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SECTION I

INTRODUCTION

I. INTRODUCTION

As required by Section 40:55D-89 of the New Jersey Municipal Land Use Law (MLUL), municipalities must periodically reexamine their municipal Master Plan. In compliance with the statutory requirements of the MLUL, this Master Plan Reexamination Report has been adopted by resolution of the Planning Board.

A copy of the report, along with the said resolution, shall be submitted to the Monmouth County Planning Board and the Municipal Clerk of each adjoining municipality. By statute, the reexamination report is required to address the following issues.

- A. The major problems and objectives relating to land development in the municipality at the time of adoption of the last reexamination 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, dispositions 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 new 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.40 A:12A-1 et seq.) 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.

This 2008 Reexamination Report provides an evaluation of land use changes since the adoption of the 1996 Reexamination Report as well as recommendations to guide future development within the Borough of Spring Lake Heights.

Methodology

The goal of the re-examination report is to evaluate the progress of the Master Plan goals and objectives. In compliance with the requirements stated above, the reexamination report should include of the following:

- A. Review of the goals and objectives of the previous Master Plan in order to place them in the context of 2008, including survey of new land use related plans, ordinances and data which the Borough has developed since the previous Master Plan.

- B. Review of the goals and objectives of the previous Master Plan in light of the changes in:
 - Population increase and distribution,
 - Council on Affordable Housing (COAH) requirements,
 - Environmental perception,
 - State regulations, and
 - Regional and State goals and objectives.

- C. Overview of the goals and objectives in the Master Plan in terms of quantitative and qualitative progress.

- D. Recommendations for changes in the Master Plan and the Land Use Ordinance, which will allow the Borough to continue with and be able to measure its progress.

SECTION II

**MAJOR LAND DEVELOPMENT PROBLEMS AND
OBJECTIVES AT THE TIME OF THE 1996 RE-
EXAMINATION REPORT**

MAJOR LAND DEVELOPMENT PROBLEMS AND OBJECTIVES AT THE TIME OF THE 1996 RE-EXAMINATION REPORT

The 1978 Master Plan was based upon a list of objectives, principles, assumptions, policies and standards developed over time by the Mayor and Council, Borough Planning Board, Board of Adjustment, and other Borough boards and agencies. It represents an update to the 1963 General Development Plan and identified concerns regarding future land use and identified specific land use goals and recommendations, which are outlined below. This re-examination is an update to the 1978 Master Plan and two subsequent re-examination reports completed in 1986 and 1996.

The 1996 Re-examination report sets forth specific concerns regarding future land use and development. The 1996 Re-examination Report stated that the problems that existed at the time of the 1978 Master Plan Revision and previous Re-examination Report were still present. Therefore, the following are issues and recommendations for the uses of the Borough from the 1986 Re-examination Report, as well as the 1996 Re-examination Report. The 1996 Re-examination Report identified concerns regarding future land use and identified specific land use goals and recommendations, which are outlined below.

A. Land Use

1. Encourage office development along the Route 71 business, office, and commercial corridor.
2. Use the expanded area between Passaic Avenue and Warren Avenue to extend the Warren Avenue commercial area, which would allow for upgrading of the mixed uses of the land.
3. It was also recommended that residential lots fronting the east side of Route 71 between Pitney Avenue and Church Street, as well as north of Wall Road and south of Warren Avenue be designated office use.
4. Spring Lake Golf Club is the only large undeveloped tract zoned for R-1 residential use and since it appears unlikely that the golf course use will cease in the foreseeable future, the present land use is appropriate.
5. Future residential development will take place primarily as infill of vacant lots and redevelopment of existing residential uses.
6. The Borough Zoning Map was amended to provide the Residential Mount Laurel Zone –R-ML zone for affordable housing.
7. Land Use regulations should be utilized to take advantage of redevelopment opportunities and to eliminate non-conforming uses.

8. Recommended the preparation of a comprehensive land use study for the Rte 71 commercial zone to encourage the development of this area with businesses and professional offices.

B. Community Facilities Plan Element

1. There were no problems or objectives for the Community Facilities Plan Element in the 1996 Re-examination Report.

C. Stormwater Management

1. The 1996 Master Plan Re-Examination recommended including the Stormwater Management plan in the master plan as such time that it is developed.

D. Open Space and Recreation

1. The Borough is encouraged to acquire and preserve the available linear open space adjacent to Wreck Pond and along sections of the north and south boundaries that have not yet been protected or acquired.

E. Circulation Plan Element

1. As of 1996, the proposed roadway extensions had not yet been completed but the need for them were becoming more evident as traffic increased in the area. There are many issues standing in the way of completing these extensions. For one, continually improved properties made it much more expensive to purchase the right of way. Also, the plan to extend Railroad Avenue was hampered by the difficulties of building a bridge over the North Branch of Wreck Pond and the presence of a recreational facility in Wall Township. Because of these it was recommended that the proposed extensions to Railroad Avenue be removed between Prospect and Atlantic Avenue and north of Wall Road.

SECTION III

**EXTENT TO WHICH PROBLEMS HAVE BEEN
REDUCED OR INCREASED**

III. EXTENT TO WHICH PROBLEMS HAVE BEEN REDUCED OR INCREASED

A. Land Use

1. As stated in the 1986 Re-examination report and reiterated in the 1996 report, the only large undeveloped tract of land in the Borough is the Spring Lake Golf Club. Current zoning designates this land for R-1 residential use. Current and future residential development of the Borough will occur as infill development as smaller lots are merged together creating large lots, thus larger single family homes or as single family lots are rebuilt.
2. The Redevelopment of commercial properties located along the Highway 71 Corridor remains a viable option for current property owners as very limited new development opportunities exist. The previous re-examination reports suggests developing a policy, guidelines and a vision for land uses along the 71 Corridor by examining alternatives to traditional land development patterns, redevelopment opportunities and transportation improvements. The Borough has begun the initial stages of developing design guidelines and a vision for Highway 71, while Monmouth County received funding from DCA to study the 71 Corridor from Brielle all the way up into Eatontown.
3. The Borough still recognizes the importance in maintaining and designating Open Space parcels in sensitive environmental areas in the Borough, including lands subject to flooding and those identified as wetlands, as evidence in the creation of the Open Park Land –OPL Zone.

B. Ordinances

Further the Borough has recently adopted a Stormwater Control Ordinance and Municipal Stormwater Management Plan in compliance with the New Jersey Municipal Stormwater Rules (N.J.A.C. 7:14A-25) and the New Jersey Stormwater Management Rules (N.J.A.C. 7:8). The Plan and associated Ordinance were adopted in March of 2006 and readopted in October of 2006 based in comments from Monmouth County. Subsequently Monmouth County formally approved the Plan and Ordinance in late 2006. The standards set forth in the Ordinance and Plan is anticipated to minimize the adverse impacts of stormwater runoff on water quality and the loss of groundwater recharge that provides base flow to receiving water bodies.

SECTION IV

**SIGNIFICANT CHANGES SINCE THE 1996 RE-
EXAMINATION REPORT**

IV. SIGNIFICANT CHANGES SINCE THE 1996 RE-EXAMINATION

A. Demographics

The 1996 Re-Examination Report utilized 1990 Census data. New census information has not been released since 2000; however, the North Jersey Transportation Planning Authority (NJTPA) released revised demographic forecasts for New Jersey in May 2005. As such, population projections for Spring Lake Heights and Monmouth County have been incorporated herein.

1. Population

The Borough of Spring Lake Heights encompasses 1.3 square miles with a total population as reported in the 2000 United States Census, of 5,227. The Borough has a population density of 4,021 residents per square mile. The total population of Spring Lake Heights decreased by two (2 %) percent from 5,341 in 1990 to 5,227 in 2000. It should be noted that the largest growing population in the ten-year period between 1990 and 2000 was that of age group five to nine (5-9) years. This age group depicted a growth rate of approximately fifteen-percent (15.56 %), while the senior population, the second largest population cohort, increased by four (4%) Table I below illustrates the trend in population change from 1990 to 2000 for the Borough of Spring Lake Heights.

| Table I: Population by Age Group | | | |
|--|-------------|-------------|---------------------------|
| Age Group | 1990 | 2000 | Percent Change (%) |
| Preschool (Under 5 Years) | 224 | 215 | -4.01 |
| School Age (5 to 20 years-1990) 5 to 19 years- 2000 | 636 | 735 | 15.56 |
| Working Age (21 to 64 years-1990) | 2996 | 2732 | -8.81 |
| Senior Citizen (65 and over) | 1485 | 1545 | 4.04 |
| Total | 5341 | 5227 | -2.13 |

Source: 1990 and 2000 United States Census.

Based on NJTPA projections given in Table II below, the population of Spring Lake Heights is projected to increase at a rate of approximately 0.55% every five (5) years from 2000 to 2030, with the exception of a 0.38% increase in the year 2005.

| Table II: Population Forecasts (2000-2030) | | | | | | | |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Year | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| Borough of Spring Lake Heights | 5,230 | 5,260 | 5,280 | 5,310 | 5,340 | 5,370 | 5,400 |
| Monmouth County | 615,300 | 639,500 | 657,900 | 674,100 | 689,200 | 705,000 | 713,000 |

Source: NJTPA Approved Demographic Forecasts, May 2005.

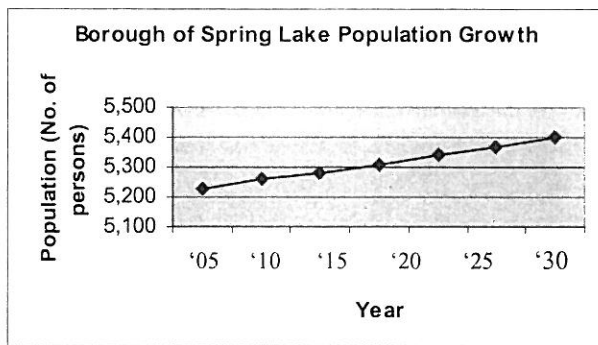


Figure A

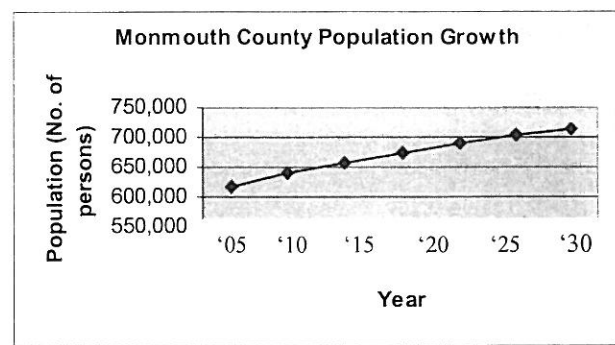


Figure B

Based on NJTPA projections and as illustrated in figures A and B above, population growth within the Borough of Spring Lake Heights and Monmouth County is projected to follow a similar trend of slow but steady exponential growth.

2. Racial Composition

As stated in the 1996 Re-Examination Report, the racial composition of the Borough of Spring Lake Heights in 2000 was 5,199 white, 58 African American, 1 Native American, 20 Asian/ Pacific Islander, 68 Hispanic and 11 others. During the decade, between 1990 and 2000 the population for White, Native American and Asian-Pacific racial groups decreased, while the population for African American and Hispanic racial groups increased. The racial composition of the Borough as reported by the 1990 and 2000 census is illustrated in Table III, below.

| Race | 1990 | 2000 | Percent Change (%) |
|-------------------------|-------------|-------------|---------------------------|
| White | 5,250 | 5,199 | -0.97 |
| African American | 53 | 58 | 9.43 |
| Asian and Other | 36 | 91 | 152.77 |
| Hispanic Origin | 68 | 111 | 63.23 |

* Hispanic Origin is not a race class.

Source: 1990 and 2000 United States Census.

3. Income

As depicted in Table IV below, the average income of the Borough residents substantially increased between 1989 and 1999. The per capita income for the Borough increased by approximately seventy-seven percent (76.29%), while the median family and household incomes increased approximately by thirty six percent (35.7%) and thirty- nine percent (38.5%), respectively. Although, the Borough's median income for a family and household are lower in comparison to those of Monmouth County, it's per- capita income remains higher than Monmouth County (\$31,149) as a whole.

| | 1989 | 1999 | Percent Change (%) |
|--------------------------------|-------------|-------------|---------------------------|
| Median Family Income | \$47,405 | \$64,345 | 35.73 |
| Median Household Income | \$37,060 | \$51,330 | 38.50 |
| Per Capita Income | \$19,906 | \$35,093 | 76.29 |

Source: 1990 and 2000 United States Census.

4. Education

Table V. illustrates the highest level of educational attainment for those Spring Lake Heights residents over the age of twenty-five (25) in 1990 and 2000. Overall, it appears that the residents of Spring Lake Heights Borough are achieving significantly higher levels of education than they were in 1990. The number of bachelors and graduate/professional degree holders has increased considerably over the last ten (10) years by eighteen percent (18.0%) and approximately fifty-one percent (51.1 %), respectively. In contrast, those residents whose highest level of education was less than a high school diploma or equivalent decreased by approximately fifty percent (49.2%). Likewise, those residents whose highest level of education was a high school diploma or equivalent decreased by approximately nine percent (8.3%).

| Highest Level of Education | 1990 | 2000 | Percent Change (%) |
|--|-------------|-------------|---------------------------|
| Less than 9 th Grade | 158 | 167 | 5.7 |
| 9 th to 12 th Grade (no diploma) | 526 | 267 | -49.2 |
| High School Graduate | 1197 | 1098 | -8.3 |
| Some College (no degree) | 742 | 783 | -5.5 |
| Associate Degree | 273 | 192 | -29.7 |
| Bachelor's Degree | 916 | 1081 | 18.0 |
| Graduate or Professional Degree | 325 | 491 | 51.1 |
| Total Population | 4137 | 4079 | |

Source: 1990 and 2000 United States Census.

B. Density and distribution of population and land uses – As discussed above, overall, the density and distribution of population and land use has not changed significantly from the last re-exam and 1996 Re-examination report. The majority of new units in the Borough, primarily infill were constructed at a relatively low density and complied with local zoning and planning ordinances. There is however a trend towards lower density development as smaller single-family lots are combined with others to create one large lot. This is due in fact that the community is becoming more of a year round family community as opposed to a season beach community.

C. Conservation of natural resources- Guiding the limited growth away from environmentally sensitive areas and directing it to more suitable locations continues to be a policy of the Planning Board. The community is over the past ten years or more has approached full build out, consideration should be given to the maintenance of open space and to creating better open space linkages.

D. Housing conditions - In general, the Spring Lake Heights community's housing stock is in good condition. The 2000 census revealed that the median year housing units were built in the Borough was 1963, with a majority of owner occupied homes built between 1950 –1959 (22.1%) and between 1970-1979 (19.7%)

According to the 2000 Census data approximately 62.9% of the Borough's a occupied housing is owner-occupied, while 37.1% are renter occupied.

Housing values continue to rise in the Borough as property becomes more expensive and les available. The median value of a residential property in the Borough was \$189,700 in

1990 and \$218,600 in 2000. Retaining affordable and moderate-income housing units remains an important policy of Spring Lake Heights.

The 2000 Census indicates that the Borough gained 272 owner occupied units, from a total of 1,308 in 1990 to 1,580 in 2000. The 20% increase from 1990 to 2000 in the Borough is reflective of many of the shore communities that see an increase in the year round occupancy of residential structures instead of just summer rentals. This is evident in the continued trend of knockdowns of smaller type homes with the construction of newer modern homes.

E. Energy conservation - Promoting the construction of energy efficient homes, office and public buildings remains an objective of the community.

F. Collection, disposition and recycling of designated recyclable materials - The Borough only collects waste from residential and commercial users generated within the Borough, while participating with the County on additional recycling issues. The Recycling Center is open 8:00 a.m. - 2 p.m. Monday thru Saturday and is located in the Public Works yard at 555 Atlantic Avenue, where the following items are accepted: Cardboard, Newspapers, Bottles and Cans, Brush, Leaves, Mixed Paper, Household Batteries and Clothing (DARE Program). Hazardous wastes such as Paints, pesticides, fertilizers, motor oil, antifreeze, pool chemicals, batteries, gasoline and herbicides can be brought to the Monmouth County Permanent Household Hazardous Waste Facility at 3211 Shafto Road, Tinton Falls.

G. State, county and municipal policy changes - The New Jersey State Development and Redevelopment Plan (SDRP) was adopted March 1, 2001. The SDRP is intended to serve as a guide for public and private sector investment in New Jersey and as a policy document to guide state and local agencies planning.

The state plan designates large masses of land that share a common set of conditions, such as population density, infrastructure, level of development, or natural systems into one of five planning areas. Each planning area has a series of policy objectives that guide the application of the SDRP. None of these designations preclude development.

The Borough is classified as being located in the Metropolitan Planning Area (PA1). The PA1 includes large urban centers and post war suburbs that are fully or almost fully developed so that future development is dominated by an intensification of land uses through redevelopment and reuse. These areas are characterized by a wide range of public services and land uses. Municipal boundaries have become blurred and many functional problems such as traffic congestion management have become extra municipal in scope. The State Plan envisions the creation of cooperative regional programs aimed at addressing these issues. It also makes public and private investment and reinvestment in a PA1 a high priority to sustain and leverage the existing investment in public and private infrastructure facilities and services that exist there.

SECTION V

**SPECIFIC CHANGES RECOMMENDED FOR THE
MASTER PLAN AND DEVELOPMENT
REGULATIONS**

V. Specific Changes Recommended for the Master Plan and Development Regulations

Throughout this re-examination report we have discussed changes that have occurred in the Borough. Some of these changes are readily apparent, others less apparent, and some are just beginning to be felt. While there have been changes, many issues continue to be in the forefront of our planning. The community continues to focus on the following:

- A shortage of vacant developable land to meet the many competing needs in the community.
- Encouraging single-family housing while maintaining existing residential character.
- Meeting the housing needs of a growing senior population and the recreation needs of school aged children.
- Maintaining a range of housing opportunities to ensure a diverse population at all age and economic levels.
- Providing adequate recreation, open space and environmental conservation.
- Ensuring an economically healthy aesthetically pleasing commercial corridor.
- The lack of a true “Town Center”

This re-exam recommends that the Master Plan be updated to address the above issues, and incorporate the following items, along with any other issues that come to light upon detailed review and public comment.

LAND USE & DEVELOPMENT REGULATIONS

1. The zoning change opportunities, with a view towards developing a mixed-use zone or “Town Center” should be reviewed. This zone could permit age restricted and other types of housing such as affordable housing, and market rate housing, as well as additional nonresidential development.
2. The transition areas around existing nonresidential zones in Borough should be examined to determine if these areas need additional protection, such as additional setback distance when adjacent to residential uses, or have changed and require rezoning.
3. Increase enforcement of zoning violations and conditions of approval.
4. Develop Design Guidelines, which include streetscape standards, for the B1 & B2 zones and the entire Route 71 Corridor in order to create an inviting sense of place and develop a cohesive design element throughout.
5. The lighting and sign ordinance as related to commercial properties should be reviewed and updated as part of the suggested design standards.
6. Consider large lot zoning, without the provision of cluster development for Spring Lake Golf Club that promotes conservation of open space.
7. Amend Chapter XXII, Municipal Land Use Regulations of the Borough of Spring Lake Heights to revise the following:

22-302 Definitions

- **Building Height** – The maximum building height for principle structures in all residential zones shall be thirty-two (32') feet maximum and be limited to two and one half (2 1/2) stories. Maximum eave heights in feet shall be twenty five feet (25') for all roof types, Maximum roof height shall be thirty-two feet (32') for gable and hip roofs; twenty-five feet (25') for Flat Roofs; and thirty-two feet (32') for Mansard, Dutch Colonial and other roofs.

22-503.4 - Living Area Height Shall be revised to state that the maximum building height for principle structures in all residential zones shall be thirty two feet (32') maximum and be limited to two and one half (2 ½) stories in accordance with the following schedule and definitions:

Article VI. Zoning Regulations

22-600 Zone Districts

For the purpose of this chapter, the Borough is divided into the following zones or districts:

| | |
|------|---------------------------|
| R-1 | Residential Single Family |
| R-1A | Residential Cluster |
| R-2 | Residential Single Family |
| R-3 | Residential Single Family |
| R-4 | Residential Single Family |
| R-5 | Residential Single Family |
| B-1 | Business and Office |
| B-2 | Commercial |

22-606 Zone District Regulations

22-606.1 Residential Zones R-1, R1-A, R-2, R-3, R-4 and R-5\

1. Permitted Principle Uses (Land and Buildings)
 1. Residential Cluster Development of single family detached dwellings or of townhouses in the R1-A zone district only

22-608 Residential Zones R-1, R1-A, R-2, R-3, R-4 and R-5

Residential cluster developments may be permitted in the R1-A zone district, provided that the following standards and conditions are complied with.

HOUSING

1. The Borough shall address its Fair Share obligation for Affordable Housing according to the most current up to date COAH regulations.
2. The housing element should be revised to include innovative ways to meet the needs of a growing senior population.
3. Maintaining housing that is affordable to all income levels continues to warrant further study and action.
4. Maintaining the existing character of our neighborhoods should be ensured through the development of additional zoning controls on the height, setback, and bulk of homes. Large homes that are out of scale with their neighborhood should be discouraged.

CIRCULATION

1. Develop a list of known traffic/circulation problems and develop a vision for local solutions to those local traffic issues.

UTILITY SERVICES

1. Undersized storm drains and water lines should be replaced.
2. New or upgraded utility services should be buried underground whenever possible, including all new residential development
3. The Borough should continue to address any inflow and infiltration problems along sewer lines.

COMMUNITY FACILITIES

1. Joint public municipal services should be investigated with adjacent municipalities in order to reduce overall costs.

OPEN SPACE, RECREATION AND CONSERVATION

1. Community land acquisition goals and priorities should be reviewed to insure all properties have been identified.
2. A review of open-space policies, goals, and objectives should be undertaken.
3. Identification of additional areas for small parks and activities

ADDITIONAL RECOMENDATIONS

1. The objectives, principles, assumptions, policies, standards and recommendations that were established in the 1996 Master Plan remain pertinent and are recommended to be maintained with the following exceptions.
 - The expansion of the area between Passaic Avenue and Warren Avenue to extend the Warren Avenue commercial area is no longer a goal of the Master Plan.
 - The boundaries and requirements of the Residential Mount Laurel Zoning District (R-ML) for affordable housing should be evaluated to identify both the need for the zone as well as appropriate locations for said zoning district.

2. Investigate the current zoning designation of Blk 61 Lots 3 & 4, (Wall Road). The subject property is located within the B1 Zoning district, however the site is occupied with single-family residential land uses.

SECTION VI

REDEVELOPMENT RECOMMENDATIONS

V. REDEVELOPMENT RECOMENDATIONS

The Borough of Spring Lake Heights does not have any existing or proposed redevelopment areas recommended at this time.

SECTION VII

CONCLUSION

VII. CONCLUSION

The 2008 Borough of Spring Lake Heights Master Plan Reexamination Report includes an updated Existing Land Use Map, which is included within Appendix A. As this report did not include any recommended changes to the Borough Zoning Map, an updated Zoning Map has not been included.

This Report has been prepared for the Borough of Spring Lake Heights Planning Board and was compiled utilizing the input and recommendations of the Planning Board and the Master Plan Reexamination Report Planning Board Subcommittee, as well as input from other Borough Officials.

APPENDIX A

EXISTING LAND USE MAP