

# **Comprehensive Master Plan**

Neptune Township  
Monmouth County  
New Jersey

September 14, 2011

# Master Plan Overview



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# Introduction



A Master Plan is mandatory for any New Jersey community that manages land development through zoning codes, and is adopted by the Planning Board through a public hearing process. All Master Plans must be reviewed every ten (10) years.

Neptune Township last adopted a Comprehensive Master Plan in 2000 and was later amended in 2002. The Township has adopted a Re-examination Report in 2010 in accordance with the Municipal Land Use Law, NJSA 40:55D-89.

This plan and the associated Land Use Ordinance will provide the framework for informed decision-making. This process will shape how Neptune will continue to grow and preserve the unique qualities that make it a diverse and vital community unto itself.

# Introduction



## **Township Goals and Objectives**

- To advance the purposes of the Municipal Land Use Law as contained within NJSA 40:55D-2.
- Promote a balanced variety of residential, commercial, industrial, recreational, public and conservation land uses.
- Preserve and enhance the existing character of the residential neighborhoods in the Township while providing a mix of housing types and uses.
- Provide a variety of housing opportunities for all income levels in appropriate locations consistent with environmental constraints.
- Promote aesthetic and site improvements in the Township's major commercial and industrial areas.
- Provide for the utilization of the Township waterfront for appropriate uses.

# Introduction



## **Township Goals and Objectives**

- Guide the redevelopment and development of the remaining large parcels and scattered vacant sites within neighborhoods to ensure proposed uses support existing uses without adverse impact in terms of land use compatibility, traffic, economic, and aesthetic impacts.
- Maintain a balance between residential and non-residential uses to ensure a stable and sound community tax base and provide local employment opportunities.
- Provide a circulation network for vehicles, bicycles and pedestrians that permits safe and efficient travel.

# Introduction



## **Township Goals and Objectives**

- Provide adequate community facilities and services in order to enhance the quality of life for existing and future Township residents and respond to changing demographics.
- Promote the preservation of natural resources and environmentally sensitive areas; particularly wetland, woodland, coastal, flood hazard and aquifer recharge areas.
- Provide for additional open space and maintain and enhance existing parkland.
- Ensure that the Township's Land Use Plan is compatible with adjacent municipalities, the County and the State of New Jersey.

# Background Information



## **Neptune Township Population Summary, 1930 - 2010**

Year	Population	Change	
		Population	Percent
1930	10,625	-	-
1940	10,207	-418	-3.9%
1950	13,613	3,406	33.4%
1960	21,487	7,874	57.8%
1970	27,863	6,376	29.7%
1980	28,366	503	1.8%
1990	28,148	-218	-0.8%
2000	27,690	-458	-1.6%
2010	27,935	245	0.9%
Source: U.S. Census Bureau			

# Background Information



## **Age of Housing Stock – Neptune Township**

<b>Year Unit Constructed</b>	<b>Number of Units</b>	<b>Percent</b>
Built 2005 or later	199	1.5%
Built 2000 to 2004	791	6.1%
Built 1990 to 1999	711	5.5%
Built 1980 to 1989	1,046	8.1%
Built 1970 to 1979	1,254	9.7%
Built 1960 to 1969	2,139	16.5%
Built 1950 to 1959	2,699	20.8%
Built 1940 to 1949	898	6.9%
Built 1939 or earlier	3,243	25.0%
Total	12,980	100.0%
Source: 2009 American Community Survey, US Census Bureau		



# Background Information



## Distribution of Housing Units by Type

Units in Structure	Number of Units	Percent
1-unit, detached	8,537	64.9%
1-unit, attached	888	6.7%
2 units	630	4.8%
3 or 4 units	554	4.2%
5 to 9 units	632	4.8%
10 to 19 units	950	7.2%
20 or more units	852	6.5%
Mobile home	117	0.9%
Total	13,160	100.0%

Source: 2009 American Community Survey, US Census Bureau

# Background Information



## Housing Characteristics – Neptune Township

	2000		2009	
Occupied Housing	Number of Units	Percent	Number of Units	Percent
Owner-occupied	7,146	58.5%	7,703	59.3%
Renter-occupied	3,761	30.8%	3,630	28.0%
Vacant Housing Units	1,310	10.7%	1,647	12.7%
Total Housing Units	12,217	100.0%	12,980	100.0%
Source: 2009 American Community Survey, US Census Bureau				

# Land Use Plan Element



## **Goals & Objectives**

- Protect existing residential neighborhoods of the Township and promote reasonable and appropriate nonresidential development in specific targeted areas.
- All future development will be of high quality with specific attention to historic development patterns that characterize Neptune Township.
- Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, preserves parks and open spaces, protects environmentally sensitive natural features, accommodates community facilities, and enables local and regional circulation.
- Guide future residential and non-residential growth in a coordinated and managed approach as set forth in this Master Plan and to provide for logical transitional uses between residential and non-residential areas of the Township.

# Land Use Plan Element



## **Goals & Objectives**

- Prevent to the maximum extent practicable, the intrusion of nonresidential uses in residential neighborhoods.
- Maintain existing residential neighborhoods as attractive, high quality areas and ensure that renovations and new construction are compatible with existing neighborhood character.
- Encourage and support the rehabilitation and infill of the housing stock, where appropriate, while maintaining the character, scale and privacy of established residential neighborhoods.
- Continue to encourage the preservation and rehabilitation of the historic housing stock in the historic areas of the Township.

# Land Use Plan Element



## **Goals & Objectives**

- Promote an expanded and diversified economic base to the maximum extent practicable.
- Encourage the adaptive reuse of the Township's older building stock.
- Provide a means of economical, efficient and energy reduced transportation between key destinations in the Township.
- Preserve, upgrade and increase the vitality of existing commercial areas in an appropriate manner, while being sensitive to adjacent and existing uses.
- Evaluate existing development patterns and zones within established neighborhoods and commercial districts in order to make recommendations for zoning changes if warranted, while paying particular attention to overall residential densities.
- Promote the establishment of a hospital support zone proximate to Jersey Shore University Hospital, while maintaining adequate buffering to preserve existing residential neighborhoods.

# Land Use Plan Element



## **Goals & Objectives**

- Evaluate the opportunity to consolidate commercial zoning districts along the Route 33, Route 35 and Route 66 corridors.
- Review the current zoning designations within the Nationally Registered Historic District area of the Township in order to develop a separate zoning ordinance for said district.
- Review the PUD and Route 66 zoning designation along Jumping Brook Road.
- Encourage the continued preservation and/or conservation of the Township's natural resources.
- Establish a Cemetery Zone within the Township.
- Evaluate the potential development and/or redevelopment opportunities for the High Pointe - Route 18 Redevelopment Area within the Township
- Continue to coordinate with the State in an effort to widen Route 66.

# Land Use Plan Element



## **Goals & Objectives**

- Evaluate the Light Industrial Zoning throughout the Township.
- Review front yard setback requirements for properties fronting on Route 35 and the potential for rear parking, shared parking while providing adequate buffering to surrounding neighborhoods.
- Evaluate the potential for the establishment of conditional use standards for certain commercial uses including but not limited to, automobile dealerships, fast food restaurants and check cashing.
- Evaluate the potential to increase the commercial and recreational opportunities along the Riverfront Areas within the Township.
- Maintain the façade program and encourage the development of architectural standards along strategic commercial corridors within the Township.
- Work to reduce sign pollution along strategic commercial corridors.

# Land Use Plan Element



## **Goals & Objectives**

- Promote and advance the integration of green technologies into the Township's Land Use planning and building construction process.
- Promote an attractive visual environment in Neptune Township through appropriate standards within the land development ordinances.
- Encourage the establishment of linkages and access with Neptune's open spaces and Shark River Park.
- Evaluate potential locations to allow for mixed use development within the Township.
- Evaluate the existing density requirements within the current zoning standards.
- Encourage the redevelopment of the North Channel area of the Township.
- Evaluate the appropriateness for the development of convenience stores with gas throughout the Township.



# Land Use Plan Element

## Existing Land Uses

Land Use	Number of Parcels		Land Area	
	Number	Percent of Total	Acres	Percent of Total
<b>Residential</b>	9,674	87.04%	1,687	40.82%
<b>Apartments</b>	73	0.66%	72	1.74%
<b>Public (US, NJ, County, Township)</b>	245	2.20%	662	16.02%
<b>Schools (public &amp; private)</b>	16	0.14%	156	3.77%
<b>Commercial</b>	414	3.73%	658	15.92%
<b>Industrial</b>	59	0.53%	123	2.98%
<b>Farmland</b>	5	0.04%	32	0.77%
<b>Vacant</b>	382	3.44%	513	12.41%
<b>Charitable (e.g. places of worship)</b>	49	0.44%	46	1.11%
<b>Cemetery</b>	11	0.10%	89	2.15%
<b>Other</b>	186	1.67%	95	2.30%
<b>Totals</b>	<b>11,114</b>	<b>100.00%</b>	<b>4,133</b>	<b>100.00%</b>

Source: 2011 Neptune Township Tax Data and NJPM Data

# Land Use Plan Element

## LAND USE MAP

## Neptune Township, N.J.











FIGURE 2  
LAND USE MAP

TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY  
NEW JERSEY



### Legend

#### Land Use

-  Vacant Land
-  School
-  Public Property
-  Civic/Charitable/Non-Profit
-  Cemetery
-  Residential
-  Farm
-  Commercial
-  Industrial
-  Multi-Family

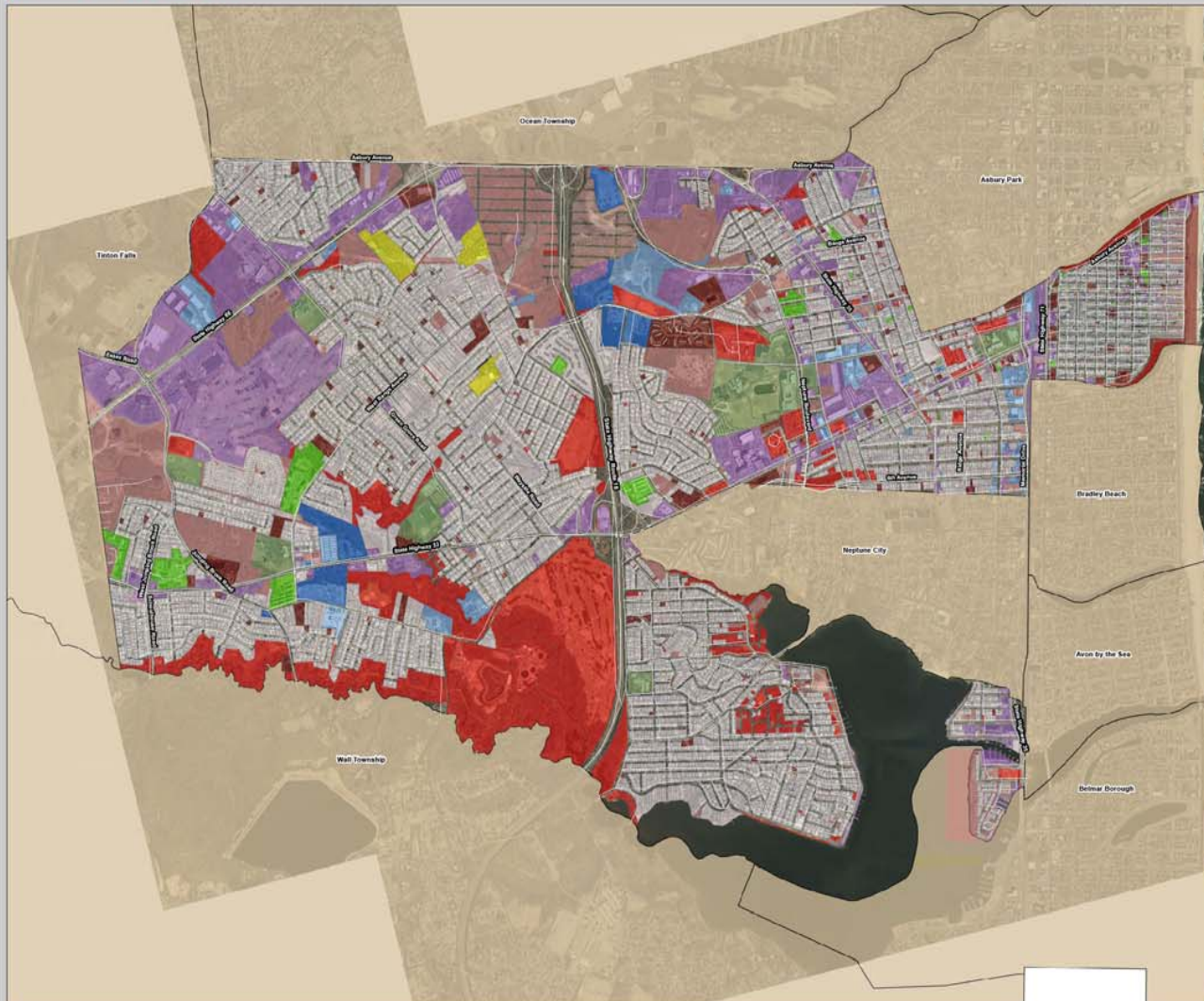


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# Land Use Plan Element



## **Residential Dwelling Units by Type**

Unit Type	Number of Units
Single-Family	8,784
Two-Family	617
Three-Family	89
Four-Family	41
Multi-family (apartment < 4-units)	73

- Over 87% of the total parcels in Neptune Township are classified as residential.
- Single-family housing is the predominant type of dwelling unit in the Township.
- The average residential lot size in the Township is 0.19 acres.
- Most homes are found on lots ranging from 5,000 to 12,000 square feet in size.

# Land Use Plan Element



## **Commercial Uses**

- Commercial uses account for 414 parcels or 3.73% of the total parcels in Neptune Township.
- Commercial uses are found throughout the Township, but the most prevalent areas are along the Route 33, Route 35 and Route 66 corridors.

## **Industrial Uses**

- There are three (3) industrially zoned districts in the Township.
- There is an existing LI zone on Old Corlies Avenue, as well as one along 5th and Ridge Avenues, along the Township border with the Borough of Bradley Beach.
- The large LI Zoned tract in the northern portion of the Township, known locally as the High Pointe – Route 18 Redevelopment Area, is the single largest contiguous tract area available for redevelopment in the Township.

# Land Use Plan Element



## **Institutional & Governmental Uses**

Neptune Township has one significant institutional use, as well as a number of other smaller civic and religious-oriented land uses and a host of governmental uses, most of which are Township facilities.

The largest and most significant institutional use in the Township is the Jersey Shore University Medical Center. The recent designation as a University Medical Center has required additional expansion.

Neptune's other institutional uses include Township related community facilities, including schools, Fire Houses, the Department of Public Works, Municipal Complex, and the Township Senior Center.

# Land Use Plan Element



## **Existing Zoning**

Zoning is a legal tool for regulating development. In general, zoning ordinances control the types of permitted uses, as well as their layout and intensity. The New Jersey Municipal Land Use Law (MLUL) permits municipal zoning bodies (the Township Committee in Neptune) to adopt a zoning ordinance. According to the MLUL, a zoning ordinance generally must be “substantially consistent” with the municipality’s master plan.

Permitted uses in New Jersey include the principal uses (the primary uses of a property), accessory uses (only permitted in conjunction with a principal uses), and conditional uses (permitted if only certain criteria are met).

The Neptune Township Zoning Ordinance includes 23 zone districts: four (4) residential zoning districts of varying density (low, moderate, medium and high density), one multifamily residential district, ten different commercial districts, one light industrial district, one civic district, one planned unit development district, and five historical zoning districts (comprised of single-family, multifamily, ocean front, mixed use and recreation).





# Land Use Plan Element



## **Residential Zoning Districts**

There are four (4) single-family residential zoning districts in the Township, which permit residential development at varying degrees of density:

- R-1 Low Density Residential District
- R-2 Moderate Density Residential District
- R-3 Medium Density Residential District
- R-4 High Density Residential District
- One (1) multi-family zone: R-5 zoning district.

These zones permit a variety of permitted principal and conditional uses in these zoning districts



# Land Use Plan Element



## **Commercial Zoning Districts**

The Township has ten (10) different commercial zones encompassing retail and office uses, each of which is specific to its location in the Township and or the context of its location relative to surrounding land uses. The following are the Commercial Zones in the Township:

- **B-1 Town Commercial Zoning District:** a district to serve the needs of specific surrounding residential neighborhoods by providing for retail sale and service uses. The need to complement and preserve the character of the surrounding residential neighborhoods is paramount to this zoning district.
- **B-2 Professional Office Zone:** which is primarily oriented toward office-type uses.
- **B-3 Marina Mixed use District:** is one of two mixed use Districts in the Township. This District is intended to provide for a well balanced mix of residential and marine oriented retail uses that enhance the Shark River Waterfront area while respecting important coastal environments.

# Land Use Plan Element



## **Commercial Zoning Districts**

- C-1 Planned Commercial Zone District:** was designed to serve the regional need for retail, professional office and research facilities by encouraging planned commercial development.
- C-2 Corridor Commercial District:** was created to provide for roadway oriented, non-retail business uses.
- C-3 Route 66 West Commercial Zoning District:** provides for business uses appropriate to the Route 66 highway corridor situated west of Route 18.
- C-4 Route 66 East Commercial Zoning District:** provides for business uses appropriate to the Route 66 highway corridor situated east of Route 18.
- C-5 - Route 33 West Commercial Zoning District:** provides for business uses appropriate to the Route 33 highway corridor situated west of Route 18.
- C-6 Route 33 East Commercial Zoning District:** provides for business uses appropriate to the Route 33 highway corridor of Neptune Township situated east of Route 18.

# Land Use Plan Element



## **Commercial Zoning Districts**

•**C-7 - Route 35 Commercial Zoning District:** provides for business uses appropriate to the Route 35 highway corridor of Neptune Township situated south of the West Lake Avenue Town Commercial Zone.

## **Light Industrial Zoning Districts**

•**LI – Light Industrial District** is the sole industrially zoned zoning district in the Township. The Zone District provides for light industrial uses, as well as office uses.

## **Planned Unit Development Zoning Districts**

•**PUD – Planned Unit Development Zoning District:** created to encourage innovations in residential, commercial and public development and redevelopment to achieve greater variety in type, layout and siting of buildings under a comprehensive plan of development.

## **Public Use Zoning Districts**

•**C – Public Use Zoning District:** is the only District that intends to provide for public and quasi-public uses, as well as community and service facilities that serve a general public purpose.

# Land Use Plan Element



## **Historic Zoning Districts**

There are five (5) different Historic Zoning Districts in the Township, which reflect the nature, scale intent of different historic areas of the Township.

•**HD R-1 Historic District Single Family District:** The HD-R-1 Zone District provides for single-family residential development at a density not exceeding 24.2 dwelling units per acre that is consistent with the established scale and pattern of development in the Ocean Grove portion of the Township.

•**HDO – Historic District Oceanfront Zoning District:** The HD-O Zone District recognizes the character and historic land use pattern of the oceanfront blocks in the Ocean Grove portion of the Township, east of Central Avenue. All zoning regulations applicable in the HD-O Zone District are intended to protect; preserve and perpetuate-the historical framework in Ocean-Grove.

•**HD-R-2 - Historic District Multi-family Residential Zoning District:** The HD-R-2 Zone District provides for single-family and multi-family residential development at a density of 48 dwelling units per acre, limited to areas that are already devoted to this use.

# Land Use Plan Element



## Historic Zoning Districts

•**HD-B-1 - Historic District Mixed-use:** The HD-B-1 Zone District serves as the commercial core for the Ocean Grove portion of the Township, and intends to serve the specific retail sales and service needs of local residents and seasonal visitors. This Zone District also acknowledges the suitability of residential uses located at upper stories of mixed-use buildings, with the ground story devoted to permitted uses in the district.

•**HD-R - Historic District Recreation Zoning District:** The HD-R Zone District intends to provide for the active and passive recreational use of land by the general public in the Township's Historic District. All uses, including parking and amenities for the use and comfort of residents and visitors to the District should be consistent with, and representative of, the historic character of the area.

# Land Use Plan Element



## **Redevelopment Areas**

The Township of Neptune maintains several areas within its jurisdiction that have been designated by the governing body as areas in need of redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq., and has adopted Redevelopment Plans for the same. These Redevelopment Plans have been prepared in order to transform vacant and underutilized land to contain productive and economically supportive uses. The Redevelopment Areas are the following:

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

This is an area bound by State Highways 66 and 18; Neptune Boulevard, West Bangs Avenue and Wayside Road. This Redevelopment Area is proposed as Planned Commercial Development (PCD) that will serve both local and regional patrons and is intended to be developed to encourage high quality uses such as planned retail centers, including regional retail, restaurants, hotels, research and development facilities.

### ***West Lake Avenue Redevelopment Plan***

Lake Avenue Redevelopment Plan includes all properties fronting along West Lake Avenue between State Highway 35 and the Township's boundary with Asbury Park. The overall goal of the Redevelopment Plan is the creation of walkable, attractive and inviting neighborhood center to serve the needs of the surrounding residential neighborhoods and the Neptune Township community.

# Land Use Plan Element



## **Redevelopment Areas (cont.)**

### ***Redevelopment Plan for the North Channel of the Shark River***

.In order to further enhance its role as a “Gateway” to the Jersey shore, Neptune Township has identified the North Channel of the Shark River as a critical community and regional resource and proposed its redevelopment as a new waterfront destination for Neptune and the surrounding region.

### ***Route 35 and West Bangs Avenue Redevelopment Plan***

The Plan is comprised of 1.34 acres, has frontage along State Highway 35, Monroe Avenue and Bangs Avenue. The overall goal of the Redevelopment Plan is the commercial redevelopment of the 1.34 acre tract in a manner that will enhance the Township’s overall economic base.

### ***Ocean Grove North End Redevelopment Plan***

The subject area containing approximately 5.60 acres. The Plan proposes to redevelop the site into a new mixed-use community with a hotel and combination of single-family residential and commercial uses including public spaces and amenities.



# Land Use Plan Element

## REDEVELOPMENT AREAS MAP






Neptune Township, N.J.

FIGURE 6  
REDEVELOPMENT AREAS MAP

TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY  
NEW JERSEY



### Legend

-  High Pointe Park - Route 18 Redevelopment Area
-  West Lake Avenue Redevelopment Area (Phase I Completed)
-  North Channel Redevelopment Area (Completed)
-  Ocean Grove North End Redevelopment Area
-  Route 35 & West Bangs Avenue Redevelopment Area

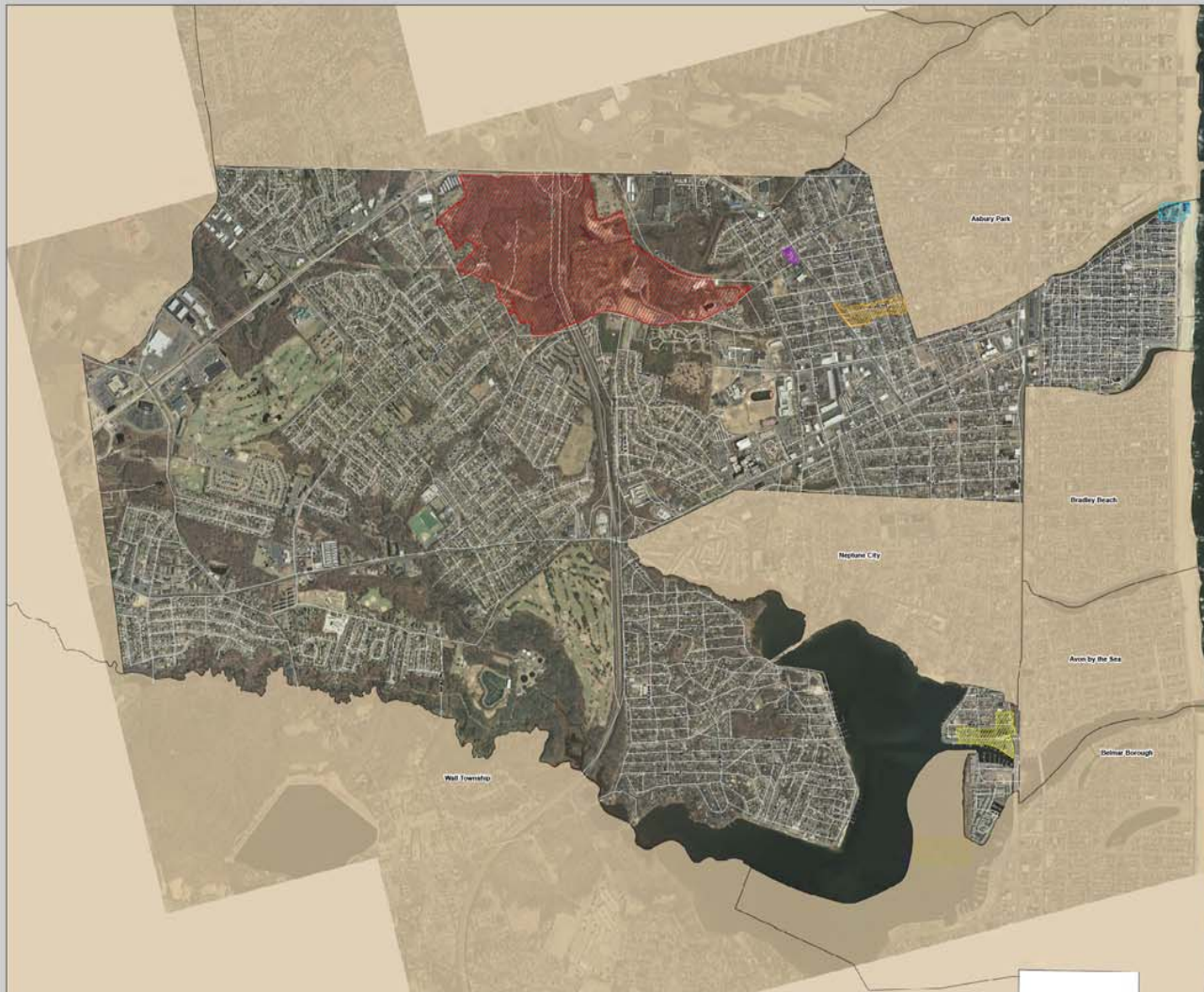


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# Land Use Plan Element



## **Recommendations: Commercial Areas**

### *Hospital Support Zone*

As was discussed in the Institutional Uses section of the Land Use Element, the Jersey Shore University Medical Center has recently expanded and is continuing to grow. In an effort to take proactive efforts to ensure that the hospital is appropriately zoned, and situated to continue its growth, it is recommended that the Township consider instituting a **Hospital Support Zone Overlay Zone** in strategic locations throughout the Township. This would allow for the appropriate expansion of hospital related activities within the hospital campus as well as throughout the Township.

# Land Use Plan Element



## **Recommendations Commercial Areas**

### *Consolidation of the Zoning Districts Along Route 33, 35, 66 Corridors*

The Route 66, Route 33 and Route 35 corridors maintain several zoning designations many of which share similarities in the array of permitted uses. There is a mix of retail and professional office space and strip centers that have developed along these relatively heavily traveled thoroughways through the Township. There is the potential for much confusion and a general lack of clarity as to why these various zones are necessary on these corridors. It would prove much easier from a zoning enforcement and end user perspective, eliminate potential points confusion and provide a more unified approach to the further development of each of these corridors if these zones were consolidated and streamlined to the maximum extent practicable.

# Land Use Plan Element



## **Recommendations Commercial Areas**

### *Elimination of the PUD Zoning District Along Jumping Brook Road & Route 66*

It is recommended that the PUD Zoning District, which maintains frontage along Jumping Brook Road and Route 66 in the western portion of the Township, be further evaluated and rezoned to a more appropriate use(s), in consideration of the variety of surrounding land uses.

### *Evaluate the establishment of a Gateway at the Route 33/Route 35 Intersection.*

The intersection Route 33 and Route 35 is a strategic location within the Township. As such, it is recommended that the Township evaluate the potential for unique zoning and design criteria for this location.

# Land Use Plan Element



## **Recommendations: Commercial Areas**

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

It is recommended that the Township investigate the establishment of new design standards for the Route 35 corridor. Said standards should include the reduction of setbacks along the street line to encourage parking behind the structures. Additionally, the encouragement of shared parking along the corridor should also be explored.

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

It is recommended that the Township establish Conditional Use Criteria for some commercial and/or industrial uses within the Township, to provide a uniform development pattern in within the commercial and industrial areas of the Township.

# Land Use Plan Element



## **Recommendations Commercial Areas**

### *Convenience Store With Fueling Station*

Currently the Township Zoning Ordinance does not have provisions for convenience stores with gasoline fueling station land uses. As such, Use Variance approval would be required. It is recommended that the Township investigate existing commercially zoned areas of the Township, which are appropriate for such a use. It is further recommended that the township adopt standards where appropriate to permit convenience stores with gasoline fueling stations as conditional uses within these identified areas.

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

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

# Land Use Plan Element



## **Recommendations for Industrial Areas**

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

The large tract of vacant property zoned LI in the northern portion of the Township is bisected by Route 18 is known locally as the High Pointe Redevelopment Area. At this time it is recommended that the zoning designation as well as Redevelopment Plans be reevaluated and new zoning standards be established for this area.

### *Memorial Drive*

It is recommended that the light industrially zoned properties located along Memorial Drive should be evaluated given the proximity to the Transit Village area and new zoning criteria including a provision for mixed-use development should be explored.

### *Ridge and 5th Avenues*

It is recommended that alternative zoning criteria be established for this area.

# Land Use Plan Element



## **Recommendations for Redevelopment Areas**

The Township of Neptune maintains five (5) existing redevelopment zones throughout the Township.

- Hi Point Park Redevelopment Area,
- West Lake Avenue Redevelopment Area,
- North Channel of the Shark River Redevelopment Area,
- Route 35 and West Bangs Avenue Redevelopment Area, and the
- Ocean Grove North End Redevelopment Area.

The Township is also maintains a Transit Village Designation in the eastern portion of the Township.

It is recommended that the Township incorporate these Redevelopment Plans and Transit Village Criteria along with the associated requirements into the Township Land Development Ordinance, as well as include a depiction of these areas on the Township Zoning Map.

# Land Use Plan Element



## **Recommendations for Historic District**

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

It is recommended that the ordinance be reviewed, redrafted and consolidated in a separate “pull-out” section, specifically for the historic district.

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

It is recommended that efforts to preserve and protect historic building elements in the flare and setback area be made.

### ***Definition of Stair in Setback Area***

It is recommended that a new definition be established.



# Land Use Plan Element



## **Recommendations for Historic District**

### ***Rear Yard Setbacks***

It is recommended that this portion of the Zoning Ordinance be amended to include common building elements, which extend from the plane of a given building as reasonable within the setback, but not to exceed three (3) feet beyond the building plane.

### ***Ocean Grove Streetscape Standards***

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

# Land Use Plan Element



## **Recommendations for Historic District**

### ***Definition of Front Building Line***

The current definition of the front building line within the Historic Zoning Districts has proven problematic. It is recommended that the definition be further evaluated and redrafted to avoid further conflict and confusion while at the same time maintaining the historic character within the District.

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

It is recommended that the Township Ordinance be evaluated to enable the establishment of a clear definition. When addressing dormers, it should be noted that a dormer should keep in character with the historic building's design.

# Land Use Plan Element



## **Recommendations for Historic District**

### ***Hotel Overlay District***

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

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

It is recommended that Neptune establish a certificate of non-conformity program for properties that have pre-existing non-conforming conditions within the Township. The certificate of non-conformity process should set forth a set of clear guidelines for property owners to document existing non-conforming conditions, including a written application, accompanied by site photographs as well as an administrative process for verifying and certifying existing non-conforming conditions. The certificate of non-conformity would serve to document and certify pre-existing conditions and ameliorate regulatory conflicts through the repair, alteration and or reconstruction of pre-existing non-conforming conditions.

# Land Use Plan Element



## **Recommendations**

### ***Creation of a Township Advisory Committee on Land Use***

It is recommended that the Township consider the creation of an Advisory Committee. This Advisory Committee would be tasked with reviewing applications for consistency with Township policies and regulations and would be tasked with making determinations as to whether minor changes that have been found to be di-minimus in nature can be approved administratively.

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

It is recommended that each definition be evaluated and that a global update for all definitions be conducted, thereby reducing misinterpretations and providing greater clarity in terms of utilizing the Ordinance.

# Land Use Plan Element



## **Recommendations**

### ***Regulations Regarding Height and or Number of Stories***

It is recommended that the Township Land Development Ordinance definition of Building Height be evaluated. Said definition should sets forth the maximum height for structures throughout the Township based upon the zoning designation as well as a clear methodology for calculating the height.

### ***Re-Codify the Ordinance to NAICS Uses***

The Township of Neptune Ordinance contains a large number of very specific permitted uses. Often times, the list of principal permitted uses can extend to over 100 uses in a given district. It is recommended that the North American Industry Classification System (NAICS) be instituted and codified by permitted use for each District. Instituting NAICS codes will eliminate or greatly reduce conflicts pertaining to the determination of a principal permitted use.

# Land Use Plan Element



## **Recommendations**

### ***Renewable Energy Systems (Solar/PV, Wind Energy) as a Permitted Conditional Use in Commercial Zoning Districts***

It is recommended that the Township evaluate and adopt standards for renewable energy systems, such as solar (photovoltaic) and wind energy systems as a conditional use in Commercial Zoning Districts. The Commercial areas located within the Township should be investigated to identify appropriate zoning districts to allow renewable energy facilities pursuant to appropriate standards, including but not limited to minimum tract sizes, buffering, etc.

# Land Use Plan Element



## **Recommendations**

### ***Outdoor Display and Outdoor Seating***

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



# Land Use Plan Element



## **Recommendations**

### ***Signs***

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

### ***Cemetery Zone***

It is recommended that the Township establish a cemetery zone within which all existing cemetery property in the Township should be located.

# Circulation Plan Element



## **Goals and Objectives**

- Foster convenient, efficient and safe movement of people and goods within and throughout the Township as well as to destinations outside of the community.
- Provide appropriate access to the different uses of land and improve economic opportunities for residents.
- Encourage pedestrian friendly communities.
- Provide a means of economical, efficient and energy reduced transportation between key destinations in the Township.
- Strongly encourage that adequate parking and loading is provided for residential and non-residential uses in accordance with the intent of the zoning district and general welfare.

# Circulation Plan Element



## **Goals and Objectives**

- Support alternative methods of transportation including pedestrian, vehicular, bicycle and mass transit.
- Upgrade existing roads, drainage and applicable design standards where appropriate, when funding is available.
- Establish an on-going process to identify and implement needed capital improvements that adequately develop, enhance, and maintain Township streets, drainage and circulation facilities and to provide barrier free design for the disabled.
- Encourage and support the use, enhancement and improvement of public transportation and its related facilities.
- Support the establishment and use of pedestrian corridors and bikeways (where appropriate), including bicycle paths and/or lanes, that link residential neighborhoods with community facilities, parks, school, scenic corridors, commercial areas and public transportation routes where appropriate.

# Circulation Plan Element



## **Goals and Objectives**

- Incorporate design guidelines (where appropriate) into the public streetscape through features such as, but not limited to landscaping, ornamental street lampposts and fixtures and signage
- Coordinate with local, State and Federal entities to evaluate and improve coastal evacuation routes.
- Identify areas of the Township for improved sidewalk and pedestrian circulation. Coordinate with Ocean Township and Asbury Park to facilitate the planned widening of State Highway 66.
- Support improvements to transportation facilities and systems essential to the Township's resident commuters traveling outside the region as well as to non-residents who travel within the Township.
- Raise awareness of public transportation options, reduce dependency on automobiles and encourage alternate form of transportation.
- Create sidewalk networks and promote traffic devices and designs, when funds are available. Enhance walk ability through Boulevard Design and other appropriate designs.

# Circulation Plan Element

## **Functional Classification of Roads**

***Freeway/Expressway:*** Primary function is to serve through traffic and provide high-speed mobility. Access provided from major streets at interchanges. Limited or no access to abutting land uses.

***Major Arterial:*** Intended to provide a high degree of mobility and serve longer trips than minor arterials. Principal function is movement, not access. Should be excluded from residential areas.

***Minor Arterial:*** Interconnects and augments the major arterial system. Accommodates trips of shorter lengths. Operating speeds and service levels are lower than major arterials. Should be excluded from identifiable residential neighborhoods.

***Collector:*** Provides both land access and movement within residential, commercial and industrial areas. Penetrate but should not continue through residential areas.

***Major Collector:*** Primary function is to collect and distribute traffic between local streets and the arterial system.

***Minor Collector:*** Primary function is to provide land access.

***Sub Collector:*** Primary function is to provide inter-neighborhood traffic movement.

***Local:*** Provide land access and can exist in any land use setting. Movement is incidental and involves travel to and from a collector facility.

Source: Transportation Land Development Institute of Transportation Engineers, 1988.

# Circulation Plan Element



## **Township Road Classifications**

- **Freeway/ Expressway** = Route 18
- **Major Arterial** = Route 33 Route 35 Route 66 and Route 71
- **Minor Arterial** = Memorial Drive Rte 40; Asbury Avenue Rte 16; Sixth Ave Route 2 and Neptune Boulevard all are Monmouth County except Neptune Blvd.
- **Collector Road** – Ridge Ave; Bangs Ave; West Bangs Ave; Wayside Road; Jumping Brook Road; Essex Road; West Jumping Brook Road; School House Road; Old Corlies Ave; Gully Road and Green Grove Road.
- **Local Roads.**

# Circulation Plan Element



## **Township Mass Transportation Opportunities**

### **Mass Transportation:**

- Rail (NJ Coast Line, Asbury Park and Bradley Beach)
- Bus (NJ Transit Route 836 Asbury to Freehold makes 3 stops) and to transfer to bus to NYC
- Bus to Philly from Asbury Park and Academy Bus from Ocean Grove to Port Authority

### **Other Transportation**

- Taxi
- County offers para transit
- Shared Ride for seniors and disabled
- SCAT seniors
- Brokered Employment Transportation Services (BETS) Persons with disabilities going to competitive employment through the County



# Circulation Plan Element

## CIRCULATION MAP

Neptune Township, N.J.

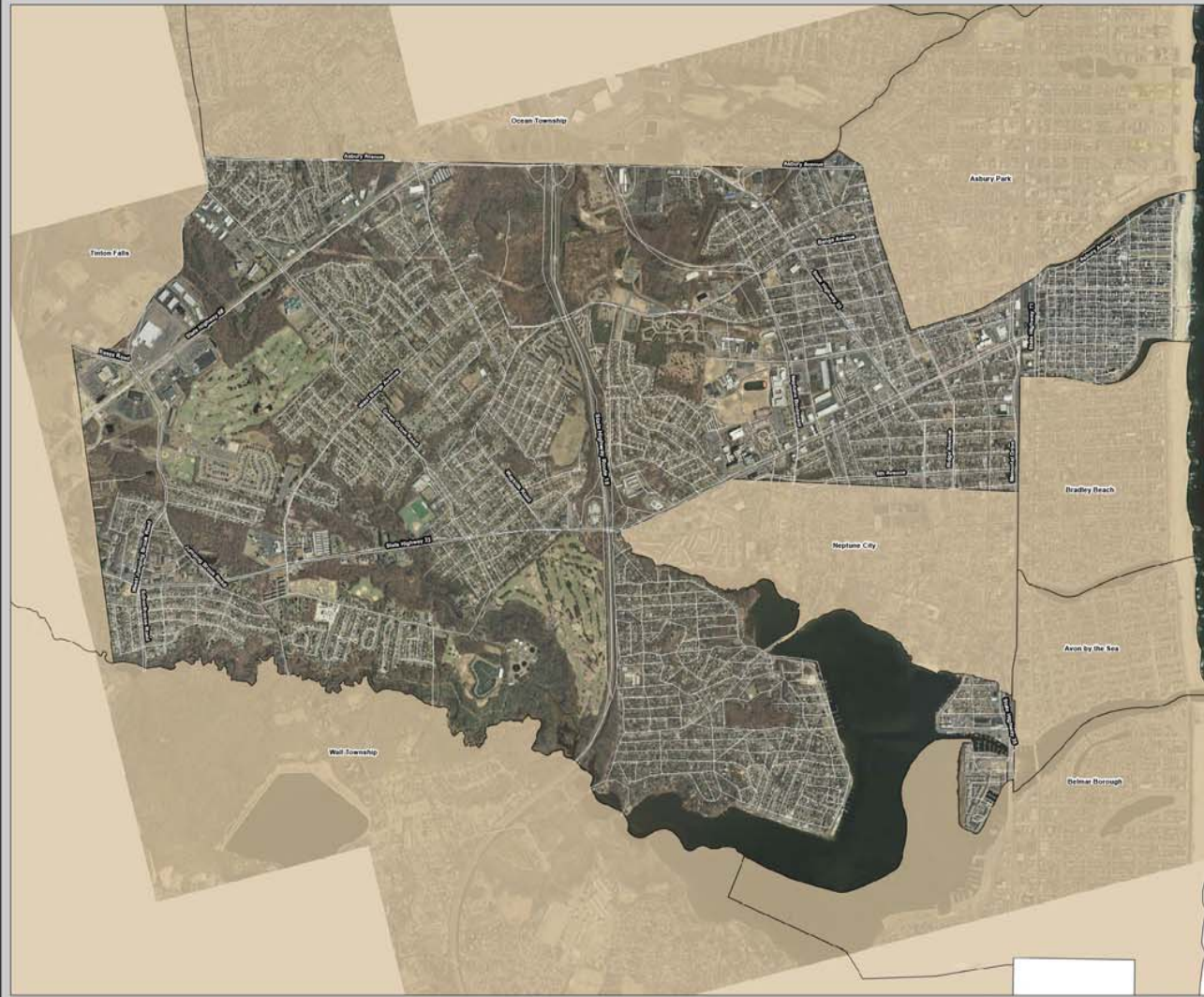


FIGURE 3  
CIRCULATION MAP

TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY  
NEW JERSEY



### Legend

- Freeways and Expressways
- Major Arterials
- Minor Arterial Roads
- Collector Roads
- Local Roads



CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
1460 ROUTE 9 SOUTH HOWELL, N.J. 07731  
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852  
1 GREENTREE CENTER SUITE 201, MARLTON, NJ 08053

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# Circulation Plan Element



## **Recommended Improvements**

### **State Highway 66 Gateway**

This area contains several economic opportunities for the Township. Improvements to Jumping Brook Road at the intersection of SH 66 were crucial for providing needed access to this area from SH 66 and the GSP. Future growth within this corridor include coordination of all planned improvements in the “Golden Mile.”

### **State Highway 18 and State Highway 66**

This area of the Township is perceived as the gateway to Midtown from the north and the High Pointe – Route 18 Redevelopment Area. Key component of the Economic Development Plan and the Midtown Neighborhood Empowerment Plan. Improvements include widening of SH 66, and coordinating with federal and state agencies for widening the roadway.

### **Shark River Bikeways**

The Shark River Waterfront area should contain bicycle routes along the water on Riverside Drive and at the north and south concourses.

# Circulation Plan Element



## **Recommendations**

- Evaluate the Township's major intersections, traffic control and sight triangles for safety, especially along the highway corridors.
- Encourage the evaluation for maintenance repair of existing bridges/culverts with County and State agencies.
- Evaluate the appropriateness of incorporating sidewalk and pedestrian circulation within the Township.
- Establish safe crossings in retail, school, houses of worship, recreational facilities and other areas of high pedestrian traffic and mass transit.
- Conduct a comprehensive parking study in the economic centers to establish existing conditions and projected parking solutions.
- Investigate a way finding program for local points of interest and parking.
- Evaluate the re-direction of bus routes to major arterials.

# Circulation Plan Element



## **Recommendations**

- Create sidewalk networks and promote traffic devices and designs in order to encourage walkable pedestrian community, when funding is available.
- Encourage shuttle service in area of bus routes to major arterials, and in areas of the Township containing limited parking facilities. Additionally, the Township should strive to provide bus service to businesses on State Highway 66 and other commercial corridors, to enable residents to access their work place.
- Encourage evaluation for maintenance and capacity for roadways that are owned by County, State and other outside agencies.
- Enforce parking in proximity to intersection and evaluate dangerous intersections causing accidents and coordinate with the police department to determine where warrants for signals may be required.
- Encourage shared parking within the business district and provision of bike racks for new commercial development within the Township.

# Utility Service Plan Element



## **Goals and Objectives**

The goals of the Utility Plan Element are to:

- Continue to ensure that water, wastewater, electricity, natural gas, Internet and telecommunications services are reliable and of the highest quality to the maximum extent practicable.
- Balance utility expansion with the goals for preserving open space, conserving natural resources, and protecting community character.
- Continue to ensure that all Neptune residents and businesses have a reliable source of clean, safe drinking water.
- The provision of sanitary sewer infrastructure should be consistent with the Township's Wastewater Management Plan, ensuring consistency with Monmouth County's overall Wastewater Management Plan as directed by the County and the NJDEP.

# Utility Service Plan Element



## **Goals and Objectives**

- Encourage the protection groundwater and surface water resources from potential contamination as a result of sedimentation and pollutants carried by stormwater through street drains, detention basin outflows and streambed scouring, and also as a result of wastewater disposal systems.
- Continue to improve infrastructure throughout the Township to minimize flooding.
- Encourage the underground installation of above-ground utilities, wherever possible.
- Promote an attractive visual environment in Neptune through the identification of appropriate locations for future utility installations as well as ensuring appropriate screening for above-ground utilities.



# Utility Service Plan Element



## **Goals and Objectives**

- Encourage public and private actions that will conserve the Township's nonrenewable energy resources.
- Promote and advance the integration of green technologies into the Township's land use planning and building construction process.
- Encourage the protection of the integrity of the Township's public water supply including storage, treatment, and distribution systems.
- Encourage the development of high technology infrastructure including fiber optic data transmission lines, digital switching stations, telecommunication facilities and high-speed Internet access.
- Promote and advance the integration of green technologies into the Township's Land Use planning and building construction process.



# Utility Service Plan Element



## Water Supply

Neptune Township is entirely serviced by public water. Public water supply service in Neptune Township is provided by American Water, through its subsidiary, New Jersey American Water Company (NJAWC).

Neptune Township is within the Shrewsbury System Area, with groundwater originating from the Potomac-Raritan-Magothy Aquifer (PRM) and surface water from the Glendola Reservoir, the Manasquan River/Reservoir, the Shark River, and the Swimming River/Reservoir.

In 2010 alone, the NJAWC supplied 43 million gallons of potable water per day to the Shrewsbury System Area.

The NJAWC also releases annual Water Quality Reports for each of its service areas. The 2010 Report indicates that there were **no violations in water quality** as all water samples collected either **met or surpassed all water quality standards** established by the United States Environmental Protection Agency (EPA) and the New Jersey Department of environmental Protection (NJDEP).

# Utility Service Plan Element



## **Drainage & Flood Control**

Neptune Township has completed a comprehensive overview of its stormwater management policies and practices within its Municipal Stormwater Management Plan (MSWMP), which was completed in 2007 and adopted by the Township of Neptune Planning Board. It was amended in 2009.

In addition to assessing flood prone areas in the Township, the Township's MSWMP reviewed its existing stormwater management ordinances, and in turn provided preventative and corrective maintenance strategies to ensure the long-term effectiveness of its stormwater management infrastructure.

As Neptune is an older, established community with very few undeveloped lots, there is little expectation that future development within the Township would impose a large increase in stormwater runoff volumes, or pollutant loads on the Township's waterways.

The Township has drafted and adopted a Stormwater Control Ordinance (Ordinance No. 09-39), which will serve to enforce the principles, design standards and best management practices that Neptune has subscribed to within the MSWMP.

# Utility Service Plan Element



## **Sanitary/Storm Sewers**

Sanitary sewers are available to the entire Township.

Township of Neptune Sewerage Authority is responsible for providing and maintaining the sanitary sewer and storm system, while the Ocean Grove Sewerage Authority provides sewage services to the Ocean Grove portion of the Township.

The Township of Neptune Sewerage Authority owns and operates an 8.5 M.G.D secondary trickling filter treatment facility with a stabilization pond as the polishing point, before sewage flow is directed and ultimately discharged one mile into the ocean via an outfall pipe. The Authority reported a daily average this year of 6.3 million gallons.

The Authority operates two inlet facilities and three parallel treatment trains, which provide the capability to distribute the flow of sewage for the most efficient treatment.

The Ocean Grove Sewer Authority contracts directly with the Township of Neptune Sewerage Authority, and have reserved 800,000 gallons per day.

# Utility Service Plan Element



## **Electricity and Natural Gas Supply**

Currently, electricity is being provided to Township residents by Jersey Central Power & Light. Natural gas is being provided by New Jersey Natural Gas.

## **Solid Waste Disposal**

Residential and commercial recycling is provided by the Township. Certain commercial generators in the Township contract with private haulers directly for the removal of their recycling waste, but they are required to submit tonnage reports to the Township to ensure that recycling is tracked.

## **Telecommunications Facilities**

The Township maintains the existing infrastructure to operate a modern telephone and broadband internet service to Township residence and businesses. Verizon is the largest local telephone service and DSL provider. The cable television and broadband internet service infrastructure is owned and operated by Cablevision (Optimum Online), a company that provides cable television service in many communities in New York and New Jersey.

# Utility Service Plan Element



## **Recommendations**

- Preserve and maintain the existing utility infrastructure including public water, sanitary sewer and stormwater facilities.
- Continue to improve and expand the existing resource recycling programs.
- Formulate a comprehensive Solid Waste Plan.
- Consideration should be made to install fiber optics as part of major road improvements and reconstruction.
- Opportunities for the burial of overhead utility lines should be planned and implemented particularly in conjunction with road reconstruction and streetscape improvements.

# Utility Service Plan Element



## **Recommendations**

- Require new development to pay its proportionate share of any off-tract improvements for utility services, to the extent permitted by law.
- Require existing above ground utilities to be relocated underground for redevelopment projects to the extent allowed by law.
- Require co-location of new telecommunications facilities whenever feasible.
- Recognize and address stormwater management in low-lying areas prone to flooding.
- Encourage the development of high technology infrastructure including fiber optic lines, telecommunication facilities and adequate power supply.

# Community Facilities



## **Goals and Objectives**

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

- Provide community facilities and services that protect the health, safety and welfare of the community and maintain a high quality of life for Neptune residents.
- Support the expansion of the Township's healthcare services while maintaining the residential character of the area surrounding the Jersey Shore University Medical Center.
- Encourage the creation of a Hospital Support Zone along the commercial corridors within the Township.
- Explore the possibility of providing a Recreation Center.
- Provide community facilities and services at appropriate and convenient locations that best serve current and future residents of Neptune.



# Community Facilities



## **Goals and Objectives**

- Continue to seek funding opportunities that will enable the Township to update the equipment used by the emergency personnel where necessary or mandated by law.
- Maintain a police presence throughout the Township through the substations, security areas and continue and encourage neighborhood watches in the community.
- Encourage the continued expansion of Shared Services with surrounding municipalities, the Board of Education, the County and State when possible.
- Continue to maintain appropriate police, fire and emergency services for Neptune residents.
- Continue to provide high quality civic, library, medical and other community facilities to meet the broad ranging needs of the municipality.

# Community Facilities



## **Goals and Objectives**

- Continue to investigate shared service opportunities between the Township and the Board of Education.
- Continue to renew the Township's infrastructure where financially feasible.
- Improve the availability of information about the services and facilities that are available to the Township residents.
- Investigate the opportunity to expand public transportation services within the Township and throughout the region.

# Community Facilities



## **Neptune's Community Facilities**

An inventory of Neptune's community facilities includes the following:

- Municipal Complex, the
- Public Library,
- Schools,
- Senior Center,
- Township Department of Public Works,
- Emergency Medical Services,
- Fire Department,
- Police Department,
- Hospital
- Office of Emergency Management
- Municipal Marina
- Recycling Center
- Riverwalk
- New Jersey American Water Company
- Township of Neptune Sewerage Authority
- Ocean Grove Sewerage Authority
- Neptune Housing Authority
- Ocean Grove Auditorium
- The Youth Temple
- Neptune Aquatic Center
- The Michael T. Lakes Performing Arts Center
- The Jersey Shore Arts Center
- The Food Bank of Monmouth and Ocean Counties

# Community Facilities Plan Element

## COMMUNITY FACILITIES MAP























## Neptune Township, N.J.

**FIGURE 4  
COMMUNITY FACILITIES MAP**

**TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY  
NEW JERSEY**



### Legend

-  Municipal Complex
-  Schools
-  Senior Center
-  Department of Public Works including the Recycling Center
-  EMS
-  Office of Emergency Management
-  Police Department
-  Fire Department
-  Hospital
-  Municipal Marina
-  New Jersey American Water Company
-  Township of Neptune Sewerage Authority
-  Ocean Grove Sewerage Authority
-  Public Library
-  Neptune Housing Authority
-  Ocean Grove Auditorium
-  Neptune Aquatic Center
-  Michael T. Lakes Performing Arts Center
-  Jersey Shore Arts Center
-  Food Bank of Monmouth and Ocean Counties
-  The Youth Temple
-  Recycling Center

### Schools

1. Neptune Township Early Childhood Center
2. Gables School
3. Green Grove School
4. Midtown Community Elementary School
5. Shark River Hills Elementary School
6. Summerfield Elementary School
7. Neptune Middle School
8. Neptune High School
9. Monmouth County Vocational School
10. High Technology High School
11. Holy Innocents Catholic School
12. Montessori Academy

### Fire Departments

- District 1**
1. Hamilton Fire Company
  2. Liberty Fire Company
  3. Shark River Hills Fire Company
  4. Unexcelled Fire Company
- District 2**
5. E.H. Stokes Fire Company
  6. Washington Fire Company
  7. Eagle Hook and Ladder Fire Company



3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
 1460 ROUTE 9 SOUTH HOWELL, N.J. 07731  
 3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852  
 1 GREENTREE CENTER SUITE 201, MARLTON, NJ 08053

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# Community Facilities



## **Recommendations**

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

# Community Facilities



## **Recommendations**

- It is recommended that Neptune continue to maintain the Township's community facilities and review the feasibility of expanding services.
- Implement the recommendations of the Circulation Element. As the functionality and accessibility of municipal services are often dependent upon traffic circulation patterns, the Community Facilities Plan Element should be consistent with the Circulation Element. Specific attention should be paid to the traffic and circulation control at the Township's recycling facility during peak hours, especially on Saturdays.
- Investigate the potential for implementing a program with Township residents that would address and encourage the issue of the frequency of the use of the recycling facility by both patrons that live both within and outside the community.



# Community Facilities



## **Recommendations**

- Establish a Committee to examine other means of obtaining supplementary County and State grant funding. This will enable the Township to expand the range of grant opportunities and public improvements that are at the Township's disposal.
- Investigate the potential for public/private funding opportunities for funding major public improvement projects.
- On an ongoing basis, examine the Fire Company, Police Dept and Emergency Medical Services (EMS) staffing and equipment needs to determine what changes or improvements may be necessary.
- Continue working with the Board of Education to ensure that Neptune maintains high-quality and high-achieving schools.
- Improve the municipal website to be more user friendly for recycling, garbage collection, availability of facilities and other Township activities.
- Investigate shared services to save on both space and costs.

# Parks, Recreation, Open Space Plan Element



## **Goals and Objectives**

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

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

Maintain compliance of all park and recreation sites with the guidelines and policies set forth by the U.S. Consumer Safety Products Commission and the American Society for Testing and Materials (ASTM).

Each site should be audited by a Certified Safety Inspector, and a program should be established for implementing all the required corrective measures.



# Parks, Recreation, Open Space Plan Element



## **Goals and Objectives**

- Continue to plan for realistic capital improvement programs, for each existing park and recreation site, to provide continuous annual improvement towards the completion of the individual audits so that the recreational needs of the Township may be satisfied for today, tomorrow and through the next decade.
- Protect parks, open spaces and recreation areas from commercial, industrial and residential encroachment.
- Encourage the maintenance of parks and recreational facilities that are expanded or improved over time to reflect changes in demographic trends, recreational interests or facility use patterns.
- Continue to work with the Board of Education, private recreation facilities and other entities to improve the availability and maintenance of recreation facilities to serve Neptune residents.

# Parks, Recreation, Open Space Plan Element



## **Goals and Objectives**

Continue to provide opportunities for both active and passive recreation in Neptune. Continue to seek funding sources that will enable the Township to acquire additional properties adjacent to existing parks or Board of Education facilities to link together parks and recreational facilities through a system of greenways, many of which should run along the Township's stream corridors and through other natural areas.

# Parks, Recreation, Open Space Plan Element



## **Goals and Objectives**

- Encourage the provision of a diverse range of parks and recreational facilities that serve residents of all age groups and physical abilities.
- Ensure easy and convenient access to parks and recreational facilities.
- Link local, county and State parkland, open space and community facilities where possible.
- Coordinate park planning with initiatives for farmland and open space preservation and natural resources conservation.
- Maintain consistency with the Parks, Recreation and Open Space Master Plan adopted by the Township in 1998.
- Educate the public to availability of private and non-public facilities.

# Parks, Recreation, Open Space Plan Element



## **Existing Park and Recreational Facilities**

Neptune currently has within its boundaries County Parks, Township parks, school recreation facilities and private recreational facilities, each of which are summarized below:

## **Existing County Parks**

	Acreage	Major Facilities, Key Features
Shark River Park (portion in Neptune Township)	210.31	Walking, biking, and equestrian trails; a pond for fishing and ice skating; restrooms and a port-a-john; picnic area, vending machine and a children's playground.
Shark River Golf course	165.74	Golf course
Subtotal	376.05	

# Parks, Recreation, Open Space Plan Element



## **Existing Township and Board of Education Open Space, Parks and Recreational Facilities**

	Acreage	Major Facilities, Key Features
<b>Township Parks</b>		
Loffredo Pop Warner Fields	7.19	Pop Warner football fields; Playground; parking
Division Playground	0.28	Playground
Bert Willis Field	10.28	Softball fields; Playground; Sand Volley ball; Horseshoe pits; Pavilion
Fred Boenig Little League Complex	9.82	Little League and Senior League Baseball Fields; Playground
Beverly Way Ballfields	2.4	Softball Field
Gables Park	2.4	Passive Park / 911 Memorial
Hillview Park	21.38	Playground
Liberty Court Park	1.9	Basketball facilities; Playground equipment
Pittenger Playground	3.7	Playground
Sunshine Village Park	28.9	Soccer Fields; Playground; Walking Track; Basketball Courts

# Parks, Recreation, Open Space Plan Element



## **Existing Township and Board of Education Open Space, Parks and Recreational Facilities (cont.)**

	Acreage	Major Facilities, Key Features
<b>School Facilities (continued)</b>		
Bradley Park	1.75	Playground / walking track / Basketball Courts
Boswell Park	.53	Passive Park
Fireman's Park	.53	Passive Park / Firemen Memorial
Founder's Park	1.34	Passive Park
Greenleaf Park	.36	Passive Park
Riverview Park	0.61	Passive Park / Gazebo
Broadway Gates Park	1.18	Passive Park / War Memorial
Shark River Hills Memorial Park	0.57	Playground
Subtotal	95.12	

# Parks, Recreation, Open Space Plan Element



## **Existing Township and Board of Education Open Space, Parks and Recreational Facilities (cont.)**

	Acreage	Major Facilities, Key Features
<b>School Facilities</b>		
Green Grove School	11.4	Open Play Area (football practice); bituminous play area, Basketball Court; Playground equipment
Neptune High School; Neptune Middle School; Gables School	59.36	3 Baseball fields; 3 Softball fields; 7 Soccer fields; 5 Tennis courts; 4 Basketball courts; Playground equipment, small paved play area; open field; Turf field track; Swimming Pool
Midtown Community Elementary School / Early Childhood Center	10.64	Two (2) Playgrounds for Midtown Community Elementary School; One (1) Playground for Early Childhood Center; Open Field shared by two facilities.
Shark River Hills School	5.57	Playground equipment; in line hockey rink
Summerfield School	23.43	Football field; Turf field; Softball field; Soccer field; Playground equipment.
Subtotal	110.4	
<b>Ocean Grove Camp Meeting Association Recreation Sites</b>		
Ocean Grove Playground	1.6	Tennis courts, Shuffleboard courts, Bocce Courts; and Playground
Subtotal	1.6	
<b>Grand Total</b>	<b>207.12</b>	

# Parks, Recreation, Open Space Plan Element



## **Other Recreational Facilities**

### **Senior Center**

The Neptune Township Senior Citizens' Center is a model facility which serves the residents of Neptune Township who are sixty (60) years of age or older and their families. The facility is accessible and funding for its operations has been obtained from local and federal sources.

### **Municipal Marina**

The Shark River Municipal Marina is a municipally owned facility. The marina has facilities such as boat lift, boat ramp, fish cleaning station, ice, restaurant, restroom facilities, shore power, shower facilities, transient slips, vending machines, water hookup and winter storage. There is a mechanic available at this facility as well.

### **Township Lakes**

Fletcher Lake and Wesley Lake, located within Neptune Township, provide recreational opportunities to the Township residents. The Township owns portions of both the lakes at the north and south borders of Ocean Grove. The lakes provided opportunities for recreational activities such as ice skating, fishing, paddle boating, walking and just relaxing by the lake side.



# Parks, Recreation, Open Space Plan Element



## **Conclusion and Recommendations**

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

- Establish an Open Space and Recreation Zone.
- Educate the public regarding the availability of numerous private facilities in the Township.
- Provide the Township residents the ease of identification and access to the numerous recreational facilities by preparing maps and other identification tools that establish a common standard for the Township residents.
- Continue to plan and seek funding for the expansion of active and passive recreational facilities in the Township of Neptune.
- Strive to ensure that there is linkage provided for the various open spaces within the Township in order to establish a greenway network.

# Parks, Recreation, Open Space Plan Element



## **Conclusion and Recommendations**

- Seek to ensure, where appropriate, that parks and trails are designed to be handicapped accessible and are user-friendly for senior citizens and individuals with disabilities.
- Cooperate with the Board of Education on future recreation facility planning and operations.
- Work with the County to explore the possibility of future County Park expansions in Neptune.
- Encourage provision of bike / walking paths in various parks and open space within the Township.
- Protect the visual quality of scenic corridors throughout the Township.
- It is recommended to support the dredging of Shark River.
- Seek to identify the future needs of the aging population and provide adequate facilities to address their recreational needs.

# Conservation Plan Element



## **Goals and Objectives**

- Protect natural resources to the greatest extent feasible, including woodlands, surface water (i.e., Category One (C-1) streams and other water bodies), wetlands, groundwater, threatened and endangered species, and habitat areas for plants and wildlife.
- Limit development on steep slopes and minimize the potential for soil erosion.
- Implement policies of the Land Use Plan Element, which sets forth recommendations for future land uses and development intensities that reflect the need to protect groundwater and surface water resources. On an ongoing basis, ensure that land uses and development intensities are compatible with soil carrying capacity.
- Review and update the tree preservation ordinance in order to limit clear-cutting of woodlands and encourage preservation of trees.
- Preserve open space and maintain undisturbed vegetation alongside streams; establish a publicly accessible greenway network, but limit human activity to passive recreation.

# Conservation Plan Element



## **Goals and Objectives**

- Reduce non-point source pollution in stormwater runoff in accordance with the Stormwater Management Plan adopted by the Township in 2004 and amended in 2009.
  - Protect the visual quality of scenic corridors throughout the Township.
  - Promote awareness and enforcement of regulations that protect natural resources.
  - Promote the use of Best Management Practices to achieve the stated goals and objectives of the Conservation Element.
  - Continue to identify and utilize preservation tools and funding sources for future conservation.
- Maintain consistency with the Township's Community Forestry Management Plan, 2007-2012.
- Encourage the reduction of runoff into surface water bodies.

# Conservation Plan Element



## **Goals and Objectives**

- Encourage maintenance dredging of the appropriate water bodies including lakes, streams and navigable channels within the Township.
- Discourage future development in areas of the Township that experience consistent flooding problems.
  - It is recommended that the ordinance should be revised to elevate structures above the base flood elevation in order to regulate future development in Flood Hazard Areas.
- Encourage and construct sub-surface drainage to help alleviate existing and potential flooding of neighborhoods.
- Encourage the continued coordination with the surrounding municipalities with respect to impacts to regional environmental resources.
- Encourage linkages and access with Neptune's open spaces and Shark River Park.

# Conservation Plan Element



## **Natural Resource Inventory**

An inventory of the general physical characteristics of the Township of Neptune as identified within the Neptune Township Environmental Inventory adopted November 2003.

## **Geology and Soils**

### ***Geology***

The Township of Neptune is located in the section of New Jersey known as the Coastal Plain Physiographic Province. The Tertiary Cohansey, Tertiary Kirkwood and the Tertiary Manasquan and Shark River geologic formations are found within the southern portion of the Coastal Plain in Monmouth County, which includes Neptune Township. The Kirkwood Sand Formation and the Cohansey Sand Formation are the two outcropping geologic formations within the South Coast Region. The Kirkwood is older of the two formations.

Neptune's topography can be characterized as flat to gently sloping with steeper slopes located in the central portion of the Shark River Hills neighborhood, the northern section of the Township and near the Route 18/Asbury Avenue Interchange. Ravines are found along the Shark River and Jumping Brook corridors. Isolated areas of steep slopes do exist.

# Conservation Plan Element



## ***Soils***

Soil type is one of the most important factors in determining the ability of land to accommodate development. Soils are separated into relatively homogeneous units called soil series. Classification of soil into different series is based upon the type of the parent material and the soil drainage class as well as more subtle differences in its several horizontal layers.

According to the United States Department of Agriculture Soil Survey of Monmouth County, Neptune consists **19 different soil series** which are further broken down into **23 soil types**.

# Conservation Plan Element



## **Trees and Woodlands**

Trees and woodlands provide significant benefits to communities: Tree roots hold soil in place, reducing the chance of erosion; capture stormwater and promote groundwater recharge, thereby helping to limit flood impacts; trees remove carbon dioxide from the air, serving as a natural filter; trees provide shade and refuge from the sun during summer months, and trees located adjacent to buildings can reduce solar warming, thereby reducing the energy demand associated with air conditioning; trees provide habitat for wildlife and contribute to community character.

The Township of Neptune adopted a Community Forestry Management Plan to demonstrate and outline how the Township intends to improve its community tree resources under its jurisdiction, including trees along the its streets, in parks, in rights-of-ways and around Township buildings and other Township owned properties.

There is no known account of the total number of street trees but it is estimated between 1,000 and 2,000. The Township of Neptune has undertaken a tree-planting program with the purpose of planting the right trees at the right locations. Planting sites are identified by the Environmental / Shade Tree Commission as well as the Township's Department of Public Works and as per individual property owner's requests.



# Conservation Plan Element



## **Surface Water Resources**

A waterway contains all the land that drains to a particular waterway, such as a river, stream, lake or wetland. Large watersheds are made up of a succession of smaller ones, and smaller ones are made up of the smallest area – the catchment area of a local site. The land drains to the body of water for which each sub watershed is named.

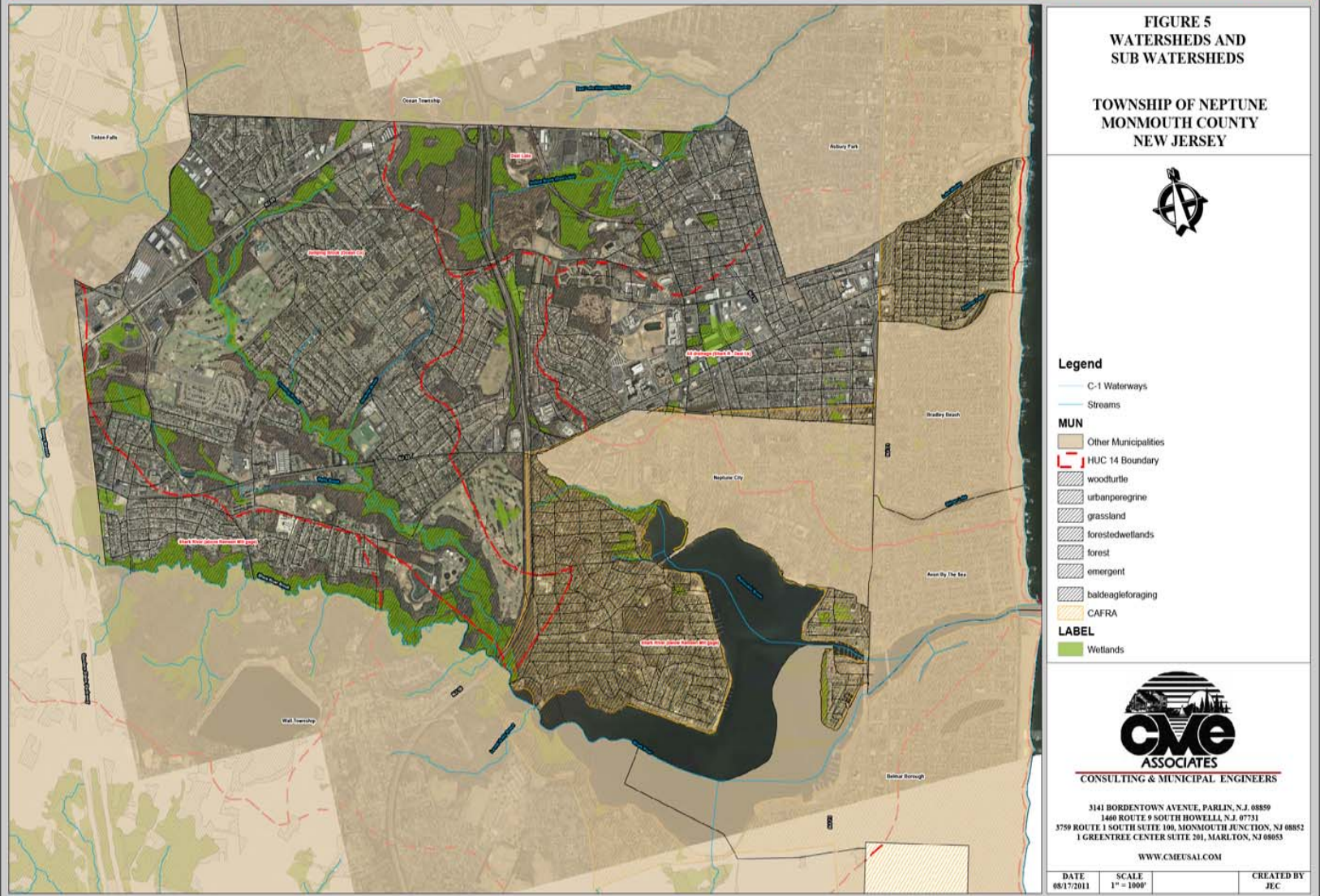
The NJ Department of Environmental Protection (NJDEP) manages natural resources on a watershed basis. The State has been divided into twenty (20) Watershed Management Areas (WMAs). The entirety of the Township of Neptune is located within Watershed Management Area (WMA) 12, which extends from Perth Amboy to Point Pleasant Beach. WMA 12 is comprised of an assemblage of coastal subwatersheds, all or a portion of which fall into 56 municipalities in the Raritan Bay and Atlantic Coastal drainage basins. WMA 12 is part of the Atlantic Coastal Plain.

The Township of Neptune is located within the Shark River watershed and contains five (5) HUC-14 sub watersheds. The five subwatersheds are Shark River (above Remsen Mill gage), Shark River (below Remsen Mill gage), Jumping Brook (Ocean Co), Atlantic drainage (Shark River-Deal Lake and Deal Lake).

# Conservation Plan Element

## WATERSHEDS AND SUB WATERSHEDS

Neptune Township, N.J.



# Conservation Plan Element



## **Floodplains**

Floodplains or flood hazard is a measurement of the danger or probability of flooding. This term is generally applied to the nearly level areas adjoining the channel of a stream or river. The Federal Emergency Management Agency (FEMA) has devised a mapping and classification system for determining the degree and likelihood of flooding for municipalities across the United States.

To inform both public and private land use decision makers of areas that are subject to flooding, the Federal Emergency Management Agency has completed Flood Insurance Rate Maps (FIRM) for the Township of Neptune.

Areas in the immediate vicinity of Neptune's streams are located within the 100-year and 500-year floodplain areas identified by FEMA. More specifically floodplains are identified along the Jumping Brook, Musquash Brook and Shark River and their tributaries. Flood prone areas also include the land immediately adjacent to the Shark River Basin.

# Conservation Plan Element



## **Scenic Corridors and Waterways**

Neptune Township contains a significant amount of land having a scenic value. The Jumping Brook and Shark River corridors represent a crucial scenic resource with potential for pedestrian and bicycle linkages. The Township has maintained sensitivity to the value to the residents of the scenic corridor while balancing the environmental resource of the category one (C-1) waterways which require additional protection.

The Township is also fortunate to have access to almost  $\frac{3}{4}$  of a mile of oceanfront and more than three (3) miles of frontages along the Shark River Basin.

In addition to the valuable scenic corridors identified above the Township also maintains a number of riverside scenic corridors.

These include:

- Fletcher Lake
- Wesley Lake



# Conservation Plan Element



## **Recommendations**

- Encourage maintenance dredging of the appropriate water bodies including lakes, streams and navigable channels within the Township.
- Discourage future development in areas of the Township that experience consistent flooding problems.
- It is recommended that the ordinance should be revised to elevate structures above the base flood elevation in order to regulate future development in Flood Hazard Areas.
- Encourage and construct sub-surface drainage to help alleviate existing and potential flooding of neighborhoods.
- Encourage the continued coordination with the surrounding municipalities with respect to impacts to regional environmental resources.
- Encourage linkages and access with Neptune's open spaces and Shark River Park.

# Conservation Plan Element



## **Recommendations**

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

# Conservation Plan Element



## **Recommendations**

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

# Conservation Plan Element



## **Recommendations**

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



# Economic Development Plan Element



## **Goals and Objectives**

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

Support local businesses by enhancing/offering guidance and planning so that they can be navigated through various Township agencies.

# Economic Development Plan Element



## **Goals and Objectives**

Seek and encourage national and local businesses to locate within appropriate zones.

- Encourage businesses to be socially responsible.

Capitalize and encourage the development of appropriately scaled mixed-use redevelopment and revitalization in existing business districts.

- Evaluate permitted uses within the commercial districts to determine if any revisions are necessary.
- Designate areas for shared parking within commercial zones with requirements.
- Evaluate appropriate locations and distance requirements for used car lots and fast food restaurants with conditions for each use.
- Reconcile the High Pointe – Route 18 Redevelopment Plan and identify appropriate uses for this area of the Township.

# Economic Development Plan Element



## **Goals and Objectives**

- Coordinate with Ocean Township and Asbury Park to facilitate the planned widening of State Highway 66.
- Enact Zoning Ordinances that encourage the development of appropriate bulk standards for each of the business districts.
- Identify areas of the Township for improved sidewalk and pedestrian circulation.
- Investigate the potential for a way finding sign program within the Township.
- Evaluate the zoning designations along the major transportation corridors, including but not limited to State Highway 35, State Highway 33 and State Highway 66.
- Simplify and clarify zoning regulations and uses within the Commercial District.

# Economic Development Plan Element



## **Goals and Objectives**

- Encourage the development of architectural standards within the Route 33W Commercial Zone (C-5), Route 33E Commercial Zone (C-6), and Route 35 Commercial Zone Districts (C-7).

Maintain and attract job-generating businesses to the Township by attracting new businesses to the Township, supporting “home grown” new business development.

- Create vibrant business districts by considering ordinances that encourage pedestrian friendly mixed use development, consider structured parking and streetscape designs that enhance the visual design of existing business districts.
- Support improvements to transportation facilities and systems essential to the Township’s resident commuters who travel to employment positions outside the region as well as to non-residents who travel to employment opportunities within the Township.

# Economic Development Plan Element



## **Goals and Objectives**

- Strengthen the Township's business districts through targeted development plans, increased public investment, private sector initiatives and the use of innovative funding mechanisms. For example, business district plans for streetscape improvements, increased parking, incentives for building rehabilitation and façade upgrades.

- Coordinate with Federal, State and Local government to evaluate and improve Coastal Evacuation Routes.

Evaluate the zoning designation of Seaview Island ensuring consistency with the North Channel Redevelopment Plan.

- Evaluate the potential for removing the PUD zone district and re-zoning the highway frontage along State Highway 66 to be consistent with surrounding land use patterns.

- Develop programs and services that include management and marketing assistance, financing and general business consulting for local business owners.

# Economic Development Plan Element



## Economic and Employment Conditions and Trends

### Income

**Median Incomes**, below, depicts the per capita income and the median household income of Neptune, Monmouth County and the State of New Jersey.

### Median Incomes

	Household	Per Capita
Neptune	\$46,250	\$22,569
Monmouth County	\$64,271	\$31,149
New Jersey	\$55,146	\$27,006
*Information provided by the US 2000 Census		

As per the 2000 Census, the median household income in Neptune (\$46,250) was substantially lower than the median household income for Monmouth County (\$64,271) and the State (\$55,146). Similarly the per capita income for Neptune at \$22,569 was found to be lower than Monmouth County (\$31,149) and New Jersey (\$27,006).

# Economic Development Plan Element



## **Employment**

In 2009, the annual average unemployment rate in New Jersey was 9.2 percent; however, Monmouth County with an unemployment rate of 8.5 percent fared better than the State.

### Employment Overview:

- 31.49 percent of the total population is employed in management, professional, business, financial occupations and related occupations
- 16.54 percent of the population is employed in office and administrative support occupations.
- 11.82 percent of the population is employed in the healthcare sector
- 11.55 percent of the population is employed in sales and related occupations
- A large amount of professionals are employed within the management, professional, business and health care sectors.
- Blue collar workers in Neptune are employed by retail sales, manufacturing and construction sectors.

# Economic Development Plan Element



## **Major Employers in Neptune**

1. Meridian Health System (which includes Riverview Medical Center and Jersey Shore University Medical Center) – 9,700 employees,
2. Jersey Shore University Medical Center portion of the Meridian Health System, is the largest employer in Neptune Township – 3,100 employees.
3. Asbury Park Press – 656 people employees
4. Neptune Board of Education – 640 employees
5. AIG – 334 employees
6. Neptune Township – 298 employees.
7. Walmart – 289 employees
8. Shop Rite – 281 employees
9. Home Depot with – 198 employees,
10. United Methodist Homes – 134 employees
11. Sanitary Linen Supply – 95 employees



# Economic Development Plan Element



The following are a few of the funding programs offered within the Township:

## **EDC Programs**

- Façade Grants
- Business Expansion Assistance
- Tax Credit Programs
- Brownfield Programs

## **Other Programs**

- Health Enterprise Zone
- Live Where You Work
- Urban Aid Community
- Neptune Township Neighborhood Preservation Program

# Economic Development Plan Element



## **Recommendations**

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

- Market the façade improvement program to eligible businesses.
- Market the UDAG program to eligible businesses.
- Partner with Monmouth County Economic Development Office and NJEDA to market available programs.
- Consider creation of Special/Business Improvement Districts along State Highway 35/Ocean Grove.
- Enforce property maintenance standards.

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

Maintain mercantile registration program. This program is a good way to keep track of local businesses. It can help to eliminate illegal businesses and construction without permits. With proper registration requirements, we can extract information about new and existing businesses that can be utilized to market Neptune and to utilize as the basis for a database that can be available to the public and businesses.

# Economic Development Plan Element



## **Recommendations**

- Capitalize on existing economic “clusters.”
- Healthcare and medical services are represented by Meridian Health/Jersey Shore University Medical Center and a variety of support offices and businesses.
- The Historic District is represented by OGCMA and the OG Chamber of Commerce.
- State Highway 66 is growing into a retail corridor.
- Encourage revitalization of areas in need of such, include the State Highway 35 corridor, State Highway 33 between State Highway 35 and Memorial Drive, the Transit Village area and continued redevelopment of Midtown.
- Promote the establishment of additional restaurants or groupings of restaurants.
- Promote the development of “High Pointe – Route 18” redevelopment zone.
- Promote local labor capabilities and qualifications.
- Develop an online job bank for Neptune residents and businesses.

# Economic Development Plan Element



## **Recommendations**

### **Support growth of the health service industry while protecting viable neighborhoods.**

Promote the maintenance and expansion of Jersey Shore University Medical Center. Encourage future growth on existing property or in areas within the current Civic and Professional Office zones.

Encourage support industries and services to locate in Neptune in support of the hospital. The healthcare center provides invaluable services and jobs to the Neptune Township community. Likewise, it attracts smaller businesses and services needed in support of the hospital such as medical offices, pharmacists, testing labs, medical offices and educational facilities.

# Economic Development Plan Element



## **Recommendations**

- Utilize our natural resources to enhance the local economy.
- Improve the municipal marina to provide better public accessibility which promotes tourism.
- Promote the dredging of the Shark River to maintain the viability of the existing marina and marine services in Neptune.
- Improve municipal parks and greenways.
- Capitalize on Neptune's location and State designations.

# Economic Development Plan Element



## **Recommendations**

- Make use of the Township's Educational services.

Neptune BOE is one of the four largest employers in Neptune and helps fuel the Township's economy. Continued expansion of school enrollment is important to ensure continued improvements in the quality of education provided and maintenance of the quality facilities that exist as a result of recent major construction projects.

- Brookdale Community College has located a satellite campus in Neptune Township.
- Invest in existing neighborhoods throughout Neptune.
- Improve and expand public transportation.

# Historic Preservation Plan Element



## **Goals and Objectives**

- To preserve and protect Neptune Township's designated historic sites and structures.
- To encourage long-term investment in the historic resources of the community.
- To encourage residents to preserve the historic character, livability and property values of historic structures and neighborhoods by maintaining and rehabilitating historic housing, preventing the deterioration and demolition of historic structures and encouraging new construction that is compatible in scale and design to the physical character of the surrounding neighborhood.
- To integrate historic preservation into the Township's planning and economic development, housing and cultural programs and cultural activities where appropriate.
- To increase public awareness about the Township's history, its historical figures and its historic sites and districts.

# Historic Preservation Plan Element



## **Goals and Objectives**

- To encourage the ongoing use and reuse of historic structures by private property owners, while encouraging owners to take steps to protect historical and architectural attributes of those structures.
- Seek to ensure compatibility between new development and nearby historic sites and districts, in terms of both use and appearance.
- Take advantage of funding, information and other resources available through County, State, and federal agencies, as well as private-sector entities and non-profit organizations that may help identify and protect historic resources.
- Encourage the community and property owners' participation in seeking historic designation through the Township where appropriate.
- To encourage the maintenance and rehabilitation of historic structures and to promote high design standards for new structures and streetscape improvements, with special attention paid to critical vistas; including but not limited to existing historic street layout, flared avenues, and other significant community planning elements.



# Historic Preservation Plan Element



## **The Historic Designation Process**

To be eligible for listing on the New Jersey and National Registers a property must:

1. Be at least 50 years old, unless its exceptionally important;
2. Be historically or architecturally significant on the national, state or local level;  
and
3. Possess “integrity” from the period during which it earned its significance.  
Integrity can be defined as a high degree of retention of character-defining features that permits a property to convey a strong sense of its historic qualities.

# Historic Preservation Plan Element



## **National & New Jersey Register Of Historical Sites**

The Township has a number of historic resources that reflect it's historically character. The following properties within the Township have been identified on the New Jersey and National Register of Historical Places; last updated October 25, 2010.

**Garden State Parkway Historic District (ID#3874)** SHPO Opinion: 8/20/2004

**New York and Long Branch Railroad Historic District (ID#4354)** SHPO Opinions: 8/20/2004

**Ocean Grove Camp Meeting Association Historic District (ID#2036)**

Area bounded by Main Street, the Atlantic Ocean, and Wesley and Fletcher Lakes  
NR: 4/12/1976 (NR Reference #: 76001170), SR: 12/16/1975

**Scherzer Rolling Lift Single Bascule Bridge (ID#2891)**

NJ Transit North Jersey Coast Line, Milepost 30.43 over Shark River  
SHPO Opinion: 9/27/1995, (Big Shark Moveable Span)

**Shark River Golf Course Club House and Support Building (ID#2037)**

Shark River County Park, SHPO Opinion: 12/10/1980, (Demolished c1986)

**Steiner's & Sons Mill (ID#2038)**

Memorial Drive & 4th Avenue, SHPO Opinion: 8/27/1993

# Historic Preservation Plan Element



## **Recommendations**

- It is recommended that the Township continue to maintain its current historic preservation policies and procedures. It is further recommended that the Township encourage the ongoing use and reuse of historic structures while seeking to ensure compatibility between nearby development and redevelopment with the historic sites and districts, in terms of both use and appearance

# Recycling Plan Element



## **Goals and Objectives**

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

# Recycling Plan Element



## **Goals and Objectives**

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

# Recycling Plan Element



## **Township Recycling Program Summary**

The following mandated recyclable materials are collected at residences:

- Newspaper tied into bundles;
- Cardboard tied into bundles;
- Aluminum & tin cans;
- Glass;
- Plastic food and laundry containers placed in pails.

The following mandated recyclable materials are accepted at the Recycling Center, in addition to the collected materials noted above:

- |  |                                     |
|--|-------------------------------------|
| •Commingled: pourable plastics, glass bottles & aluminum cans; | •Yard waste;                        |
| •Mixed paper;  | •Freon products (applicable fee);   |
| •Brush & Branches;   | •Cardboard;                         |
| •Concrete (2x2x2 Combined);                                    | •Metal;                             |
| •Electronics;  | •Tires (applicable fee);            |
| •Telephone books;  | •Household grease (by appointment); |
| •Old Clothing (AMVETS);  | •Latex paint.                       |
| •Newspaper;  |                                     |

# Recycling Plan Element



## **Recommendations**

- Recycling not only saves tax dollars, it also promotes efficient re-use of post consumer wastes and can play a significant role in easing the demand for landfill capacity.
- One area that deserves greater attention: promotion of recycling in the Township's office, institutional and commercial land uses. This recommendation relies more heavily on education and outreach.
- The Township should increase the recycling awareness throughout the municipality through school programs, outreach and increased recycling containers in high traffic areas such as business districts.

# Recycling Plan Element



## **Recommendations**

- The Township should also consider applications for nonresidential use in excess of 1,000 square feet to include provisions for the collection, disposition and recycling of recyclable materials, as required by the Statewide Mandatory Source Separation and Recycling Act.
- The applicant shall provide a storage area designed to contain a one week accumulation of recyclable materials. The storage area shall be designed for truck access for pick-up of materials and shall be suitably screened from view if located outside the building.
- In addition, it is recommended that builders/developers seeking a certificate of occupancy should be required to provide receipts demonstrating that construction waste materials, debris and tree stumps have been recycled.



# Recycling Plan Element



## **Recommendations**

- It is recommended that grants be sought through the Clean Communities Program. New Jersey Clean Communities is a statewide litter-abatement program created by the passage of the Clean Communities Act. The Clean Communities Act, passed first in 1986 and later in 2002, establishes a funding mechanism for the program by placing a user-fee on manufacturers, wholesalers and distributors who may produce litter-generating products. The user-fee, collected by the Department of Treasury and disbursed by the Department of Environment Protection, generates approximately \$14 million each year. The Township's successful recycling program will continue to grow in importance as the cost of solid waste disposal increases.

# Sustainability Plan Element



## **Sustainability Goals & Objectives**

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

# Sustainability Plan Element



## **Sustainability Goals & Objectives**

- Promote the development of mixed-use neighborhood centers in order to encourage residents to shop locally and reduce vehicle miles travelled.
- Encourage the reduction of vehicle miles traveled by employees of and visitors to new and existing non-residential developments.
- Promote and advance the integration of green technologies into the Township's Land Use planning and building construction process.
- Encourage a mix of uses in typically single-use employment centers, such as office parks. Additional uses that should be considered include but are not limited to restaurants, banks, drycleaners and childcare centers. Such a mix will provide convenient services in proximity to employment centers and eliminate the need for separate trips.

# Sustainability Plan Element



## **Sustainability Goals & Objectives**

- Focus the Township's remaining development potential on lands that can support smart growth development, are well served by transportation infrastructure, and are in proximity to employment and service centers. Direct the Township's remaining development potential away from environmentally sensitive lands and stream corridors.
- Encourage pedestrian friendly street design.
- Encourage the development of access to mass transportation and development of intra-local routes.
- Encourage increased use of regional and local bus lines.
- Encourage the use of "green" materials and "green" building practices in future development initiatives.
- Continue to investigate the feasibility of engaging in agreements with other agencies within Neptune Township for energy services through Power Purchase Agreements to save costs and energy.

# Sustainability Plan Element



## **Green Buildings & Environmental Sustainability Plan Strategies**

In order to achieve the goals outlined above this Green Buildings and Environmental Sustainability Plan Element is designed to outline successful, sustainable practices to guide local policies, including efforts to reduce pollution, promote energy efficiency and use of renewable energy.

This can be achieved through:

- Land Use
- Transportation
- Energy (Conservation)
- Waste

# Sustainability Plan Element



## **Recommendations For Land Use**

- Encourage and facilitate responsible development with efficient land use that reduces sprawl.
- Implement and standardize efficient land use practices.
- Promote redevelopment of brownfields and greyfields with existing infrastructure into redevelopment zones.
- The Township currently maintains several historic districts and one mixed-use district. Evaluate and consider the establishment and or extension of additional mixed use and historic zones, which will increase walkability thereby reducing vehicle trips.
- Research the feasibility of amendments to the Stormwater Management Plan that incorporate new practices and expands upon best management practices (BMP), such as rain gardens, bioswales, and the like, with improved basin design guidelines that utilize native plantings.

# Sustainability Plan Element



## **Recommendations For Land Use**

- Encourage and facilitate responsible development with efficient land use that reduces sprawl.
- Implement and standardize efficient land use practices.
- Promote redevelopment of brownfields and greyfields with existing infrastructure into redevelopment zones.
- The Township currently maintains several historic districts and one mixed-use district. Evaluate and consider the establishment and or extension of additional mixed use and historic zones, which will increase walkability thereby reducing vehicle trips.
- Research the feasibility of amendments to the Stormwater Management Plan that incorporate new practices and expands upon best management practices (BMP), such as rain gardens, bioswales, and the like, with improved basin design guidelines that utilize native plantings.

# Sustainability Plan Element



## **Recommendations For Land Use**

- Establish a municipal Green Building Program.
- Develop a green building ordinance that follows state or national standards (U.S. Green Building Council LEED).
- Educate employees, encourage or sponsor staff to become LEED-AP Accredited Professionals
- Provide information about green building to the public through the Township website and community workshops in partnership with community and civic organizations.
- Create a Green Business Recognition program rewarding companies that utilize green practices.
- Encourage co-location of new telecommunications facilities to reduce land consumption and share resources.



# Sustainability Plan Element



## **Recommendations For Land Use**

- Improve existing and continue to assemble meaningful open space.
- Explore utilizing conservation easements to obtain sensitive lands not feasible for private development.
- Hold annual community tree plantings in parks and local government facilities, as well as starting a Township tree sponsorship program.
- Encourage a program that creates community stewards for neighborhood parks to care for and improve the quality of recreation.
- Consider the implementation of a “Meadows Program,” which implements “Low-Mow” practices that restrict mowing on parcels to allow naturalized areas to develop where possible.

# Sustainability Plan Element



## **Recommendations for Transportation**

- Promote transportation and mobility options that reduce pollution emissions.
- Encourage programs that reduce commuter trips.
- Promote car-pooling and mass transit use by municipal employees.
- Streamline one-stop permitting and web site functions, such as online payments, to reduce multiple trips by the public to municipal buildings.
- Incrementally improve municipal fleets for efficiency and less Green House Gas emissions.
- Periodically analyze existing vehicles to see if old and/or under-used vehicles should be retired and maintain a regular maintenance schedule for all vehicles to ensure they are operating at peak performance ability (i.e. proper tire pressure, clean air filters, etc.).
- Continue to investigate feasibility of alternative fuel vehicles (biodiesel, ethanol, electric, compressed natural gas, etc.) and/or fuel efficient smaller fleet vehicles, as technology and cost efficiency improves.

# Sustainability Plan Element



## **Recommendations for Transportation**

- Invest in public infrastructure to promote non-vehicular and more efficient transportation systems.
- Continue and possibly expand the program of police officers on bicycles and review the use of bicycles for other Departments.
- Consider providing alternative fuel sources at the municipal filling station.
- Promote state anti-idling laws of non-emergency municipal vehicles through signage, employee training, and other education methods.
- Improve traffic signal synchronization for optimal efficiency of operating vehicles.
- Standardize pedestrian infrastructure, such as sidewalks, crosswalks, bicycle racks, and walkable design.
- Complete a comprehensive Township Bicycle & Pedestrian Plan to install bike lanes, trails, and similar infrastructure
- Consider coordinating with a car sharing program (Zip Car, etc.)

# Sustainability Plan Element



## **Recommendations for Energy**

- Utilize cleaner energy sources that minimize negative effects and maximize energy efficiency.
- Serve as a model of building efficiency, by implementing completing a comprehensive municipal energy audit and then implement the recommendation (s) of the municipal energy audit.
- Install energy-efficient exit sign lighting and any exterior lighting retrofits with energy-efficient fixtures (LED, high pressure sodium)
- Replace incandescent light bulbs with compact fluorescent light (CFL) and or light emanating diode (LED) bulbs in all Township facilities.
- Consider expanding the number of facilities to install solar panels and reflective roofing, on expansive roofs of Township facilities.

# Sustainability Plan Element



## **Recommendations for Energy**

- Establish energy-saving strategies, through government employee policy and training for all community services and facilities.
- Institute a “lights out when not in use” policy with signage and training.
- Ensure computers are turned off after work hours by assigning employee to check all stations before closing.
- Reduce lighting levels where feasible and consider the use of sensory lighting sensors.
- Encourage energy efficiency of public utilities for emergency services, schools, businesses, and community residents.
- Revisit lighting ordinance to reduce light pollution with upward and/or excessive light levels.

# Sustainability Plan Element



## **Recommendations for Energy**

- Promote usage of energy-efficient traffic and street lights (LED, high pressure sodium) in development projects.
- Consider alternative-powered mowers and landscape equipment, over existing gas-consuming machines.
- Examine funding sources to implement a low-income weatherization program into affordable housing programs. The State of New Jersey currently administers such a program through non-profit providers.
- Support green electricity from solar, geothermal, wind or hydroelectric sources

# Sustainability Plan Element



## **Recommendations for Waste**

- Reduce waste by reducing, reusing, and recycling.
- Establish internal government paper reduction strategies, through employee policy and training, encouraging Township-wide adoption in public and private sectors.
- Streamline electronic documents processing, educate employees regarding paper waste caused by faxing and printing.
- Consider the establishment of a Township policy regarding double-side copying of all Township documents.
- Reuse all paper when possible (i.e. blank back for scrap paper).
- Strategically remove all Township Departments from junk email, faxes, etc.
- Restrict black and white printing on all color printers.

# Sustainability Plan Element



## **Recommendations for Waste**

- Process and remit payments of Township bills on-line.
- Establish new and improve existing recycling programs.
- Continue residential and commercial recycling program.
- Investigate a municipal program for reuse or recycling of construction and demolition materials.
- Increase the use of composting in the Township.
- Identify funding to distribute compost bins to private residential homes.
- Establish compost bins at municipal facilities for employee use.
- Educate residents of the benefits of composting, utilizing school system and youth programs.



# Master Plan Consistency



As required under the State of New Jersey's Municipal Land Use Law (MLUL) a "master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to:

- (1) The master plans of contiguous municipalities;
- (2) The master plan of the county in which the municipality is located;
- (3) The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act,"; and
- (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act," P.L.1970, c.39 (C.13:1E-1 et seq.) of the county in which the municipality is located.

# Master Plan Consistency



## Master Plans of Contiguous Municipalities

Neptune township shares land boundaries with the following municipalities:

Wall Township, Tinton Falls, Ocean Township, Asbury Park, Bradley Beach, Avon By The Sea, Neptune City, and Belmar Township.

In sum, these areas have been zoned for residential and commercial uses, which are consistent with the lands within Neptune that border these municipalities.

# Master Plan Consistency



## **State Development and Redevelopment Plan**

The State Development and redevelopment Plan provides a general framework for the future development of New Jersey. Both the current and the proposed State Plan Policy Map places Neptune Township within the Metropolitan Planning Areas.

Communities that have been designated as Metropolitan Planning Areas generally exhibit mature settlement patterns with a diminished supply of vacant land. The land use policy objectives of Metropolitan Planning Areas are to:

- Promote redevelopment and development in cores (i.e., downtowns) and neighborhoods through cooperative regional efforts.
- Promote diversification of land use, including housing where appropriate in single use developments, and enhance their linkages to the rest of the community.
- Ensure efficient and beneficial utilization of scarce land resources to strengthen its diversification and compact nature.

Consequently, the Township's Master Plan recognizes this designation and will support the intent and principles of the State Plan.

# Master Plan Consistency



## **Monmouth County Growth Management Guide/Coastal Monmouth Plan**

The Monmouth County Growth Management Guide (GMG) is the Master Plan for future development in Monmouth County. The GMG, which was adopted in 1995, divided Monmouth County into five (5) regions. A comprehensive set of planning Goals and Objectives, and Policies for the Bayshore Region, of which Neptune Township is located within, have been adopted and are considered elements of the County's 1995 Growth Management Guide.

It should also be noted that Neptune, along with 29 other contiguous municipalities are currently participating in a regional planning effort. This effort was initiated to culminate in a cohesive plan for the future development of the County's Atlantic Coastal Region. Many are long-established "Shore" towns, historically associated with summer tourism, which are now being developed and redeveloped to accommodate thousands of new, permanent residents.

The Coastal Monmouth effort will strive to create a land use plan that will accommodate market demands while directing growth in a sustainable manner that considers environmental resources and community character.

# Master Plan Consistency



## **Monmouth County Solid Waste Management Plan**

- The Neptune Master Plan update will be consistent with the goals of the Solid Waste management Plan of Monmouth County.
- The Township of Neptune has incorporated waste management requirements that are consistent with those of Monmouth County.

# Conclusion

**Questions/Comments??**