendations Concerning the Incorporation of Redevelopment Plans into the Land Use Element and Local Development Regulations .....	57

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 ..... 57

## INTRODUCTION

### PURPOSE

This report constitutes the 2022 Master Plan Reexamination Report for the Township of Neptune, 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 Township and to affirm the continued relevance of policies that were previously set forth. The Township has undertaken this Re-examination report to evaluate the goals and objectives found in the 2011 Comprehensive Master Plan.

### 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 2011 Master Plan

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.” This master plan re-examination initiative will review the 2011 Master Plan. The goals, objectives, and issues identified in the 2011 Master Plan are identified below:

### Township Goals and Objectives

1. To advance the purposes of the Municipal Land Use Law as contained within NJSA 40:55D-2.
2. Promote a balanced variety of residential, commercial, industrial, recreational, public and conservation land uses.
3. Preserve and enhance the existing character of the residential neighborhoods in the Township while providing a mix of housing types and uses.
4. Provide a variety of housing opportunities for all income levels in appropriate locations consistent with environmental constraints.
5. Promote aesthetic and site improvements in the Township’s major commercial and industrial areas.
6. Provide for the utilization of the Township waterfront for appropriate uses.
7. Guide the redevelopment and development of the remaining large parcels and scattered vacant sites within neighborhoods to ensure proposed uses support existing uses without adverse impact in terms of land use compatibility, traffic, economic, and aesthetic impacts.
8. Maintain a balance between residential and non-residential uses to ensure a stable and sound community tax base and provide local employment opportunities.
9. Provide a circulation network for vehicles, bicycles and pedestrians that permits safe and efficient travel.
10. Provide adequate community facilities and services in order to enhance the quality of life for existing and future Township residents and respond to changing demographics.
11. Promote the preservation of natural resources and environmentally sensitive areas; particularly wetland, woodland, coastal, flood hazard and aquifer recharge areas.
12. Provide for additional open space and maintain and enhance existing parkland.

13. Ensure that the Township's Land Use Plan is compatible with adjacent municipalities, the County and the State of New Jersey.
14. Pursue *Certified Local Government* designation for the Township to assist in the preservation of the Historic District and allow further ability to pursue grants and funding opportunities.

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

## 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.”

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

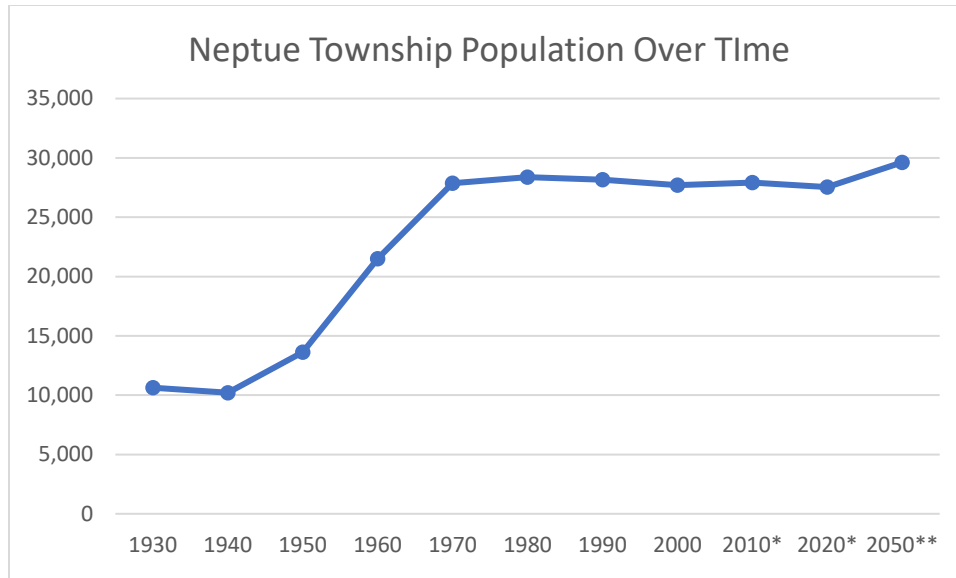
In 2020, Neptune Township had an estimated total population of 27,547. This number represents a population decrease of 143 persons (0.5%) since the year 2000. The population in Neptune Township has remained mostly stagnant, with slight decreases, since its population peak of 28,366 in 1980. This differs from Monmouth County, which experienced increases in populations every decade, excepting the most recent decade from 2010 to 2020, which experienced a 1.5% decrease in population. The State’s population has continued increase since 1930.

*Table 1: Population Trends, 1930 - 2020*

Year	Neptune Township			Monmouth County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1930	10,625	-	-	147,209	-	-	4,041,334	-	-
1940	10,207	-418	-3.9%	161,238	14,029	9.5%	4,160,165	118,831	2.9%
1950	13,613	3,406	33.4%	225,327	64,089	39.7%	4,835,329	675,164	16.2%
1960	21,487	7,874	57.8%	334,401	109,074	48.4%	6,066,782	1,231,453	25.5%
1970	27,863	6,376	29.7%	461,849	127,448	38.1%	7,171,112	1,104,330	18.2%
1980	28,366	503	1.8%	503,173	41,324	8.9%	7,365,011	193,899	2.7%
1990	28,148	-218	-0.8%	553,124	49,951	9.9%	7,730,188	365,177	5.0%
2000	27,690	-458	-1.6%	615,301	62,177	11.2%	8,414,350	684,162	8.9%
2010*	27,925	235	0.8%	630,380	15,079	2.5%	8,791,894	377,544	4.5%
2020*	27,547	-378	-1.4%	620,821	-9,559	-1.5%	8,885,418	93,524	1.1%
2050**	29,626	2,079	7.5%	669,624	48,803	7.9%	-	-	-

Source: U.S. Census Bureau Decennial Census (table DP-1)  
 \*U.S. Census Bureau, ACS 5-Year Estimates (table B01003)  
 \*\*Projections from North Jersey Transportation Planning Authority





### Age

The age composition of Neptune Township has shifted noticeably since 2010. According to the American Community Survey 5-Year Estimates, significant changes occurred in many age groups. All population cohorts aged 19 and under experienced decreased in population between 2010 and 2020, as did population cohorts aged 35 to 54. Alternatively, the young adult population of those aged 20 to 34 years experienced population increases during the decade from 2010 to 2020, as did those aged 55 to 74.

*Table 2: Population by Age Cohort, Neptune Township 2010- 2020*

Population	2010		2020		Change 2000-2020
	Number	Percent	Number	Percent	
Total population	27,925	100.0%	27,547	100.0%	-1.4%
Under 5 years	1,874	6.7%	1,104	4.0%	-41.1%
5 to 9 years	1,710	6.1%	1,282	4.7%	-25.0%
10 to 14 years	1,726	6.2%	1,100	4.0%	-36.3%
15 to 19 years	1,964	7.0%	1,504	5.5%	-23.4%
20 to 24 years	1,333	4.8%	1,766	6.4%	32.5%
25 to 34 years	2,969	10.6%	3,326	12.1%	12.0%
35 to 44 years	3,551	12.7%	3,148	11.4%	-11.3%
45 to 54 years	5,058	18.1%	3,501	12.7%	-30.8%
55 to 59 years	1,876	6.7%	2,792	10.1%	48.8%
60 to 64 years	1,396	5.0%	2,466	9.0%	76.6%
65 to 74 years	2,028	7.3%	3,283	11.9%	61.9%
75 to 84 years	1,932	6.9%	1,411	5.1%	-27.0%

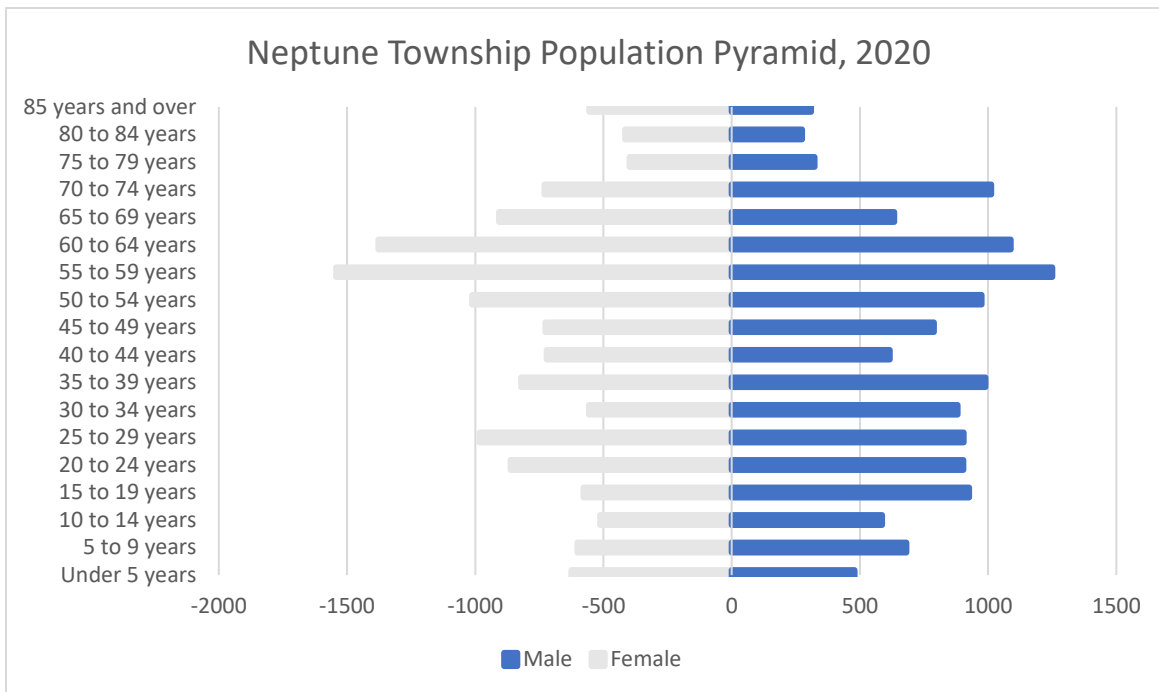
85 years and over	508	1.8%	864	3.1%	70.1%
Source: US Census Bureau, American Community Survey 5 Year Estimates (table DP03)					

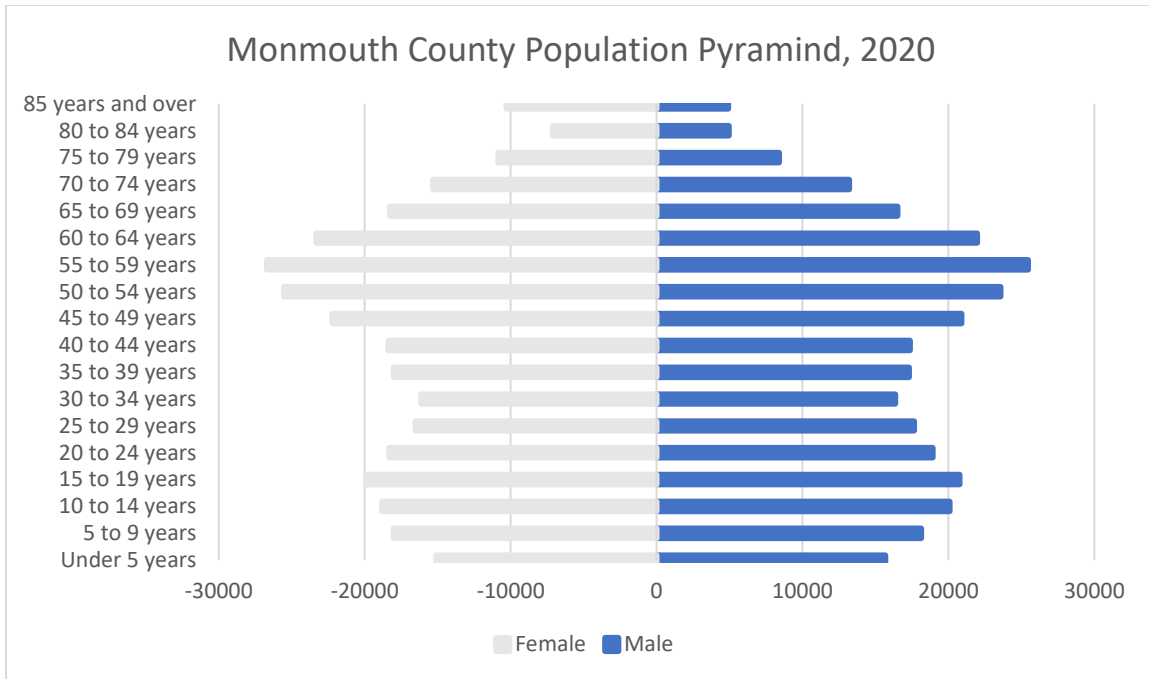
The median age of Neptune Township residents increased by 5.3 years between 2010 and 2020. This trend is consistent with the general “graying” of America as the Baby Boom Generation continues to age. This transformation appears to be progressing more quickly in Neptune, with the State and County experiencing median age increases of 2.8 and 1.8 years, respectively. The Township’s median age of 46.9 is approximately 3.5 years older than the overall County median age of 43.4 years and almost 7 years older than the State’s median age of 40.

*Table 3: Median Age*

Year	Neptune	Monmouth County	New Jersey
2010	41.6	40.6	38.5
2020	46.9	43.4	40
Change	5.3	2.8	1.5

U.S. Census Bureau, 2020, 2010 5- Year Estimates  
American Community Survey (table DP05)





#### Households

A household is defined as one or more persons, related or not, living together in a housing unit. The 2020 ACS 5-Year Estimates note that there were approximately 11,614 households in Neptune Township. Approximately 70 percent of the Township’s households were comprised of one or two persons, with a slightly higher percentage consisting of 2-person households. A smaller percentage (59%) of Monmouth County households fell into these categories. The Township’s average household size reflects this, with a smaller average household size than Monmouth County (2.34 persons vs. 2.58 persons).

*Table 4: Household Characteristics  
Neptune Township and Monmouth County, 2020*

	Neptune		Monmouth County	
	Number	Percent	Number	Percent
<b>Total Households</b>	<b>11,614</b>	<b>100.0%</b>	<b>238,235</b>	<b>100.0%</b>
1-person	3,966	34.1%	62,117	26.1%
2-persons	4,171	35.9%	78,418	32.9%
3-persons	1,416	12.2%	37,923	15.9%
4 or more persons	2,061	17.7%	59,777	25.1%
<b>Average Household Size</b>	<b>2.34</b>		<b>2.58</b>	
U.S. Census Bureau, 2020 5-Year Estimates American Community Survey (tables S2501 & B25010)				

## Income

Neptune experienced a 38.4 percent increase in per capita income between 2010 and 2020, which was a greater rate of increase than Monmouth County's (31.5%) and the State of New Jersey's (26.7%). Although Neptune's increase in per capita income was greater than the County or States, the Township's 2020 per capita income of 42,419 was the lowest of the three (3) regions studied.

*Table 5: Per Capita Income and Median Household Income*

	<b>2010 Per Capita Income</b>	<b>2020 Per Capita Income</b>	<b>Percent Change</b>	<b>2010 Median Household Income</b>	<b>2020 Median Household Income</b>	<b>Percent Change</b>
Neptune	\$30,656	\$42,419	38.4%	\$58,630	\$80,156	36.7%
Monmouth County	\$40,976	\$53,886	31.5%	\$82,265	\$103,523	25.8%
New Jersey	\$34,858	\$44,153	26.7%	\$69,811	\$85,245	22.1%

In terms of median household income, households in Neptune tended to earn less than Monmouth County households generally, although similar to households statewide in 2020 estimates. The median income in Neptune was \$80,156, approximately \$23,000 less than county median household income and approximately \$5,000 less than the State median household income. Between 2010 and 2020, the median household income increased 36.7 percent, more than the 25.8 percent increase experienced in Monmouth County and the 22.1 percent increase for the State overall.

The income distribution for the Township deviates from that of the County. The income brackets containing the highest percentage of households in Neptune are the \$100,000 to \$149,999 range (18.5%), followed by the \$50,000 to 74,999 range (15%). The highest percentage of households for the County overall fall into the \$200,000 or more range (20.5%).

*Table 6: Household Income Distribution*

	Neptune		Monmouth County	
	Number	Percent	Number	Percent
<b>Total Households</b>	<b>11,614</b>	<b>100.0%</b>	<b>238,235</b>	<b>100.0%</b>
Less than \$10,000	572	4.9%	8,790	3.7%
\$10,000 to \$14,999	385	3.3%	5,474	2.3%
\$15,000 to \$24,999	1,079	9.3%	13,351	5.6%
\$25,000 to \$34,999	785	6.8%	13,205	5.5%
\$35,000 to \$49,999	939	8.1%	17,299	7.3%
\$50,000 to \$74,999	1,742	15.0%	30,155	12.7%
\$75,000 to \$99,999	1,657	14.3%	26,966	11.3%
\$100,000 to \$149,999	2,150	18.5%	44,467	18.7%
\$150,000 to \$199,999	1,208	10.4%	29,771	12.5%
\$200,000 or more	1,097	9.4%	48,757	20.5%
U.S. Census Bureau, 2020 5-Year Estimates American Community Survey (table DP03)				

### Employment

The 2020 ACS reports the work activity of residents aged 16 and older. The Township’s working age population was 23,901 persons, approximately 16,111 persons (67.4%) of whom were part of the labor force. Approximately 32.6% of the Township’s working age residents were not participating in the labor force. Only 70 persons in Neptune are employed in the armed forces, while the remaining 99.6% of working age residents make up the civilian labor force. Of those participating in the labor force, 91.7% were employed. Approximately 7.9% of the population in the labor force is unemployed, slightly greater than the County’s unemployed population in the labor force of 5.1%.

*Table 7: Employment Status*

	Neptune Township		Monmouth County	
	Number	Percent	Number	Percent
Population 16 years and over	23,901	100.0%	506,991	100.0%
In labor force	16,111	67.4%	337,007	66.5%
Civilian Labor Force	16,041	99.6%	336,558	99.9%
Employed	14,766	91.7%	319,494	94.8%
Unemployed	1,275	7.9%	17,064	5.1%
Armed Forces	70	0.4%	449	0.1%
Not in labor force	7,790	32.6%	169,984	33.5%
U.S. Census Bureau, American Community Survey 2020 5-Year Estimates (table DP03)				

### Employment by Industry

An analysis of employees (over the age of 16) by industry indicates that employed, working-age individuals in Neptune were involved in a range of economic sectors. As depicted in Table 8 below, the highest concentration of workers (29.4%) are employed in the educational, health, and social services sector. The other sectors employing over 10 percent of Township’s residents were retail trade and professional, scientific, and management. Countywide, employment is also heavily focused in the category of educational, health and social services. It appears that many residents work locally, with a mean travel time to work of 24.3 minutes.

*Table 8: Employment Status*

Industry	Neptune	Monmouth County
Civilian employed population 16 years and over	14,766	319,494
Agriculture, forestry, fishing and hunting, mining	0.7%	0.3%
Construction	6.1%	7.1%
Manufacturing	4.5%	5.8%
Wholesale Trade	3.2%	2.9%
Retail Trade	12.3%	10.8%
Transportation and Warehousing, and Utilities	5.5%	4.8%
Information	3.2%	3.1%
Finance and insurance, and real estate and rental and leasing	5.3%	10.2%
Professional, scientific, and management, and administrative and waste management services	12.0%	14.3%
Educational services, and health care and social assistance	29.4%	24.4%
Arts, entertainment, and recreation, and accommodation and food services	8.5%	8.2%
Other Services, except public administration	2.0%	3.6%
Public administration	7.1%	4.5%
U.S. Census Bureau, 2020 5-Year Estimates American Community Survey (table DP03)		

*Table 9: Travel Time to Work*

	Neptune Township		Monmouth County	
	Number	Percent	Number	Percent
Workers who did not work at home	13,522	100.0%	287,063	100.0%
Less than 10 minutes	2,576	19.1%	34,460	12.0%
10 to 19 minutes	4,517	33.4%	70,870	24.7%
20 to 29 minutes	2,426	17.9%	45,060	15.7%
30 to 44 minutes	1,831	13.5%	51,283	17.9%
45 to 59 minutes	922	6.8%	25,933	9.0%
60 to 89 minutes	849	6.3%	33,542	11.7%
90 or more minutes	401	3.0%	25,915	9.0%
<b>Mean travel time to work (minutes)</b>	<b>24.3</b>		<b>34.8</b>	
U.S. Census Bureau, 2020 5-Year Estimates American Community Survey (table DP03 and B08303)				

### Housing Stock

There are approximately 13,140 total housing units in Neptune, of which 66.1% percent are detached single-family homes. Approximately 88.4 percent of the Township’s housing stock is occupied, with the majority of vacancies (53.4 percent) attributable to units used for seasonal, recreational, or occasional use. Most homes were built between 1950 and 1970, with the median year a home in Neptune was built being 1963.

*Table 10: Housing Units by Type, 2020*

Units in Structure	Total	Percent
Total	13,140	100.0%
1 Unit, detached	8,685	66.1%
1 Unit, attached	1,109	8.4%
2 Units	568	4.3%
3 or 4 Units	633	4.8%
5 to 9 Units	431	3.3%
10 to 19 Units	554	4.2%
20 Units or more	1,064	8.1%
Mobile home	96	0.7%
Boat, RV, van, etc.	0	0.0%
U.S. Census Bureau, 2020 5-Year Estimates American Community Survey (table DP04)		

*Table 11: Units by Vacancy Status, 2020*

	<b>Total</b>	<b>Percentage</b>
Total Housing Units	13,140	100.0%
Occupied	11,614	88.4%
Vacant Housing Units	1,526	11.6%
For Rent/Rented Not Occupied	65	4.3%
For Sale Only	209	13.7%
Sold, not occupied	87	5.7%
For Seasonal, Recreational or Occasional Use	815	53.4%
Other Vacant	350	22.9%
U.S. Census Bureau, 2020 5-Year Estimates American Community Survey (tables DP04 & B25004)		

*Table 12: Year Structure Built*

	<b>Number</b>	<b>Percent</b>
Built 1939 or earlier	2,803	21.3%
Built 1940 to 1949	736	5.6%
Built 1950 to 1959	2,427	18.5%
Built 1960 to 1969	2,189	16.7%
Built 1970 to 1979	934	7.1%
Built 1980 to 1989	1,401	10.7%
Built 1990 to 1999	695	5.3%
Built 2000 to 2009	1,014	7.7%
Built 2010 or later	941	7.2%
<b>Total</b>	<b>13,140</b>	100.0%
<b>Median Year Structure Built</b>	<b>1963</b>	
U.S. Census Bureau, 2020 5-Year Estimate American Community Survey (table DP04 and B25035)		

According to ACS 5-Year Estimates, most housing units in Neptune were valued between \$300,000 and \$499,999. Table 13 provides a breakdown of home values for owner-occupied units within the Township. Only nine percent of owner-occupied housing units in Neptune were worth less than \$200,000, and only 13 percent of owner-occupied housing units were worth more than \$500,000. The median value of an owner-occupied housing unit was \$325,800 at the time of the survey estimate. In comparison, most housing units in Monmouth County overall were valued between \$300,000 and \$499,999. The median value of an owner-occupied home in Monmouth County was \$109,500 greater than that of the Township.



Table 13: Owner Occupied Housing Units, 2020

	Neptune		Monmouth County	
	Number	Percentage	Number	Percentage
<b>Total</b>	<b>7,723</b>	<b>100.0%</b>	<b>177,116</b>	<b>100.0%</b>
Less than \$50,000	147	1.9%	2,674	1.5%
\$50,000 to \$99,999	71	0.9%	1,856	1.0%
\$100,000 to \$149,999	130	1.7%	3,273	1.8%
\$150,000 to \$199,999	349	4.5%	6,078	3.4%
\$200,000 to \$299,999	2,577	33.4%	26,244	14.8%
\$300,000 to \$499,999	3,452	44.7%	69,112	39.0%
\$500,000 to \$999,999	800	10.4%	57,768	32.6%
\$1,000,000 or more	197	2.6%	10,111	5.7%
<b>Median Value</b>	<b>\$325,800</b>		<b>\$435,300</b>	
U.S. Census Bureau, 2020 5-Year Estimates American Community Survey (table DP04)				

The number of rental units in the Township is estimated at 3,857, with a median monthly contract rent estimated at \$1,356. The County’s median contract rent was slightly higher, at \$1,437. The highest percentage of renters paid between \$1,000 to \$1,499 per month in both the Township (25.8%) and the County (36.8%).

Table 14: Renter Occupied Housing Units, 2020

	Neptune		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter Occupied Units	3,857	100.0%	58,601	100.0%
Less than \$500	536	13.9%	4,189	7.1%
\$500 to \$999	714	18.5%	6,335	10.8%
\$1,000 to \$1,499	994	25.8%	21,556	36.8%
\$1,500 to \$1,999	974	25.3%	13,359	22.8%
\$2,000 or more	639	16.6%	13,162	22.5%
No cash rent	34	0.9%	2,518	4.3%
<b>Median Contract Rent</b>	<b>\$1,356</b>		<b>\$1,437</b>	
U.S. Census Bureau, 2020 5-Year Estimates American Community Survey (table DP04)				

In terms of residential growth, for the period January 2000 through December 2021, the Township issued building and demolition permits authorizing the development of a net of 807

additional residential units. For the period reported, the majority of the Township's building permits were authorized in 2014, 2000-2002, and 2018-2019.

*Table 15: Building and Demolition Permits Issued, 2000- 2021*

Year	1 & 2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2000	-	-	-	66	4	62
2001	-	-	-	227	1	226
2002	-	-	-	111	9	102
2003	-	-	-	45	13	32
2004	5		3	8	7	1
2005	6			6	9	-3
2006	8			8	4	4
2007	19			19	12	7
2008	5	1	1	7	1	6
2009	0			0	3	-3
2010	2			2	3	-1
2011	5	1		6	12	-6
2012	6			6	8	-2
2013	6			6	16	-10
2014	26	213	1	240	37	203
2015	15			15	22	-7
2016	16			16	12	4
2017	3			3	0	3
2018	1	44		45	0	45
2019	42	73		115	10	105
2020	33			33	2	31
2021	20			20	12	8
<b>Total</b>	<b>218</b>	<b>332</b>	<b>5</b>	<b>1004</b>	<b>197</b>	<b>807</b>

#### Population and Employment Projections

The most recent forecasts completed by the North Jersey Transportation Planning Authority project to the year 2050. The population of Neptune is expected to increase, with 29,626 persons dispersed across 12,290 households. The 2021 NJTPA report predicts Neptune's employment will increase by 15,566 (0.3%) jobs between 2015 and 2050.

## 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 development dimensions. Neptune is an actively participating community in Sustainable Jersey, receiving bronze certification.

Resiliency is defined as the capacity of a system to withstand disturbance while still retaining its fundamental structure, function, and internal feedback. In many municipalities, community resilience to natural disaster was put to the test like never before when Superstorm Sandy hit New Jersey in October 2012. Shore communities such as Neptune faced staggering levels of damage from wind, storm surge, wave action, and riverine flooding.

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. At the time of this Reexamination Report, the County is in the process of updating the Hazard Mitigation Plan. The Draft County Plan ranked local susceptibility to hazards on a low-medium-high scale for each municipality. High risk hazards identified for Neptune were hurricane and tropical storm, Nor'easter, flood, storm surge, and pandemic. Medium-risk hazards for Neptune include extreme temperatures, extreme wind, tornado, winter storm, coastal erosion, wave action, and economic disruption.<sup>1</sup> The County Plan included estimates of potential damage for some of these hazards, including the following for Neptune:

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<sup>1</sup> Multi-Jurisdictional Hazard Mitigation Plan – Monmouth County, New Jersey, Table4.15-12

To combat these issues, the Township proposed ten Hazard Mitigation Actions that were included in the Draft County Hazard Mitigation Plan, summarized in the chart below.

<b>Mitigation Action or Program</b>	<b>Target Locations / Effects</b>	<b>Status</b>
Wreck Pond- Sluice Gate Installation	The installation of sluice gates on the existing Wreck Pond outlet control structure. Prior to a major storm event, the gates would be closed to prevent flooding.	<b>Complete</b>
Dredging of Wreck Pond: Phase III	The dredging will result in the removal of approximately 20,000 cubic yards of material. Work will be performed by Monmouth County as a shared service.	<b>Complete</b>
Reconstruct the Sand Dune at Pier Beach	Reconstruct the 20-foot-high mature sand dune for protection from tidal flooding and will provide a buffer against wave action and over-wash.	<b>Complete</b>
Improve Water Quality of Wreck Pond	Project will use dedicated funding to implement Flood \$500,000.00 1 year Ongoing improvements identified in the Wreck Pond Infrastructure Assessment. The improvements include repair of piping defects of the 5,000 acres watershed.	<b>On Going</b>
Bypass Culvert from the Emergency Spillway to Ocean	Install an additional outflow pipe from Wreck Pond to the Atlantic Ocean. Project will double the current outflow capacity of the Pond during a heavy rainfall event.	<b>Complete</b>
Lake Como Outflow Reconstruction Project	Project will consist of construction of new outfall structure(s) from Lake Como to Ocean.	<b>Complete</b>
Acquire, elevate, or relocate buildings and infrastructure in flood prone areas, with a focus on Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties	Elevate approximately 100 flood-prone structures that are below the approved base flood elevations, specifically RL/SRL properties	<b>On Going</b>
Removal of Dredge Materials from Wreck Pond to Another Location	Materials dredged from the middle of the pond cannot be reused on the beach and must be trucked out. This results in higher costs for the Township.	<b>On Going</b>
Purchase and Install Generators for Critical	Generators for Township Hall, HW Mountz School, and the fire house/ first aid stations	<b>Proposed</b>
Target Harden Police Headquarters with Bollards and Surveillance Cameras	Install bollards and surveillance around Police Headquarters to increase security.	<b>On Going</b>

Additionally, the Township of Neptune is a participating community in the National Flood Insurance Program's (NFIP) Community Rating System (CRS), voluntary program which rewards local floodplain management activities exceeding the minimum standards of the NFIP. Neptune is rated as a Class 6 community in the program, enabling flood insurance policy holders in the Township to receive up to a 20% reduction on the flood insurance rates.

The effects of Superstorm Sandy provided an opportunity for coastal municipalities to reexamine policies related to flooding and natural disasters as well as resiliency towards future storm events. Neptune does have 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 2012 Advisory Base Flood Elevations, released in December 2012, to aid with the post-Sandy rebuilding process 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. The Township has revisited the wastewater pump station in the north end of the Township and has implemented a portable mechanism that can be moved to a higher elevation in order to ensure that service doesn't become interrupted during storm events.

Now in reexamining Neptune's Master Plan, the Township 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-Condemnation Redevelopment Area" or a "Condemnation 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

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 counties 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.

## GREEN BUILDINGS AND ENVIRONMENTAL SUSTAINABILITY ELEMENT

Many New Jersey municipalities have made efforts to reduce their carbon footprint, decrease greenhouse gas emissions, encourage the use of renewable energy sources, conserve energy, and minimize the use of natural resources. Federal and state programs have been established to assist municipalities to address these goals. In the private sector, the US Green Building Council, a private organization, has established the Leadership for Energy and Environmental Design (LEED) certification programs to encourage and standardize the certification of buildings which are energy efficient and incorporate sustainable environmental design concepts.

Recognizing the importance of green building and sustainability, the New Jersey Legislature amended the New Jersey Municipal Land Use Law (MLUL) in 2009 to add the Green Building and

Environmental Sustainability Plan Element to the list of optional elements of a municipal master plan. The scope of the new element is as follows: “A green building and environmental sustainability plan element, which shall provide for, encourage and promote the efficient use of natural resources and the installation and usage of renewable energy systems, consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on site; and optimize climatic conditions through site orientation and design.

#### 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.

Since the Township's last Master Plan in 2010, the State 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

## AFFORDABLE HOUSING

In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act in 1985 (Chapter 222, Laws Of New Jersey, 1985). The Fair Housing Act established a Council on Affordable Housing (COAH) as an administrative alternative to the courts. COAH was also given the responsibility of establishing various housing regions in the state, determining regional and municipal fair share affordable housing obligations and adopting regulations establishing the guidelines and approaches that municipalities may use in addressing their affordable housing need. Due to inaction by the State to promulgate new third round rules, on March 10, 2015, the New Jersey Supreme Court stripped the Council on Affordable Housing (COAH) of jurisdiction of municipal housing plans, ruling that the determination of affordable housing obligations would now be administered by the trial courts. This nullified the State's administrative remedy to the Fair Housing Act of 1985 and replaced it with a court remedy for affordable housing compliance. The Supreme Court directed municipalities to appear in trial courts beginning on June 8, 2015 to show how they intended to provide their fair share of their region's need for affordable housing, requiring municipalities to now petition the court for declaratory judgements actions and allowing builders, developers and other interested parties to intervene in the proceedings.

On January 17, 2017, the NJ Supreme Court rendered a decision, *In Re Declaratory Judgment Actions Filed By Various Municipalities*, 227 N.J. 508 (2017), that found that the "gap period," defined as 1999-2015, generates an affordable housing obligation. This obligation requires an expanded definition of the municipal Present Need obligation to include low- and moderate-income households formed during the gap period; however, this component of the obligation is a new-construction obligation rather than a rehabilitation obligation. The majority of municipalities who filed a Declaratory Judgment Action, including Little Silver, settled with FSHC. This means a Settlement Agreement, agreed to by both parties, sets forth the affordable housing obligation, compliance mechanisms and other terms intended to promote affordable housing production. This Settlement Agreement must be approved by Superior Court at a "Fairness Hearing" where the Settlement Agreement is evaluated to determine if it is fair to the interests of low and moderate income households.

Once determined to be "fair" via the issuance of a Court Order, a municipality must adopt and endorse a housing element and fair share plan that reflects the terms of the Settlement Agreement. This housing plan must be subsequently submitted to Superior Court for its review and approval. Should the Court find the plan acceptable, the municipality will receive a Judgment of Compliance and an Order of Repose and immunity from builder's remedy litigation for the remaining portion of the third round, which ends on July 1, 2025. This is similar to COAH's substantive certification. To maintain the validity of the Order, the municipality is required to conduct the necessary continued implementation and monitoring. Neptune Township received a Judgment of Repose in 2017, thereby maintaining the Township's participation in this round through July 2025.

## 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 the 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 transition 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 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.

#### 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 entirety of Neptune is located within the Priority Growth Investment Area (PGIA), with the exception of the beachfront, which is located in a Priority Preservation Investment Area (PPIA) in a PGIA. The following descriptions are taken from the 2016 County Plan to describe the investment framework for areas located within the Township of Neptune.

##### 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.

##### Priority Preservation Investment Area (PPIA)

An area or site where an investment in land preservation, agricultural development and retention, historic preservation, environmental protection and stewardship is preferred and encouraged. Supports the use of land conservation methods, techniques, and best management practices.

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

The following are additional Goals and Objectives recommended by the Planning Board and Key Stakeholders for consideration:

The Goals and Objectives of the Land Use Plan Element are to:

1. Protect existing residential neighborhoods of the Township and promote reasonable and appropriate nonresidential development in specific targeted areas.
2. All future development will be of high quality with specific attention to historic development patterns that characterize Neptune Township.
3. Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, preserves parks and open spaces, protects environmentally sensitive natural features, accommodates community facilities, and enables local and regional circulation.
4. Guide future residential and non-residential growth in a coordinated and managed approach as set forth in this Master Plan and to provide for logical transitional uses between residential and non-residential areas of the Township.
5. Prevent to the maximum extent practicable, the intrusion of nonresidential uses in residential neighborhoods.
6. Maintain existing residential neighborhoods as attractive, high quality areas and ensure that renovations and new construction are compatible with existing neighborhood character.
7. Encourage and support the rehabilitation and infill of the housing stock, where appropriate, while maintaining the character, scale and privacy of established residential neighborhoods.
8. Continue to encourage the preservation and rehabilitation of the historic housing stock in the historic areas of the Township.
9. Promote an expanded and diversified economic base to the maximum extent practicable.

10. Encourage the adaptive reuse of the Township's older building stock.
11. Provide a means of economical, efficient and energy reduced transportation between key destinations in the Township.
12. Preserve, upgrade and increase the vitality of existing commercial areas in an appropriate manner, while being sensitive to adjacent and existing uses.
13. Evaluate existing development patterns and zones within established neighborhoods and commercial districts in order to make recommendations for zoning changes if warranted, while paying particular attention to overall residential densities.
14. Review the current zoning designations within the Nationally Registered Historic District area of the Township in order to develop a separate zoning ordinance for said district.
15. Encourage the continued preservation and/or conservation of the Township's natural resources.
16. Reevaluate zoning for the High Pointe- Route 18 Redevelopment Area within the Township.
17. Continue to coordinate with the State in an effort to widen Route 66.
18. Evaluate the potential for the establishment of conditional use standards for certain commercial uses including but not limited to, automobile dealerships, fast food restaurants and check cashing.
  19. Evaluate the potential to increase the commercial and recreational opportunities along the Riverfront Areas within the Township.
20. Maintain the façade program and encourage the development of architectural standards along strategic commercial corridors within the Township.
21. Work to reduce sign pollution along strategic commercial corridors.

22. Promote and advance the integration of green technologies into the Township's Land Use planning and building construction process.
23. Promote an attractive visual environment in Neptune Township through appropriate standards within the land development ordinances.
24. Encourage the establishment of linkages and access to Neptune's open spaces and Shark River Park.
25. Encourage the establishment of "Welcome to Neptune" sign that marks the primary entrances to Neptune on Routes 66 and 33.
26. Encourage beautification of Neptune Blvd.
27. Evaluate potential locations to allow for mixed use development within the Township.
28. Evaluate the existing density requirements within the current zoning standards.
29. Encourage the redevelopment of the North Channel area of the Township.
30. Continue to evaluate bulk standards.

## **Recommendations**

### **Commercial Areas**

#### *Establish Design Standards for the Route 35 Corridor.*

The Township has adopted design standards for the Route 33 and Route 66 corridors. At this time, it is recommended that the Township investigate the establishment of new design standards for the Route 35 corridor. Said standards should include the reduction of setbacks along the street line to encourage parking behind the structures. Additionally, the encouragement of shared parking along the corridor should also be explored.

#### *Establish Conditional Use Standards for Specific Commercial Uses.*

It is recommended that the Township establish Conditional Use Criteria for some commercial and/or industrial uses within the Township, to provide a uniform development pattern within the commercial and industrial areas of the Township. Said criteria would establish specific criteria as well as appropriate zones and/or areas for the following uses: Assisted living facilities, New and Use Car Dealerships, Check Cashing Establishments Tow Service storage facilities. Establishments as well as any other uses that the Township feels would be appropriate.

### *Evaluate parking and loading requirements for commercial uses*

It is recommended that the existing parking and loading requirements for commercial uses within the Township be evaluated. Provisions that encourage shared parking should be investigated and where appropriate implemented.

### **Industrial Areas**

There are three (3) industrially zoned areas in the Township that present opportunities for development/redevelopment and or zoning changes. As identified within the Land Use Element it is recommended that the properties currently zoned for light industrial uses be evaluated and alternative zoning be proposed, where appropriate.

#### *High Pointe – Route 18 Redevelopment Area*

The large tract of vacant property zoned LI in the northern portion of the Township is bisected by Route 18 is known locally as the High Pointe Redevelopment Area. This is the single largest contiguous tract available for redevelopment within the Township. The Township over the past several years has adopted several Redevelopment Plans for this area. At this time it is recommended that the zoning designation as well as Redevelopment Plans be reevaluated and new zoning standards be established for this area.

### **Historic District**

#### *Update Ordinance and Create a Separate “Pull-out” Section for the Nationally Designated Historic District*

The State Historic Preservation Office (SHPO) recommended that those zoning standards applicable in the Nationally Designated Historic District be located within a separate section of the Township Land Development Ordinance, due to the nature and complexity of the regulations associated with the historic district. As such, it is recommended that the ordinance be reviewed, redrafted and consolidated in a separate “pull-out” section, specifically for the historic district.

#### *Reconstitution of Historic Building Elements When Within Setback or Flare Areas*

It is not uncommon for existing building elements, such as a covered porch or stairs to exist in the existing setback or flare areas in historic portions of the Township. Often times, this configuration has been in place for a century or more. Historic building elements that are preexisting in the flare or setback areas should be eligible for reconstitution, so as not to promote a form of passive demolition of historic structures. It is recommended that efforts to preserve and protect historic building elements in the flare and setback area be made.

### *Definition of Stair in Setback Area*

Currently, the ordinance defines yard requirements as follows: “For lots in the HD-R-1 Zone District, the front building line shall have a minimum front yard setback of ten (10) feet back from the street line and the front porch line shall be set back at a minimum distance of four (4) feet from the street line.” East of Central Avenue, the ordinance continues as follows: “No building line or front porch line need be set back farther than the average alignment of those front building and front porch lines of existing buildings within 200 feet on each side of the lot and within the same block front and within the same Zone District. This provision does not permit the encroachment of buildings or porches into the flared open space area.” This definition has proven problematic, as architectural forms and styles are not uniform across Ocean Grove. It is recommended that a new definition be established to address this issue with the overall goal of maintaining the historic flare in Ocean Grove.

### *Rear Yard Setbacks*

Rear yard setbacks in the historic portions of the Township are still regulated at “zero feet.” However, it is typically enforced at three (3) feet to building. Currently, there are no references to building overhangs and or inclusion of gutter dimensions. As such, building elements that project from the building plane and into the setback can lead to problems and disputes between owners and the Township. It is recommended that this portion of the Zoning Ordinance be amended to include common building elements, which extend from the plane of a given building as reasonable within the setback, but not to exceed three (3) feet beyond the building plane.

### *Ocean Grove Streetscape Standards*

It is recommended that the Ocean Grove Streetscape Standards be reviewed regarding the existing planter strips along right of ways. It is further recommended that standards be added to regulate what can be planted and or placed in the planter strip.

### *Definition of Front Building Line*

The current definition of the front building line within the Historic Zoning Districts has proven problematic in that it has perpetuated conflicts in zoning ordinance interpretation. It is recommended that the definition be further evaluated and redrafted to avoid further conflict and confusion and to allow for greater ease of use and interpretation of the Ordinance while at the same time maintaining the historic character and vistas within the District.

### *Dormers and “Pop-Ups” Definitions and Standards*

There is little guidance in the township code with reference to the addition of dormers or as they are sometimes referred, “pop-ups.” It is recommended that the Township Ordinance be evaluated to enable the establishment of a clear definition. When addressing dormers, it should be noted that a dormer should keep in character with the historic building’s design. The following points should be considered when drafting a definition:

- \* Subordinate a dormer addition to the overall roof mass and in scale with ones on similar historic structures.
- \* Locate the dormer below the ridge line of the historic building.
- \* Minimize the number and size of dormers; they should not visually overwhelm the scale of the historic building.
- \* Dormers are typically added to a structure to increase the amount of headroom in upper floors. Their design is traditionally as smaller elements. If significant increases in space are desired, do not consider oversized dormers. Rather, consider an addition to the rear or non-primary facades of a structure.

### *Hotel Overlay District*

It is recommended that the Township review and evaluate the Hotel Overlay District boundaries and requirements.

### **Certificate of Non-Conformity for Pre-Existing Conditions**

It is recommended that Neptune establish a certificate of non-conformity program for properties that have pre-existing non-conforming conditions within the Township. The certificate of non-conformity process should set forth a set of clear guidelines for property owners to document existing non-conforming conditions, including a written application, accompanied by site photographs as well as an administrative process for verifying and certifying existing non-conforming conditions. In the event that property owners with non-conformities incur property damage from weather, fire or other related events, or require necessary rehabilitation, alteration and or reconstruction of a building element(s), the certificate of non-conformity would serve to document and certify pre-existing conditions and ameliorate regulatory conflicts through the repair, alteration and or reconstruction of pre-existing non-conforming conditions.



## **Update Definitions in Township Land Development Ordinance**

Upon a thorough review of the Definitions section of the Township Land Development Ordinance, it is recommended that each definition be evaluated and that a global update for all definitions be conducted, thereby reducing misinterpretations and providing greater clarity in terms of utilizing the Ordinance.

## **Outdoor Display and Outdoor Seating**

It is recommended that the Township review the Ordinance Standards with respect to the requirements permitting the outdoor display of goods as well as the provisions for outdoor seating. At this time there have been several establishments that have expanded the use of their property by displaying goods outside the building. In addition, some restaurants have taken advantage of the appeal of being a shore community and have encouraged outdoor seating and/or dining. The review of standards applicable to these types of activities is to establish a set of criteria that would allow for these types of actions while at the same time maintaining compliance with the Americans with Disabilities Act.

## **Signs**

It is recommended that the Township review the current sign ordinance and establish additional criteria to regulate additional types of signs including by not limited to: sandwich boards, banners and flags. In addition, an evaluation of the types of signs businesses would be permitted to have within their establishments.

Circulation

### **Goals & Objectives**

The goals and objectives of the Circulation Plan Element are as follows:

1. Foster convenient, efficient and safe movement of people and goods within and throughout the Township as well as to destinations outside of the community.
2. Provide appropriate access to the different uses of land and improve economic opportunities for residents.
3. Encourage pedestrian friendly communities.
4. Provide a means of economical, efficient and energy reduced transportation between key destinations in the Township.

5. Strongly encourage that adequate parking and loading is provided for residential and non-residential uses in accordance with the intent of the zoning district and general welfare.
6. Support alternative methods of transportation including pedestrian, vehicular, bicycle and mass transit.
7. Upgrade existing roads, drainage and applicable design standards where appropriate, when funding is available.
8. Establish an on-going process to identify and implement needed capital improvements that adequately develop, enhance, and maintain Township streets, drainage and circulation facilities and to provide barrier free design for the disabled.
9. Encourage and support the use, enhancement and improvement of public transportation and its related facilities.
10. Support the establishment and use of pedestrian corridors and bikeways (where appropriate), including bicycle paths and/or lanes, which link residential neighborhoods with community facilities, parks, school, scenic corridors, commercial areas and public transportation routes where appropriate.
11. Incorporate design guidelines (where appropriate) into the public streetscape through features such as, but not limited to landscaping, ornamental street lamp posts and fixtures and signage.
12. Coordinate with local, State and Federal entities to evaluate and improve coastal evacuation routes.
13. Identify areas of the Township for improved sidewalk and pedestrian circulation.
14. Support improvements to transportation facilities and systems essential to the Township's resident commuters who travel to employment positions outside the region as well as to non-residents who travel to employment opportunities within the Township.

15. Raise awareness of public transportation options, reduce dependency on automobiles and encourage alternate forms of transportation and encourage increased access for these options..

16. Create sidewalk networks and promote traffic devices and designs, when funds are available. Enhance walk ability through Boulevard Design and other appropriate designs.

### **Recommended Improvements**

#### **1. State Highway 66 Gateway**

This area contains several economic opportunities for the Township. The recent completion of improvements to Jumping Brook Road at the intersection of State Highway 66 was crucial for providing needed access to this area from State Highway 66 and the Garden State Parkway. Future growth within this corridor will necessitate the coordination of all planned improvements as part of the development of parcels in the "Golden Mile." Post township entry signs designating entrance way.

#### **2. State Highway 18 and State Highway 66**

This area of the Township is perceived as the gateway to Midtown from the north and the High Pointe – Route 18 Redevelopment Area. This area of the Township is a key component of the Township's Economic Development Plan and the Midtown Neighborhood Empowerment Plan. The Township anticipates that all efforts will be made to facilitate access to this area including improvement to the Wayside Road intersection at State Highway 66. Improvements include widening of State Highway 66, and coordinating with federal and state agencies for widening the roadway.

### **Recommendations**

1. Evaluate the Township's major intersections, traffic control and sight triangles for safety, especially along the highway corridors.
2. Encourage the evaluation for maintenance repair of existing bridges/culverts with County and State agencies.
  3. Evaluate the appropriateness of incorporating sidewalk and pedestrian circulation within the Township.
4. Establish safe crossings in retail, school, houses of worship, recreational facilities and other areas of high pedestrian traffic and mass transit.

5. Investigate a way finding program for local points of interest and parking.
6. Create sidewalk networks and promote traffic devices and designs in order to encourage walkable pedestrian communities, when funding is available.
  7. Enforce parking in proximity to intersections and evaluate dangerous intersections causing accidents and coordinate with the police department to determine where warrants for signals may be required.
8. Encourage shared parking within the business district and provision of bike racks for new commercial development within the Township.
9. Evaluate the re-direction of bus routes to major arterials.

#### Utility Element

#### **Utility Service Goals and Objectives**

The goals of the Utility Plan Element are to:

1. Continue to ensure that water, wastewater, electricity, natural gas, Internet and telecommunications services are reliable and of the highest quality to the maximum extent practicable.
2. Balance utility expansion with the goals for preserving open space, conserving natural resources, and protecting community character.
3. Continue to ensure that all Neptune residents and businesses have a reliable source of clean, safe drinking water.
  4. The provision of sanitary sewer infrastructure should be consistent with the Township's Wastewater Management Plan, ensuring consistency with Monmouth County's overall Wastewater Management Plan as directed by the County and the NJDEP.
5. Encourage the protection of groundwater and surface water resources from potential contamination as a result of sedimentation and pollutants carried by stormwater through street drains, detention basin outflows and streambed scouring, and also as a result of wastewater disposal systems.

6. Continue to improve infrastructure throughout the Township to minimize flooding.
7. Encourage the underground installation of above-ground utilities, wherever possible.
8. Promote an attractive visual environment in Neptune through the identification of appropriate locations for future utility installations as well as ensuring appropriate screening for above-ground utilities.
9. Encourage public and private actions that will conserve the Township's nonrenewable energy resources.
10. Encourage installation of community solar projects.
11. Evaluate and improve township recycling programs.
12. Promote and advance the integration of green technologies into the Township's land use planning and building construction process.
13. Encourage the protection of the integrity of the Township's public water supply including storage, treatment, and distribution systems.
14. Encourage the development of high technology infrastructure including fiber optic data transmission lines, digital switching stations, telecommunication facilities and high-speed Internet access.
15. Promote and advance the integration of green technologies into the Township's Land Use planning and building construction process.

### **Recommendations**

1. Preserve and maintain the existing utility infrastructure including public water, sanitary sewer and stormwater facilities.
2. Continue to improve and expand the existing resource recycling programs.

3. Formulate a comprehensive Solid Waste Plan.
4. Consideration should be made to install fiber optics as part of major road improvements and reconstruction.
5. Opportunities for the burial of overhead utility lines should be planned and implemented particularly in conjunction with road reconstruction and streetscape improvements.
6. Require new development to pay its proportionate share of any off-tract improvements for utility services, to the extent permitted by law.
7. Require existing above ground utilities to be relocated underground for redevelopment projects to the extent allowed by law.
8. Require co-location of new telecommunications facilities whenever feasible.
9. Recognize and address stormwater management in low-lying areas prone to flooding.
10. Encourage the development of high technology infrastructure including fiber optic lines, telecommunication facilities and adequate power supply.

#### Community Facilities

##### **Goals and Objectives**

The following are the Goals and Objectives of the Community Facilities Plan Element:

1. Provide community facilities and services that protect the health, safety and welfare of the community and maintain a high quality of life for Neptune residents.
2. Explore the possibility of utilizing existing vacant township properties for a Recreation Center or community center.

3. Provide community facilities and services at appropriate and convenient locations that best serve current and future residents of Neptune.
4. Continue to seek funding opportunities that will enable the Township to update the equipment used by the emergency personnel where necessary or mandated by law.
5. Maintain a police presence throughout the Township through the substations, security areas and continue and encourage neighborhood watches in the community.
  6. Encourage the continued expansion of Shared Services with surrounding municipalities, the Board of Education, the County and State when possible.
  7. Continue to maintain appropriate police, fire and emergency services for Neptune residents.
8. Continue to provide high quality civic, library, medical and other community facilities to meet the broad ranging needs of the municipality.
9. Continue to renew the Township's infrastructure where financially feasible.
10. Improve the availability of information about the services and facilities that are available to the Township residents.
11. Investigate the opportunity to expand public transportation services within the Township and throughout the region.

### Recommendations

The Township has employed an incremental approach to the provision of municipal services as Neptune's population and services have remained stable for some time. This is a fiscally prudent course and provides planning for the upgrading and expansion of community services, as they are needed. Several recommendations, however, are included for future planning efforts by the Township of Neptune. While Neptune currently provides its residents with an abundance of service facilities, there are a number of ways in which the Township could improve and expand its community facilities. The following is a list of recommendations:

1. It is recommended that Neptune continue to maintain the Township's community facilities and review the feasibility of expanding services.
2. Implement the recommendations of the Circulation Element. As the functionality and accessibility of municipal services are often dependent upon traffic circulation patterns, the Community Facilities Plan Element should be consistent with the Circulation Element. Specific

attention should be paid to the traffic and circulation control at the Township's recycling facility during peak hours, especially on Saturdays.

3. Investigate the potential for implementing a program with Township residents that would address and encourage the issue of the frequency of the use of the recycling facility by both patrons that live both within and outside the community.

4. Establish a Committee to examine other means of obtaining supplementary County and State grant funding. This will enable the Township to expand the range of grant opportunities and public improvements that are at the Township's disposal.

5. Investigate the potential for public/private funding opportunities for funding major public improvement projects.

6. On an ongoing basis, examine the Fire Company, Police Dept and Emergency Medical Services (EMS) staffing and equipment needs to determine what changes or improvements may be necessary.

7. Continue working with the Board of Education to ensure that Neptune maintains high-quality and high-achieving schools.

8. Improve the municipal website to be more user friendly for recycling, garbage collection, availability of facilities and other Township activities.

9. Investigate shared services to save on both space and costs.

## Parks Recreation and Open Space

### **Goals and Objectives**

The basic goal of the Neptune Township Parks, Recreation and Open Space Plan is to fulfill reasonable and affordable needs and demands for recreation and open space by present and future residents of the Township through acquisition, development, and maintenance of park and recreational facilities within the Township.

The following are the goals and objectives of the Parks, Recreation and Open Space Element.

1. Provide adequate, appropriate and well-maintained and ADA accessible parks and recreational facilities that contribute to a high quality of life for Township residents.



2. Maintain compliance of all park and recreation sites with the guidelines and policies set forth by the U.S. Consumer Safety Products Commission and the American Society for Testing and Materials (ASTM).
3. Continue to plan for realistic capital improvement programs, for each existing park and recreation site, to provide continuous annual improvement towards the completion of the individual audits so that the recreational needs of the Township may be satisfied for today, tomorrow and through the next decade.
4. Protect parks, open spaces and recreation areas from commercial, industrial and residential encroachment.
5. Encourage the maintenance of parks and recreational facilities that are expanded or improved over time to reflect changes in demographic trends, recreational interests or facility use patterns.
6. Continue to work with the Board of Education, private recreation facilities and other entities to improve the availability and maintenance of recreation facilities to serve Neptune residents.
7. Continue to provide opportunities for both active and passive recreation in Neptune. Continue to seek funding sources that will enable the Township to acquire additional properties adjacent to existing parks or Board of Education facilities to link together parks and recreational facilities through a system of greenways, many of which should run along the Township's stream corridors and through other natural areas.
8. Encourage the provision of a diverse range of parks and recreational facilities that serve residents of all age groups and physical abilities.
9. Ensure easy and convenient access to parks and recreational facilities.
10. Link local, county and State parkland, open space and community facilities where possible.
11. Coordinate park planning with initiatives for open space preservation and natural resources conservation.
12. Maintain consistency with the Parks, Recreation and Open Space Master Plan adopted by the Township in 1998.

## **Conclusions and Recommendations**

The specific conclusions, policies and recommendations formulated in the 1998 Park, Recreation and Open Space Master Plan are incorporated by reference into this Master Plan Element. Additionally it is recommended that the Township do the following:

1. Establish an Open Space and Recreation Zone.
2. Educate the public regarding the availability of numerous private facilities in the Township.
3. Provide the Township residents the ease of identification and access to the numerous recreational facilities by preparing maps and other identification tools that establish a common standard for the Township residents.
4. Continue to plan and seek funding for the expansion of active and passive recreational facilities in the Township of Neptune.
5. Strive to ensure that there is linkage provided for the various open spaces within the Township in order to establish a greenway network.
6. Seek to ensure, where appropriate, that parks and trails are designed to be handicapped accessible and are user-friendly for senior citizens and individuals with disabilities.
7. Cooperate with the Board of Education on future recreation facility planning and operations.
8. Work with the County to explore the possibility of future County Park expansions in Neptune.
9. Encourage provision of bike / walking paths in various parks and open space within the Township.
10. Protect the visual quality of scenic corridors throughout the Township.

11. It is recommended to support the dredging of the Shark River.
12. Seek to identify the future needs of the aging population and provide adequate facilities to address their recreational needs.
13. Encourage internet access and security camera monitoring at each site.

## Conservation

### **Goals and Objectives**

The following are the Goals and Objectives of the Conservation Plan Element:

1. Protect natural resources to the greatest extent feasible, including woodlands, surface water (i.e., Category One (C-1) streams and other water bodies), wetlands, groundwater, threatened and endangered species, and habitat areas for plants and wildlife.
2. Limit development on steep slopes and minimize the potential for soil erosion.
3. Implement policies of the Land Use Plan Element, which sets forth recommendations for future land uses and development intensities that reflect the need to protect groundwater and surface water resources. On an ongoing basis, ensure that land uses, and development intensities are compatible with soil carrying capacity.
  4. Review and update the tree preservation ordinance in order to limit clear-cutting of woodlands and encourage preservation of trees.
  5. Preserve open space and maintain undisturbed vegetation alongside streams; establish a publicly accessible greenway network, but limit human activity to passive recreation.
  6. Reduce non-point source pollution in stormwater runoff in accordance with the Stormwater Management Plan adopted by the Township in 2004 and amended in 2009.
7. Protect the visual quality of scenic corridors throughout the Township.
8. Promote awareness and enforcement of regulations that protect natural resources.
9. Promote the use of Best Management Practices to achieve the stated goals and objectives of the Conservation Element.
10. Continue to identify and utilize preservation tools and funding sources for future conservation.

11. Maintain consistency with the Township's Community Forestry Management Plan, 2007-2012.
12. Encourage the reduction of runoff into surface water bodies.
13. Encourage maintenance dredging of the appropriate water bodies including lakes, streams and navigable channels within the Township.
14. Discourage future development in areas of the Township that experience consistent flooding problems.
15. Encourage and construct sub-surface drainage to help alleviate existing and potential flooding of neighborhoods.
16. Encourage continued coordination with the surrounding municipalities with respect to impacts to regional environmental resources.
17. Encourage linkages and access to Neptune's open spaces and Shark River Park.

### **Recommendations**

1. Develop an enforcement and maintenance program for the Townships many privately and municipally operated Stormwater Management Facilities to maintain the functionality and intended performance of the structures, such as Vortechics Chambers.
2. Develop a program to dredge and maintain the water surface bodies in the Township, that due to their reduced retention and flow capacity result in the flooding of properties and roadways.
3. It is recommended that the Land Use Ordinance and Construction Codes be revised to include provisions to encourage development above the Base Flood Elevation Plan.

4. The Township should promote subsurface drainage in potential development as a measure to alleviate existing and potential flooding of neighborhoods.
5. Explore and consider using alternatives to sodium chloride or calcium chloride for the purpose of de-icing roads in wintertime.
6. Evaluate the corridors depicted for potential designation as scenic corridors, and consider adopting appropriate design standards and guidelines for development along designated corridors.
7. It is recommended that the Township review and update the tree preservation ordinance in order to limit clear-cutting of woodlands and encourage preservation of trees.
8. The Township is approaching “build-out” with few remaining developable lots, therefore conservation and maintenance of open spaces is of paramount importance. It is recommended that consideration should be given to the maintenance of open space and creation of better open space linkages.

#### Economic Development

##### **Goals and Objectives**

The goals and objectives of the Economic Plan Element are as follows:

1. Evaluate local business resources to local business needs.
2. Enhance the visual design of existing businesses to attract more consumers.
3. Evaluate the potential for increased hospital support services within the Township.
4. Encourage adaptive reuse of existing structures in industrial and commercial zones.
5. Promote local businesses to retain community cash flow.
6. Share local government services with other municipalities and other taxing authorities.

7. Support local businesses by enhancing/offering guidance and planning so that they can be navigated through various Township agencies.
8. Seek and encourage national and local businesses to locate within appropriate zones.
9. Encourage businesses to be socially responsible.
10. Capitalize and encourage the development of appropriately scaled mixed-use redevelopment and revitalization in existing business districts.
11. Evaluate permitted uses within the commercial districts to determine if any revisions are necessary.
12. Designate areas for shared parking within commercial zones with requirements.
13. Reconcile the High Pointe – Route 18 Redevelopment Plan and identify appropriate uses for this area of the Township.
14. Coordinate with Ocean Township and Asbury Park to facilitate the planned widening of State Highway 66.
15. Enact Zoning Ordinances that encourage the development of appropriate bulk standards for each of the business districts.
16. Identify areas of the Township for improved sidewalk and pedestrian circulation.
17. Investigate the potential for a way finding sign program within the Township.
18. Encourage the development of architectural standards within the Route 33W Commercial Zone (C-5), Route 33E Commercial Zone (C-6), and Route 35 Commercial Zone Districts (C-7).

19. Maintain and attract job-generating businesses to the Township by attracting new businesses to the Township, supporting “home grown” new business development.
20. Create vibrant business districts by considering ordinances that encourage pedestrian friendly mixed use development, consider structured parking and streetscape designs that enhance the visual design of existing business districts.
21. Support improvements to transportation facilities and systems essential to the Township’s resident commuters who travel to employment positions outside the region as well as to non-residents who travel to employment opportunities within the Township.
22. Strengthen the Township’s business districts through targeted development plans, increased public investment, private sector initiatives and the use of innovative funding mechanisms. For example, business district plans for streetscape improvements, increased parking, incentives for building rehabilitation and façade upgrades.
23. Coordinate with Federal, State and Local government to evaluate and improve Coastal Evacuation Routes.
24. Evaluate the potential for removing the PUD zone district and re-zoning the highway frontage along State Highway 66 to be consistent with surrounding land use patterns.
25. Develop programs and services that include management and marketing assistance, financing and general business consulting for local business owners.

### **Recommendations**

#### **Revitalize existing local businesses.**

- a. Market the façade improvement program to eligible businesses.
- b. Market the UDAG program to eligible businesses.
- c. Partner with Monmouth County Economic Development Office and NJEDA to market available programs.

- d. Consider the creation of Special/Business Improvement Districts along State Highway 35/Ocean Grove.
- e. Enforce property maintenance standards.

**Maintain and attract job-generating businesses.**

- a. Maintain mercantile registration program. This program is an effective way to keep track of local businesses. It can help to eliminate illegal businesses and construction without permits. With proper registration requirements, we can extract information about new and existing businesses that can be utilized to market Neptune and utilize it as the basis for a database that can be available to the public and businesses.
- b. Capitalize on existing economic “clusters.”
  - 1. The Historic District is represented by OGCMA and the OG Chamber of Commerce.
  - 2. State Highway 66 is growing into a retail corridor.
- c. Encourage revitalization of areas in need of such, include the State Highway 35 corridor, State Highway 33 between State Highway 35 and Memorial Drive, the Transit Village area and continued redevelopment of Midtown.
- d. Promote the establishment of additional restaurants or groupings of restaurants.
- e. Promote the development of “High Pointe – Route 18” redevelopment zone.
- c. Promote local labor capabilities and qualifications.
- d. Develop an online job bank for Neptune residents and businesses.

**Utilize our natural resources to enhance the local economy.**

- a. Improve the municipal marina to provide better public accessibility which promotes tourism.
- b. Promote the dredging of the Shark River to maintain the viability of the existing marina and marine services in Neptune.
- c. Improve municipal parks and greenways.

**Capitalize on Neptune’s location and State designations.**

**Make use of the Township’s Educational services.**

- a. Neptune BOE is one of the four largest employers in Neptune and helps fuel the Township’s economy. Continued expansion of school enrollment is important to ensure



continued improvements in the quality of education provided and maintenance of the quality facilities that exist as a result of recent major construction projects.

- b. Brookdale Community College has located a satellite campus in Neptune Township.

**Invest in existing neighborhoods throughout Neptune.**

**Improve and expand public transportation.**

Historic Preservation

**Goals and Objectives**

1. To preserve and protect Neptune Township's designated historic sites and structures.
2. To encourage long-term investment in the historic resources of the community.
3. To encourage residents to preserve the historic character, livability and property values of historic structures and neighborhoods by maintaining and rehabilitating historic housing, preventing the deterioration and demolition of historic structures and encouraging new construction that is compatible in scale and design to the physical character of the surrounding neighborhood.
4. To integrate historic preservation into the Township's planning and economic development, housing and cultural programs and cultural activities where appropriate.
5. To increase public awareness about the Township's history, its historical figures and its historic sites and districts.
6. To encourage the ongoing use and reuse of historic structures by private property owners, while encouraging owners to take steps to protect historical and architectural attributes of those structures.
7. Seek to ensure compatibility between new development and nearby historic sites and districts, in terms of both use and appearance.

8. Take advantage of funding, information and other resources available through County, State, and federal agencies, as well as private-sector entities and non-profit organizations that may help identify and protect historic resources.
9. Encourage the community and property owners' participation in seeking historic designation through the Township where appropriate.
10. To encourage the maintenance and rehabilitation of historic structures and to promote high design standards for new structures and streetscape improvements, with special attention paid to critical vistas; including but not limited to existing historic street layout, flared avenues, and other significant community planning elements.

### **Recycling Goals and Objectives**

1. Promote recycling to reduce the solid waste stream and increase the reuse of natural resources.
2. Provide a recycling program that fulfills State recycling requirements.
3. Provide a high-quality recycling program that benefits the residents of Neptune Township.
4. Encourage the reduction in the amount of solid waste that Neptune sends to landfills, to the greatest extent practicable, while at the same time furthering the goal of maximizing the amount of recycled materials collected from residential and non-residential properties.
5. Encourage existing commercial and industrial uses to recycle and support the development of "green" industries that incorporate recycling into the production process.
6. Continue to increase recycling awareness through community outreach.

7. Maintain the efficient, user-friendly drop-off process at the Township's Recycling Center.
8. Curb illegal dumping activities at the recycling center as well as throughout the Township.
9. Encourage the provision of more effective access monitoring and restrictions to better control non-residential and unauthorized use of the center.
10. Promote an increased demand for recyclable materials and recycled products.
11. Continue to maximize the overall efficiency of the recycling infrastructure.
12. Encourage recycling-related job development in the collection, processing and manufacturing sectors.
13. Continue to investigate areas for beneficial reuse of leaves and other products collected by the Township.

### **Recommendations**

14. Recycling not only saves tax dollars, but it also promotes efficient re-use of post consumer wastes and can play a significant role in easing the demand for landfill capacity. One area that deserves greater attention and emphasis is the promotion of recycling in the Township's office, institutional and commercial land uses. As recycling is mandatory in the Township, this recommendation relies more heavily on education and outreach. The Township should increase the recycling awareness throughout the municipality through school programs, outreach and increased recycling containers in high traffic areas such as business districts. Currently, the Township web site has clearly posted information, in a calendar format, which illustrates the various collection times and schedule for each material, as well as indicated the drop-off center location and hours of operation. This is an excellent start and provides very useful and necessary information; however, the Township could go further in its outreach efforts, particularly to the business community.

15. The Township should also consider requiring each application for a nonresidential use in excess of 1,000 square feet to include provisions for the collection, disposition and recycling of recyclable materials, as required by the Statewide Mandatory Source Separation and Recycling Act. Each application for non-residential use which utilizes 1,000 square feet or more of land, must include provisions for the collection of recyclable materials. Each application shall quantify the amount of recyclable material that will be generated as part of its weekly operation including newspapers, glass bi-metal, and aluminum. The applicant shall provide a storage area designed to contain a one week accumulation of recyclable materials. The storage area shall be designed for truck access for pick-up of materials and shall be suitably screened from view if located outside the building. Presently, there is not such a provision in the Township Code. In addition, it is recommended that builders/developers seeking a certificate of occupancy should be required to provide receipts demonstrating that construction waste materials, debris and tree stumps have been recycled.

## Sustainability

### **Sustainability Goals & Objectives**

The overriding goal of this Green Plan Element is to outline successful, sustainable practices to guide local business, industry, school, government and community policies, including efforts to reduce pollution, promote energy efficiency and use of renewable energy.

1. Promote the use of “green” technology including but not just limited to solar and wind power.
2. Solar and wind energy systems should be permitted either as an accessory use or conditional use in residential and non-residential zones within the Township. It is recommended that the ordinances include standards wherein the Township allows reasonable wind and solar development while still considering landowners concerns.
3. Encourage the adoption of design standards wherein a development application would take into account building form and orientation for energy efficiency considerations.
4. Promote smart growth development in areas well served by transportation infrastructure.
5. Promote the development of mixed-use neighborhood centers in order to encourage residents to shop locally and reduce vehicle miles traveled.

6. Encourage the reduction of vehicle miles traveled by employees of and visitors to new and existing non-residential developments.
7. Encourage a mix of uses in typically single-use employment centers, such as office parks. Additional uses that should be considered include but are not limited to restaurants, banks, dry cleaners and childcare centers. Such a mix will provide convenient services in proximity to employment centers and eliminate the need for separate trips.
8. Focus the Township's remaining development potential on lands that can support smart growth development, are well served by transportation infrastructure, and are in proximity to employment and service centers. Direct the Township's remaining development potential away from environmentally sensitive lands and stream corridors.
9. Encourage pedestrian friendly street design.
10. Encourage the development of access to mass transportation and development of intra-local routes.
11. Encourage increased use of regional and local bus lines.
12. Encourage the use of "green" materials and "green" building practices in future development initiatives.
13. Promote and advance the integration of green technologies into the Township's Land Use planning and building construction process.
14. Continue to investigate the feasibility of engaging in agreements with other agencies within Neptune Township for energy services through Power Purchase Agreements to save costs and energy.

### **Recommendations**

The following actions can be accomplished internally (within the Township government) and externally (for the overall Township). Internal measures refer to the actions a local

government can take to reduce the emissions associated with their operations and activities, while external measures target the reductions associated with the operations and activities of Township residents and business owners.

### **Land Use:**

Encourage and facilitate responsible development with efficient land use that reduces sprawl.

1. Implement and standardize efficient land use practices.
2. Promote redevelopment of brownfields and greyfields with existing infrastructure into redevelopment zones.
3. The Township currently maintains several historic districts and one mixed-use district. Evaluate and consider the establishment and or extension of additional mixed use and historic zones, which will increase walkability thereby reducing vehicle trips.
4. Encourage co-location of new telecommunications facilities to reduce land consumption and share resources.
5. Establish a municipal Green Building Program.
6. Develop a green building ordinance that follows state or national standards (U.S. Green Building Council LEED).
7. Educate employees, encourage or sponsor staff to become LEED-AP Accredited Professionals
8. Provide information about green buildings to the public through the Township website and community workshops in partnership with community and civic organizations.
9. Create a Green Business Recognition program rewarding companies that utilize green practices.
10. Improve existing and continue to assemble meaningful open space.
11. Explore utilizing conservation easements to obtain sensitive lands not feasible for private development.
12. Hold annual community tree plantings in parks and local government facilities, as well as starting a Township tree sponsorship program.
13. Encourage a program that creates community stewards for neighborhood parks to care for and improve the quality of recreation.
14. Consider the implementation of a “Meadows Program,” which implements “Low-Mow” practices that restrict mowing on parcels to allow naturalized areas to develop where possible.

### **Transportation:**

Promote transportation and mobility options that reduce pollution emissions.

1. Encourage programs that reduce commuter trips.

2. Promote car-pooling and mass transit use by municipal employees.
3. Streamline one-stop permitting and web site functions, such as online payments, to reduce multiple trips by the public to municipal buildings.
4. Incrementally improve municipal fleets for efficiency and less Green House Gas emissions.
5. Periodically analyze existing vehicles to see if old and/or under-used vehicles should be retired and maintain a regular maintenance schedule for all vehicles to ensure they are operating at peak performance ability (i.e., proper tire pressure, clean air filters, etc.).
6. Continue to investigate feasibility of alternative fuel vehicles (biodiesel, ethanol, electric, compressed natural gas, etc.) and/or fuel efficient smaller fleet vehicles, as technology and cost efficiency improves.
7. Continue and possibly expand the program of police officers on bicycles and review the use of bicycles for other Departments.
8. Consider providing alternative fuel sources at the municipal filling station.
9. Promote state anti-idling laws of non-emergency municipal vehicles through signage, employee training, and other education methods.
10. Invest in public infrastructure to promote non-vehicular and more efficient transportation systems.
11. Improve traffic signal synchronization for optimal efficiency of operating vehicles.
12. Standardize pedestrian infrastructure, such as sidewalks, crosswalks, bicycle racks, and walkable design.

### **Energy:**

Utilize cleaner energy sources that minimize negative effects and maximize energy efficiency.

1. Serve as a model of building efficiency, by implementing completing a comprehensive municipal energy audit and then implementing the recommendation(s) of the municipal energy audit.
2. Install energy-efficient exit sign lighting and any exterior lighting retrofits with energy-efficient fixtures (LED, high pressure sodium)
3. Replace incandescent light bulbs with compact fluorescent light (CFL) and or light emanating diode (LED) bulbs in all Township facilities.
4. Consider expanding the number of facilities to install solar panels and reflective roofing, on expansive roofs of Township facilities.
5. Establish energy-saving strategies, through government employee policy and training for all community services and facilities.
6. Institute a “lights out when not in use” policy with signage and training.

7. Ensure computers are turned off after work hours by assigning employees to check all stations before closing.
8. Reduce lighting levels where feasible and consider the use of sensory lighting sensors.
9. Encourage energy efficiency of public utilities for emergency services, schools, businesses, and community residents.
10. Revisit lighting ordinance to reduce light pollution with upward and/or excessive light levels.
11. Promote usage of energy-efficient traffic and streetlights (LED, high pressure sodium) in development projects.
12. Consider alternative-powered mowers and landscape equipment, over existing gas-consuming machines.
13. Examine funding sources to implement a low-income weatherization program into affordable housing programs. The State of New Jersey currently administers such a program through non-profit providers.
14. Support green electricity from solar, geothermal, wind or hydroelectric sources.

**Waste:**

Reduce waste by reducing, reusing, and recycling.

1. Establish internal government paper reduction strategies, through employee policy and training, encouraging Township-wide adoption in public and private sectors.
2. Streamline electronic documents processing, educate employees regarding paper waste caused by faxing and printing.
3. Consider the establishment of a Township policy regarding double-sided copying of all Township documents.
4. Reuse all paper when possible (i.e. blank back for scrap paper).
5. Strategically remove all Township Departments from junk email, faxes, etc.
6. Process and remit payments of Township bills on-line.
7. Establish new and improve existing recycling programs.
8. Continue residential and commercial recycling programs.
9. Investigate a municipal program for reuse or recycling of construction and demolition materials.
10. Increase the use of composting in the Township.
11. Identify funding to distribute compost bins to private residential homes.
12. Establish compost bins at municipal facilities for employee use.



13. Educate residents of the benefits of composting, utilizing school system and youth programs.

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

The Township has added two Redevelopment areas since the last Master Plan was completed. The first is the Route 66 Redevelopment Area which is located at the intersection of Route 66 and Green Grove Road. The Redevelopment Plan calls for highway commercial development consistent with the Commercial 1 zoning district along the Route 66 corridor and warehouse/distribution along Green Grove Road. The second Redevelopment Area is located on the southeast corner of the Route 33/35 intersection called the Gateway Redevelopment Area. At the time of this Re-examination Report, the Redevelopment Plan is still in the process of being finalized.

In addition to the two Redevelopment Areas the Township, identified above, the Township rescinded the Route 35 and West Bangs Avenue Redevelopment Area.

## 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

It is recommended that the Township consider the adoption of ordinances to accommodate and permit electric charging stations in locations found to be appropriate.