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**BOROUGH OF PINE BEACH
OCEAN COUNTY, N.J.**

**1995
MASTER PLAN**

Submitted to: Borough of Pine Beach
Planning Board

October 5, 1995

BOROUGH OF PINE BEACH
OCEAN COUNTY, NEW JERSEY

Prepared for the

BOROUGH OF PINE BEACH PLANNING BOARD

by

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OCTOBER 5, 1995

BOROUGH OF PINE BEACH
OCEAN COUNTY, NJ

Mayor, Russell K. Corby
President of Council, Joseph Hunt
Council Member, Joseph Boyle
Council Member, Chuck Laing
Council Member, Lawrence Cuneo
Council Member, Robert Budesza
Council Member, Christopher Boyle

BOROUGH OF PINE BEACH PLANNING BOARD
1995 MEMBERS AND OFFICERS:

Mayor, Russell K. Corby
Planning Board Chairman, Ronald Vigliotti
Member, Joseph Boyle
Member, John Franovic
Member, Douglas Polhemus
Member, Stephen Bortko
Member, Keith Leonard
Planning Board Attorney, Patrick Sheehan
Secretary, Carol Mularz

RESOLUTION

A RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF PINE BEACH ADOPTING A MASTER PLAN PURSUANT TO N.J.S.A. 40:55D-28.

WHEREAS, N.J.S.A. 40:55D-28 provides that a Master Plan be a composite of one or more mapped and written proposals recommending the physical development of the municipality which the Planning Board shall adopt either as a whole or severally after public hearings; and

WHEREAS, the Planning Board of the Borough of Pine Beach, Ocean County, New Jersey, has prepared a comprehensive Master Plan as set forth in the Master Plan report of October 5, 1995 and in the Master Plan Land Use Map dated Summer of 1995 and has advertised and held a public hearing in accordance with N.J.S.A. 40:55D- 10,

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Pine Beach, Ocean County, New Jersey, that the aforesaid Master Plan dated October 5, 1995 be and is hereby adopted as the Master Plan of the Borough of Pine Beach pursuant to N.J.S.A. 40:55D-28; and be it further

RESOLVED that certified copies of the within Resolution be forwarded to the following:

1. Mayor and Council Members
2. Borough Planner
3. Borough Engineer
4. Borough Clerk

CHAIRMAN, Ronald Vigliotti

SECRETARY, Carol Mularz

PINE BEACH BOROUGH PLANNING BOARD

Ocean County's

OBSERVER**AFFIDAVIT OF PUBLICATION**STATE OF NEW JERSEY
COUNTY OF OCEAN

LISA M. VAN VORST of

full age, being duly sworn according to law
says that he/she is the clerk for the**OCEAN COUNTY OBSERVER**a newspaper published in Toms River in the
County of Ocean and the State of New Jersey, and
the annexed, a true copy, was published in said
paper on the day of SEPT. 25, 1995
and once each week thereafter for _____
consecutive weeks.Lisa M. Van VorstSworn and subscribed to before me
this 25 day of SEPT. 25 19Judy A. Long
Notary Public of New JerseyJUDY A. LONG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 29, 1997

PINE BEACH
PUBLIC NOTICE
BOARD OF
PINE BEACH
PUBLIC HEARING
BEACH MASTER PLAN
THE PLANNING BOARD OF THE
BOROUGH OF PINE BEACH THAT
THERE WILL BE A PUBLIC HEARING IN
RELATION TO THE COMPLETED 1990
MASTER PLAN. THE HEARING WILL
BE HELD AT 8:00 P.M. AT THE MU-
NICIPAL BUILDING AT THE REGULARLY
SCHEDULED MEETING OF THE PLAN-
NING BOARD ON THURSDAY, OCTO-
BER 5, 1995. CAROL L. MULARZ
PLANNING BOARD SECRETARY
MEETING NOTICE
THE MAYOR AND COUNCIL OF
THE BOROUGH OF PINE BEACH WILL
HOLD A WORK MEETING ON MON-
DAY, SEPTEMBER 25, 1995 AT
7:00 P.M. AT THE MUNICIPAL BUILD-
ING, PENNSYLVANIA AVE.
PINE BEACH. A SPECIAL MEETING OF THE
MAYOR AND COUNCIL WILL TAKE
PLACE ON MONDAY, SEPTEMBER
25, 1995 AT 8:00 P.M. AT THE MU-
NICIPAL BUILDING. THE AGENDA
INCLUDES: SALARY RESOLUTION
RESOLUTION AMENDING THE CAP-
ITAL BUDGET, PUBLIC HEARING ON
ORDINANCES 95-13, 477 AND 65,
14-78 AND ANY OTHER URGENT
BUSINESS TO COME BEFORE THE
COUNCIL. CHARLENE A. CARNEY
MUNICIPAL CLERK
9/25/95 O.C. Observer
P. 112-36



Borough of Pine Beach

October 5, 1995

TO THE GOVERNING BODY AND THE CITIZENS OF PINE BEACH BOROUGH:

On behalf of the Planning Board of Pine Beach Borough, it is my pleasure to present to you the 1995 Comprehensive Plan which represents an updating of the 1988 Planning Program.

Your fellow citizens on this Board have held numerous meetings and given many hours of their time to review and make recommendations for the plan's formulation.

We feel that the plan as presented here is a logical, workable guide for the future of the community.

The Planning Board would also like to express its sincere appreciation to the Borough Council, Borough agencies and all individuals who may have aided in the preparation of this Comprehensive Master Plan.

Sincerely,

Chairman, Ronald Vigliotti
Pine Beach Borough Planning Board

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I. INTRODUCTION

The New Jersey Municipal Land Use Law (NJSA 40:55D-1 et. seq.) requires periodic update of all municipal Master Plans for New Jersey communities.

In recognition of this requirement, as well as in recognition of a sound continuing planning process, the Borough of Pine Beach Planning Board has conducted an update of its 1988 Master Plan.

The following document complies with NJSA 40:55D-28, et. seq., which requires that a Master Plan comprise of a report consisting of a statement of objectives and mapped or written proposals intended to guide the development of lands within the municipality in a manner which protects the public health, safety and welfare. The document and its elements further complies with NJSA 40:55D-89 which requires a general re-examination of the Master Plan every six years by the Planning Board.

The Master Plan also complies with the New Jersey State Development and Redevelopment Plan, and all of the provisions and regional objectives of the Ocean County Comprehensive Master Plan adopted in 1988.

The Master Plan is also in full agreement with the proposals and intent of "**Vista 2000**" which is a comprehensive municipal initiative which engages various Federal, County and State grant proposals to support a wide array of municipal recreation and open space projects in the Borough of Pine Beach.

II. GOALS AND OBJECTIVES

Section C. 40:55D-28 of the Municipal Land Use Law states that a Master Plan must provide a statement of objectives, principles, assumptions, policies, and standards to justify proposals for development within a municipality. The goals and objectives set forth are intended to achieve a well balanced land use pattern, adequate circulation, community facilities and recreational areas, as well as provide for opportunities for economic development.

Goals are generalized statements expressing a desired end and direction while objectives are specific steps or methods that attempt to achieve a desired end. The following is a list of proposed goals and objectives that set a basis for the Pine Beach Borough Master Plan.

1) LAND USE

Goal

a) To promote a balance among a variety of land uses that will support and improve the development character of the Borough. Guide new development and redevelopment to ensure efficient and beneficial utilization of scarce land while capitalizing on the inherent public facility and service efficiencies of the concentrated development patterns.

Objectives

a) Identify incompatible land uses and amend zoning controls to inhibit further conflicts.

b.) Re-affirm past Master Plan proposals which encourage low-level business uses at a reasonable scale along the Borough's main arterial roads.

c.) Ensure that vacant parcels or 'areas in transition' conform to existing land use patterns and zoning prescribed presently in Borough ordinances and land use regulations.

d.) Incorporate new "Subdivision and Site Plan Standards" as authored by the New Jersey Center for Urban Policy Research (CUPR) at Rutgers University into pertinent Borough land use ordinances for reasons of conformity and consistency.

e.) To plan for recreational and open space throughout the municipality especially within the former Farragut campus and along the waterfront portion of the Borough.

f.) Encourage sensitive infill of remaining vacant land parcels in the Borough.

g.) Advocate land use objectives which preserve environmentally sensitive lands and waterfront areas in the Borough.

2.) HOUSING

Goal

a.) To provide a wide variety of housing types which meet current and future populations of the Borough at all socio-economic levels. To maintain the residential character and existing land use formation of the Borough in its present form.

Objectives

a.) To maintain current levels of the housing supply at present levels of affordability and accessibility. This is evidenced by the 1991 "Substantive Certification" of the Borough's Affordable Housing and Fair Share Plan.

b.) Encourage rehabilitation of the Borough's existing substandard housing stock via the Ocean County Housing Rehabilitation Grant Program for eligible applicants.

3.) CIRCULATION

Goal

a.) To utilize the existing system of roads to serve as a basis of land use proposals. Capitalize on the high density development patterns in certain portions of the Borough that encourage the use of public transit systems and alternative modes of transportation to improve travel among major population centers, employment centers and transportation terminals.

Objectives

a.) Locate more intensive land use types along major traffic corridors.

b.) Support road improvements of county and state road networks.

c.) Discourage off-street parking proposals, and encourage self contained parking development proposals.

d.) Encourage car pooling, public transportation and modal transportation proposals on either a local or regional scale.

4.) COMMUNITY FACILITIES

Goal

a.) Encourage the expansion and improvement of community facilities to serve the needs of existing and projected populations in the Borough. (Note: The Spring 1995 improvements inclusive of the Borough water sphere and water treatment center is an example of community facility improvements.)

Objectives

a.) Coordinate plans for expanded civic or public facility improvements with the Land Use Plan.

b.) Insure continued adequate fire protection through existing facilities and modernization of equipment as necessary.

c.) Provide additional recreation facilities for long-term population growth.

5. UTILITIES

Goal

a.) Expand the Borough's infrastructure system to serve present and future residential and non-residential uses.

b.) Coordinate proposed expansion of water and sewer distribution system with the proposed Land Use Plan.

c.) Utilizing State grant resources (NJDEP- Infrastructure I & II and DOT Trust Fund) the Borough intends to continue the restoration of more than 1/4 million dollars in stormwater management upgrade and restoration.

6. CONSERVATION

Goal

a.) To promote conservation of environmentally sensitive land and overall energy conservation in the Borough.

Objective

a.) Coordinate land use planning with other State and regional agencies to ensure that environmentally sensitive land such as wetlands and floodplains which will be protected from any development.

b.) Promote the expansion of passive open space areas and areas that exhibit environmentally sensitive characteristics as a method of conservation.

c.) Encourage energy conservation to the greatest extent possible through rational and coordinated subdivision and site plan regulations and other associated governmental actions.

d.) In 1994 the Borough established an "Environmental Commission" which intended goal is to involve members of the local citizenry in environmental issues and planning.

7.) RECREATION

Goal

a.) To provide for both active and passive recreation facilities to serve existing and projected populations of the Borough. The promotion of all "Green Acres" grant applications for the funding of various recreational and open space proposals through the municipality.

b) The Borough in facing a new planning cycle for the municipality, is actively engaged in securing the preservation of large portions of the former Admiral Farragut Academy site for recreational purposes. These acquisitions will enable visitors to passively enjoy such natural amenities as panoramic views of the Toms River and also be able to engage in non-passive sport facilities existing on site such as tennis and basketball courts for enjoyment by the public.

Objective

a.) Encourage the expansion of recreational areas, where feasible.

b.) To promote additional recreational facilities in as land becomes available in other areas of the Borough

8) ECONOMIC DEVELOPMENT

Goal

a) To enhance and expand the Borough's economic base by promoting the growth of business for employment opportunities and purposes.

Objectives

a) To promote economic development by encouraging redevelopment efforts such as infill, land assembly, public/private partnerships and infrastructure improvements.

9.) INCREASED TAX RATABLES

Goal

a.) To promote additional commercial growth in the business and commercial zones.

b.) Provide for stimulated growth and redevelopment opportunities for the existing central business zone along State Highway Route # 9.

c.) To revitalize the tax base the Borough has initiated a balanced approach which includes adding areas to the tax rolls such as the newly established Redevelopment Zone which will bolster efforts already underway to restabilize the existing tax base for the Borough of Pine Beach.

10.) HISTORIC PRESERVATION

Goal

a.) Protect and preserve significant historic sites within the Borough.

Objective

- a.) Locate all registered historic sites within the Borough and promote land use patterns that would not have adversely affected such sites.
- b.) Through the Borough's Environmental Commission, a mechanism is provided to continue to involve local residents in identifying and maintaining information for historic sites within the Borough.

11.) RECYCLING

Goal

- a.) Continue compliance with the New Jersey Mandatory Source Separation Recycling Act.

Objective

- a.) Continue full compliance with the Ocean County Recycling Program and promote to the maximum practical recovering and recycling materials from municipal solid waste through practices designed to implement State and County programs municipal and residential.

12.) INTERGOVERNMENTAL COORDINATION

Goal & Objective

- a.) Provide for the regionalization of as many public services as feasible and economical, and coordinate the efforts of State, County and municipal governments to ensure sound redevelopment, by encouraging private sector investment and providing supportive government regulations, innovative tax policies and other governmental policies and programs. During the previous planning cycle, the Borough of Pine Beach became recognized as one of the leading municipal entities in Ocean County for entering into intergovernmental municipal agreements with local jurisdictions for sharing municipal services. Such municipal services include social services, animal control, police training are among the many cooperative agreements entered into by the Borough.

III. COMMUNITY PROFILE

1.) LOCATION AND LAND USE

The Borough of Pine Beach is located in the northeastern portion of Ocean County and is situated along the Toms River. The Borough size consists of .60 square miles or 384 acres. The Borough is bordered on the west by the Borough of Beachwood, south and easterly by Berkeley Township and State Highway Route # 9 runs along a significant portion of the southernmost edge of the municipality.

The Borough's last adopted Master Plan was completed in 1988. Pine Beach is approximately between 98% and 99% developed, with a small amount of scattered site residential vacant parcels in various stages of construction or approaching full completion. The total number of individual vacant parcels in this condition represents the 1% of difference in the land use computation.

Land use patterns within the Borough have remained consistent throughout its history. Commercial development tends to be concentrated along Route # 9, while the rest of the Borough maintains a significant portion of single family detached residential units on small lot configurations. The Borough also maintains a residential component along the Toms River with a notable view of the river. Recently, the Admiral Farragut Academy, situated centrally within the Borough, has terminated its operations within the Borough leaving a large land mass in a present state of transition. The Mayor, Borough Council, Planning Board and various municipal officials have taken a concerted and focused approach in taking advantage of a rare opportunity available through the local purchase of the former AFA properties. The potential local and regional planning implications in acquiring further open spaces for recreational enjoyment will create an abundant positive land use amenity and has resulted recently as a major focal point for the citizens of Pine Beach. Further land use implications and recommendations potentials will be further discussed later in this document.

The Borough's current zoning ordinance was adopted in 1988. The ordinance has been amended periodically to the present, and the most recent revision was accomplished on May 22, 1995 by the inclusion of the R-2 Zone which is referred to as the "Redevelopment District", the area encompasses the former Admiral Farragut Academy and the re-zoning of surrounding areas.

Pine Beach is divided into five (5) different zoning districts. Of these, four (4) are residential, (this is inclusive of the R-2 Zone or Redevelopment District) differentiated by lot size. There is one (1) business district referred to as the B-1 zone.

The land development characteristics of the Borough are generally consistent with the prevailing zoning.

2.) DEMOGRAPHIC CHARACTERISTICS

The 1990 U.S. Census of Population reported that the population of Pine Beach was 1,954 persons, the 1980 population report was 1,796 persons. This represents an increase of 158 persons overall, or an 8.8% increase between the 1980 and 1990 population count. This was contrasted by a dramatic growth in population for the County of Ocean of 25.2% during the same period. The Borough's increase in population is most likely attributable to affordable land prices for both the municipality and the region alike making such areas attractive to young persons seeking areas feasible for 'first-time' homebuying opportunities and this is evident as statistics show a relatively young population.

The New Jersey Department of Labor, Office of Research and Planning estimated the Borough's 1991 labor force demographic to be 1,118, an increase of one person from the 1990 estimate.

Table I exhibits demographic information of the Borough with regard to population characteristics, household size, age breakdown and income as reported in the 1990 Census.

The population of Pine Beach in 1970 was approximately 1,400 persons. By 1980 it was noted as 1,796 persons and during the next decade to 1990, the community as well as the region as a whole experienced a steady increase in population to its present level of 1,954 persons. This represents nearly a 18% increase in population over the last twenty years.

Most if not all of the increase in net population increase is attributable to a large increase in the County population and to the Borough from other northerly or extreme southern portions of the State. The Borough is centrally located to nodes of employment and can boast having access to such natural amenities as the Toms River and the Barnegat Bay and its beaches.

There does not seem to be any indication based on past trends, other than vacant land, to see the Borough decline in overall population. With the advent of additional areas for passive recreation situated within the Borough and planned improvements for the waterfront can only translate to added amenities and accrued benefits for local residents.

The 1988 Ocean County Master Plan, with data compiled from the NJ Department of Labor, published the following population forecast for Pine Beach.

<u>1980</u>	<u>1990</u>	<u>2000</u>
1,796	1,954	2,400

The Census report does project a slight increase in population based on past trends for the year 2000. It does not seem to be a realistic projection based on the existing vacant residential component of 801 units and 74 vacant parcels overall. This is reflective in the developed character and demographic profile of the Borough (see Table I).

TABLE I
DEMOGRAPHIC CHARACTERISTICS

BOROUGH OF PINE BEACH
1990

TOTAL POPULATION- 1980	1,796
TOTAL POPULATION- 1990	1,954
ESTIMATED POPULATION- 2000	2,400
CHANGE FROM 1980 - 1990	8.8%

TOTAL MALE	918
TOTAL FEMALE	1,036

PERSONS BY RACE - 1990:

WHITE	1,935
BLACK	3
ASIAN & ORIENTAL	12
AMERICAN INDIAN	3
OTHER	1
HISPANIC	18

POPULATION BY AGE - 1990:

FROM BIRTH TO AGE 4	85
5 - 17 YEARS	330
18 - 24 YEARS	164
24 - 44 YEARS	535
45 - 64 YEARS	465
65 AND OVER	375

MEDIAN AGE 40.6 YEARS OLD

TOTAL HOUSEHOLDS - 1990	736
NUMBER OF FAMILIES - 1990	549
MEDIAN HOUSEHOLD INCOME - 1990	\$39,500
PER CAPITA INCOME - 1989	\$18,114

SOURCE: 1990 U.S. BUREAU OF CENSUS/ N.J. DEPARTMENT OF LABOR

IV.) COMMUNITIES OF PLACE
THE INTERIM STATE DEVELOPMENT AND REDEVELOPMENT PLAN

As an overall legal requirement of standard municipal Master Plans, local compliance must be coordinated with elements of the New Jersey State Plan. The New Jersey State Planning Commission has promulgated an interim State Development and Redevelopment plan entitled "Communities of Place". The plan consists of one volume and a preliminary plan map. The future land use is presented through a system of five (5) "Planning Areas."

"Planning Areas" serve a pivotal role in the State Plan by setting forth "Policy Objectives" that guide the application of the State Plan's Statewide Policies within each area, guide local planning decisions on the location and size of "Centers" within Planning Areas and protect or enhance the environs of said Centers. In all cases, the application of Planning Area Policy Objectives serve to achieve the Goals of the State Planning Act.

PA 1 - Metropolitan Planning Area;

PA 2 - Suburban Planning Area;

PA 3 - Fringe Planning Area;

PA 4 - Rural Planning Area; and

PA 5 - Environmentally Sensitive Planning Area

The Planning Areas are geographically delineated to reflect the conditions (e.g., environmentally sensitive natural resources) that the act requires the plan to address through policies (e.g., Statewide Policies on Natural and Cultural Resources). Because each Planning Area has different characteristics, it is unique and therefore requires a unique set of "Policy Objectives".

These Policy Objectives orient the application of Statewide Policies to assure proper development of the Centers concept and adequate protection of their environs, all within the context of each Planning Area's unique conditions. The capacities of infrastructure, natural resources and other systems should be a major consideration in planning the location and intensity of growth in each Planning Area. In the Metropolitan and Suburban Planning Areas, development and redevelopment activities should promote progress towards the sense of "place" inherent in the State Plan's Community of Place concept.

The State Planning goals, as well as strategies and public policy measures that, when applied by all levels of government, will shape growth in ways that will help achieve the intent and purpose of the State Planning Act within the particular planning area.

State Planning Goals and Strategies

The following statements summarize State Planning Goals and Strategies:

1. Revitalize the State's Urban Centers and Areas by investing wisely and sufficiently in improvements to their human resources and infrastructure systems to attract private investment;
2. Conserve the State's natural resources by planning the location and intensity of growth to maintain the capacities of natural resource systems and thereby investing in infrastructure and natural resource protection programs in ways that guide growth according to this planning;
3. Promote beneficial economic growth, development and renewal by providing infrastructure in advance of, or concurrent with, the impacts of new development sufficient to maintain adequate facility standards;

4. Protect the environment by planning for growth in compact forms at locations and intensities of use that protect land and water quality, allow expeditious regulatory reviews and make sufficient transpiration alternatives feasible to help achieve and maintain air quality standards;

5. Provide adequate public services at reasonable costs by planning locations and patterns of growth that maintain existing and planned capacities of infrastructure, fiscal, social and natural resource systems;

6. Provide adequate housing at a reasonable cost by planning for the location of housing density sufficiently close to both employment opportunities and public transportation so as to reduce both housing and commuting costs for low and moderate income groups;

7. Preserve and enhance historic, cultural, open space and recreational lands and structures by identifying these resources and using public investment strategies; preservation, conservation and regulatory programs; and other techniques to guide growth in locations and patterns that protect them; and

8. Ensure sound and integrated planning statewide by using the State Plan as a guide to planning and growth-related decisions at all levels of government.

The Borough of Pine Beach has been placed in **(PA 2)Planning Area-2**, or defined as **"Suburban Planning Area"**.

The Plan defines this areas as: "(areas which are) generally located to adjacent to the more densely developed Metropolitan Planning Area, but can be distinguished from it by a lack of high intensity Centers..." In the Intent section of the plan; "Suburban Planning Areas should be designed to discourage sprawl. Internally oriented, mixed-use Centers that promote a sense of community should be designed for this Area.

This will ensure fiscal responsibility, efficient and effective infrastructure, reasonable cost housing, reduced congestion and balanced economic development. Where possible, development should be concentrated in Centers*. These Centers should be surrounded by open space systems that protect environmentally sensitive resources and provide regionally significant recreational opportunity."(1)

*"Centers", are defined as a compact form of development with a core or a node (focus of residential, commercial and service development) and a Community Development Area that ranges in scale from an Urban Center, to a Regional Center, Town, Village, and Hamlet.)

(1) taken from Communities of Place, The Interim State Development and Redevelopment Plan for the State of New Jersey. Pg. 104

V.) LAND USE PLAN ELEMENT

The Land Use Plan Element consists of five (5) individual land use types grouped under four (4) major categories: Residential, Business, Public (or Quasi-Public) and a newly designated Redevelopment District. The following outlines the specific policies which are recommended for each category.

1) RESIDENTIAL

a. R-75 & R-120 Zones- Medium Density Residential

This category includes the predominant residential land use category in the Borough, consisting of single family detached residential on individual lots. The R-120 zone requires 15,000 square feet of lot area with a minimum frontage requirement of 120 feet, while the R-75 zone requires 9,375 square feet in lot area and a minimum of 75 feet of frontage. This category extends throughout the grid-iron pattern of the Borough with predominate business uses encompassing its southern border and public uses dispersed throughout the jurisdiction on small individual plots. Properties within these areas almost always front on local roads having low traffic volumes throughout the municipality.

Land use policies in this category include encouraging sensitive infill of new single family dwellings in the remaining vacant parcels. Existing zoning and land use policies should be strictly interpreted to ensure against smaller lot configurations (R-75 and R-120) on a lot by lot basis throughout the jurisdiction. The main concern regarding smaller lots throughout the Borough are issues which relate to off-street parking accommodations and the amount of available traffic capacity on existing local collectors.

b. R-150 Zone- Low Density Residential

Dating back to 1950's the Borough obtained certain railroad right-of-way properties and adjoining areas near the ballfield, which were initially designated for public purposes, however, recently were outlined as "low density" residential throughout. It is recommended that this zoning remain intact and encourage passive residential uses for the future.

2) REDEVELOPMENT DISTRICT

The R-2 Zone

The Redevelopment District encompasses the existing core campus site and prescribes "low density residential" (R-120) uses, public parks and playgrounds and low level education and religious facilities for future development scenarios. The "highest and best use" options would of course be single family residential on detached lots throughout the site, a public park with recreational facilities and the further utilization of existing school structures for institutional/educational type purposes.

The Master Plan notes that both types of future planned development (in line with the existing Borough Zoning Ordinance) are consistent with existing uses and surrounding zoning. The plan supports existing uses which encourage passive development scenarios and the utilization of existing public facilities and recreational resources without overextending public services and local transportation corridors. The Borough Planning Board and Borough Council have also developed and thereby incorporated the provisions of N.J.A.C. 40A-12A; "The New Jersey Redevelopment and Housing Law" which enabled greater control over future land uses for the site, this ensured that the Borough maintain low scale residential, public open space with passive recreational facilities on-site and educational/religious uses for the site by implemented through passage of the plan.

The former Admiral Farragut Academy site was located on Block 36, Lot 1 encompassing 9.80 acres of land area. The site is presently in a state of transition in terms of future ownership and eventual development and redevelopment, however, through such focused planning approaches as the "Redevelopment Study" for the area, a Redevelopment Re-Zoning of the area and the through efforts and statements made in this document; it can be safely assumed that the Borough endeavors to maintain existing low level development with an emphasis on low scale residential uses and open space. One of the major amenities of the Borough is its residential character and location to natural or man made recreational resources. This above all else is a cornerstone for specific and focused planning for future land use intentions of the Borough of Pine Beach.

3.) BUSINESS HIGHWAY DISTRICT

The B-1 Zone

The Borough has one (1) commercial zone. The zone enables certain low scale commercial uses excluding automobile service stations, automobile body or repair shops and other such uses with emit noxious fumes or odors. The area encapsulates a five (5) acre plot abutting Route #9. The highway business district is not completely developed. Types of commercial establishments include convenience stores, banks, restaurants and certain other small scale service type businesses. Recently, said businesses have undergone moderate to substantial upgrade and modernization contributing to the small yet flourishing business environment of the district.

It is policy of the Borough, and thereby through this plan, to encourage the stability of this business zone. Through land use policing techniques such as local code conformance and the "Building Maintenance Code", the core business area can continue to improve and continue to serve a valuable and useful purpose to the community, other contiguous municipalities and the Route #9 corridor respectively. It is important that the present business/highway district remain intact and non-conforming uses (if any) be kept in check in and about the district.

4) PUBLIC AND QUASI-PUBLIC LANDS

These areas include major public facilities, such as the municipal building, schools, parks, fire stations, beaches and lands acquired (or about to be acquired) for conservation or recreational purposes. Quasi-public lands have included in the past such uses as private schools, such as the former Admiral Farragut site, churches and lands held by quasi-public authorities.

5) OVERALL RECOMMENDATIONS

Presently, two important areas are undergoing transition in regards to possible ownership considerations and both are within the former Admiral Farragut Academy school site campus. Firstly, the school site itself is questionable as to its present land use designation as a quasi-public use. Late in 1994 the Academy itself closed its doors opening possibilities of either a full scale sale to another private school group, public sale to the Borough or private development acquisition. Regardless of the final result of the lands, the parcel itself, as of the Summer of 1995, have two (2) significant planning elements attached to its future use.

Firstly, as of May 1995, on final reading, Ordinance 95-05-469 has pronounced that surrounding properties presently owned by the Admiral Farragut Academy are now zoned R-75 or "medium density residential" with minimum lot areas of 9,375 square feet. This is consistent with other medium lot densities throughout the municipality and is in conformance with prevailing planning and existing land uses for the Borough.

Secondly, there exists an application for "Green Acres" funding to acquire a portion of the former AFA site. This is inclusive of the pool, running track, tennis courts, the football/soccer field and related buildings and open lands constituting a large uninterrupted tract within the campus which can provide ample space for a nicely proportioned passive park for local and regional use.

It is recommended that the 'highest and best' use for the AFA surrounding properties be developable single family homes on individual medium lots (R-75) as prescribed by the zoning amendment. However, that being said, it is indeed encouraged by passage of this plan, that if loan assistance can be obtained by the municipality from the Green Acres Program for the acquisition of a large scale public parkland with recreational facilities on-site, this will only bolster Pine Beach's planning effort in reaching a balance or a mix between different land use types and concentrations for its residents. With the significant portion of single family units throughout the municipality, an infusion of open public lands will contribute to a dynamic and diverse equilibrium of land uses.

In July 1995, Mayor and Borough Council elected to purchase the former Admiral Farragut campus for 1.8 million dollars. The 'contract of sale' would enable the Borough to acquire the 6.5 acre tract for public and recreational use. The area would be a significant positive attribute for Borough residents and the region as a whole. The opportunity to satisfy local and regional concerns regarding natural preservation goals and objectives and simultaneously provide a resource for members of the public both young and old. This latest action by Mayor and Council has the best of intentions from a planning perspective.

The Master Plan also recognizes the possibilities of developing a portion of Block 78, south of Washington Avenue presently zoned B-1 as a professional or mid- scale commercial use, yet presently in public ownership. This would be compatible with other contiguous parcels in that zone.

VI). HOUSING PLAN ELEMENT
AND FAIR SHARE PLAN **
(Original 1989 Housing Plan)

Italics indicates 1990 Census Information insert

Introduction

The New Jersey Council on Affordable Housing (hereinafter referred to as COAH) has published its estimate of the 1987-1993 low and moderate income housing need for all municipalities in the State of New Jersey. This is set forth in a report from COAH dated 5/21/86.

The methodology and computation of the pre-credited and unadjusted need has been reviewed by the Borough of Pine Beach. The Borough accepts the estimate, however, an adjustment made to the "pre-credited" need due to the lack of land within the Borough.

Community Profile

The Borough of Pine Beach is predominantly a residential community abutting Route #9 on its southwestern tip. While the entire northern border abuts the Toms River, a road named Riverside Drive runs along the shore line. The street layout reflects the early gridiron pattern of development. The Borough size consists of .60 square miles or 384 acres of land area. A brief history of the Borough reveals that said gridiron pattern of the town layout originates from early development of the Pine Beach Improvement Company in 1908. The Borough was originally part of Berkeley Township until succession attempts were successful in 1925 by the Pine Beach Lot Owners Association.

A land use survey which was prepared in October 1989 as part of this study which indicates that the community was developed predominately as a residential community with commercial development along the north side of Route #9 which lies within the jurisdiction of Pine Beach.

The residential portion developed on multipliers of 50 x 125 which resulted from the original gridiron street plan of 25 foot wide by 125 foot deep lots. This was later modified to 75 x 125 or a 9,375 square foot lot as the basic building lot in the community. These small lot sizes explains why the lots sold and the community is also completely developed. Where the gridiron pattern did not exist, a R-120 or 15,000 square foot lot zone was established and has also been completely developed.

The Borough also contains eight (8) scattered homes with apartments or multi-family units and a twelve (12) unit trailer park.

For planning purposes, the community is 96% developed (or 15.65 acres of 384 acres) and only isolated 50 x 125 vacant parcels or variations thereof exists as shown on the land use map and outlined on the tax list in the appendix. (for reasons of confidentiality, the tax list is not made part of the Master Plan report)

Inventory of Housing Stock

Presented herewith is an inventory of Pine Beach Borough's Housing Stock based on U.S. Census data from the New Jersey Department of Labor and Industry and the Ocean County Data Book compiled by the Ocean County Planning Board. (1980 data)

The Borough had a total of 790 dwelling units in 1980. In 1970, according to the Census, there were 628 units. This represents an increase of 162 units or 25.5% between 1970 and 1980. Since then construction has continued at a very minimalist as presented in the following table. The exception was from 1985 to 1988 when 41 additional units were constructed. In 1989 only two (2) units were built. *The 1990 US Census indicates that there were 872 total housing units.*

Single Family Units

1980	5 Units
1981	2 Units
1982	1 Unit
1983	2 Units
1984	2 Units
1985	7 Units
1986	9 Units
1987	11 Units
1988	14 Units
1989	2 Units

TOTAL: 55 Units

A reason for the slow construction rate is that very little vacant land is left and what is vacant land is left and what is vacant consists of isolated single lots that can be used for construction if a persons decides to sell of if an applicant is able to consolidate a number of 25 x 125 foot lots into a 9,375 square foot lot or request variance relief.

Age of Housing

In 1980, there were 790 housing units in the Borough of Pine Beach (*872 units in 1990*). A review of the U.S. Census reveals that of this housing stock, 52% were built between 1950 and 1970. This is coincident with the major housing spurt after the post- World War II years that occurred in Ocean County.

The actual County and Federal census information shows:

1979 to March, 1980	15 Units
1975 to 1978	19 Units
1970 to 1974	65 Units
1960 to 1969	144 Units
1950 to 1959	218 Units
1940 to 1949	81 Units

Some of the earliest housing in the Borough has also undergone conversion from summer cottage to year round homes. An additional ninety nine (99) year round units were built between the years of 1970 to 1980 which indicates that most of the Borough's housing stock is relatively new. Additionally, housing and school related structures servicing the Admiral Farragut Academy adds to the overall housing stock of the Borough.

Projection of Housing Stock

Housing construction will continue in the Borough of Pine Beach on an individual basis given utility capacity and the improvement of the "grid" road pattern. However, no large existing private land is available in the Borough, therefore, the projected housing stock will range from 1 to 3 units per year till all the isolated lots are developed.

Demographic Characteristics

The population of the Borough of Pine Beach, as of the 1980 Census, was 1,796. The estimated population for 1990 is 2,200 (*actual 1990 population is 1,954 persons*) which reflects a 22.5% change or 404 persons. Due to normal increases in the County-wide population, a 9.1% increase is projected for the year 2000 with a population of 2,400 for the Borough. The population, however, will stay at a modest level and may not reach this projection due to the existence of little or no vacant developable land in the Borough.

Household Size and Income

The Borough's average household size is 2.72 persons for 1980 which is slightly under the state average of 2.84 persons per household. The 1985 per capita income for the Borough is \$13,178. Future housing needs, therefore, should be reflective of the 2.72 average household size.

Income Characteristics

The median income for 1979 according to the Ocean County Data Book authored by the Ocean County Planning Board (O. C. P. B. Data Book dated 1988) shows \$21,651. A recent Ocean County survey for 1985 indicated that the per capita income for the Borough was \$13,178, which was higher than the County average of \$11,455. *The median family income according to the 1990 Census was \$44,276, while the per capita income for all persons was \$18,114.*

Age Profile

The 1980 Ocean County age profile revealed the presence of the Planned Adult Communities that in 1970, 22% of the population was over the age of 60 (16% over the age 65) and by 1980 one would note an increase of over age 60 groups which had increased to 27% (21% over age 65). Additionally, due to the "baby boom" generation coming of age, one would note an increase in median ages of the County's population from 33 in 1970 to 35.5 years in 1980. The Borough's median age, per the 1980 Census, is 38.4 years, slightly above the County's average. *As discussed in a previous section, the overall age profile according to the 1990 Census showed a relatively young local population with over 60% of the total population under the age of 40.*

1980 Population Age Profile

<u>Age Group</u>	<u>Persons</u>
Under 5 years	83
5 to 17 years	376
18 to 21 years	93
22 to 24 years	69
25 to 29 years	85
30 to 34 years	127
35 to 44 years	193
45 to 54 years	193
55 to 59 years	121
60 to 61 years	42
62 to 64 years	73
65 to 74 years	195
75 to 85 years	22

TOTAL: 1,796

A breakdown of the age groups reveals that Pine Beach Borough has a relatively young population with only 19% of the population over the age of 65.

Existing and Future Employment Characteristics

The Borough had a total of 337 jobs in 1985 and 321 in 1986. The employment data is based upon data submitted in the third quarter of the year and the specific data is taken from the N.J. Department of Labor, Division of Planning and Research. The decline in employment is indicative of the fact that the Borough lacks any major employers or industry. However, Admiral Farragut Academy does provide a moderate employment base for the Borough. Other job opportunities offered by the Borough are small businesses along Route #9 in the B-1 Zone.

Pine Beach Borough Fair Share Analysis

The Borough of Pine Beach requests to adjust the pre-credited number as set forth in the New Jersey Council on Affordable Housing Municipal Low and Moderate Income Housing Need, May 1, 1986 and as explained herein.

Pine Beach Housing Element Calculations

of Fair Share Numbers

(as published by COAH)

1)	Deteriorated Units	3
2)	Indigenous Need	3
3)	Reallocated Present Need	1
4)	Present Need (2 + 3)	4
5)	Prospective Need	45
6)	Total Need (4 + 5)	49
7)	Adjustments:	
a)	Demolitions	2
b)	Filtering	-4
c)	Conversions	-1
d)	Rehabilitations	0
8)	Pre-Credited Need	
	(6 + 7a - 7b - 7c - 7d)	46

Adjustment to Fair Share Number and Fair Share Plan

Indigenous Need Adjustment

The Borough proposes the following Fair Share Plan. At the present time, the Borough, through the Ocean County federally funded Community Development Block Grant Program, has rehabilitated four (4) units. The Borough therefore requests the credit for the indigenous need of four (4) units. This would reduce the Fair Share number to 42. The units that were rehabilitated are listed in the Appendix (see original plan) and the proper COAH forms have been included.

Pre-Credited Need Adjustment

The second adjustment consists of the fact that the Borough of Pine Beach has no major vacant properties that would meet the COAH definition of "available" or "developable", as set forth in 5:92-8.4 for vacant sites. (in COAH procedural rules and regulations)

This is further defined in the COAH publication of October 6, 1988, "Requirements of a Housing Element and Fair Share Plan". On page 12 of that publication, it states that "generally, only sites over two (2) acres will be considered as vacant and suitable for low and moderate income housing".

A review of the land use survey which was then verified with a tax roll print out of all vacant land reveals that there are no two acre vacant sites within the municipality for consideration. In fact, the tax print out, as shown in Appendix A (not in Master Plan text), indicates that most of the lots are 5,000 to 10,000 square feet in size and are quite scattered throughout the community. Many of these lots are sandwiched between two existing homes and appear as part of the woodland between the two homes.

The Borough, therefore, requests a certification of its Fair Share and Housing Plan element with the caveat that no vacant land exists for the construction of 43 new low and moderate income housing units.

It should be pointed out in summary that the Borough has a trailer park of sixteen (16) units, eight (8) multi-family units and a very liberal zoning permitting 9,375 square feet and 15,000 square foot lots. These lots, if they can be consolidated, are serviced by improved streets and utilities. As can be seen by the range of construction from 1987 to 1989, many persons utilized the remaining isolated lots for new housing construction.

The Borough, through its zoning and property maintenance policies, will ensure the availability of one of the smallest contingent of single family lots in Ocean County and will maintain and upgrade the current housing stock for qualified persons through the Ocean County Housing Rehabilitation Grant Program.

**** This is the actual Pine Beach Borough "Housing Element and Fair Share Plan" as submitted to C.O.A.H. and thereby was granted "Substantive Certification" on August 7, 1991. A "vacant land adjustment" was granted to the Borough under the same C.O.A.H. resolution.**

File Pine Beach



JIM FLORIO
GOVERNOR

NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING

11 C PRINCESS ROAD
LAWRENCEVILLE, N. J. 08648

MAILING ADDRESS:
CN 813
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CHARLES GRIFFITHS, CHAIRMAN
DOUGLAS V. OPALSKI, P.P., A.I.C.P.
EXECUTIVE DIRECTOR

August 7, 1991

Honorable Russell K. Corby
Borough of Pine Beach
599 Pennsylvania Avenue
Pine Beach, NJ 08741

Dear Mayor Corby:

Enclosed find a copy of the resolution of the Council on Affordable Housing (COAH) granting your municipality substantive certification.

If you have any further questions, please contact this office at (609)530-6663.

Sincerely,

Douglas V. Opalski
KM

Douglas V. Opalski, Executive Director
Council on Affordable Housing

enclosure

cc: Municipal Attorney
Planning Board Chairman
Municipal Clerk
Planning Consultant

DVO:va
d0101k

RESOLUTION GRANTING SUBSTANTIVE CERTIFICATION NO. 125

WHEREAS, on July 26, 1990, Pine Beach Borough, Ocean County submitted an adopted housing element and fair share plan; and

WHEREAS, on August 6, 1990, Pine Beach Borough petitioned the Council on Affordable Housing (COAH) for substantive certification of its housing element and fair share plan pursuant to N.J.S.A. 52:27D-313 and N.J.A.C. 5:91-4.1; and

WHEREAS, Pine Beach Borough published notice of its petition for substantive certification in the Asbury Park Press which is a newspaper of general circulation within the municipality and county, on August 6, 1990, pursuant to N.J.S.A. 52:27D-313 and N.J.A.C. 5:91-4.3; and

WHEREAS, no objections were filed to Pine Beach Borough's petition for substantive certification within 45 days of the publication of notice of Pine Beach Borough's petition for substantive certification, pursuant to N.J.S.A. 52:27D-314 and N.J.A.C. 5:91-4.1 et. seq.; and

WHEREAS, Pine Beach Borough's precredited need number as determined by COAH is 46; and

WHEREAS, Pine Beach Borough has requested credit for owner-occupied rehabilitation as per N.J.A.C. 5:92-6; and

WHEREAS, COAH has determined that the three units requested meet COAH's criteria for credits as per N.J.A.C. 5:92-6.1 for the reasons set

forth in the COAH Report which is attached hereto as Appendix A and incorporated by reference herein; and

WHEREAS, Pine Beach Borough has requested a vacant land adjustment as per N.J.A.C. 5:92-8; and

WHEREAS, COAH has determined that Pine Beach Borough's inclusionary component may be reduced from 43 units to zero due to the lack of available vacant land as per N.J.A.C. 5:92-8 for the reasons set forth in the COAH Report and

WHEREAS, COAH having considered the COAH review report which is attached hereto as Appendix A and incorporated herein; and

WHEREAS, COAH having reviewed Pine Beach Borough's petition for substantive certification to determine whether it is consistent with the rules and criteria adopted by COAH and the achievement of low and moderate income housing needs of the region; and

WHEREAS, COAH further having reviewed Pine Beach Borough's petition for substantive certification to determine whether the combination of the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations, and the affirmative measures in the housing element and implementation plan make the achievement of the municipality's fair share of low and moderate income housing realistically possible; and

WHEREAS, Pine Beach Borough requested credits for three rehabilitated housing units and a vacant land adjustment for 43 units; and

WHEREAS, all of the three units meet COAH's criteria for credit as per N.J.A.C. 5:92-6.1 and the vacant land adjustment documentation for 43 units is consistent as per N.J.A.C. 5:92-8 for the reasons set forth in the COAH Report; and

WHEREAS, the credits and vacant land adjustment satisfy all of Pine Beach Borough's precredited need of 46 units; and

WHEREAS, COAH has determined that Pine Beach Borough's housing element is consistent with the achievement of low and moderate income housing needs of the region; and

WHEREAS, COAH has determined that Pine Beach Borough's housing element is consistent with the rules and criteria adopted by COAH.

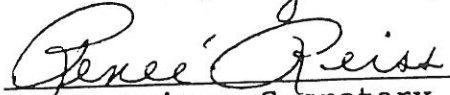
NOW THEREFORE BE IT RESOLVED, that Pine Beach Borough's petition for substantive certification of its housing element and fair share plan is hereby granted; and

BE IT FURTHER RESOLVED that Pine Beach Borough's fair share obligation is zero based on eligible credits and a vacant land adjustment; and

BE IT FURTHER RESOLVED that the certification shall be for a period of six years from this date; and

BE IT FURTHER RESOLVED that any changes in the facts upon which this certification is based, or any deviations from the terms and conditions of this certification, which affects Pine Beach Borough's ability to provide for the realistic opportunity for its fair share of low and moderate income housing and which Pine Beach Borough fails to remedy, may render this certification null and void.

I hereby certify that this resolution was duly adopted by the Council on Affordable Housing at its public meeting on *August 7, 1991*.



Renee Reiss, Secretary
Council on Affordable Housing

dl360v

VII). CIRCULATION PLAN ELEMENT

1. ROAD JURISDICTION

The road network in the Borough of Pine Beach falls under three (3) different road jurisdictions. These include State Highway Route #9, the County of Ocean and local municipal authority.

The breakdown of these individual jurisdictions are as follows:

State of New Jersey

NJ State Highway Route #9

County of Ocean

Prospect Avenue east of Motor Road to the Borough boundary

Motor Road from NJ Route #9 to Prospect Avenue

Pennsylvania Avenue from Motor Road to Station Avenue

Station Avenue to Prospect Avenue

Borough of Pine Beach

All other public streets.

As is shown on the illustration, a major thoroughfare, State Highway Route#9, falls under the New Jersey State roadway jurisdiction. Although this absolves the Borough from financial responsibility of improvements, the schedule of improvements will therefore follow the respective administrative authority. Copies of prospective roadway improvements to Route #9 which may or may not affect the Borough of Pine Beach, can be obtained from the New Jersey Department of Transportation.

2. FUNCTIONAL CLASSIFICATION OF ROAD NETWORK

Functional classification is the process by which streets and highways are grouped into classes based upon character of service they are intended to provide. The basic premise of this classification is that individual roads and streets do not serve travel independently, but rather operate through a interrelated network of roads. Therefore, it becomes necessary to determine how this traffic can be channeled throughout the network in an efficient manner. Functional classification serves to define this channelization process by defining the role that any road or street should play in the overall flow of trips through a network.

Further, the functional classification process is required by federal law to qualify for federal (and sometimes State) highway funding. Each state and county must assign these classifications in accordance with standards and procedures established by the Federal Highway Administration. Separate standards are established for urban areas and rural areas. The four (4) principle categories for urban areas are 1) urban principal freeways and arterial, 2) minor arterials, 3) collector streets and 4) local streets. The following is a description of each classification.

a. Freeways and Principal Arterials

The principal arterial system should serve the major centers of activity of a metropolitan area, the highest traffic corridors and thereby should carry the major portion of trips entering and leaving the Borough and trips intended to bypass the central corridors of the Borough. Further, this class of roads is intended to serve intra-municipal travel, including trips between commercial and residential areas, between neighborhoods, or between suburban centers. Normally, the arterial system will carry regional bus routes as well. The Borough of Pine Beach is served by approximately .80 mile of freeways and principal arterials. This is inclusive of State Highway Route # 9.

b. Minor Arterial Road System

The minor arterial system should interconnect with and augment principal arterials and freeways and provide service of moderate length at a lower level than major arterials. This system distributes automobile trips to smaller geographic areas than those associated with the principal arterial system.

The minor arterial system includes all arteries not classified as principal, has more emphasis on local land access, and offers a lower level of traffic mobility. Such roads may carry local bus routes and also provide intra-community continuity, but ideally should not penetrate identifiable neighborhoods.

Pine Beach's circulation pattern is at the mercy of abutting municipalities which utilize local roadways throughout the Borough. Together with the primary traffic flow of NJ Route #9 immediately turning into "collector roadways" and the "local road system". Matters are further exasperated by traffic from adjoining municipalities travelling through the Borough as a more expedient way of bypassing other more substantial access ways onto Route #9.

c. Collector Street System

The collector street system provides both land access and traffic circulation within residential, commercial and public land uses. It differs from the arterial system in that roads in the collector system may penetrate residential neighborhoods, distributing trips from arteries through areas for their ultimate destination. Conversely, the collector system also collects traffic from local streets and channels it into the arterial system of choice. In central business districts, and in other areas of similar development and traffic density, the collector system may include a street grid pattern which forms a logical entity for traffic circulation. The minimum right-of-way for a collector system should be 60 feet. Pine Beach is served by a system of collector streets totaling 5.8 miles. These streets include Pennsylvania Avenue, Station Avenue, Washington Avenue, Motor Road and Riverside Drive.

d. Local Street System

The local street system includes all roads which are not one of the higher classifications. It serves primarily to provide direct access to abutting land and access to the higher order systems. It offers the lowest level of mobility and thru traffic is deliberately discouraged.

The current functional classification of streets in Pine Beach is illustrated.

3 PROPOSED BOROUGH ROAD IMPROVEMENTS

Through a pending New Jersey State Department of Transportation (DOT) Improvement grant application the Borough contemplates improvements for Cedar Avenue, including curbing, streetway and general right-of-way area.

4. PROPOSED COUNTY ROAD IMPROVEMENTS

The Ocean County Capitol Improvement Program for the years between 1995 and the year 2000 lists the following street improvements for the Borough under County jurisdiction.

<u>Improvement</u>	<u>Location</u>
Intersection delineation Signage, lining and curbing	Prospect, Pennsylvania Ave. and Motor Road
General Roadway Improvements (inc. drainage)	Washington Street to NJ Route#9
Capitol Improvements trunk lines (water and sewer drainage)	Springfield Avenue to Prospect
Guiderail Improvements	Pennsylvania Avenue & Henley to Public Works Yard

VIII). CONSERVATION PLAN ELEMENT

A conservation plan element is included in the Master Plan consisting of the following environmental categories.

1. Flood Plains

The flood plains have been mapped on the Master Plan based on the latest State Flood Plains Maps based on information contained through the National Flood Insurance Program. Flood plains are in evidence in the Borough of Pine Beach, however only are prevalent along the Toms River portion of the Borough transgressing Riverside Avenue and the football field portion of the campus site. These flood plains provide for open space in their present capacity, careful planning and forethought should dominate any plan to develop this area for residential uses.

2. Wetlands

In July of 1987, New Jersey State Legislation, "The Freshwater Wetlands Act", was passed which should further protect these wetlands from needless destruction. This act will allow the New Jersey Department of Environmental Protection (NJDEP) to assume regulatory control of activities in wetlands as of July 1, 1988, applying more stringent controls than those which existed under federal jurisdiction. Virtually any activity, except hunting, fishing, hiking and camping shall be prohibited. Beginning July 1, 1989 proposed construction adjacent to wetlands, depending upon the designated "resource value" of the particular wetland will be subject to buffer requirements of up to 150'.

Wetlands in Pine Beach were mapped by the US Fish and Wildlife Service in 1977, and are represented in the 1988 Ocean County Master Plan and reflected in this Master Plan document. The County Master Plan did not indicate any sensitive wetland area of notation for the Borough of Pine Beach.

As of July 1988 any proposed developments containing wetlands must be filed with the Department of Environmental Protection (DEP) for a review of conformance with the NJ State Wetlands Act. In view of the general nature of the wetlands, it is suggested that every application be site specifically reviewed for wetlands by the Borough Engineer.

It should also be stated that the recently enacted Environmental Commission will strengthen its role in monitoring all sensitive environmental areas as highlighted by this Master Plan in various map inserts. The Commission will continue to participate in local, regional, state and federal programs and efforts to ensure the well being and protection of all sensitive environmental places.

IX). HISTORICAL PLAN ELEMENT

As of Summer 1995 *NO* properties within the Borough were designated as "historically significant" or "protected" under the National Register of Historic Places, or the New Jersey Historic Record. However, this does not preclude both divisions from ruling on a pending property of significance at some time in the near future. The following list of properties is on file at the New Jersey Office of Cultural and Environmental Services, Trenton NJ, which lists buildings, districts or sites which have been highlighted by a survey team from the office. They are:

The Pine Beach Yacht Club, Riverside Drive, Pine Beach
The Buhler Mansion, Lincoln Court, Pine Beach
The Pine Beach Inn, Riverside Drive, Pine Beach
Pine Beach Chapel, (Block 43, Lot 37), Pine Beach

X). COMMUNITY FACILITIES AND SERVICES PLAN ELEMENT

The Borough operates two (2) water pumping stations at two (2) well sites and a recently completed water treatment center. The pumping facilities are located on Hillside Avenue near Marion Street and the other new facility on Pennsylvania Avenue in the upper portion of Cedar Avenue. The new water treatment plant located on Pennsylvania Avenue was the result of a borough bond ordinance acquisition in the amount of 1.4 million dollars. Also part of this acquisition project are new water lines installed behind Borough Hall for an area in need of specific water line improvement.

The Borough sewage outflow is linked in with the Ocean County Municipal Utilities Authority which has not experienced any changes in overall service or operation along its main line. No sewage moratoriums have been imposed for the Borough in the past nor is one predicted for any level of significant development for the short term future.

Additionally, through an application via the County of Ocean to the Federal HUD Community Development Block Grant allocation, the Borough will endeavor to complete various ADA (disabled) compliance projects at town hall inclusive of ramps and general handi-cap access compliance facilities.

Recreation

Mayor and Borough Council have applied for New Jersey State Green Acres funding to acquire certain areas within the former Admiral Farragut Campus site. Areas inclusive of the football field, track, fitness area, tennis court and adjoining gymnasium for public usage as a municipally owned park. Also part of the grant application is the ability to acquire certain key waterfront areas which were also formerly part of the core campus site. Said area would function as a public park area as stipulated by the rules and funding regulations of the Green Acres program.

The Borough has a total of six (6) gazebos and three (3) public docks for public use. Additionally, following is an inventory of the existing open space/recreational lands available in the newly established Redevelopment Zone (R-2), they are:

<u>Type of Lands</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>
Park Area	3.01	1	1.29
Park Area	29.01	1	.45
Park Area	30	6	.68
Park Area	47	25	.91
Park Area	55	25	.91
Park Area	69	20	.91
Park Area	81	30	.27
Bathing Beach	111	1, 1.01 & 2	2.2
Parking Lot	63	1 - 5	.86
Basketball Court and Baseball	<u>3</u>	<u>3</u>	<u>4.6</u>
		TOTAL	13.06

Existing public recreational areas and beaches available in the Borough include:

"Walling Field"	baseball field (hardball)
"Pocket Park"	small beach (unprotected)
"Windy Cove"	boat ramp and beach
Avon Road Beach	protected beach
Station Road Beach	protected beach
Midland Beach	unprotected beach
Hillside Beach	unprotected beach

The Master Plan strongly encourages any and all locally sponsored efforts to acquire public and/or private lands for acquisition for the purposes of park land for passive recreational purposes. This is especially true in instances where State or County resources can be tapped to acquire areas without burdening local coffers or municipal sources.

Schools

The Borough has within its jurisdiction one (1) elementary school which is part of the Toms River Regional School District. Students over the age of elementary grades attend the Toms River Regional School District exclusively. Present high school, junior high and elementary school enrollment consists of 266 children within the system. According to a survey conducted by this office, 11 students from the Borough attended local private schools.

Students from the Borough of Pine Beach which are enrolled in the Toms River School District are broken down in the following grade categories:

Toms River High School South	86 students
Junior High (7th and 8th grades)	40 students
Elementary (Kindergarten to 6th)	<u>140 students</u>
TOTAL	266 students

Recent improvements to the Pine Beach Elementary School has included the addition of a teachers room, and within the past three (3) years, the inclusion of a computer tech room for 'first time' computer instruction.

XI). RECYCLING PLAN ELEMENT

The New Jersey Statewide Mandatory Source Separation and Recycling Act, adopted in 1987, the Municipal Land Use Act and Ocean County Planning Board with the County Solid Waste Management Department require that municipal Master Plans include a recycling element which incorporates State recycling goals for solid waste. As part of this process, municipalities are required to develop regulations which specify procedures for site plans and subdivisions in order to ensure conformity with the Municipal Recycling Ordinance. The Borough of Pine Beach has established the following recycling plan as part of its municipal program.

1. On April 10, 1990, a Solid Waste Removal Ordinance was adopted and on April 12th, 1988 a Recycling Ordinance was adopted which states that (it) "is hereby established a program for the mandatory separation of the following recyclable materials from the municipal solid waste stream by all persons within the Borough of Pine Beach".

Recyclable wastes which are required to be separated from local garbage collection are aluminum cans, ferrous containers, glass containers and newspapers.

2. The program is administered and enforced by a local Recycling Coordinator which is an employee of the local Public Works Department.

3. The ordinance sets forth in detail the type of material to be recycled and the method of removal.

4. All recyclable material shall be deposited "commingled" at curbside, in special containers, for pick-up on special assigned days for disposal.

5. The municipality also distinguishes its recycling standards for "commercial" and "residential" uses, where differences are noted in bulk disposal and operation.

6. The ordinance also sets forth the duties and responsibilities of solid waste recycling disposal program and the penalties for violations thereof.

7. The Borough's recycling process is part of the Ocean County Department of Solid Waste Management which is available to all municipalities in the County.

8. The Borough pick-up system operates on a weekly basis and picks up recyclables in one (1) co-mingled container. Materials include aluminum, ferrous containers and glass.

The Borough is in compliance with State and County solid waste management policies and standards as it pertains to collection and mandatory recycling. At the Borough's insistence the following policies may be integrated into existing recycling statutes and regulations, they are:

Recommendations for Recycling Provisions with Subdivisions and Site Plan Regulations

In order to assure that future development is designed to accommodate the recycling of solid waste, the site plan and subdivision regulations of the Borough should be amended to require the following statements and policies. They are:

1. Each application for residential development of six (6) or more units of multi-family housing must include provisions for the collection, disposition and recycling of recyclable materials. A single family unit or unit with a two(2) family dwelling should provide at least twelve (12) square feet of floor area conveniently arranged and located as a holding area for a four (4) week accumulation of materials. Such an area may be within a hidden laundry room, basement or garage.
2. Each application for non-residential use must include provisions for the collection, disposition and recycling of recyclable materials. Each application shall quantify the amount of recyclable material it will generate as part of its weekly generation including newspapers, white high-grade paper, glass, aluminum, cardboard, tin and bi-metal cans and other materials as required by law. The application shall provide a storage area sized to contain a one (1) week accumulation of recyclable material. The storage area shall be designed for truck access for pick-up of materials and be suitably screened from view if located outside a building.

* As obtained from NJ State Department of Environmental Protection, Mandatory Residential Recycling Act. Standard recommendations for predominately residential communities.

XII). ECONOMIC PLAN ELEMENT

The economic plan element consists of a review of available employment factors for the Borough and a brief review of the potential for additional economic growth.

A review of the civilian labor force employment according to 1990 statistics from the New Jersey Department of Labor and the US Bureau of the Census indicates that Pine Beach Borough had an unemployment rate of 4.5%. Furthermore, according to the 1990 Census the following "industry" employment by job category was prevalent in the Borough, they are:

Agricultural & Fisheries	10 persons
Construction	86 persons
Manufacturing	75 persons
Transportation	50 persons
Public Utilities	25 persons
Wholesale Trade	25 persons
Retail Trade	169 persons
Finance and Real Estate	91 persons
Business and Repair	41 persons
Personal services	22 persons
Public Administration	47 persons

The top three (3) ranked "occupations" comprising the Borough's labor force were:

Managerial Professional/ Specialty	164 persons
Technical sales including clerical	157 persons
Executive administrative and managerial	153 persons

As of this date, all Census data as well as NJ Department of Labor information indicates that the Borough has a diversified labor force and a relatively low unemployment rate. With the continued development of industrial areas along the southern portion of the Route# 9 corridor, good employment opportunities should continue to provide a good economic base.

However, projections have shown a slight "falling-off" of those employed within the municipality. In 1985, 936 persons were employed, in 1990, 1,067 persons were employed, however, in 1991 the rate of employment fell to 1,052 persons. Projections for the year 2000 also have a slight falling-off rate for the coming decade in overall employment.

Relationship of the Master Plan to Master Plans of Adjoining Communities

The zoning and planning policies of the adjacent communities have been reviewed, and for the most part they are compatible with the existing zoning and general planning practices endorsed through this Master Plan document. Matter of fact, the most recent Master Plan for the Borough of Beachwood, as completed by this office in 1992 for the Borough's Planning Board, suggests that primary land use policies be preserved: "(T)hrough land development regulation, preserve viable residential neighborhoods by promoting sensitive infill development following existing lot patterns (and)...to minimize excessive residential lot size deviations from the existing neighborhood pattern." In short, many of the identical planning principles promoted through this plan and planning board policies especially as they relate to the preservation of the waterfront areas and environmental consciousness are similar in their objectives.

Relationship of the Master Plan to the Ocean County Master Plan and Transportation Plan

The Borough of Pine Beach Master Plan conforms to the broad objectives of the Ocean County Planning Program and recommendations of the County Highway Plan have been incorporated into the Circulation Plan Element.

XIII). EFFECTUATION

After adoption of a Master Plan, implementation and realization of ideal goals and objectives of the plan is achieved by means of three (3) interrelated actions, they are: legislation, capitol improvement planing and continuing planning.

Legislative Measures

The basic documents which guide development and maintenance of private property in the community are the zoning ordinance, the land subdivision and site plan ordinances and the official map. Other ordinances, such as building maintenance, public health and housing codes also aid in the implementation of the planning process on a day-to-day basis.

Zoning Ordinances

Zoning regulates and controls the use of private land considered for the general health, safety and welfare of the community. Through the division of the Borough into districts wherein certain land uses are permitted or prohibited with appropriate controls, zoning serves to guide the development of the community towards a planned objective.

Zoning should be reasonable and should be reflective of the intent and the objectives of the Master Plan. Under the Municipal Land Use Law, Chapter 291, Laws of New Jersey, Master Plan and the Zoning Ordinance must agree in terms of land use allocations. It is recommended that the new zoning map as made part of this comprehensive planning program be implemented to fully effectuate in graphic terms the policies outlined in this document.

Subdivision and Site Plan Ordinances

Whereas the zoning ordinance provides the legal means of controlling the use of land, the subdivision ordinance gives legal control over design and layout of land that is to be subdivided.

The site plan ordinance provides the opportunity to apply physical design standards to development proposed on existing lots. The Borough's subdivision and site plan regulations should be reviewed and updated to conform with the latest standards for their usage.

Official Map

The official map is a legal document, adopted by the governing body of the municipality, designating lands which shall be reserved for future streets, drainage rights-of-ways, parks and playgrounds. It also serves as the official statement of the governing body as to which streets, drainage rights-of-ways, parks and playgrounds it has accepted for maintenance. Areas may be reserved for a period of one (1) year or for such further time as is agreed to by a prospective developer. If during this period, the municipality has not instituted condemnation proceedings or entered into a contract to purchase the land, the developer is entitled to just compensation for the actual loss found to be caused by such temporary reservation and deprivation of use.

The official map is legally binding upon the governing body. The official map must be an engineered document with detailed, measured dimensions and must be produced and certified by a licensed engineer or land surveyor.

XIV). CAPITAL IMPROVEMENTS PROGRAM

A capital improvement is a physical improvement of relatively large size or importance, is of considerable cost, and is reasonably permanent. Capital improvements include new road construction, major improvements of existing roads, schools, playgrounds, sewer and water systems, municipal buildings, land acquisition for public purposes and major equipment.

The capital improvement program includes a long range schedule of proposed municipal projects and the most appropriate means of financing these projects. The Division of Local Finance of the State Department of Community Affairs now requires that every municipality prepare a six (6) year capital improvements program and capital budget. These are submitted to the Department annually.

Within the financial framework and capability of the community, various elements of the Master Plan should be scheduled in the six year capital improvements program.

XV). CONTINUING PLANNING

The Master Plan represents an objective, considered into the future. It is also a working document, one which must necessarily be subject to constant review and updating in light of the changing needs.

The Planning Board should review each year the concepts and ideals as they relate to development that has actually occurred during that year. As new patterns of growth and activity become evident, it may be desirable to revise Master Plan objectives. Under the 1975 State Planning Law, Chapter 291, Laws of the State of New Jersey, the Master Plan must be reviewed at least once every six (6) years.

It is recommended that the Master Plan be reviewed more frequently to ensure that desirable planning processes be kept current and responsive to the changing needs of the Borough of Pine Beach.

XVI). OTHER REPORTS

As part of the overall and comprehensive planning approach outlined by Borough Officials, the Borough of Pine Beach has issued a Consensus Statement for future action. This statement's overall objective is to support the acquisition of areas for public use or the upgrade or enhancement of municipal properties or environs. The Borough Administration has named this comprehensive effort "*Vista 2000*". Under this consensus statement, there are applications filed to tap into public resources, rather than local sources, to assist the Borough in becoming more responsive to the needs of the community. This statement also integrates planning and zoning objectives.

Elements of *VISTA 2000*:

- 1) Green Acres Trust Fund Application I (Acquisition/ Development) 1.3 million grant/ loan application for the purchase of portions of the former Admiral Farragut Academy "core campus" facilities. This is inclusive of Block 36 including the football field, bleacher structure, pool, tennis courts and structures including "Clark Hall".
- 2) Green Acres Trust Fund Application II (Development) Preliminary. \$86,000 loan for the restoration of former AFA waterfront lease. Area to include docks and buildings.
- 3) NJ Department of Transportation Enhancement Grant Application. (Restoration) \$760,000 grant focused on the full length of the waterfront area and former railroad 'right-of-way'. Recreation areas including Pennsylvania Avenue, curbing and repaving of Riverside Drive, walk and bicycle pathways, redesign and upgrade parking areas, bathing beaches, playground areas, re-alignment of Riverside Drive improvement. Terminus projects Huntington and Radnor.

4) HUD-Community Development Block Grant Applications (CDBG)

The Borough is already engaged in a grant application process for a four (4) phased project which includes the improvement of all Borough waterfront areas accessible to the disabled. Including specialized curbing requirements, waterfront pavilion and dock improvements and extensions in accordance with ADA requirements.

5) Redevelopment Zone Purchase and Local Financing (Self Liquidating Trust)

\$2 million Bond to advance a negotiated purchase settlement of the entire "core campus" property. Enabling ordinances to include "Redevelopment Zone", bond amount, trust fund to be off-set be proceeds from sale of adjoining properties, grants, loans, and Borough recreation fees. The Borough is considering a 'trust fund' (financial match) to further these goals and objectives of the Redevelopment Plan.

6) Re-Zoning Ordinances

To effectuate zoning changes in adjoining AFA properties. Redesignation of a portion of the existing Professional Zone to accommodate a portion of the elementary school property. Consideration has been given for the redesignation of the elementary school section in the southeast section of the Borough.

7) 1995 Master Plan

To bring the municipality in line with NJSA 40:55D in updating all local land use functions to a six-year (6) standard update. Comprehensive planning and policy statement inclusive of all ongoing zoning and planning changes.

Prepared by:

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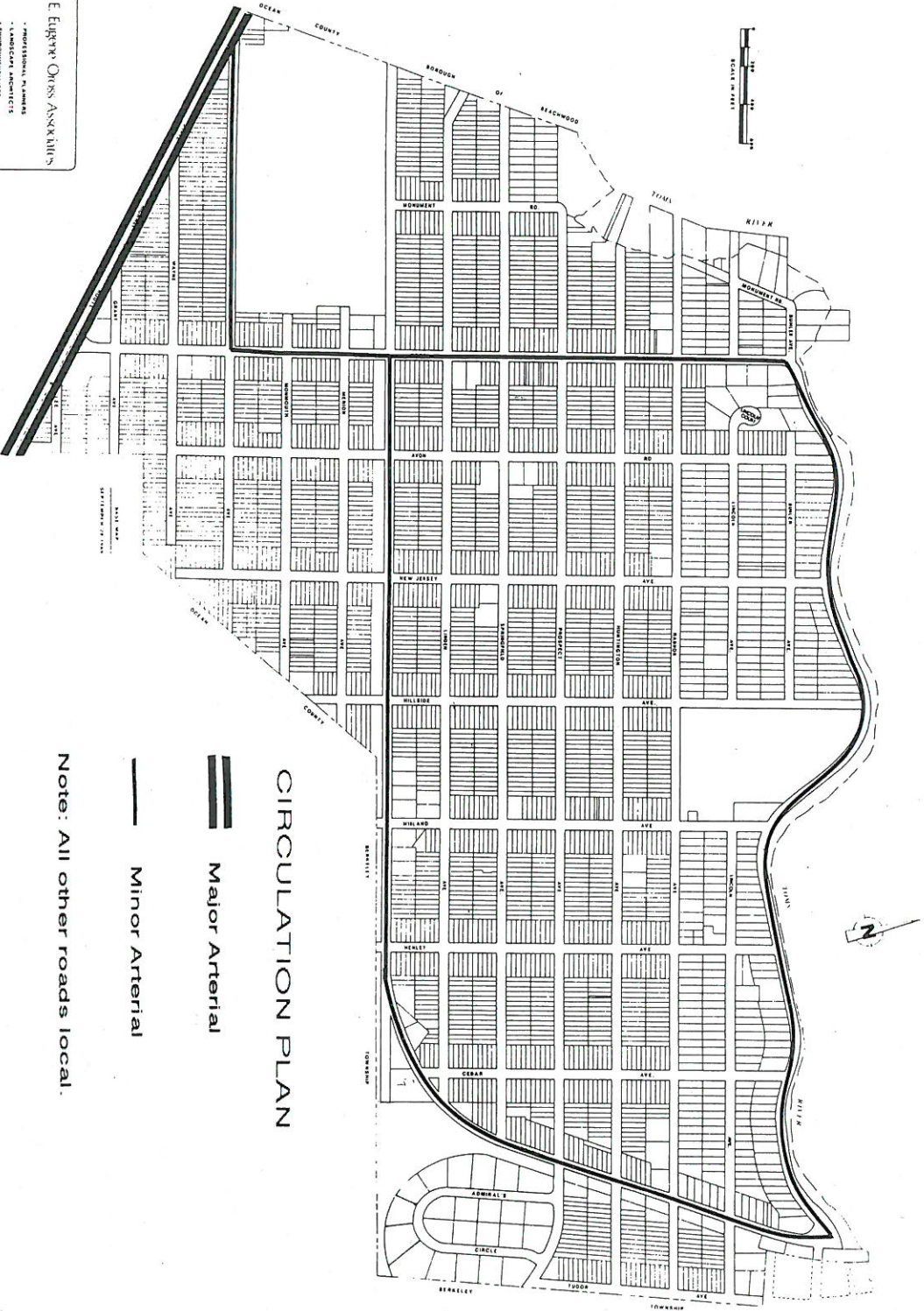
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