2.0 Land Use

2.6 Land Use Influences

2.6.1 State and Federal Policy Influences

Council on Affordable Housing (COAH)| In March 2018, the New Jersey Superior Court ruled on two Mercer County communities' affordable housing obligation, essentially setting a new affordable housing quota for the State at 155,000 units. Using estimates of households and wealth, projections of job and population growth, and calculations of acreage available for development, Superior Court Assignment Judge Mary Jacobson's decision created a methodology for determining the need for new development accounting for the amount of unmet need that accrued during the "gap period" from 1999 through 2015 when no valid COAH rules were in place, and the prospective need expected to arise from 2016 through 2025. Municipalities must also continue to meet any remaining unmet need as established by COAH prior to 1999.

NEW! **Naval Weapons Station Earl Joint Land Use Study**| A Joint Land Use Study (JLUS) is a cooperative planning effort between local governments and a military installation, such as Naval Weapons Station (NWS) Earle. NWS Earle falls within five municipalities: Colts Neck, Howell, Middletown, Tinton Falls and Wall. There are eight (8) additional municipalities considered within the Military Influence Area (MIA): Atlantic Highlands, Highlands, Eatontown, Farmingdale, Freehold Township, Keansburg, Neptune, and Ocean. In 2016 Monmouth County received a Federal grant to be the lead agency in the preparation of a *JLUS for NWS Earle*. The study team consisted of representatives from NWS Earle, the 13 municipalities, and various state and County agencies.

Completed in December 2017, the study offers a total of 37 recommendations intended to improve the military-community relationship, compatibility, and communication. The recommendations were grouped into the following categories:

- **Communication/Outreach:** Efforts needed to improve communication and coordination between the base and surrounding municipalities.
- **Land Use:** Potential changes to land use planning, affordable housing, farmland preservation and other land-based compatibility measures within the MIA surrounding the base.
- **Economic Development:** Mutually beneficial economic development initiatives in the areas surrounding NWS Earle.
- **Transportation:** Proposed improvements to transportation facilities on land, water (Raritan/Sandy Hook Bay), and air in the region surrounding the base.
- **Utilities:** Joint and mutually beneficial utility system projects.
- **Climate Resilience:** Joint efforts to reduce risk from sea level rise, storm events and localized flooding.
- **Security:** Proposals to improve security around the military facilities and assets at NWS Earle.

This JLUS was the first in the nation to make climate resiliency a major focus of the report. Modeling for sea level rise was included to assist the communities and NWS Earle in identifying areas where adaptation planning may be needed. The study was also unique in that it developed the first list of compatible uses for weapons stations using the North American Industry Classification System (NAICS) codes. Municipalities can use this list when reviewing permitted and conditional uses for zoning.

As a follow up to the JLUS, the Department of Defense awarded a second grant to Monmouth County for a *Coastal Resilience Planning Study*. This year-long study is expected to kick-off in the fall of 2018.

Figure 2.14, Framework for Public Investment map has been updated to include the Military Influence Area (MIA) as an overlay.

2.6.2 Monmouth County Policy Influences

Water Quality Management Plan (WQMP)| Monmouth County submitted a draft *Wastewater Management Plan* (*WMP*) for Monmouth County to the New Jersey Department of Environmental Protection (NJDEP) in 2003, 2006, and lastly in 2011 for their review and approval. The WMP is based on existing and future sewer service areas (SSAs) as well as discussions with municipalities, sewerage authorities, and other stakeholders. As part of this inclusive planning process all existing utility authority and town wastewater plans in the County were reviewed and incorporated into the WMP. Changes to the State legislation allowed for the *Monmouth County Future Wastewater Service Area (FWSA) Map Viewer*, which includes programmed and planned sewer service areas throughout the County to be adopted by the NJDEP on April 11, 2013. On November 7, 2016 new *WQMP Management Planning Rules* were adopted and the County began working on a new draft WMP. The draft is due to be submitted to NJDEP by November 2018.

Open Space Plan| In 2016, the Monmouth County Park System (MCPS) began the process of updating the *Open Space Plan*, which they expect to complete by the end of 2018. The *Open Space Plan* is an official component of the *Master Plan*, and as such, must be adopted by the Monmouth County Planning Board through a public hearing process.

Farmland Preservation Plan| See Chapter 9.0, Agricultural & Economic Development.

2.6.4 Other Considerations

Property Tax Abstract (2017)

Property Class	2015	2017	Change
	# of Parcels	# of Parcels	
	Assessed Value	Assessed Value	
1-Vacant	11,361	10,838	-523
	$1,599,466,850	$1,704,290,300	$104,823,450
2-Residential	209,632	210,977	1,345
	$89,295,912,975	$96,796,150,985	$7,500,238,010
3A-Farm House	1,528	1,472	-56
	$907,985,900	$888,484,900	-$19,501,000
3B-Farm Qualified	2,760	2,664	-96
	$28,926,625	$27,434,600	-$1,492,025
4A-Commercial	9,182	9,242	60
	$12,159,534,800	$13,075,752,350	$916,217,550
4B-Industrial	498	488	-10
	$1,062,810,900	$114,987,100	-$947,823,800
4C-Apartment	947	939	-8
	$2,025,914,400	$2,338,559,400	$312,645,000
Total	$107,080,552,450	$114,945,659,635	$7,865,107,185

Updated Figures for Chapter 2.0 Land Use

Figure 2.10 | Land Use Map

- New data was not available at the time of publication. This map remains unchanged and is based on 2012 data.

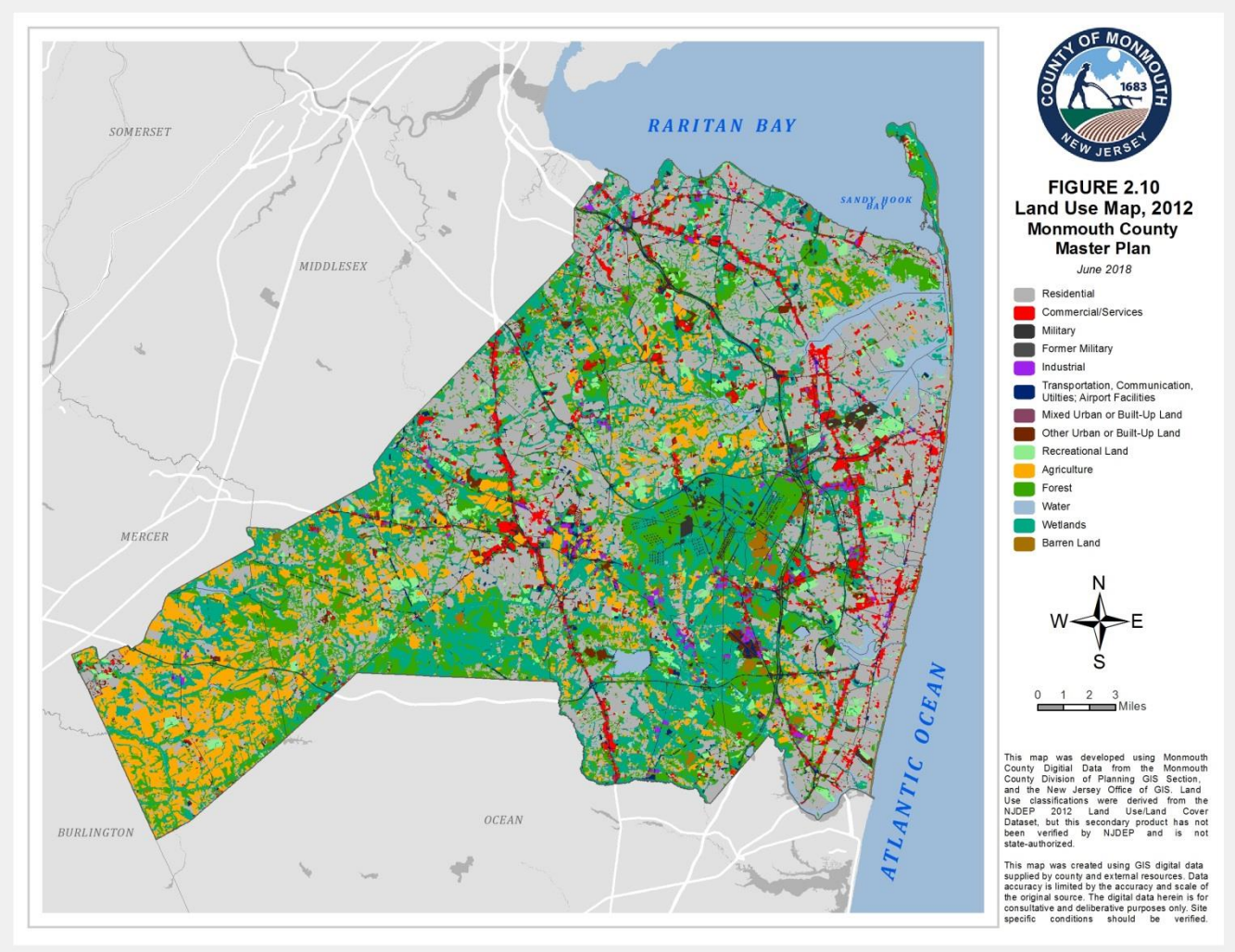


Figure 2.11 |Land Use Change Map

- New data was not available at the time of publication. This map remains unchanged and is based on 2012 data.

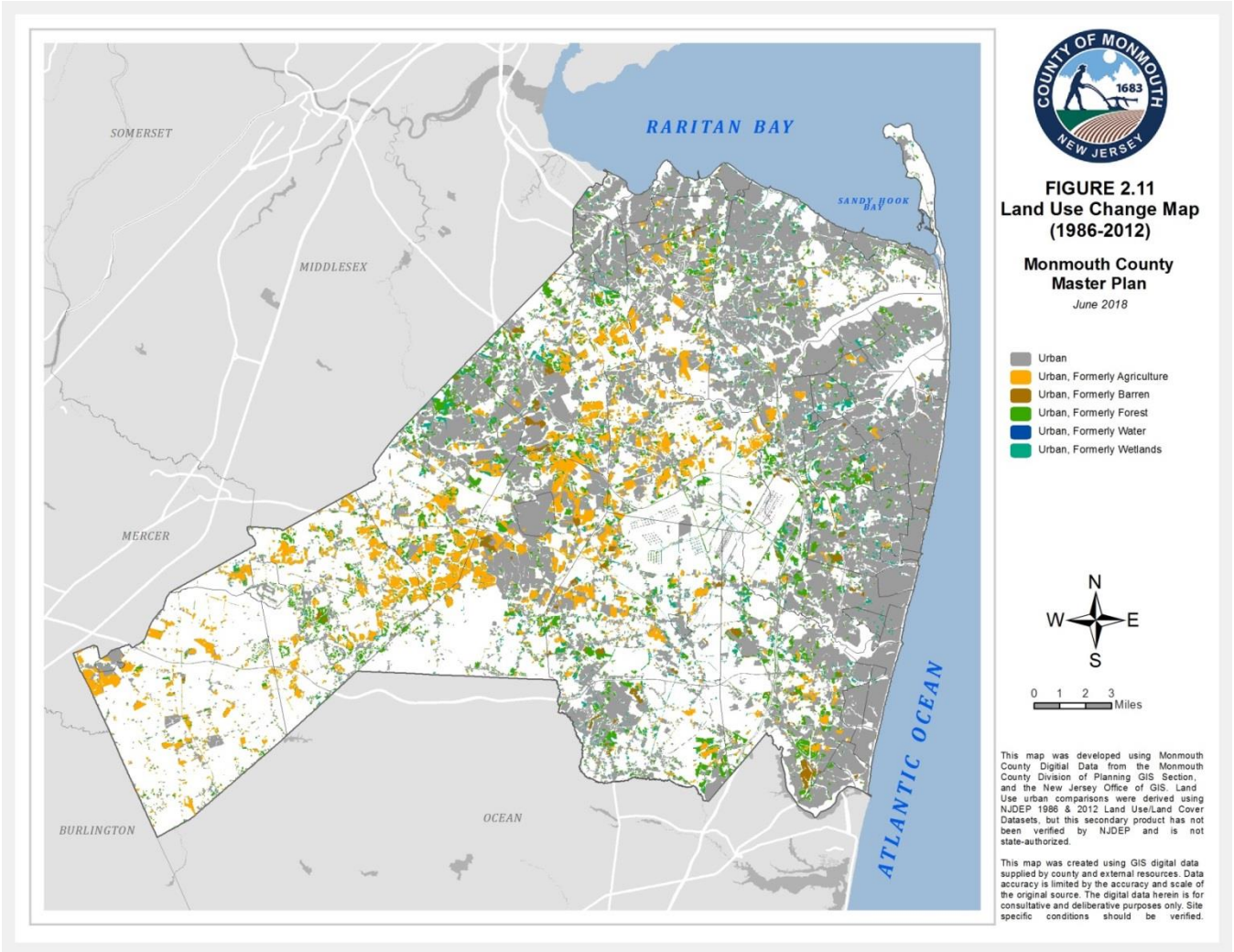


Figure 2.12 | Land Use by Tax Classification Table

- This table now includes 2018 data allowing a comparison to the 2015 tax data.

Figure 2.12: Land Use by Tax Classification Table, 2015 & 2018						
		2015		2018		Change
Property Class	Description	Area (acres)	%	Area (acres)	%	Area (acres)
1	Vacant Land	20,020	7.21	18,924	6.80	(1,096)
2	Residential Property (1-4 Family)	96,057	34.58	96,495	34.69	438
3A	Farm (House)	3,421	1.23	808	0.29	(2,613)
3B	Farm (Qualified)	48,529	17.47	50,027	17.99	1,498
4A	Commercial	17,068	6.14	17,017	6.12	(51)
4B	Industrial	2,958	1.06	2,844	1.02	(114)
4C	Apartment	1,762	0.63	1,616	0.58	(146)
5A	Railroad Class I	292	0.11	286	0.10	(6)
5B	Railroad Class II	10	0.00	10	0.00	0
15A	Public School Property	4,131	1.49	4,274	1.54	143
15B	Other School Property	684	0.25	651	0.23	(33)
15C	Public Property	57,917	20.85	68,916	24.78	10,999
15D	Church and Charitable Property	1,797	0.65	2,315	0.83	518
15E	Cemetery and Graveyards	1,177	0.42	1,185	0.43	8
15F	Other Exempt	9,624	3.46	2,622	0.94	(7,002)
N/A	No Classification	12,319	4.44	10,177	3.66	(2,142)
Total		**277,766**	**100**	**278,166**	**100**	**400**

Figure 2.13 | Land Use by Tax Classification Map

- This map was updated using 2018 tax data.

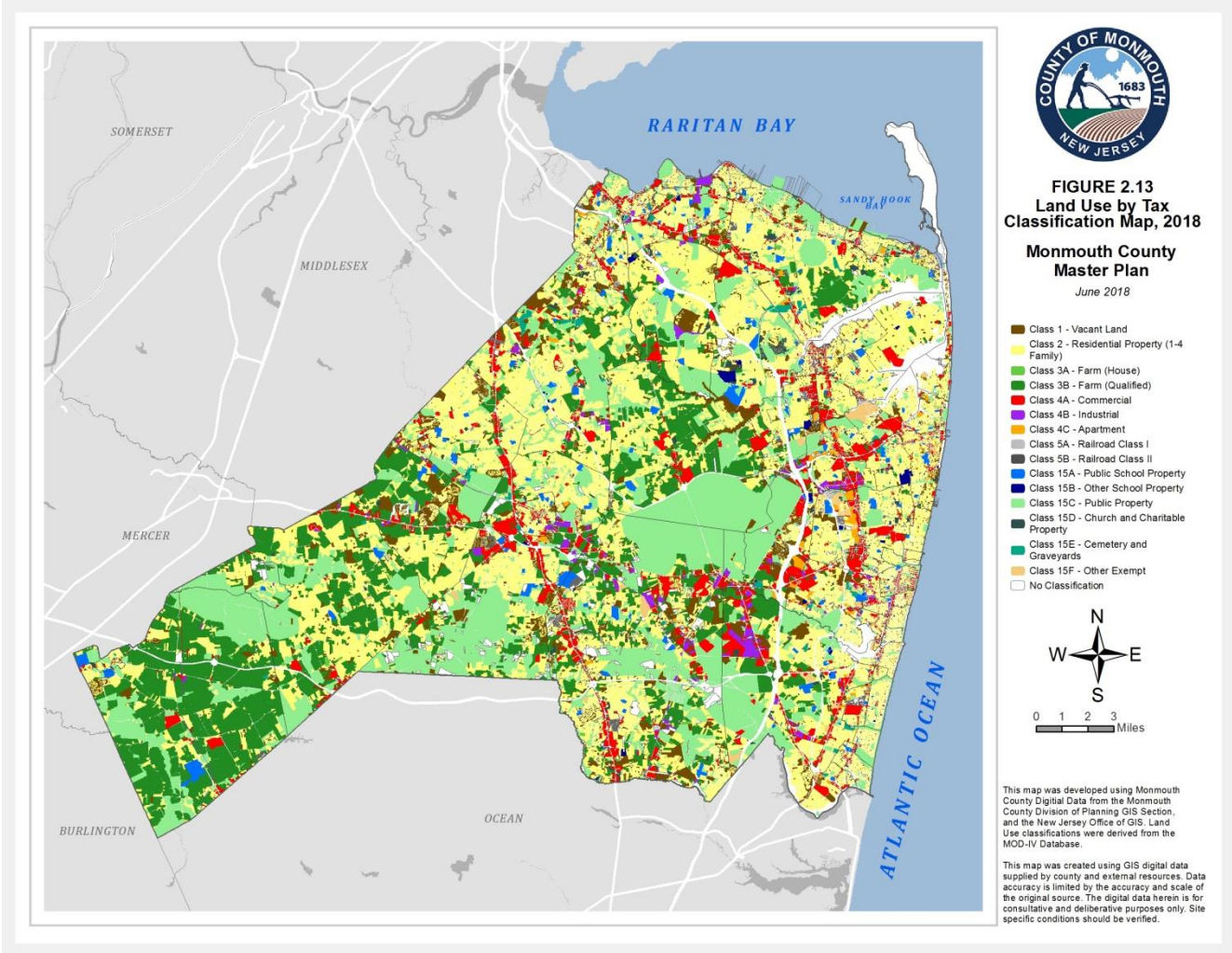


Figure 2.14 | Framework for Public Investment Map

- The Military Influence Area (MIA) has been added to the map as an overlay.
- Newly approved WMP sites have been included in the Priority Growth Investment Area (PGIA).

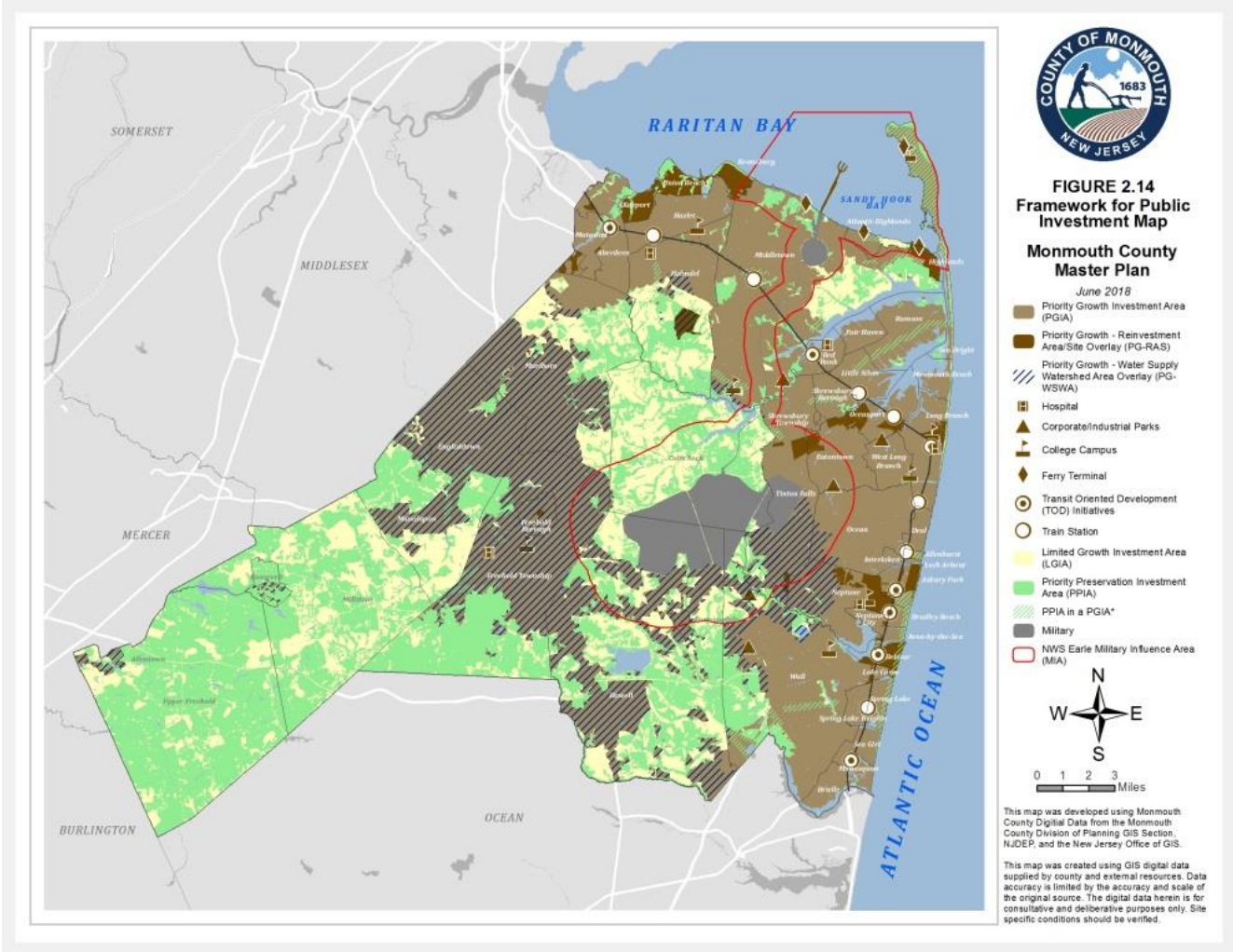
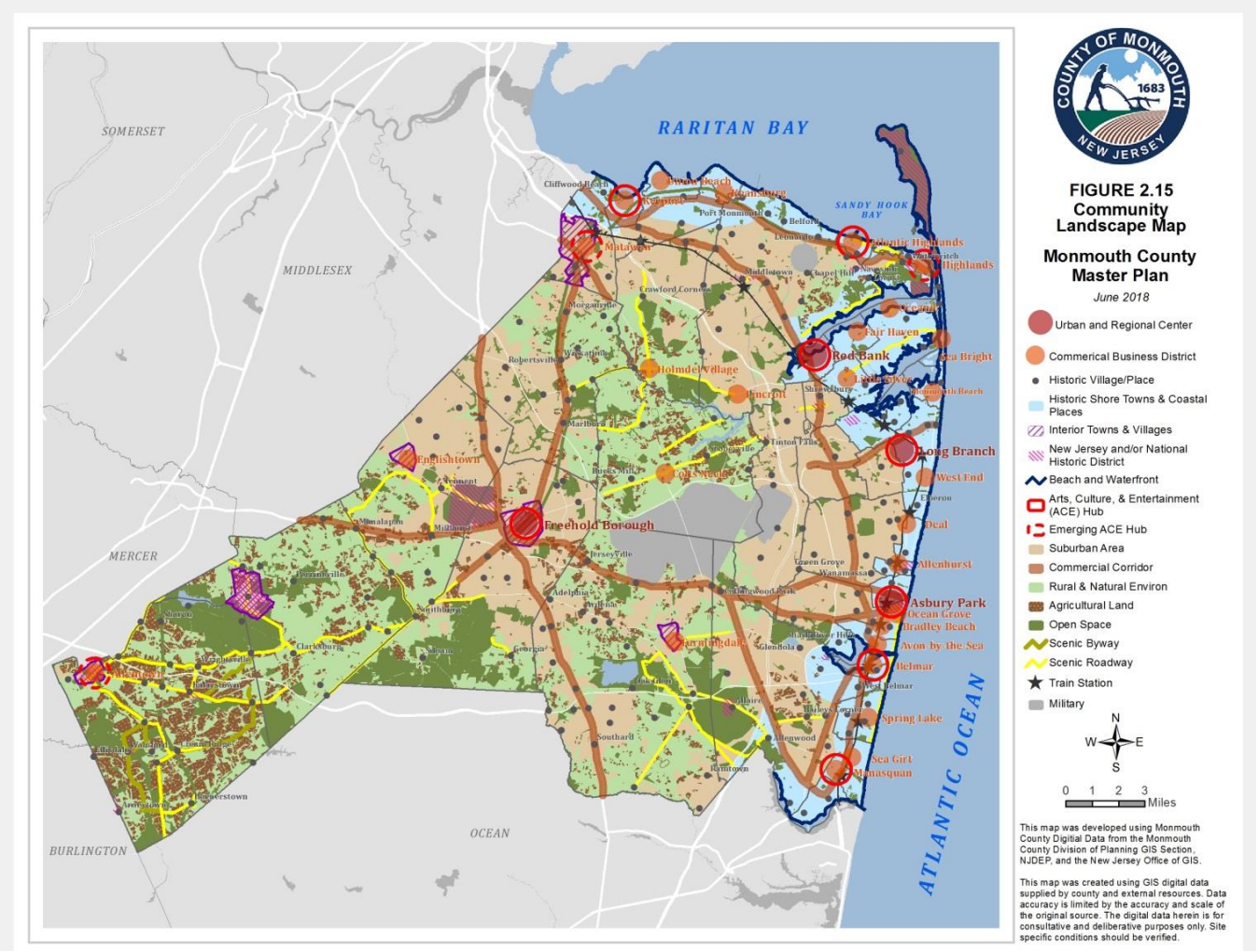


Figure 2.15 | Community Landscape Map

- Highlands Borough has been added as an emerging ACE Hub.