

Master Plan Reexamination Report

Prepared for:

**The Borough of Spring Lake Heights
Monmouth County, New Jersey**

2019

Prepared By:



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Neptune, New Jersey 07753

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

A handwritten signature in blue ink, appearing to be "Jennifer C. Beahm", is written over a horizontal line.

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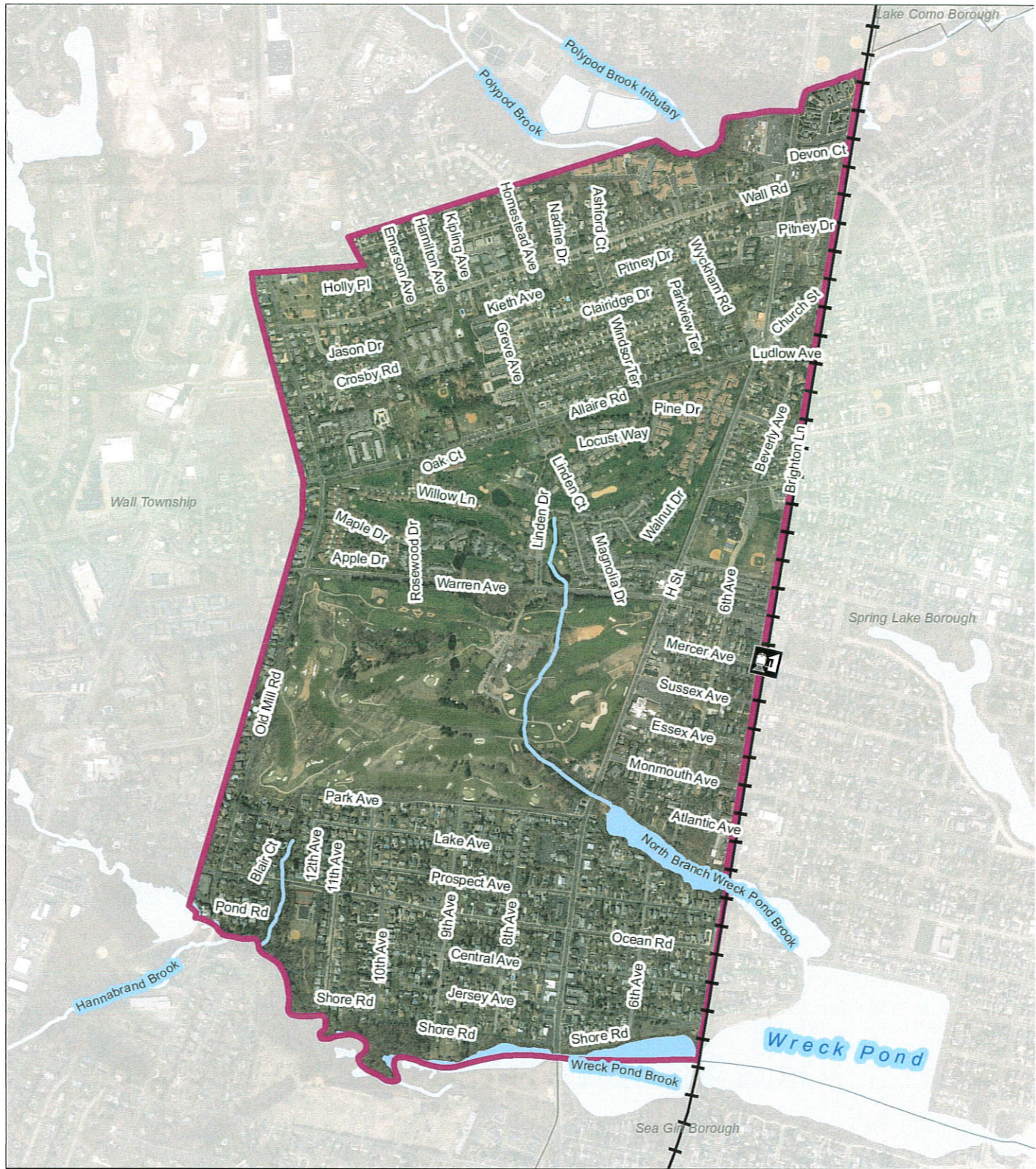
INTRODUCTION

The Borough of Spring Lake Heights is an established, vibrant residential community located in southeastern Monmouth County, New Jersey occupying 1.3 square miles between suburban residential communities to the west and seaside communities on the Atlantic Ocean to the east. The Borough has been developing as a residential community since it was annexed from Wall Township in 1892. The development of the North Jersey Coast Rail line, which divides Spring Lake Heights from neighboring Spring Lake to the east with a stop on the border, and highway infrastructure brought additional means of commuting that opened the Borough to additional year-round residents. The current year-round population of Spring Lake Heights is estimated at 4,683 (ACS 2015 5-year data).

Today the Borough is almost completely built out residential community. Higher-density single family and multi-family development is clustered in the northern portion of the Borough above the golf course. Commercial uses are concentrated along the eastern edge of the Borough, near the border of Spring Lake Heights and along State Highway 71. Borough facilities and services are scattered throughout the Borough but tend to be located in the blocks between Route 71 and Railroad Avenue in the east (including the municipal building, the fire house, and the public works facility). Park and recreation lands are also disbursed throughout – with recreational courts in the north of the Borough along Allaire Road, and well as in the south at Ocean Road park. The Spring Lake golf club occupies a large portion of the Borough. Open space / conservation land is located along the Wreck Pond Brook at the Borough's southern border.

Spring Lake Heights is bordered by Spring Lake Borough to the east, Wall Township to the north, west, and south, and Sea Girt Borough to the southeast. Spring Lake Heights is among the eastern Monmouth County communities in proximity to the Atlantic Ocean with a stable and health year-round population, supporting the Jersey Shore all year round when many of the seaside resort communities with a large portion of second homes empty out.

Previous land use planning policies have focused on managing infill residential development as a built-out municipality, encouraging the development of a vibrant commercial corridor along Highway 71, and the preservation of land along the Borough's environmentally sensitive features.



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 Consulting Engineers

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Aerial Imagery

Borough of Spring Lake Heights
 Monmouth County, New Jersey

Source: Aerial Imagery NJGIN 2011

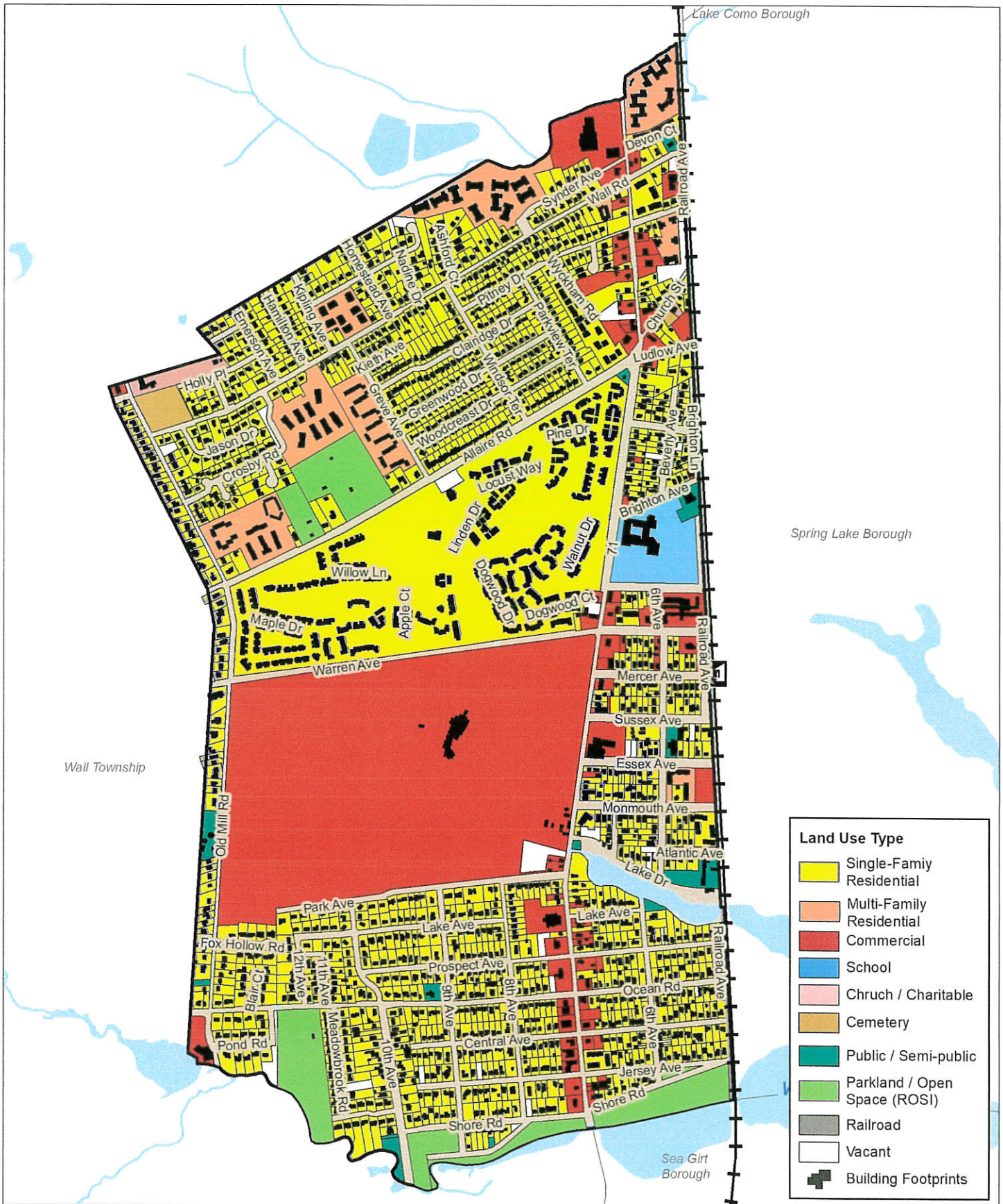


PURPOSE

This report constitutes the 2018 Master Plan Reexamination Report for the Borough of Spring Lake Heights prepared pursuant to the requirements of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89. The Reexamination Report's purpose is to review and evaluate municipal planning documents and development regulations on a periodic basis to reflect the changing needs of the Borough and to affirm the continued relevance of policies that were previously set forth. Spring Lake Heights adopted its last Reexamination Report in 2008.

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

- Spring Lake Heights Borough Municipal Land Use Regulations (Chapter XXII);
- Master Plan Reexamination Report, 2008, Birdsall Engineering, Inc.;
- Updated State and County planning documents;
- 2010 US Census Data; and
- 2015 American Community Survey Data



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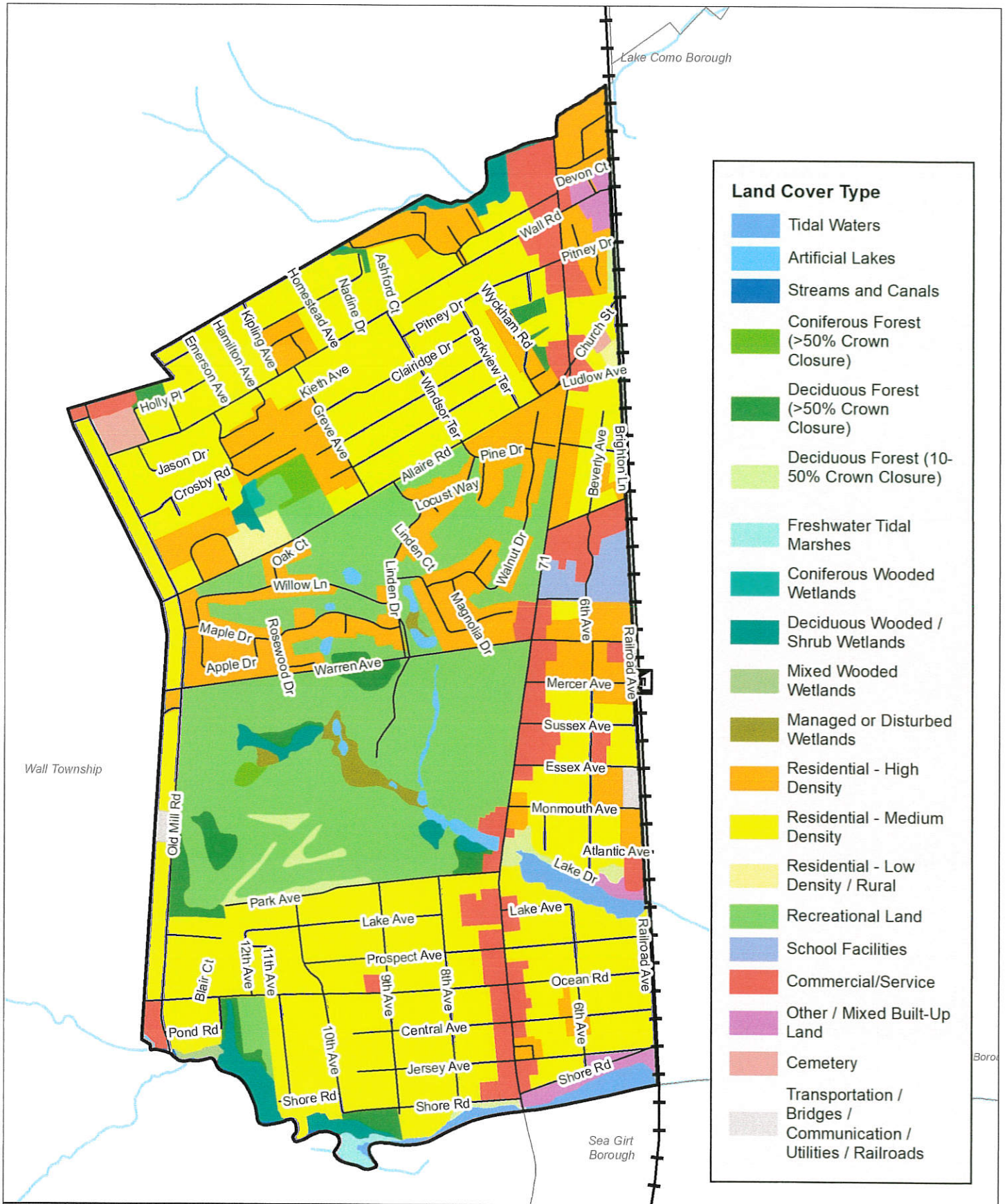
Existing Land Use

Borough of Spring Lake Heights
 Monmouth County, New Jersey

Source: parcels NJGIN (with corrections), MODIV data Monmouth County Assessment Database (thru May 30, 2018). Building footprints (2012), Monmouth County GIS.

0 0.05 0.1 0.2 Miles





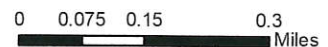
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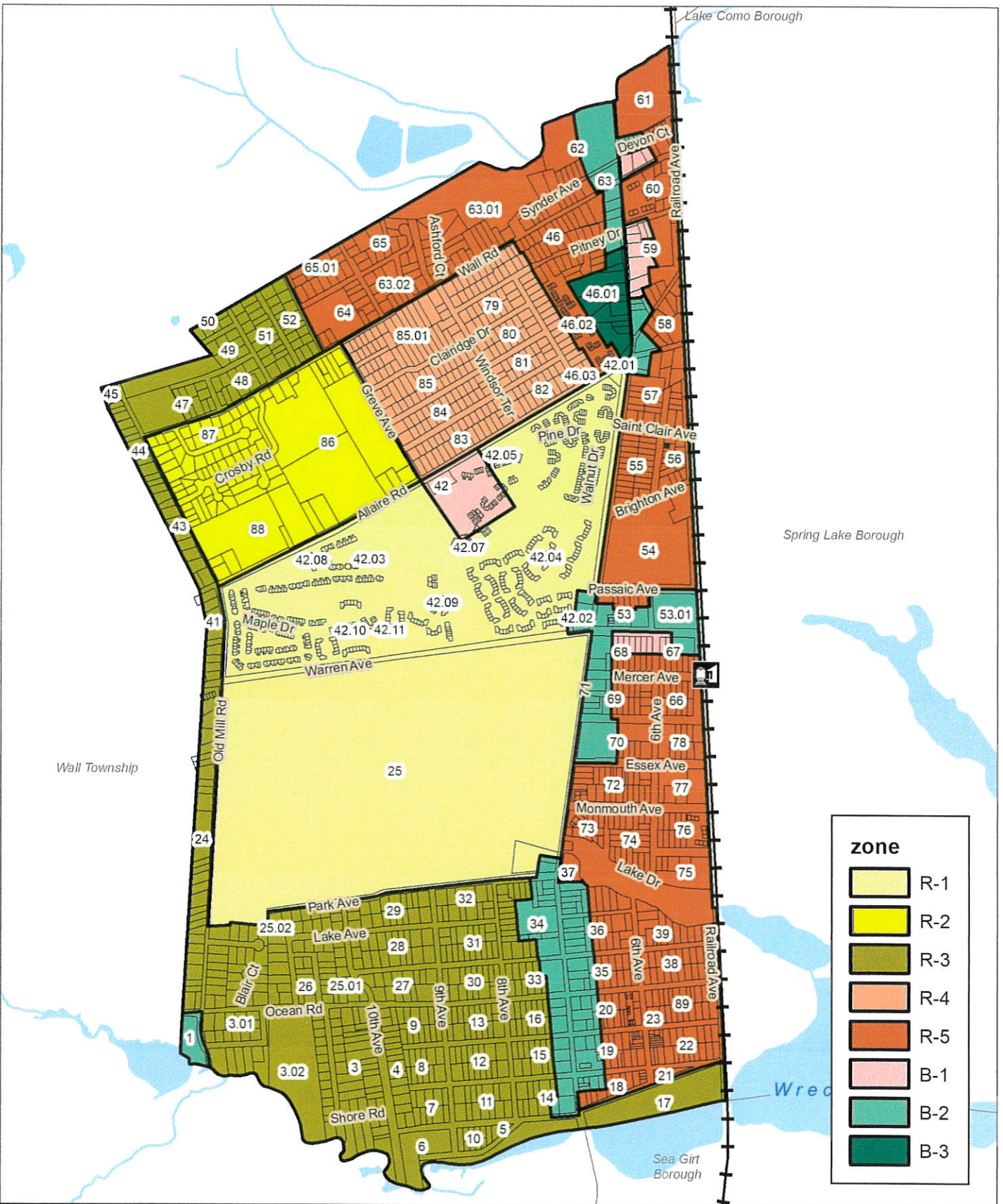
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Existing Land Cover

Borough of Spring Lake Heights
 Monmouth County, New Jersey

Source: parcels NJGIN (with corrections), Land Cover Data from NJDEP (2012).





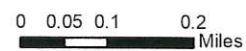
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Current Zoning

Source: parcels NJGIN (with corrections),
 Borough Zoning Code (8/19/2013)

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Borough of Spring Lake Heights
 Monmouth County, New Jersey



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.

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

SECTION A. Goals, Objectives & Issues at the Time of the 2008 Reexamination Report

The first provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include the “major problems and objectives relating to land development in the municipality at the time of the adoption of the last re-examination report.” The Borough’s 2008 Master Plan Reexamination undertook a review of the issues identified in the 1996 Reexamination Report and their status at that time. The following provides a summary of Borough issues and goals as discussed in 2008.

LAND USE PLANNING ISSUES 2008

1. Potential for residential development

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. Future residential development of the Borough will tend to occur as infill development or redevelopment. The Borough continues to focus on the following residential land use issues:

- Navigating 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
- Maintaining a range of housing opportunities to ensure a diverse population at all age and economic levels.

2. Development of the Highway 71 corridor

The redevelopment of commercial properties located along the Highway 71 corridor remains important for current property owners as new development opportunities are limited. Previous re-examination reports suggested developing policy, guidelines and a vision for land uses along Highway 71 by examining alternative land development patterns, redevelopment opportunities and transportation improvements. The Borough is in the initial stages of developing design guidelines and a vision for Highway 71, while Monmouth County received funding from the DCA to study the 71 corridor from Brielle to Eatontown.

The Borough continues to grapple with (1) ensuring an economically healthy aesthetically pleasing commercial corridor and (2) the lack of a true “Town Center.”

3. Recreation and conservation of environmentally sensitive areas

The Borough still recognizes the importance of maintaining and designating Open Space parcels in sensitive environmental areas in the Borough, including lands subject to flooding and those identified as wetlands, as evidenced in the creation of the Open Park Land -OPL Zone. Providing adequate recreation, open space and environmental conservation continues to be a focus, particularly meeting the recreation needs of school-aged children.

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

The second provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include the extent to which such problems and objectives have been reduced or have increased since the last Master Plan or Reexamination. The analysis below discusses the Borough's planning issues, objectives, and recent recommendations each in turn to determine whether they are ongoing, have been completed or addresses, or are no longer relevant due to changes in context. The status of the four issues discussed in the 2008 Reexamination Report are as follows.

STATUS OF 2008 LAND USE PLANNING ISSUES

1. Potential for residential development

Since the 2008 Reexamination Report, the Borough

2. Development of the Highway 71 corridor

Future land use planning for the

3. Recreation and conservation of environmentally sensitive areas

The Borough still recognizes the importance of maintaining and designating open space parcels and has

STATUS OF 2008 LAND USE PLANNING OBJECTIVES & RECOMMENDATIONS

In addition to the above issues, the 2008 Reexamination Report posed a set of new objectives and recommendations addressing several issue areas. The status of these objectives and recommendations and the extent to which they are still valid is discussed below.

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.

This objective has been addressed. The Borough enacted a new B-3 zone in 2013 to set aside an area for town center based development. Commercial properties with outdoor seating areas have been built, laying the foundation for the "Scottyville" town center 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. **This recommendation is no longer valid, as adequate setback distances are in place in the existing development regulations.**
3. Increase enforcement of zoning violations and conditions of approval.

This recommendation remains valid.

4. Develop Design Guidelines, which include streetscape standards, for the B-1 & B-2 zones and the entire Route 71 Corridor in order to create an inviting sense of place and develop a cohesive design element throughout.

This objective has been addressed with the development of design guidelines.

5. The lighting and sign ordinance as related to commercial properties should be reviewed and updated as part of the suggested design standards.

This recommendation remains valid, with no action taken on this time to date.

6. Consider large lot zoning, without the provision of cluster development for Spring Lake Golf Club that promotes conservation of open space.

This recommendation is no longer valid, as the Borough will seek to continue the recreational character of this land to meet the needs of residents in the event that the golf course use should ever discontinue.

7. Amend Chapter XXII, Municipal Land Use Regulations of the Borough of Spring Lake Heights to revise the following:

22-302 Definitions

- a. 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.

No action was taken on this item, and it is no longer valid as the Borough wishes to develop a height definition that modifies the maximum height requirements.

- b. 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:

No action was taken on this item, and it is no longer valid as the Borough wishes to further consider maximum height requirements.

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-1 A 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

This recommendation has been addressed and is no longer valid. Subsection 222-600 includes the correct taxonomy of zones as currently exist in the Borough's zoning ordinance and map.

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)
 - a. Residential Cluster Development of single family detached dwellings or of townhouses in the R1-A district only

This recommendation is no longer valid as the R1-A cluster zone was considered, found to be inappropriate as contemplated, and never enacted.

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.

This recommendation is no longer valid as the R1-A cluster zone was considered, found to be inappropriate as contemplated, and never enacted.

Housing

1. The Borough shall address its Fair Share obligation for Affordable Housing according to the most current up to date COAH regulations.

This objective is no longer valid, as the COAH process has been overtaken by the Courts. The Borough will reformulate its housing objectives given the change in the context of the affordable housing framework.

2. The housing element should be revised to include innovative ways to meet the needs of a growing senior population.

This recommendation is no longer valid as the senior population seems to have plateaued given the most recent demographic estimates.

3. Maintaining housing that is affordable to all income levels continues to warrant further study and action.

This recommendation remains valid.

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.

The objective of maintaining the existing character of Spring Lake Heights neighborhoods remains valid, but the means by which that is achieved may not necessitate the development of additional zoning controls, with enforcement being the key component in limiting out-of-scale development.

Circulation

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

This recommendation remains valid.

Utility Services

1. Undersized storm drains and water lines should be replaced.

This recommendation remains valid.

2. New or upgraded utility services should be buried underground whenever possible, including all new residential development

This recommendation remains valid.

3. The Borough should continue to address any inflow and infiltration problems along sewer lines.

This recommendation remains valid.

Community Facilities

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

This recommendation remains valid.

Open Space, Recreation and Conservation

1. Community land acquisition goals and priorities should be reviewed to insure all properties have been identified.

This recommendation remains valid.

2. A review of open-space policies, goals, and objectives should be undertaken.

This recommendation remains valid.

3. Identification of additional areas for small parks and activities

This recommendation remains valid.

Additional Recommendations

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:

- a. 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.

- b. 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 Block 61 Lots 3 & 4, (Wall Road). The subject property is located within the B-1 Zoning district; however, the site is occupied with single-family residential land uses.

SECTION C. Significant Changes in Assumptions, Policies and Objectives

The third provision of 40:55D-89 of the MLUL requires that a Reexamination Report address the “extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives.”

Since the Borough adopted its 2008 Reexamination Report, the overall character of the Borough has not changed, nor have there been substantive changes in land use, environmental conditions or circulation patterns in the Borough. Over the six-year planning horizon anticipated by this Reexamination Report, the Borough’s principal challenge is to manage and direct the gradual evolution of land use patterns within its built-out context in such a way as to maintain its character as a seaside residential community.

There have been some significant changes at the state, county and local level affecting the assumptions, policies and objectives forming the basis of the Master Plan. This section discusses the following changes in conditions and assumptions:

- Local demographic characteristics;
- Impacts from Superstorm Sandy as an Impetus for Sustainability and Resiliency Planning;
- Circulation planning; and
- State and County regional planning.

CHANGES IN LOCAL DEMOGRAPHIC CHARACTERISTICS

Population

In 2015, Spring Lake Heights had an estimated total population of 4,683. This number represents a population decrease of 544 persons (10 percent) since the year 2000. An overall downward population trend has been occurring in Spring Lake Heights since 1980, the year in which population peaked at 5,424. Monmouth County, in comparison, experienced a slight population decrease between 2010 and 2015, but had been experiencing consistent population increases up to that point.

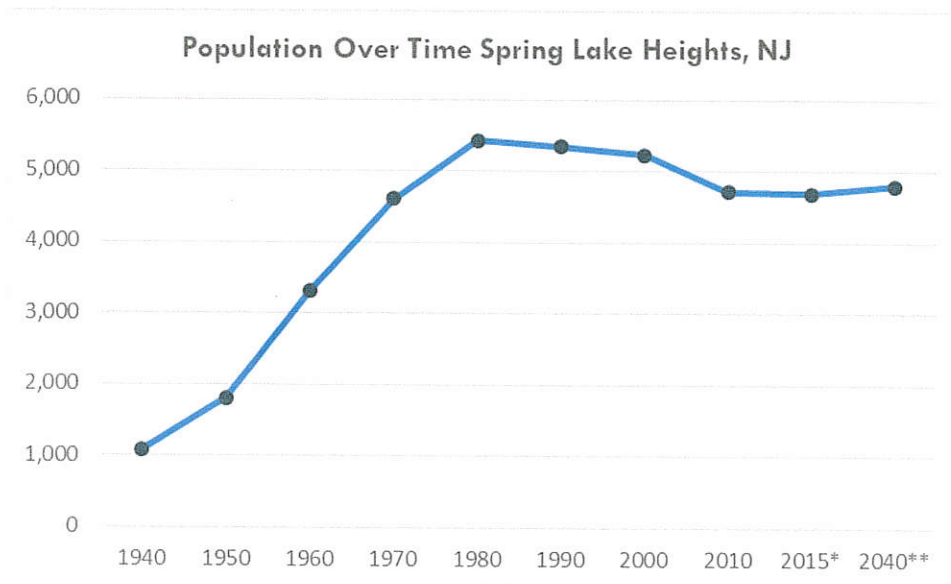
Table 1: Population Trends, 1940-2015

Year	Spring Lake Heights			Monmouth County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1940	1,076	-	-	161,238	-	-	4,160,165	-	-
1950	1,798	722	67.1%	225,327	64,089	39.7%	4,835,329	675,164	16.2%
1960	3,309	1,511	84.0%	334,401	109,074	48.4%	6,066,782	1,231,453	25.5%
1970	4,602	1,293	39.1%	461,849	127,448	38.1%	7,171,112	1,104,330	18.2%
1980	5,424	822	17.9%	503,173	41,324	8.9%	7,365,011	193,899	2.7%
1990	5,341	-83	-1.5%	553,124	49,951	9.9%	7,730,188	365,177	5.0%
2000	5,227	-114	-2.1%	615,301	62,177	11.2%	8,414,350	684,162	8.9%
2010	4,713	-514	-9.8%	630,380	15,079	2.5%	8,791,894	377,544	4.5%
2015*	4,683	-30	-0.6%	629,185	-1,195	-0.2%	8,904,413	112,519	1.3%
2040**	4,790	107	2.3%	696,900	67,715	10.8%	-	-	-

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

*U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates (table B01003)

**Projections from North Jersey Transportation Planning Authority



Age

The age composition of Spring Lake Heights has shifted noticeably since 2000. According to American Community Survey 5-Year Estimates, significant changes occurred in many age groups. The number of very young children has decreased, but the number of middle school aged children has increased by 38 percent. In a departure from many neighboring communities, there has been a sharp increase in the number of persons age 20-24. Certain segments of the senior population have increased, such as the 55 to 59 and 60 to 64-year-old cohorts, while the eldest senior age ranges have decreased (ages 65 and above).

Table 2: Population by Age Cohort, Spring Lake Heights, 2000-2015

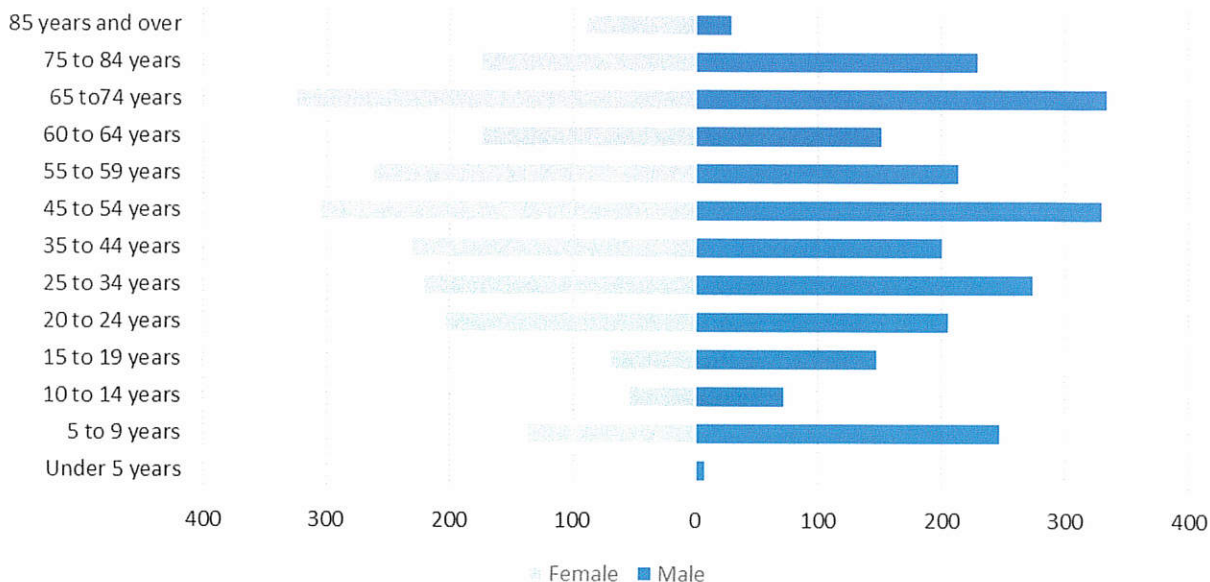
Population	2000		2015		Change 2000-2015
	Number	Percent	Number	Percent	
Total population	5,227	100.0%	4,683	100%	-10.4%
Under 5 years	215	4.1%	7	0.1%	-96.7%
5 to 9 years	278	5.3%	384	8.2%	38.1%
10 to 14 years	244	4.7%	125	2.7%	-48.8%
15 to 19 years	213	4.1%	217	4.6%	1.9%
20 to 24 years	161	3.1%	408	8.7%	153.4%
25 to 34 years	499	9.5%	495	10.6%	-0.8%
35 to 44 years	742	14.2%	431	9.2%	-41.9%
45 to 54 years	748	14.3%	635	13.6%	-15.1%
55 to 59 years	285	5.5%	476	10.2%	67.0%
60 to 64 years	297	5.7%	325	6.9%	9.4%
65 to 74 years	789	15.1%	659	14.1%	-16.5%
75 to 84 years	546	10.4%	403	8.6%	-26.2%
85 years and over	210	4.0%	118	2.5%	-43.8%
2000 US Census Bureau (table DP-1)					
U.S. Census Bureau, American Community Survey 2011-2015 (table DP-05)					

The median age of Spring Lake Heights residents increased by only 1.5 years between 2000 and 2015. This trend is consistent with the general “graying” of America as the Baby Boom Generation continues to age. However, this transformation appears to be progressing more slowly in Spring Lake Heights, with the State and County experiencing median age increases of 2.7 years and 4.6 years, respectively. The Borough’s median age of 49.8 years is approximately seven years older than the overall County median age of 42.3 years.

Table 3: Median Age

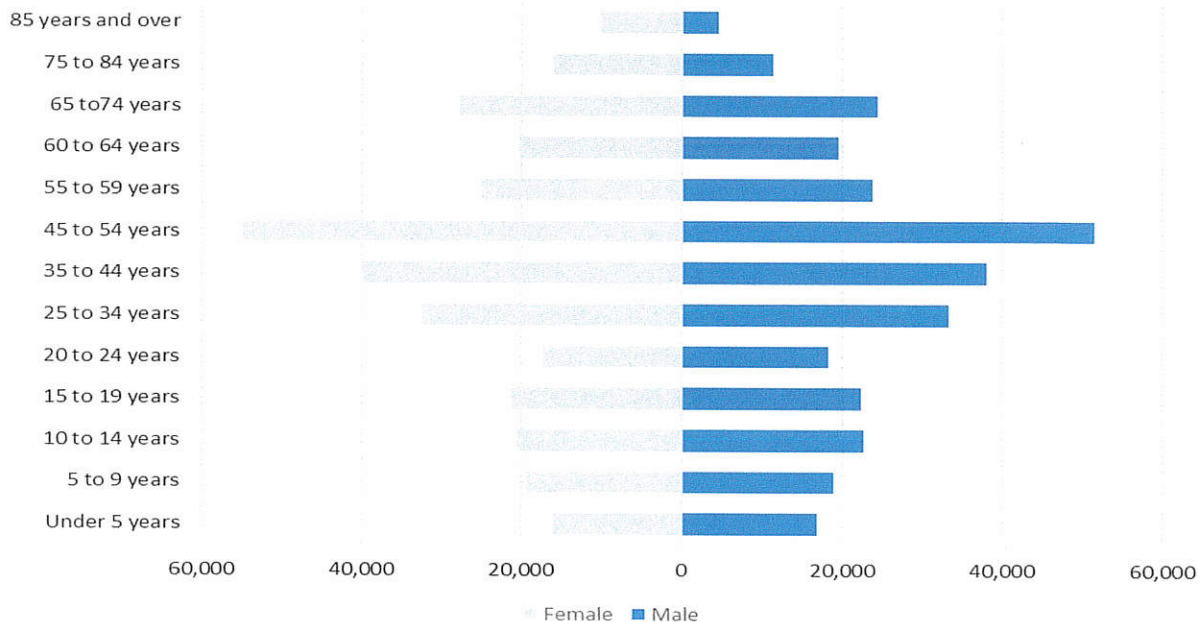
Year	Spring Lake Heights	Monmouth County	New Jersey
2000	48.3	37.7	36.7
2015	49.8	42.3	39.4
Change	1.5	4.6	2.7
U.S. Census Bureau, 2000 Decennial Census (table DP-1)			
U.S. Census Bureau, American Community Survey 2011-2015 (table DP-05)			

Spring Lake Heights Population Pyramid, 2015



Households

Monmouth County Population Pyramid, 2015



A household is defined as one or more persons, related or not, living together in a housing unit. 2015 ACS 5-Year Estimates note that there were approximately 2,262 households in Spring Lake. Approximately 78 percent of the Borough’s households were comprised of one or two persons, with the one-person category containing the greatest number of households. A smaller percentage (57%) of Monmouth County households fell into these categories. The Borough exhibited a lower percentage of three and four-or-more person

households than the County. The Borough's average household size reflects these trends, at 2.07 persons per household compared to the County's 2.7-person per household figure.

*Table 4: Household Characteristics
Spring Lake Heights and Monmouth County, 2015*

	Spring Lake Heights		Monmouth County	
	Number	Percent	Number	Percent
Total Households	2,262	100.0%	233,105	100.0%
1-person	955	42.2%	60,419	25.9%
2-persons	812	35.9%	72,772	31.2%
3-persons	172	7.6%	39,624	17.0%
4 or more persons	323	14.3%	60,290	25.9%
Average Household Size	2.07		2.67	
U.S. Census Bureau, American Community Survey 2011-2015 (tables S2501 & B25010)				

Income

Spring Lake Heights experienced an estimated 29.4 percent increase in per capita income between 2000 and 2015, which was a lower rate of increase than that of Monmouth County (39.6%) and the State (35.5%). Although the Borough experienced the lowest increase in per capita income of the three geographic regions studied, the Borough's per capita income of \$45,416 in 2015 is higher than the County's \$43,469 per capita income figure and the State's \$36,582 per capita income.

Table 5: Per Capita Income and Median Household Income

	2000 Per Capita Income	2015 Per Capita Income	Percent Change	2000 Median Household Income	2015 Median Household Income	Percent Change
Spring Lake Heights	\$35,093	\$45,416	29.4%	\$51,330	\$72,353	41.0%
Monmouth County	\$31,149	\$43,469	39.6%	\$64,271	\$85,242	32.6%
New Jersey	\$27,006	\$36,582	35.5%	\$55,146	\$72,093	30.7%
U.S. Census Bureau, 2000 Decennial Census (tables DP-3 and P082)						
U.S. Census Bureau, American Community Survey 2011-2015 (tables S1902 and S1903)						

In terms of median household income, households in Spring Lake Heights tended to earn less than Monmouth County households generally, very much in line with households statewide in 2015 estimates. The median income in Spring Lake Heights was \$72,353, approximately \$13,000 less than county median household income and \$260 more than state median household income. Between 2000 and 2015, the median household income increased 41 percent, more than the 32.6 percent increase experienced in Monmouth County and the 30.7 percent increase for the State overall.

The income distribution for the Borough deviates from that of the County. The income brackets containing the highest percentage of households in Spring Lake Heights are the \$50,000 to 74,999 range (20.2%),

followed by the \$75,000 to \$99,999 range (15.8%). The highest percentage of households for the County overall fall into the \$100,000 to \$149,999 range (18.7%).

Table 6: Household Income Distribution

	Spring Lake Heights		Monmouth County	
	Number	Percent	Number	Percent
Total Households	2,262	100.0%	233,105	100.0%
Less than \$10,000	117	5.2%	9,486	4.1%
\$10,000 to \$14,999	30	1.3%	7,152	3.1%
\$15,000 to \$24,999	141	6.2%	16,568	7.1%
\$25,000 to \$34,999	216	9.5%	16,469	7.1%
\$35,000 to \$49,999	208	9.2%	20,691	8.9%
\$50,000 to \$74,999	456	20.2%	33,078	14.2%
\$75,000 to \$99,999	357	15.8%	29,102	12.5%
\$100,000 to \$149,999	315	13.9%	43,498	18.7%
\$150,000 to \$199,999	170	7.5%	24,853	10.7%
\$200,000 or more	252	11.1%	32,208	13.8%

U.S. Census Bureau, American Community Survey 2011-2015 (table B19001)

Employment

The 2015 ACS reports on the work activity of residents aged 16 years and older. The Borough's working age population was 4,147 persons (88.6 percent of the overall population), approximately 2,402 of whom were part of the labor force (57.9%). Approximately 42.1 percent of the Borough's working age residents were not participating in the labor force. All of Spring Lake Heights' labor force was employed in civilian jobs. Approximately 1.6 percent of Borough residents are estimated to be unemployed at this time, much lower than the estimated unemployment rate of Monmouth County overall (5.2%).

Table 7: Employment Status

	Spring Lake Heights		Monmouth County	
	Number	Percent	Number	Percent
Population 16 years and over	4,147	88.6%	505,316	80.3%
In labor force	2,402	57.9%	333,780	66.1%
Civilian Labor Force	2,402	100.0%	333,439	99.9%
Employed	2,336	56.3%	307,183	60.8%
Unemployed	66	1.6%	26,256	5.2%
Armed Forces	0	0.0%	341	0.1%
Not in labor force	1,745	42.1%	171,536	33.9%
U.S. Census Bureau, American Community Survey 2011-2015 (table DP03)				

Employment by Industry

An analysis of employees (over the age of 16) by industry indicates that employed, working-age individuals in Spring Lake Heights were involved in a range of economic sectors. As depicted in Table 8 below, the highest concentration of workers (23%) are employed in the educational, health, and social services sector. The other sectors employing over 10 percent of Borough'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 27 minutes.

Table 8: Workforce by Sector

Industry	Spring Lake Heights	Monmouth County
Civilian employed population 16 years and over	100.0%	100.0%
Agriculture, forestry, fishing and hunting, mining	0.0%	0.3%
Construction	8.8%	7.0%
Manufacturing	4.2%	6.0%
Wholesale Trade	1.2%	3.1%
Retail Trade	13.7%	11.7%
Transportation and Warehousing, and Utilities	6.3%	5.0%
Information	4.2%	3.6%
Finance and insurance, and real estate and rental and leasing	7.5%	10.2%
Professional, scientific, and management, and administrative and waste management services	15.2%	12.7%
Educational services, and health care and social assistance	23.0%	23.5%
Arts, entertainment, and recreation, and accommodation and food services	9.0%	8.9%
Other Services, except public administration	2.1%	4.1%
Public administration	4.8%	4.1%

U.S. Census Bureau, American Community Survey 2011-2015 (table DP03)

Table 9: Travel Time to Work

	Spring Lake Heights		Monmouth County	
	Number	Percent	Number	Percent
Workers who did not work at home	2,127	100.0%	285,942	100.0%
Less than 10 minutes	579	27.2%	35,883	12.5%
10 to 19 minutes	514	24.2%	71,638	25.1%
20 to 29 minutes	451	21.2%	45,761	16.0%
30 to 44 minutes	142	6.7%	49,148	17.2%
45 to 59 minutes	91	4.3%	26,260	9.2%
60 to 89 minutes	121	5.7%	34,351	12.0%
90 or more minutes	229	10.8%	22,901	8.0%
Mean travel time to work (minutes)	27		33.5	

U.S. Census Bureau, American Community Survey 2011-2015 (table DP03 and B08303)

Housing Stock

There are approximately 2,776 total housing units in Spring Lake Heights, of which less than 50 percent are detached single-family homes (48.1%). Approximately 81.5 percent of the Borough's housing stock is occupied, with the majority of vacancies (60 percent) attributable to units used for seasonal, recreational, or occasional use. Most homes were built between 1960 and 1980, at a current age of forty to sixty years.

Table 10: Housing Units by Type, 2015

Units in Structure	Total	Percent
Total	2,776	100.0%
1 Unit, detached	1,334	48.1%
1 Unit, attached	385	13.9%
2 Units	61	2.2%
3 or 4 Units	150	5.4%
5 to 9 Units	386	13.9%
10 to 19 Units	160	5.8%
20 Units or more	300	10.8%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%
U.S. Census Bureau, American Community Survey 2011-2015 (DP04)		

Table 11: Housing Units by Vacancy Status, 2015

	Total	Percentage
Total Housing Units	2,776	100%
Occupied	2,262	81.48%
Vacant Housing Units	514	18.5%
For Rent/Rented Not Occupied	49	9.5%
For Sale Only	46	8.9%
Sold, not occupied	0	0.0%
For Seasonal, Recreational or Occasional Use	310	60.3%
Other Vacant	109	21.2%
U.S. Census Bureau, American Community Survey 2011-2015 (table B25004)		

Table 12: Year Structure Built

	Number	Percent
Built 1939 or earlier	337	12.1%
Built 1940 to 1949	103	3.7%
Built 1950 to 1959	459	16.5%
Built 1960 to 1969	697	25.1%
Built 1970 to 1979	580	20.9%
Built 1980 to 1989	340	12.2%
Built 1990 to 1999	103	3.7%
Built 2000 to 2009	147	5.3%
Built 2010 or later	10	0.4%
Total	2,776	100.0%
Median Year Structure Built	1967	
U.S. Census Bureau, American Community Survey 2011-2015 (table DP04 and B25035)		

According to ACS 5-Year Estimates, most housing units in Spring Lake Heights were valued between \$300,000 and \$499,999. Table 13 provides a breakdown of home values for owner-occupied units within the Borough. Only seven percent of owner-occupied housing units in Spring Lake Heights were worth less than \$300,000. The median value of an owner-occupied housing unit was \$461,500 at the time of the survey estimate. In comparison, most housing units in Monmouth County overall were valued in the same bracket, between \$300,000 and \$499,999. The median value of an owner-occupied home in Monmouth County was \$76,400 less than that of the Borough.

Table 13: Value of Owner-Occupied Housing Units, 2015

	Spring Lake Heights		Monmouth County	
	Number	Percentage	Number	Percentage
Total	1,283	100.0%	173,378	100.0%
Less than \$50,000	0	0.0%	4,274	2.5%
\$50,000 to \$99,999	0	0.0%	2,597	1.5%
\$100,000 to \$149,999	12	0.9%	4,625	2.7%
\$150,000 to \$199,999	25	1.9%	8,214	4.7%
\$200,000 to \$299,999	50	3.9%	33,465	19.3%
\$300,000 to \$499,999	692	53.9%	112,295	64.8%
\$500,000 to \$999,999	504	39.3%	7,908	4.6%
\$1,000,000 or more	0	0.0%		
Median Value	\$461,500		\$385,100	
U.S. Census Bureau, American Community Survey 2011-2015 (table DP04)				

The number of rental units in the Borough is estimated at 979, with a median monthly contract rent estimated at \$1,429. The County's median contract rent was slightly lower, at \$1,238. The highest percentage of renters (59.9%) paid between \$1,000 to \$1,499 per month.

	Spring Lake Heights		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter Occupied Units	979	100.0%	57,022	100%
Less than \$500	0	0.0%	4,686	8%
\$500 to \$999	0	0.0%	11,821	21%
\$1,000 to \$1,499	586	59.9%	21,531	38%
\$1,500 to \$1,999	293	29.9%	11,073	19%
\$2,000 or more	53	5.4%	7,911	14%
No cash rent	47	4.8%	2,705	5%
Median Contract Rent	\$1,429		\$1,238	
U.S. Census Bureau, American Community Survey 2011-2015 (table DP04)				

In terms of residential growth, for the period January 2000 through December 2016, the Borough issued building and demolition permits authorizing the development of a net of 21 additional residential units. For the period reported, the majority of the Borough's building permits were authorized in 2003-2007, right before the housing crash of 2008. Rates have rebounded slightly since a low on 2011.

Table 15: Building Permits and Demolition Permits Issued, 2000 – 2016

Year	1 & 2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2000	-	-	-	14	8	6
2001	-	-	-	13	11	2
2002	-	-	-	17	9	8
2003	-	-	-	8	12	-4
2004	30	0	0	30	14	16
2005	16	0	0	16	15	1
2006	13	0	0	13	6	7
2007	11	0	0	11	11	0
2008	3	0	0	3	11	-8
2009	4	0	0	4	5	-1
2010	9	0	0	9	3	6
2011	1	0	0	1	2	-1
2012	5	0	0	5	5	0
2013	3	0	0	3	3	0
2014	6	0	0	6	5	1
2015	8	0	0	8	7	1
2016	6	0	0	6	19	-13
Total	115	0	0	167	146	21

Population and Employment Projections

The most recent forecasts completed by the North Jersey Transportation Planning Authority project to the year 2040. The population of Spring Lake Heights is expected to increase slightly, with 4,790 persons dispersed across 2,330 households. Due to the built-out nature of the Borough, there is limited opportunity for rapid job growth. However, the range of commercial uses in the Borough presents opportunities. The 2013 NJTPA report predicts Spring Lake Heights' employment will increase by 190 jobs between 2010 and 2040.

SUSTAINABILITY AND RESILIENCY

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

Sustainability is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Many municipalities have started to address sustainability issues by forming a citizen-led Green Teams and participating in *Sustainable Jersey*, the statewide program that has established a framework for implementing sustainable practices across many community development dimensions. Spring Lake Heights is not yet an actively participating community. On November 23, 2009, the Borough passed a Resolution Supporting Participating in the Sustainable Jersey Municipal Certification Program. No Green Team has been formed, however, and the Borough has yet to pursue and level of certification.

Resiliency is defined as the capacity of a system to withstand disturbance while still retaining its fundamental structure, function, and internal feedbacks. In many municipalities, community resilience to natural disaster was put to the test like never when Superstorm Sandy hit New Jersey in October 2012. Communities near the coast with tidally-influenced bodies of water such as Spring Lake Heights faced staggering levels of damage from wind, storm surge wave action, and riverine flooding. The Department of Community Affairs reports that 76 homes in Spring Lake Heights sustained minor damage and two homes sustained major damage during Superstorm Sandy.

One pillar of resiliency is the use of mitigation techniques before disaster strikes in order to anticipate and potentially avoid likely threats to life and property. In June 2015, Monmouth County adopted a FEMA-approved Multi-Jurisdictional Natural Hazard Mitigation Plan, which includes municipal-level analyses of risk. The County Plan ranked local susceptibility to hazards on a low-medium-high scale for each municipality. High risk hazards identified for Spring Lake Heights are Nor'easter and storm surge events. Medium-risk hazards for Spring Lake Heights include extreme temperatures, extreme wind, hurricane and tropical storm, tornado, winter storm, and flood.¹ The County Plan included estimates of potential damage for some of these hazards, including the following for Spring Lake Heights:

- Exposure in flood hazard areas, in terms of assessed value of buildings: **\$21,571,977²**
- Exposure in storm surge areas, number of people: **1,474³**
- Additional future losses (2050) with Sea Level Rise of 2 feet (“highest” scenario): **\$2,479,714⁴**

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

² Multi-Jurisdictional Hazard Mitigation Plan – Monmouth County, New Jersey, Page 3c-36 (pdf page 195).

³ Multi-Jurisdictional Hazard Mitigation Plan – Monmouth County, New Jersey, Page 3c-44 (pdf page 203).

⁴ Multi-Jurisdictional Hazard Mitigation Plan – Monmouth County, New Jersey, Page 3c-41 (pdf page 200).



Image downloaded from the FEMA National Flood Hazard Layer Viewer, showing effective Special Flood Hazard Areas in Spring Lake as the areas in blue. Orange Areas represent the flood with a 0.2 percent chance of occurring annually. As can be seen, the areas most effected by potential flood risk are in the northeastern corner of the Borough in the area along Polypod Brook, and along the Wreck Pond Brook tributaries.

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

Mitigation Action or Program	Target Locations / Effects
Enact hazard zoning for high risk areas	Mitigate impacts in known high hazard areas by instituting land use and building design principles that assist in reducing flood damage and increasing flood resilience
Create a mitigation outreach program	Borough-wide awareness of low-cost or no-cost small-scale mitigation activities.
Elevate critical infrastructure and provide generator backups	Pump stations on Shore Road and Black Street
Acquire flood-prone properties	11 specific properties on Shore Road
Elevate flood-prone properties	Support homeowners in their efforts to elevate 12 properties on Shore Road
Elevate or retrofit existing utilities	Repetitive loss properties

The effects of Superstorm Sandy provide an opportunity for coastal municipalities to reexamine policies related to flooding and natural disasters as well as resiliency towards future storm events. Spring Lake Heights has adopted a Flood Damage Prevention Ordinance. The ordinance acknowledges that flood losses are caused by the cumulative effect of obstructions in areas of special flood hazard, which increase flood heights and velocities. The most recently issued effective FEMA FIRMs (September 25, 2009) are established as defining the extent of the Special Flood Hazard Area, where the code regulates the method, material, elevation, and other attributes of new construction and substantial rehabilitation. The goals of these efforts, driven home by the devastation of Sandy, are to protect human life and health, minimize expenditure of public money for costly flood control projects, and to minimize the need for rescue and relief efforts during flood events, among others.

Now in reexamining Spring Lake Height's Master Plan, the Borough has the opportunity to:

- Promote the public's awareness of their flood risks and mitigation strategies to protect themselves and their community;
- Introduce ordinances and design standards that will better enable homes and businesses to withstand the effects of coastal storms;
- Focus public agencies on community vulnerabilities to hazards such as flooding;
- Ensure that future capital projects are designed and constructed to incorporate features that are resilient to storm- and flood-related impacts;
- Integrate hazard mitigation into Master Plan elements; and
- Provide greater awareness of environmental protection and stewardship to provide for a more sustainable future.

Climate Change

As a coastal community, the Borough intends to take a proactive approach to planning for climate change, recognizing the significant potential impact this ongoing process may have on future land use and community development decisions. Earth's climate continues to warm, causing ice sheets, ice caps, and glaciers to melt, and ocean waters to warm and expand. Both factors cause an increase in overall ocean volumes.

While Spring Lake Heights is not under direct threat of inundation from sea level rise, the effects of climate change and changing water levels are anticipated to worsen the fallout and potential for damage from extreme weather events. The 2014 Monmouth County Multi-Jurisdictional Hazard Mitigation Plan lists an extensive array of potential impacts from climate change and associated sea level rise, stated as follows:

Hurricanes are likely to become more intense with rising sea water temperatures. Coastal erosion rates are likely to increase with rising sea level, to levels higher than those rates that have been observed over the last century. Storm effects will be more extensive in the future. The following types of impacts can be anticipated in Monmouth County's future as a result of climate change and sea level rise: inundation of low-lying areas; increased frequency and extent of storm/related flooding; wetland loss; saltwater intrusion into estuaries and freshwater aquifers; land loss through submergence and erosion of lands in coastal areas; migration of coastal landforms and habitats; increased salinity in estuaries and coastal fresh; impacts to human populations (property losses, more frequent flood damage, more frequent flooding of roadways and urban centers, risks to people as the population of coastal areas increases); more buildings and infrastructure exposed; currently exposed buildings and infrastructure could be subject to potentially greater losses as water levels increase, and continued rapid coastal development exacerbates the impacts of sea level rise; impacts on gravity flow stormwater systems...Climate change and sea level rise could lead to a potential loss of assets that support tourism (i.e., beaches themselves as well beach access points, lodging, restaurants, marinas, fishing habitats, ecotourism, etc.). (p. 3a-23)

It is anticipated that rising sea level will shorten the return period (i.e. increase the frequency) of significant flood events. The flood event that now has a two percent annual probability, for example, could become the flood event that has a 10 percent annual probability. Flood hazard areas will have to adjust to these new conditions. To assist in planning for future sea level rise conditions, NOAA, FEMA and USACE issued a study in 2012 following Hurricane Sandy, using four potential sea level rise scenarios (lowest, intermediate-low, intermediate-high, and highest) for the year 2050. The study incorporated the best available information synthesized by a panel of scientists from multiple federal agencies and academic intuitions. The County Plan includes maps for each municipality showing the Special Flood Hazard Areas under high (2-foot) and moderate (1.5-foot) sea level rise that were developed in the 2012 study. The map prepared for Spring Lake Heights is shown below. None of the Borough's critical facilities are located in the expanded Special Flood Hazard Area, although the public works building in the south and the Spring Lake Heights Elementary School in the north are on the cusp of the high-risk zone. The predicted expanded flood hazard area affects the blocks along Lake Drive, as well as extending further into the first and second blocks along Shore Road.

The County points to four general categories of adaptation activity: protection via the installation of structural improvements such as bulk heads, dunes, beach replenishment, and others; accommodation through the

alteration of existing development, such as building elevation and floodproofing; adaptation, which includes the proactive institution of design standards and building codes that take extreme weather events into consideration; and retreat, the practice of removing and possibly relocating at-risk development.

Specific strategies to consider in planning for climate change relevant for inland communities:

- Adjusting to a “new normal” of more frequent and severe storms in planning documents and policies;
- Enacting a “floodplain planning zone”;
- Requiring planning for certain roads to anticipate more frequent flooding; and
- Anticipating that some buildings will need to be relocated, elevated or abandoned.

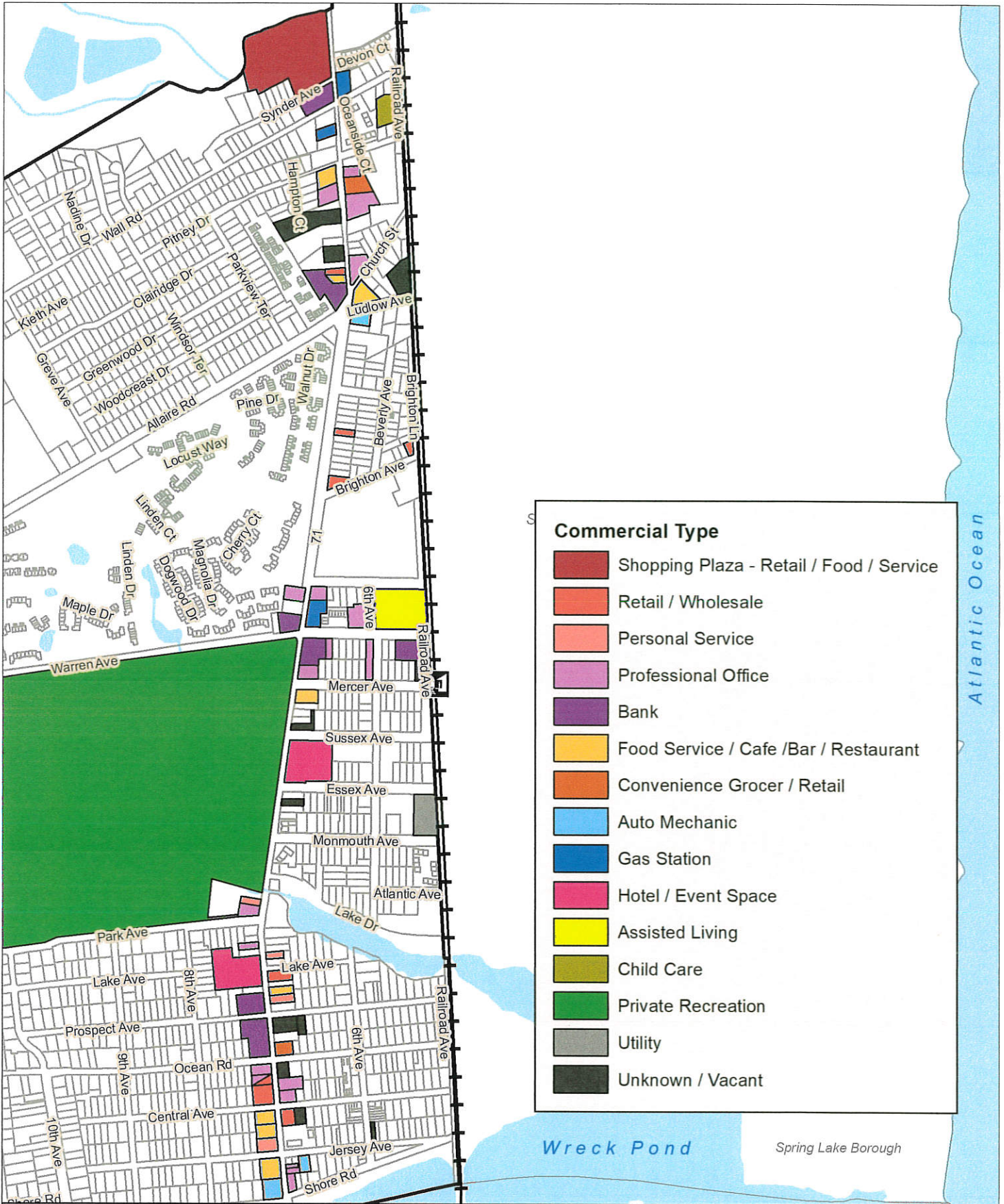
LOCAL REDEVELOPMENT AND HOUSING LAW

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-Condensation Redevelopment Area" or a "Condensation Redevelopment Area.”

Additionally, Chapter 159 revised the "e" criterion for designating an area in need of redevelopment, which 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.”

ECONOMIC DEVELOPMENT

The Borough’s commercial establishments are concentrated along the Highway 71 corridor. As can be seen in the map that follows, professional offices (including medical offices, financial offices, attorneys, real estate offices, and similar office uses) and banks tend to dominate the corridor. There are however, a notable number of food service establishments, as well as the unique feature of two hotel / event spaces. The Spring Lake Heights Center shopping plaza is located at the Borough’s northern border, and contains a number of retail, food and service businesses, as well as a branch of the Post Office, providing a location for shopping with a concentration of complementary businesses. Most establishments have their own parking facilities in the side, front and / or rear yard, and are in the range of one to two stories in height.



Commercial Type

- Shopping Plaza - Retail / Food / Service
- Retail / Wholesale
- Personal Service
- Professional Office
- Bank
- Food Service / Cafe / Bar / Restaurant
- Convenience Grocer / Retail
- Auto Mechanic
- Gas Station
- Hotel / Event Space
- Assisted Living
- Child Care
- Private Recreation
- Utility
- Unknown / Vacant

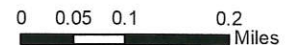
LEON S. AVAKIAN, Inc.
 Consulting Engineers

Created Aug-8-2018

Highway 71 Commercial Corridor

Borough of Spring Lake Heights
 Monmouth County, New Jersey

Source: parcels NJGIN (with corrections), MODIV data Monmouth County Assessment Database (thru May 30, 2018). Building footprints (2012), Monmouth County GIS.



STORMWATER MANAGEMENT

On January 5, 2004, the New Jersey Department of Environmental Protection (NJDEP) adopted new rules to establish and implement a Municipal Stormwater Regulation Program. The rule is part of a comprehensive approach being taken by the State to address the water quality and the water quantity problems that arise from nonpoint pollution and the loss of groundwater recharge areas. The rules set forth at N.J.A.C. 7:8- 4.3(a) required that a municipality adopt a municipal stormwater management plan as an integral part of its master plan. The Borough satisfied the requirement and adopted the stormwater management plan and ordinance in October 2006. It is recommended that the Borough review their stormwater ordinance as the NJDEP stormwater regulations require a municipality to reexamine the municipal stormwater management plan at each reexamination of the municipality's master plan in accordance with N.J.S.A. 40:55D-89.

The New Jersey Stormwater Best Management Practices Manual (BMP) was created to provide guidance in order to address the standards in the Stormwater Management Rules, N.J.A.C. 7:8. This manual provides examples of ways to meet the standards contained in the rule. It is recommended that the Borough continually review this ordinance and its Best Management Practices to incorporate the standards of forthcoming editions of the BMP Manual as they are released.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The State Planning Commission adopted the most recent State Development and Redevelopment Plan (SDRP) on March 1, 2001. The SDRP contains a number of goals and objectives regarding the future development and redevelopment of New Jersey. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. Concentrated growth will have the positive effects of consuming less land, depleting fewer natural resources and using the State's infrastructure more efficiently.

The SDRP's principal mechanism for guiding growth is its Planning Area classification system, whereby land areas are categorized along a spectrum from urban to environmentally sensitive. Each category is associated with a particular set of goals, policies, and objectives for land development or preservation. The 2001 SDRP identifies Spring Lake Heights as part of the Metropolitan Planning Area (PA 1), which is characterized by mature settlement patterns, the need to rehabilitate housing, the recognition that redevelopment will be the most predominant form of growth, and a growing need to revitalize and regionalize services and systems.

According to the SDRP, the PA-I Metropolitan Planning Area intends to:

- Provide much of the State's future development;
- Revitalize cities and towns;
- Promote growth in compact forms;

- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

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

- Promote redevelopment and development in Cores and neighborhood Centers;
- Promote a diversification of land uses;
- Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse;
- Promote economic development by encouraging strategic land assembly, site preparation and infill development;
- Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure; and
- Promote design that enhances public safety, encourages pedestrian activity and reduces depend on the automobile.

In addition to the state plan area, the portion of the Borough east of Route 71 is located in the Coastal Area Facilities Review Act (CAFRA) zone. CAFRA was enacted in order to counteract development pressures that threatened the quality of waterfront and aquatic natural resources in areas along New Jersey's shoreline. With the passage of CAFRA, the New Jersey Department of Environmental Protection received the authority to regulate all major development within the delineated CAFRA area, thereby controlling the water pollution, beach deterioration, and exacerbated stormwater runoff associated with increased development in this environmentally, economically, and culturally important area of the State.

The State Planning Commission and NJDEP coordinate planning policy in the CAFRA zone. NJDEP adopted rules that incorporate portions of the State Plan and the State Plan Policy Map into the Rules on Coastal Zone Management. A number of statewide planning policies included in the SDRP reference the coastal region of New Jersey, including:

1. Rely on the plans and regulations of the NJDEP which may incorporate policies of the State Plan as a basis for implementing the objectives of the federal Coastal Zone Management Act and CAFRA. Coordinate efforts to establish an intergovernmental coastal management program.
2. Promote well-planned coastal communities that sustain economies and the natural environment. Manage development to protect and enhance the special uses and unique qualities of the coastal area.
3. Coordinate growth management plans and policies with response planning and mitigation for disasters.

4. Promote coastal maintenance and restoration and encourage recreational opportunities and public access.

Reciprocally, the CAFRA legislation integrates State Plan goals, objectives, and mapped planning areas. The standard State Plan Areas become “Coastal” Planning Areas in the CAFRA zone. CAFRA section N.J.A.C. 7:7-13.15 envisions that the Metropolitan Coastal Planning Area as a built-out area of the state where most development occurs as redevelopment. Policy objectives are as follows:

1. Guide development and redevelopment to ensure efficient use of scarce land while capitalizing on the inherent public facility and service efficiencies of concentrated development patterns;
2. Accommodate a variety of housing choices through development and redevelopment;
3. Promote economic development by encouraging redevelopment efforts such as infill, consolidation of property, and infrastructure improvements, and by supporting tourism and related activities;
4. Promote high-density development patterns in coastal urbanized areas to encourage the design and use of public transit and alternative modes of transportation to improve air quality, to improve travel among population and employment centers and transportation terminals, and to promote transportation systems that address the special seasonal demands of travel and tourism along the coast;
5. Encourage the reclamation of environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, beaches, scenic vistas, and habitats;
6. Promote public recreation opportunities in development and redevelopment projects, and ensure meaningful public access to coastal waterfront areas; and
7. Encourage the repair or replacement of existing infrastructure systems where necessary to ensure that existing and future development will cause minimal negative environmental impacts.

Since the last Borough Reexamination in 2008, 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.

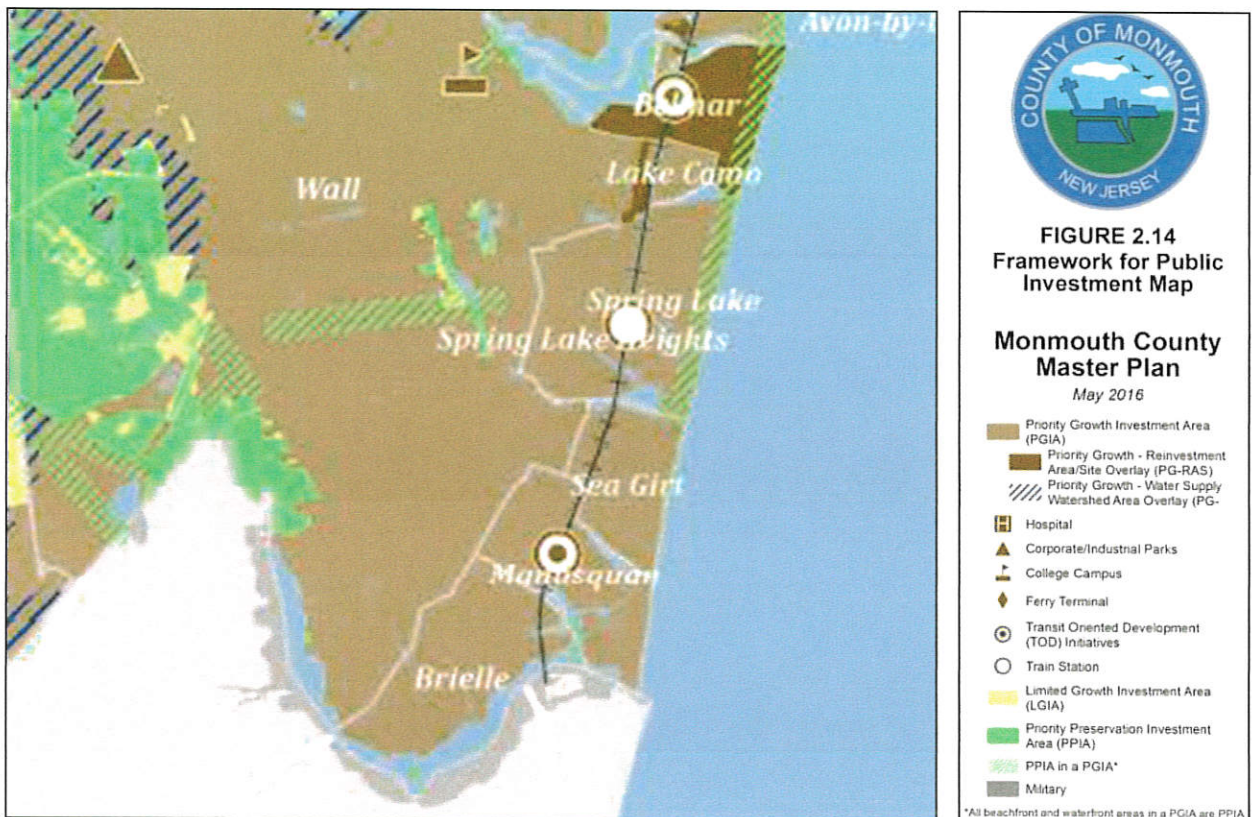
- GSV #6: Advance Equity.
- GSV #7: Diversify Housing Options.
- GSV #8: Provide for Healthy Communities through Environmental Protection and Enhancement.
- GSV #9: Protect, Restore and Enhance Agricultural, Recreational and Heritage Lands.
- GSV #10: Make Decisions within a Regional Framework

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 Spring Lake Heights is located in the Priority Growth Investment Area.

Priority Growth Investment Area (PGIA)

The PGIA is situated where there is either existing or planned infrastructure that lend to development and redevelopment opportunities. PGIA's are considered the locations for meeting most of the county's future population and employment growth. Public investments related to the efficient development and redevelopment of previously developed sites and optimization of existing settlement patterns should be encouraged. However, the PGIA also includes many established communities seeking to maintain their existing development pattern and character [description taken from the 2016 county plan].

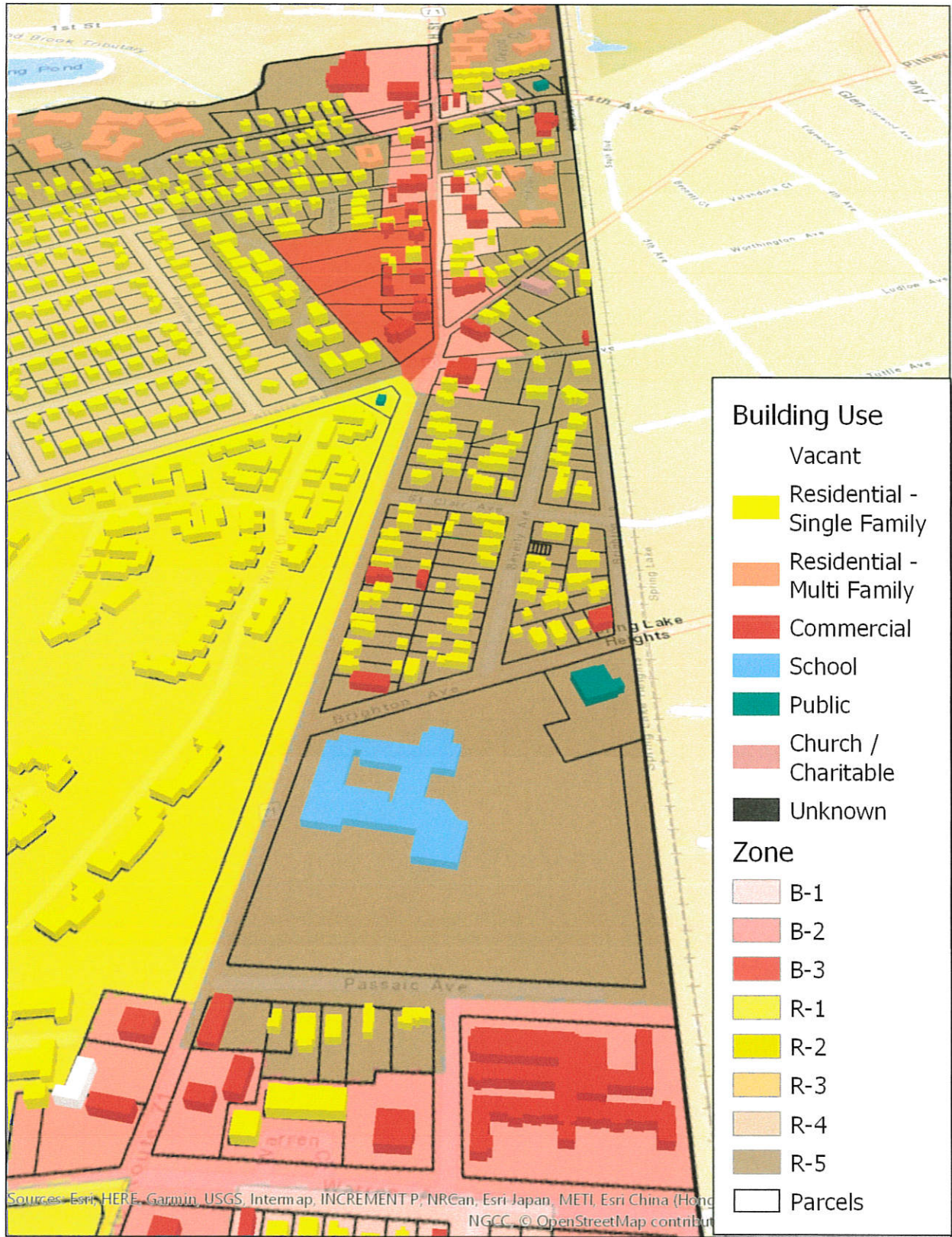


NEW ISSUES RAISED IN THE CURRENT REEXAMINATION PROCESS

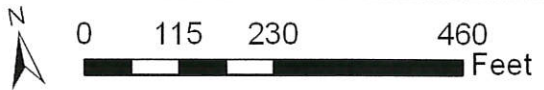
As described above, the Borough undertook a series of public input sessions and encouraged the submission of comments in writing throughout the drafting of the Reexamination Report. Members of the public raised a number of salient issues that were taken up by the Master Plan Reexamination Report Subcommittee as the impetus for new and revised goals, objectives, and recommendations found in Section D below. Commonly cited issues included the following areas of concern:

- 1. Development of the Route 71 Corridor**

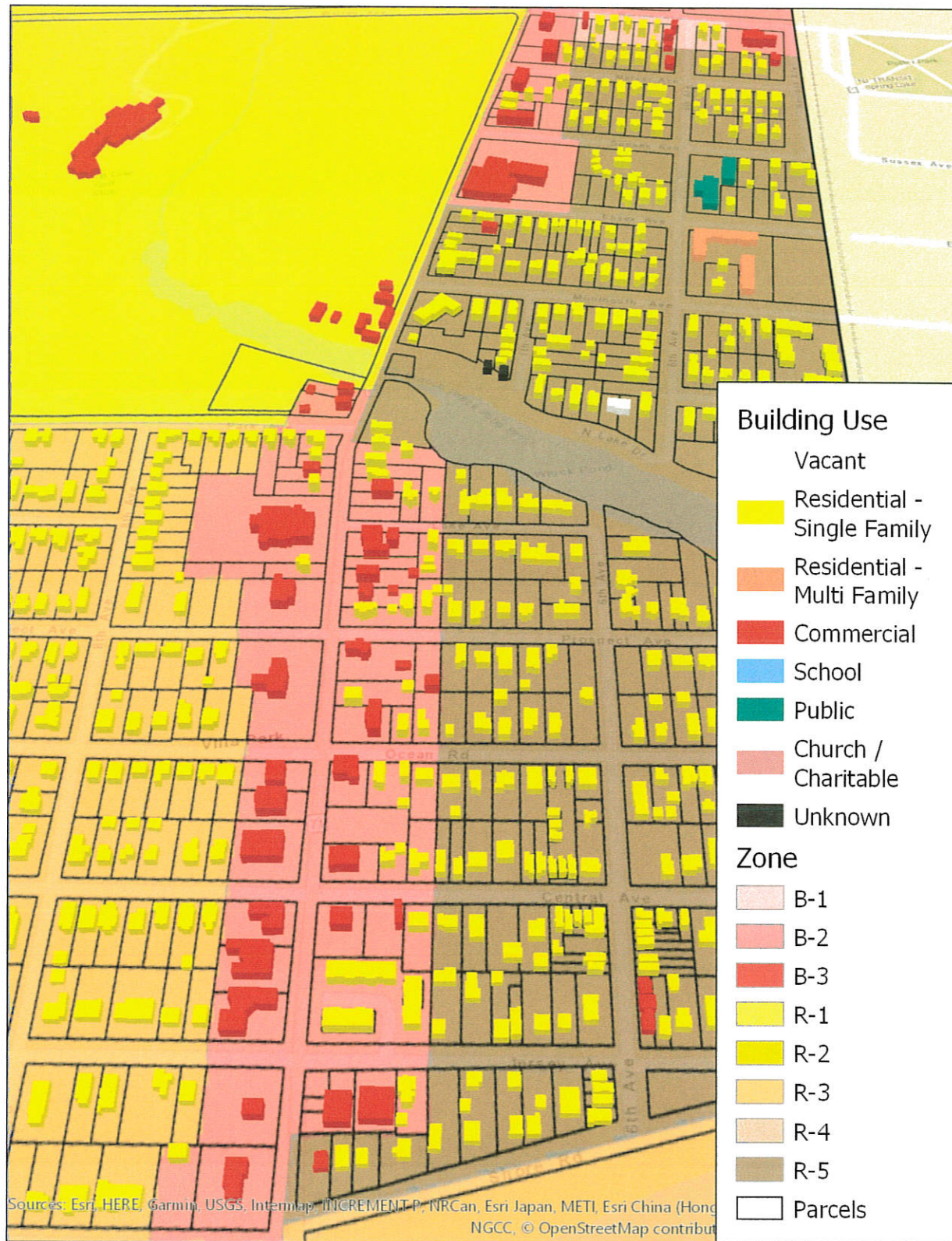
Existing Use of Buildings versus Existing Zoning North of Warren Avenue



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swire, Swire, Swire, NGCC, © OpenStreetMap contributors



Existing Use of Buildings versus Existing Zoning Shore Road to Warren Avenue



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

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

COMPREHENSIVE GOALS

1. Maintain consistency with the purposes of the Municipal Land Use Law (MLUL) as contained within N.J.A.C.4 0:55D-2;
2. As a built-out community, manage and direct the gradual evolution of land use patterns in such a way as to maintain its character as a seaside residential community. Promote land use patterns that balance the needs of high quality development with the continued functioning of valuable natural ecosystem services;
3. Encourage the development of active and passive recreation opportunities that meet the needs of year-round residents and visitors alike;
4. Enhance the Borough's commercial district as a walkable, pedestrian friendly location to promote a vibrant downtown core;
5. Pursue the efficient and cost-effective provision of public services;
6. Evaluate the definitions regulating building height for residential development applications. Modification of the bulk standards should also be evaluated.
7. Promote the health, safety, and welfare of Borough residents by recognizing the threats posed by natural and man-made hazards and engage in hazard mitigation planning.
8. Promote the wellbeing of future generations of Borough residents by engaging in sustainability and resiliency planning, supporting land use and community development policies that provide for the needs of current residents without compromising the needs of future residents.
9. Establish policies, codes and standards that promote the use of sustainable development practices, including but not necessarily limited to: green building practices, infrastructure, public and private buildings, open space and recreation, local waste and recycling among other strategies;

OBJECTIVES

1. Institute development regulations that maintain the character and scale of buildings, as well as the traditional streetscape elements of the established residential neighborhoods in the Borough;

2. Encourage those public and private actions necessary to develop and sustain the long-term vitality of the Borough's key commercial areas.
3. Continue to promote the health, safety, and general welfare and to minimize public and private losses due to flood conditions through provisions designed to
 - a. Protect human life and health;
 - b. Minimize of expenditure of public money for costly flood control projects;
 - c. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 - d. Minimize prolonged business interruption; and
 - e. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard.
4. Promote energy efficiency, conservation and increased use of renewable energy to reduce waste and increase recycling; to encourage sustainable green building practices; to reduce the use of hazardous materials and eliminate toxic substances; to reduce greenhouse gas emissions and to plan for mitigating the effects of climate change; to encourage materials reuse and recycling.
5. Collaborate with other government, non-government and private entities to create the most efficient and effective means for realizing community planning goals, while minimizing the financial burden on the Borough.

PLANNING RECOMMENDATIONS

Land Use and Housing

1. Land Use Regulations should be utilized to take advantage of redevelopment opportunities.
2. Study the zoning of the Route 71 corridor and consider changes that would bring about a balance of land uses for the Borough into the future while taking into consideration the pattern of existing development.
3. Review the commercially zoned properties on the entire length of the Route 71 corridor to enhance the potential for the development of said properties.
4. Evaluate the potential for creating design techniques for commercial properties to enable additional parking and other economic development opportunities.
5. Evaluate the potential for the revision of the zoning requirements along the Route 71 corridor.
6. Create a mixed use zone along the Route 71 corridor designed to permit a combination of mixed use, commercial and residential land uses utilizing and enhancing the regulation of the current commercial and residential zones.
7. Consider the transitioning the current B1, B2 and B3 zones into the new combination zone.
8. Rezone B2 lot (site of former Homestead Restaurant) in Fairway Mews to R1.
9. Evaluate the opportunity for infill development and redevelopment for existing residential lots.
10. Consider changes to the maximum residential building height including a 35foot building height and dormer limits.
11. Consider encouraging off street parking in residential zones by creating a zoning ordinance to allow for off street parking areas in side and rear yards.
12. Maintain existing character of our neighborhoods through enforcement of all zoning ordinances and regulating placement of accessory structures.
13. Establish Borough ordinance to provide guidelines for location of generators, solar panels and satellite dishes.
14. Evaluate the potential to create an open space/recreation zone to ensure that the open space/recreation character of properties currently used as such, including the Spring Lake Golf Club, continue in the event that the current use is abandoned.
15. Increase enforcement of zoning ordinances and conditions of approval.
16. Oversee and enforce the conditions of the Planning Board and Board of Adjustment memorialized resolutions.

Recreation and Conservation

1. Undertake a review of open space policies, goals and objectives.
2. Prepare an updated Open Space, Recreation, and Conservation Master Plan Element that updates the Borough's recreation and open space inventory, analyzes the adequacy of existing facilities in meeting the needs of all age groups and population segments, The Recreation and Conservation Plan Element should be structured in such a way as to permit the Borough to pursue State and other grants.
3. Prepare a Natural Resource Inventory, to be sure that land use regulations and planning policy is made based on a full understanding of current environmental conditions in the Borough and to assist in tracking changes over time.
4. Create long term plans and goals for preserving, protecting and enhancing the Borough's greenways, blueways, environmentally sensitive areas and native flora and fauna. Promote environmental programs for citizens of all ages.
5. Establish a tree preservation and protection ordinance.
6. Review community land acquisition goals and properties to identify all properties which could be added to existing Borough recreation and open space areas.
7. Identify additional areas that could potentially be used for small parks and outdoor activities.
8. Create walking trails at Veterans Memorial Park and the Shore Road open space area.

Economic Development

1. Develop and implement consistent architectural design guidelines for commercial buildings.
2. The lighting and sign ordinance as related to commercial properties should be reviewed and updated as part of the suggested design standards.
3. Include requirement for employee parking and consider adding requirement for bicycle racks to parking space requirements for all commercial uses.
4. Evaluate the definition of building height definitions for residential development applications. Modification of the bulk standards should also be evaluated.
5. Consider implementing the following activities along Route 71 in the Borough's commercial district:
 - a. Improving streetscapes through unified signage, facades, public walkways and landscaping;
 - b. Improving vehicular, bicycle and pedestrian circulation; and
 - c. Instituting a unified wayfinding signage program.

Sustainability, Resiliency, and Hazard Mitigation

1. Require completion of curbing on all Borough streets.
2. Encourage zero impermeable runoff by the use of permeable pavement, rain barrels and rain gardens, and bio-filtration basins to reduce stormwater runoff contributing to pollution and flooding. Include commercial properties in requirements for stormwater treatment devices.
3. Support the Green Team under the auspices of the Borough Environmental Committee to work toward the achievement of *Sustainable Jersey* certification.
4. Work with Borough agencies to create a storm emergency plan for citizen safety including shelter, access to heat or air conditioning and electricity for battery operated devices.
5. Continue to review and reevaluate methods to reduce vulnerabilities to future natural disasters.
6. Implement the six Borough-specific hazard mitigation actions included in the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan (2015).
7. Continue to review the Borough's Flood Hazard standards and building construction requirements and revise according to the latest FEMA data and recommendations.
8. Mitigate impacts in known high hazard areas by instituting land use and building design principles that assist in reducing flooding damage and increasing flood resilience. .
9. Create a mitigation outreach team to increase Borough-wide awareness of low-cost or no-cost small scale mitigation activities.

10. Consider creating a municipal Stormwater Utility as per the NJ Clean Stormwater and Flood Reduction Act.
11. Encourage homeowners of repetitive loss properties to elevate or retrofit existing utilities or approach the Borough to purchase the property.

Circulation

1. Promote multi-modal transit options that provide infrastructure for pedestrians and cyclists to comfortably navigate to businesses, rail transportation, and recreation and open space.
2. Develop a complete streets policy.
3. Conduct a sidewalk audit to determine gaps in the pedestrian circulation network and to identify areas where pedestrian infrastructure is not up to code.
4. Encourage the development of a Safe Route to School program to create safer walking conditions for students and promote walking to school.
5. Develop a list of known traffic/ circulation problems and develop a vision for local solutions to those local traffic issues.
6. Coordinate the Borough's Land Use Ordinance and other Borough ordinances in regards to sight triangles at intersections.
7. Research areas that can provide public parking for access to Route 71 retail establishments and Borough parks, recreation and open space areas.

Community Facilities

1. Evaluate and assess the usage of community facilities in order to determine where resources could be used most effectively and where there may be gaps in service.
2. Implement the community facilities-related hazard mitigation actions included in the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan, including install and upgrade generators backups at the pump stations on Shore Road and Black Street
3. Coordinate with involved parties including Wall Township and NJ Transit to correct the flooding issues at Poly Pod Brook culvert.
4. Create a plan for storm emergencies to provide generators for electrical power to handle the need to change electronic devices and facilities to provide shelter for Borough residents.
5. Investigate joint public municipal services should be investigated with adjacent municipalities in order to reduce overall costs.

Utilities

1. Prepare emergency management plans with contingencies and backups for utility service interruptions due to natural or man-made disasters.
2. Continue to address any inflow and filtration problems along sewer lines.
3. Replace undersized storm drains and water lines.
4. New or upgraded utility service lines should be buried underground whenever possible, including in all new residential development.
5. Continue to update the Borough's Stormwater Management Plan and stormwater regulations as new Best Management Practices are promulgated, including standards from the following sources:
 - a. Improve stormwater management by implementing policies and practices as outlined by the New Jersey Department of Environmental Protection (NJDEP) and the Environmental Protection Agency (EPA).
 - b. "NJ Stormwater Best Management Practices Manual" -NJDEP.
 - c. "Green Infrastructure in NJ" -NJDEP.
 - d. "Green Streets: Sustainable Stormwater Management" -EPA.
 - e. "Stormwater to Street Trees: Engineering Urban Forests for Stormwater Management"-EPA.
6. Develop a schedule to inspect all water, sewer and storm drain pipes.
7. Improve drainage system maintenance to ensure that all storm drains are free and clear of debris before major storm events

RECOMMENDED ORDINANCE CHANGES

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

22-606.1 Residential Zones R-1, R-2, R-3, R-4 and R-5.

- a. *Permitted Principal Uses (Land and Buildings).*
 1. One-family detached dwellings. The maximum building height for principal structures in all residential zones shall be **thirty-five (35) feet**, or as listed below, as measured from the top of the curb at the center of the lot. The maximum building and eave height, as listed in the table

below for principal structures, may be increased by 5 feet in Flood Insurance Rate Map (FIRM) Flood Zones, in order to achieve a maximum three (3) foot separation of finished floor from the applicable base flood elevation, for structures that are being elevated or newly constructed to meet flood zone construction guidelines. The building height for structures located on corner lots shall be measured from both curbs, and the average number shall be utilized. Principal structures in all residential zones shall be limited to two and one-half (2½) stories. Additional requirements relating to building height for principal structures in residential zones is set forth in the table below:

<i>Type of Roof</i>	<i>Maximum Eave Height (feet)</i>	<i>Maximum Roof Building Height (feet)</i>	<i>Maximum Stories</i>
Gable/hip	25	35	2 ½
Flat	25	25	2 ½
Mansard (Dutch Colonial & Other)	25	35	2 ½

8. Multi-Family housing is permitted in the R-5 zone district only.

c. *Conditional Uses.* Other uses permitted upon site plan approval of the Planning Board.

6. schools, conforming to the provisions of subsection 22-607.7

22-606.3 B-2 Commercial.

a. *Permitted Principal Uses (Land and Buildings).*

1. Retail sale of consumable products, wearing apparel, pharmaceuticals, hardware, appliances, household goods, confections and general merchandise.
2. Banks, fiduciary institutions, business and professional offices and medical centers.
3. The sale of personal services such as cleaners, tailors, barbershops and beauty salons, and the repair of appliances and shoes.
4. Transportation terminal facilities, including taxi stands, bus passenger stations and similar uses.
5. Such municipal facilities deemed necessary and appropriate by the governing body of the Borough.

6. Restaurants and bars.

~~7. Motels.~~

c. *Conditional Uses.* Other uses permitted upon site plan approval of the Planning Board.

1. Quasi-public buildings and recreation areas, conforming to the provisions of subsection 22-607.3.

2. Public utility installations, conforming to the provisions of subsection 22-607.5.

~~3. Motor vehicle service stations.~~

3. *Places of worship, conforming to the provisions of subsection 22-607.1.*

4. *schools, conforming to the provisions of subsection 22-607.7*

22-606.5 B-3 Commercial Zone (Business and Retail).

a. Permitted Principal Uses (Land and Building).

1. Apparel shop.

2. Art supplies.

3. Bakery and bakery goods store, provided the products are sold exclusively on the premises.

4. Banks, savings and loans, and credit unions.

5. Barber and beauty shops.

6. Book, stationery, or gift shop.

7. Camera and photographic supplies.

8. Candy store, soda fountain, ice cream store.

9. Coffeehouse or similar establishment.

10. Delicatessen.

11. Dry cleaning and laundry pick-up station.

12. Eating places, sit-down only (excluding fast food establishments).

13. Florist shop.

14. Secondhand/ antique furniture store.

15. Glass, china, or pottery store.

16. Haberdashery.

17. Hobby shop.
18. Interior decorating studio.
19. Jewelry store, including repair.
20. Leather goods and luggage store.
21. Locksmith shop.
22. Music, musical instruments, and recordings, including incidental repair.
23. Opticians and optical goods.
24. Paint and wallpaper store.
25. Police and fire stations.
26. Post office.
27. Electronics store, including incidental repairs.
28. Shoe store and shoe repair.
29. Sporting goods.
30. Studios for professional work or teaching of any form of fine arts.
31. Photography, music, drama, or dance.
32. Tailor shop.
33. Toy stores
34. Such municipal facilities deemed necessary and appropriate by the Governing Body of the Borough
35. *Restaurants, bars, and banquet facilities*

c. Conditional Uses. Other uses permitted upon site plan approval of the Planning Board.

1. Drug store, provided that the use does not exceed 3,000 square feet of gross floor area.
2. Food store, provided that the use does not exceed 6,000 square feet of gross floor area.
3. Professional offices (not to exceed fifty (50%) percent of total gross floor area of the building and not to exceed twenty-five (25%) percent of total first floor area of the building.) (Ord. No. 2017-02 § 1)
4. *Places of worship, conforming to the provisions of subsection 22-607.1.*
5. *schools, conforming to the provisions of subsection 22-607.7*

22-607.2 Places of Worship.

Places of worship may be permitted in any ~~residential~~-zone district provided that the following standards and conditions are complied with:

- a. The minimum lot area shall be forty thousand (40,000) square feet and the minimum frontage shall be two hundred (200') feet.
- b. Off-street parking shall be provided at the ratio of one (1) off-street parking space for each four (4) seats in the building.
- c. Driveways shall cross sidewalk areas at right angles and shall be no more than twenty four (24') feet wide at any point. Driveways must be at least ten (10') feet from any side lot line and fifty (50') feet from the intersection of street lines. No more than two (2) driveways shall be permitted for each two hundred (200') feet of street frontage.
- d. The Planning Board may require buffers of plantings to protect surrounding properties from the light and noise generated in the parking areas. Not less than one (1) tree shall be provided adjacent to the parking area for each ten (10) off-street parking spaces. (Ord. #6-1989, §607.1)

22-607.7 Schools

Schools may be permitted in any zone district provided that the following standards and conditions are complied with:

- a. The minimum lot area shall be forty thousand (40,000) square feet and the minimum frontage shall be two hundred (200') feet.
- b. Off-street parking shall be provided at the ratio of one (1) off-street parking space for each three (3) seats or equivalent area in the building.
- c. Driveways shall cross sidewalk areas at right angles and shall be no more than twenty four (24') feet wide at any point. Driveways must be at least ten (10') feet from any side lot line and fifty (50') feet from the intersection of street lines. No more than two (2) driveways shall be permitted for each two hundred (200') feet of street frontage.
- d. The Planning Board may require buffers of planting to protect surrounding properties from the light and noise generated in the parking areas. Not less than one (1) tree shall be provided adjacent to the parking area for each ten (10) off street parking spaces.

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

Currently, there are no Redevelopment Areas in the Borough, but it should be recognized that this is still a viable tool to stimulate private investment, economic development and reconstitute otherwise stagnant buildings, structures, properties and or areas of the Borough. As such, it is recommended that the Borough consider utilization of this tool in the future, in appropriate areas of Spring Lake Heights.