

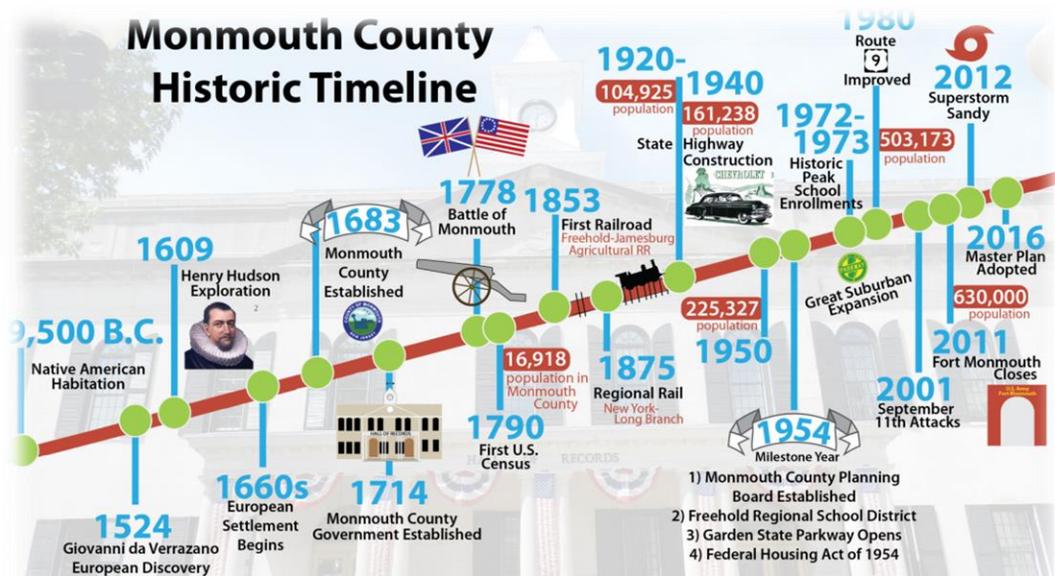
MONMOUTH COUNTY



2018 MASTER PLAN REEXAMINATION



Monmouth County Historic Timeline



Sources
1 jackmahoney1.weebly.com
2 www.biography.com
3 www.vintageadbrowser.com

The central graphic features the official seal of Monmouth County, New Jersey, which depicts a farmer plowing a field under a sun and moon, with the year 1683. The seal is surrounded by a circular arrangement of 18 semi-transparent, multi-colored circles (light blue, green, yellow, orange, red, pink, purple) connected by a fine grid of lines. The text "MONMOUTH COUNTY" is positioned at the top, and "2018 MASTER PLAN REEXAMINATION" and "OCTOBER 15, 2018" are at the bottom, all in a bold, red, sans-serif font.

MONMOUTH COUNTY

**2018 MASTER PLAN
REEXAMINATION**

OCTOBER 15, 2018





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MASTER PLAN REXAMINATION

The 2016 *Monmouth County Master Plan (Master Plan or Plan)* was written within the context of a 10-year planning horizon and is limited in scope to planning issues that are meaningful to those that live, work, play, and stay in Monmouth County. The *Plan* was intentionally designed to be presented, over time, in several distinct forms.

The first and official version of the *Master Plan* was adopted by the Monmouth County Planning Board (MCPB) on October 17, 2016. This text-based version of the *Plan* is viewed as the foundation for further enhancements upon which a visually and graphically enriched interpretation of the *Plan* may be developed for interactive, online viewing and engagement. Eventually, the *Master Plan* will be transitioned to an online platform that allows users access to open source data through a GIS geohub. This dashboard approach will be used in conjunction with the official text version as adopted by the MCPB.

Another version of the *Master Plan*, which this *2018 Monmouth County Master Plan Reexamination (Reexamination)* represents, is a periodic supplemental report that allows the 2016 *Master Plan* to be maintained online as a living document. The 2016 *Master Plan* calls for this approach to provide the public with current data and information relevant to the *Master Plan's* topical areas of interest. Much like a municipal master plan reexamination report, this *Reexamination* is not considered an amendment to the current *Master Plan*. It is to be viewed as a consultative and supportive document that contains current data, emerging issues, new discussions, and recommended changes that may eventually be considered by the MCPB for official incorporation into the next countywide comprehensive master plan. The *Reexamination* does not alter nor change the goals, principles, and objectives (GPOs) or policy recommendations of the 2016 *Master Plan*.

The next *Master Plan Reexamination* can be expected sometime after data becomes available from the 2020 decennial census.

1.0 Introduction & Purpose

Demographic Update

■ **Population** | At the time of *Master Plan* adoption in 2016, Monmouth County had an estimated population of 628,715 people (U.S. Census Bureau, 2015). The latest *American Community Survey* data from 2017 shows the current population at 626,782, a decline of 1,933 people. The population is anticipated to begin to grow again near the end of the decade as residents displaced by Superstorm Sandy (Sandy) return home and those displaced following Sandy are no longer represented in the Census Bureau's *American Community Survey's 5-year Count*. Other factors that may contribute to county growth recovery include the completion of numerous higher density residential projects in redevelopment areas that are attracting more year-round residents and the return of millennials to the suburbs as they begin to establish families. This in turn should also increase public school enrollment shortly after 2020. Monmouth remains the fifth most populous county in the State of New Jersey behind Bergen, Middlesex, Essex, and Hudson Counties.

■ **Income Ranking** | Based on median household income data, Monmouth County is ranked 47th out of 3,242 counties and county equivalents in the United States.

Insight Reports | Additions to Table 1.4 (2016 Master Plan)

■ The *2018 Monmouth County Profile* and the *2018 Monmouth County At-a-Glance* reports can be accessed through the Monmouth County Planning Board webpage. Both reports are identified in the *Monmouth County Master Plan* as consultative and support

documents that should be used alongside the *Master Plan* during policy formation and program development.

The 2018 Monmouth County Profile Report recently received an Honors Achievement in Planning Award by the New Jersey Planning Officials (NJPO).

- *Measuring Monmouth County's Creative Economy* (2015) was a study undertaken by the Division of Planning to determine the economic impact creative and culturally based businesses have on the County's overall economy. The document can be accessed through the Strategic/Long Range Planning Section on the Monmouth County Division of Planning webpage.
- The *Monmouth County Aging Population Study* (2017) is intended to assist decision makers understand ongoing demographic changes and help frame the issues that arise due to an increasing aging population. The study contains two focus areas of housing and transportation. It also identifies opportunities to improve livability for those seeking to age in place and provides insight into where senior populations are most likely to be isolated due to limits with transportation and transit options. The study can be accessed through the Monmouth County Division of Planning's webpage.

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.

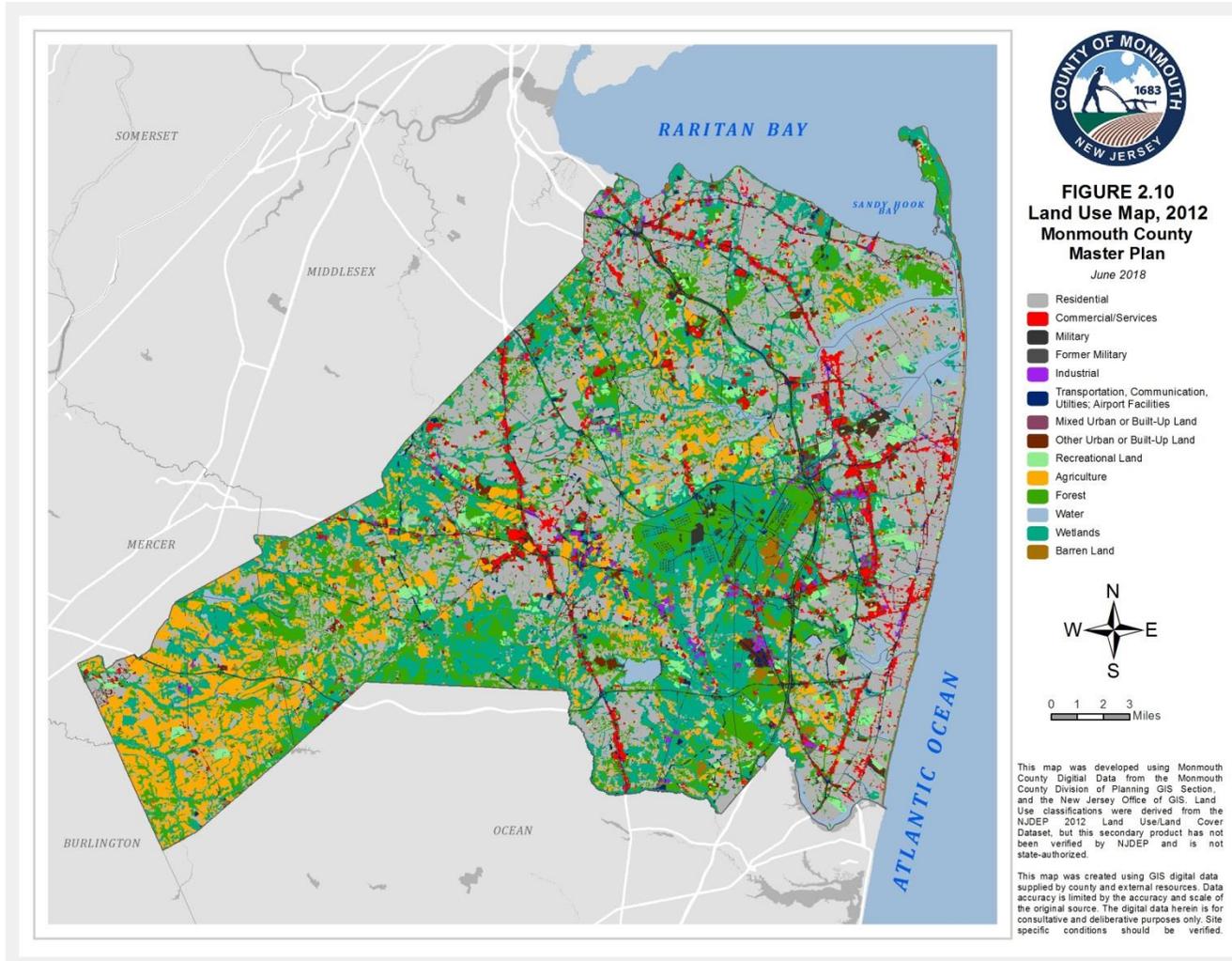


Figure 2.11 | Land Use Change Map

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

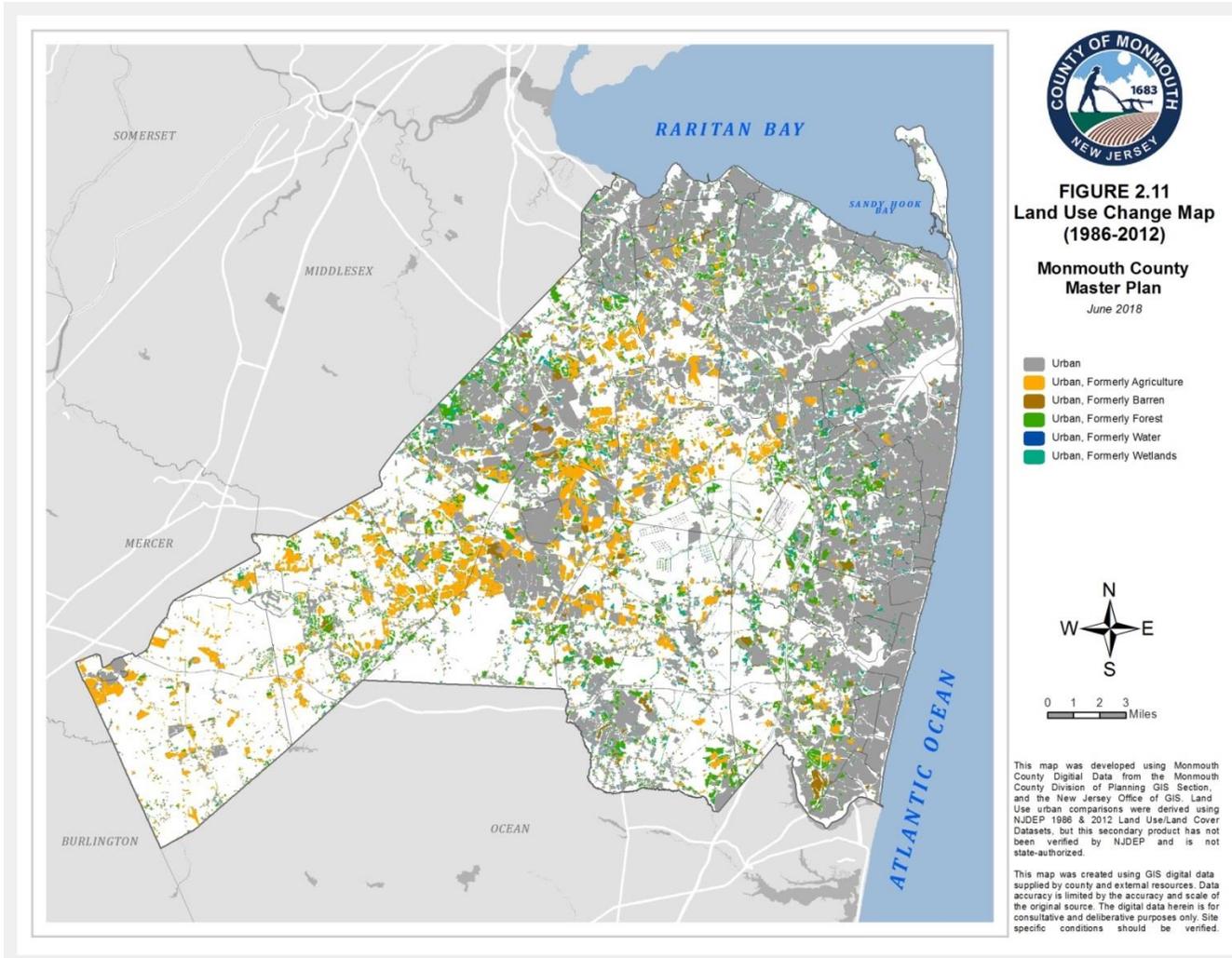


Figure 2.12 | Land Use by Tax Classification Table

■ 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.

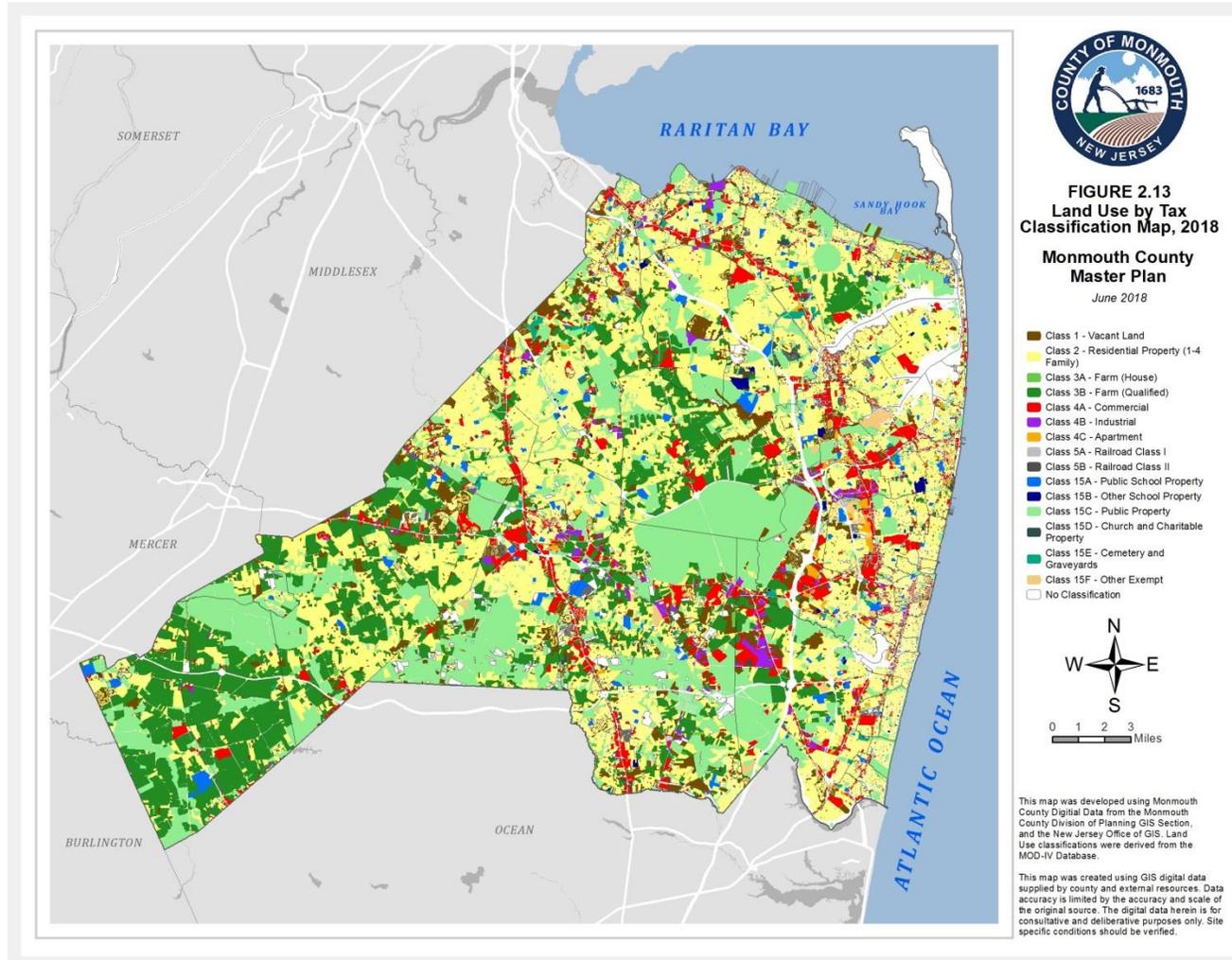


Figure 2.14 | Framework for Public Investment Map

- 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).

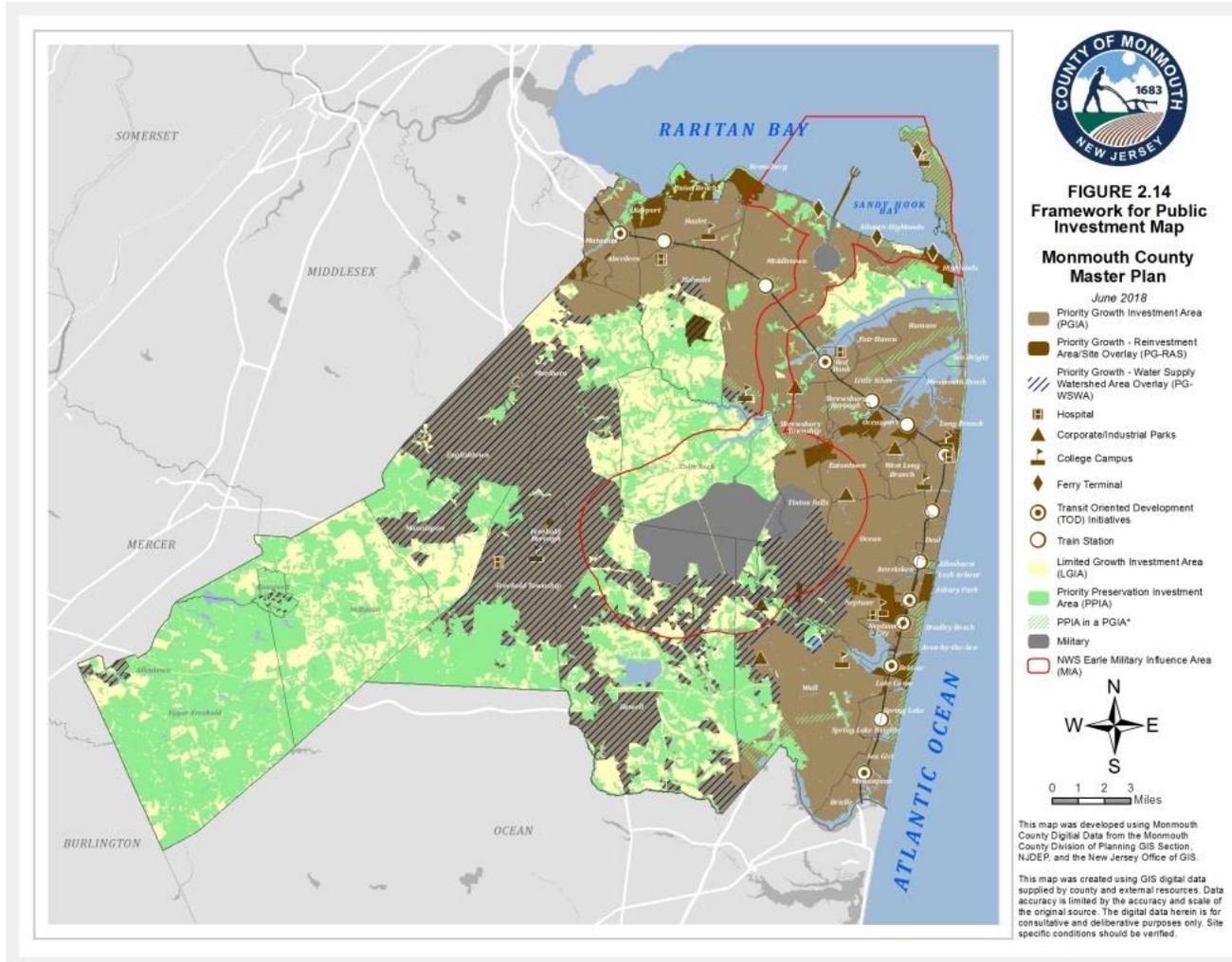
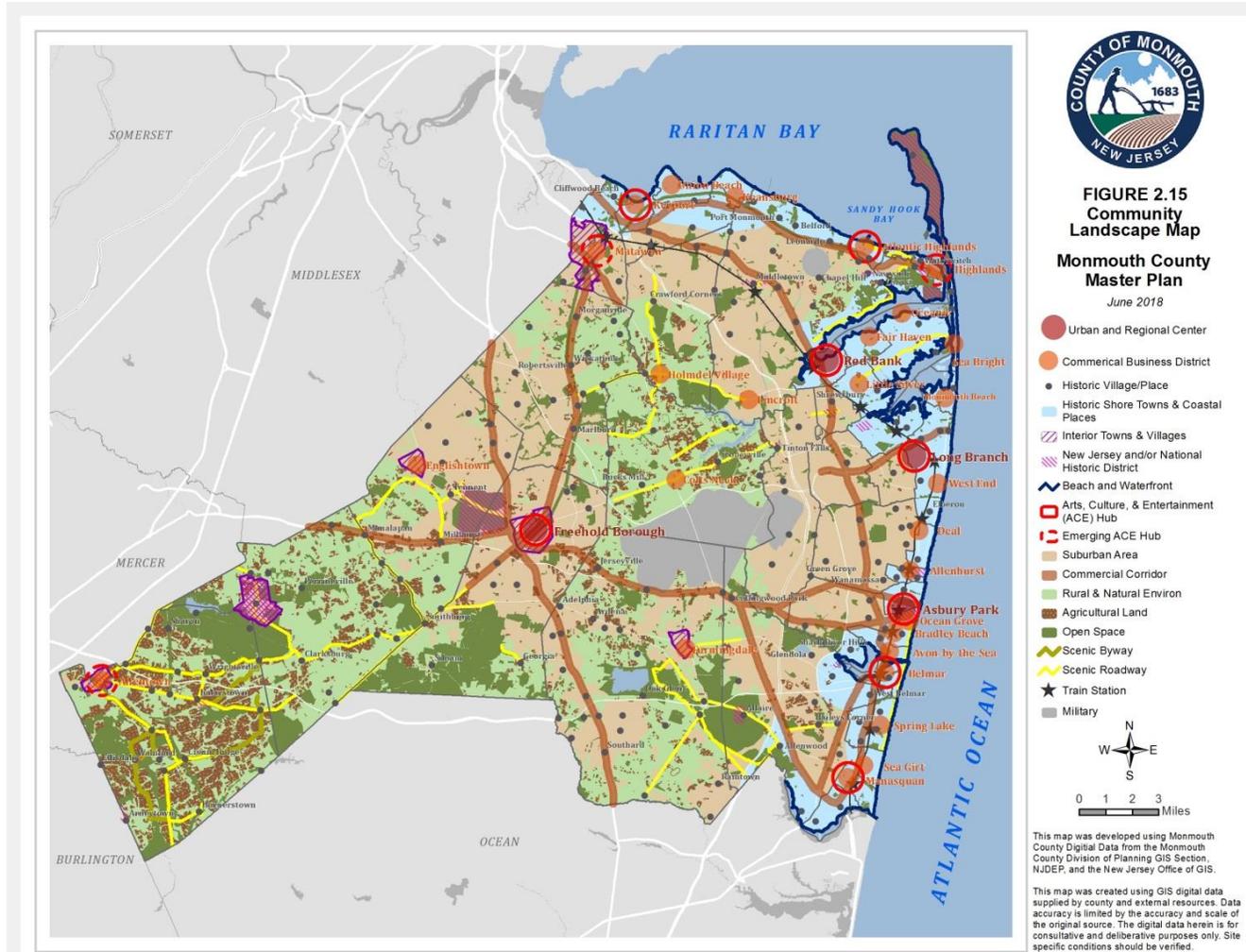


Figure 2.15 | Community Landscape Map

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



3.0 Natural Resources

Master Plan Recommendations Updates

Recommendation 3.1: Maintain and update inventories of the county's natural features and systems and promote the protection of natural resources in conjunction with the Monmouth County Park System (Nearing Completion). A full draft of the *Monmouth County Natural Resource Inventory* (NRI) has been produced and remains under internal review. The Implementation Strategy should be modified to read, "Complete the Monmouth County Natural Resources Inventory and begin the process of approval by the Monmouth County Environmental Council (MCEC)."

Recommendation 3.2: Participate in initiatives that identify, target, and protect important resources, critical habitats, species of concern, and Areas of Significant Environmental Quality (Continuous). *The Natural Features Study for Monmouth County* (1975) initially identified these areas and in 1978, the *Monmouth County Unique Areas Study* refined the list and summarized their importance. The MCEC's mission directs the identification of Areas of Significant Environmental Quality (ASEQ) primarily through recommendations from municipalities and the Monmouth County Park System (MCPS). Since that time, Unique Areas have been added to the list and in 2007 the program name was officially changed to Areas of Significant Environmental Quality. Staff continually visits and documents potential ASEQs in preparation of an updated report.

Recommendation 3.3: Encourage and support new and continuing partnerships for resource protection (Continuous). Environmental Planning staff continues to serve on steering or advisory committees for the Barnegat Bay Partnership and the Brick Township Municipal Utilities Authority (BTMUA) Metedeconk Watershed. Staff also participates in natural resource related partnerships with the Middlesex County Water Resources Association for the Raritan River Watershed, NJDEP for the

Fostering Regional Adaptation through Municipal Economic Scenarios (NJ FRAMES) project, as well as and others.

Recommendation 3.4: Continue to educate the public on the county's valuable natural resources, environmental impact assessment procedures, and other important environmental issues (Continuous). In the spring of 2017, the *Monmouth County Environmental Newsletter* was launched. This monthly newsletter, sent via e-mail, has proven to be an effective outreach tool for municipal environmental commissions, other stakeholders, and the public. The MCEC continues to facilitate environmentally focused roundtable events in the spring and fall.

Recommendation 3.5: Assist municipalities with floodplain management and planning initiatives that improve community resiliency and/or advance their standing in the National Flood Insurance Program (NFIP) Community Rating System (CRS) program (Continuous). Strategic/Long Range Planning staff continue to work with interested municipalities on the NFIP CRS Program to advance community ratings. (See Recommendation 12.2)

3.2 Supportive Reports and Guiding Document

NEW! Rare Wildlife Reporter | Rare wildlife data is utilized by Federal, State, local agencies, and non-profits for a number of planning activities and in targeting areas for open space acquisition. Throughout New Jersey, planners rely on the State's *Landscape Project* mapping to identify and prioritize areas based upon the rare wildlife which have been documented in habitat necessary for those species' survival. A major shortcoming of the mapping however, is that rare species often go unreported and their presence is not reflected within the mapping products. Rare wildlife may go unreported for several reasons including a lack of knowledge that such information is being sought or the lack of ease for reporting such observations (the State currently relies on a hard copy or PDF form).

In early 2017, GIS staff within the Monmouth County Division of Planning developed an online citizen science *Rare Wildlife Reporter*

application in an effort to overcome this shortcoming within the *Landscape Project*. The application enables users to submit their own observations of rare wildlife species through the application, which are then reviewed and forwarded to New Jersey Fish & Wildlife (NJFWS) for inclusion within their statewide database known as *Biotics*. The *Biotics* database is utilized for the creation of several New Jersey Department of Environmental Protection (NJDEP) regulatory products including the *Landscape Project*. The application is accessible through desktop, tablet and smart phone platforms.



In June 2017, the application was presented to the MCEC who expressed support for the use of the application. Although it has received limited publicity, the application has already collected observation data on a number of Threatened and Special Concern species throughout the County where they had not previously been documented. Once reviewed and forwarded to NJFWS, this data will better inform subsequent versions of the *Landscape Project* and other NJDEP projects.

Access the Wildlife Reporter at <http://bit.ly/MCwildlife>.

3.3 Emerging Issue and Long Range Challenges

- **NEW! Stormwater Utilities** | While stormwater utilities are not new in the U.S., with some in operation since the early 1970's, the law does not permit their existence in New Jersey. Over the past decade several bills have been introduced to permit local or regional authorities to impose user fees in order to finance the development, operation and maintenance of stormwater utility systems, however, none of these bills have been adopted. During the 2018 legislative session yet another stormwater utility bill, S1073, was introduced. In June 2018 the bill passed the Senate and was referred to the Assembly, where an identical bill, A2694, had already been introduced and referred to committee. The persistence of the certain members of the State legislature is indicative that stormwater utilities may be allowed in New Jersey in the near future.
- **NEW! Wildlife Permeability Strategy (WPS)** | More transportation and engineering departments are incorporating appropriate Wildlife Permeability Strategies into their overall infrastructure design. Beyond reducing potentially dangerous and harmful conflicts between humans and animals, applying WPS principles also counters habitat fragmentation caused by development; providing contiguous wildlife habitat corridors that allow for safe, uninterrupted wildlife movement and migration. (Also see Section 3.4, Stakeholder Efforts, Wreck Pond Wildlife Passage System; Section 8.3, Emerging Issues: Section 8.4, Stakeholder Strategies, Assunpink WMA Wildlife Passage System)

3.4 Stakeholder Actions and Efforts

3.4.1 Monmouth County Actions and Efforts

- **Deer Management (Relocated from Chapter 4.0)** | Being the third largest landowner in Monmouth County (after Federal and State governments), the MCPS manages deer populations in County parklands through the deer management program. Annual reports

are provided to the Monmouth County Board of Recreation Commissioners, the most recent being the [Deer Management Program Annual Report](#) (2018).

- **NEW! Wreck Pond Wildlife Passage System** | As part of the ongoing efforts to restore Spring Lake's Wreck Pond, in 2016 the US Fish and Wildlife Service and the American Littoral Society partnered to improve the Wreck Pond inlet with the installation of a box culvert specifically designed for fish passage from the coastal pond to the Atlantic Ocean. In addition to the ecological benefits of the culvert, such as increasing spawning river herring populations and improving water quality, this Wildlife Permeability Strategy has also provided flood mitigation for the surrounding area. (Also refer to Section 8.4, Assunpink WMA Wildlife Passage System)

Updated Figures for Chapter 3.0 Natural Resources

Figure 3.5 | Municipal Natural Resource Inventories

- Hyperlinks removed.
- Adds the missing Wall Township ERI (2013) to the list, no link available.

Figure 3.5: Municipal Natural Resource Inventories		
Municipality	Resource Inventory	Date
Aberdeen	Natural Resource Inventory	2002
Allentown	Natural Resource Inventory Natural Resource Inventory	2002
Atlantic Highlands	Our Town's Environment	2000
Belmar	Belmar: A Natural & Historic Treasure	2008
Brielle	Natural Resource Inventory	1978
Colts Neck	Natural Resource Inventory	1983
Fair Haven	Environmental Resource Inventory	2017
Freehold Township	Natural Resource Inventory	1974
Howell	Environmental Resource Inventory	2008
Keyport	Natural Resource Inventory	2007
Lake Como	Natural Resources Inventory: Borough of South Belmar	1995
Little Silver	Environmental Resource Inventory	2008
Long Branch	Environmental Resource Inventory	2011
Manalapan	Natural Resource Inventory	2001
	Natural Resource Inventory Addendum and Supplement	1992
	Natural Resource Inventory, Phase 2	1993



Links to Municipal ERI's are now available through the Environmental and Sustainability Planning Section webpage.

Figure 3.5 Continued | Municipal Natural Resource Inventories

Figure 3.5: Municipal Natural Resource Inventories		
Municipality	Resource Inventory	Date
Manasquan	Natural Resource Inventory	1992
	Natural Resource Inventory, Phase II, Volume II (no link available)	1993
Marlboro	Green Building & Environmental Sustainability Plan Element	2013
Millstone	Natural Resource Inventory- Phase I	1991
	Natural Resource Inventory Update Phase II	1992
Neptune Township	Environmental Resource Inventory	2003
	Environmental Resource Update (no link available)	2017
Oceanport	Environmental Resource Inventory	undated
Red Bank	Environmental Resource Inventory	1994-97
Roosevelt	Natural Resources Inventory Phases I, II, III	1991-93
Shrewsbury Borough	Environmental Resource Inventory	2011
Wall Township	Environmental Resource Inventory (no link available)	2013
West Long Branch	Natural Resources Inventory	1995
Sources: Municipal websites, direct communication, and Rutgers University Community Repository		

Figure 3.6 | Environmental Regulatory Features Map

■ Map includes effective FIRM maps dated June 20, 2018 for Highlands and Little Silver Boroughs.

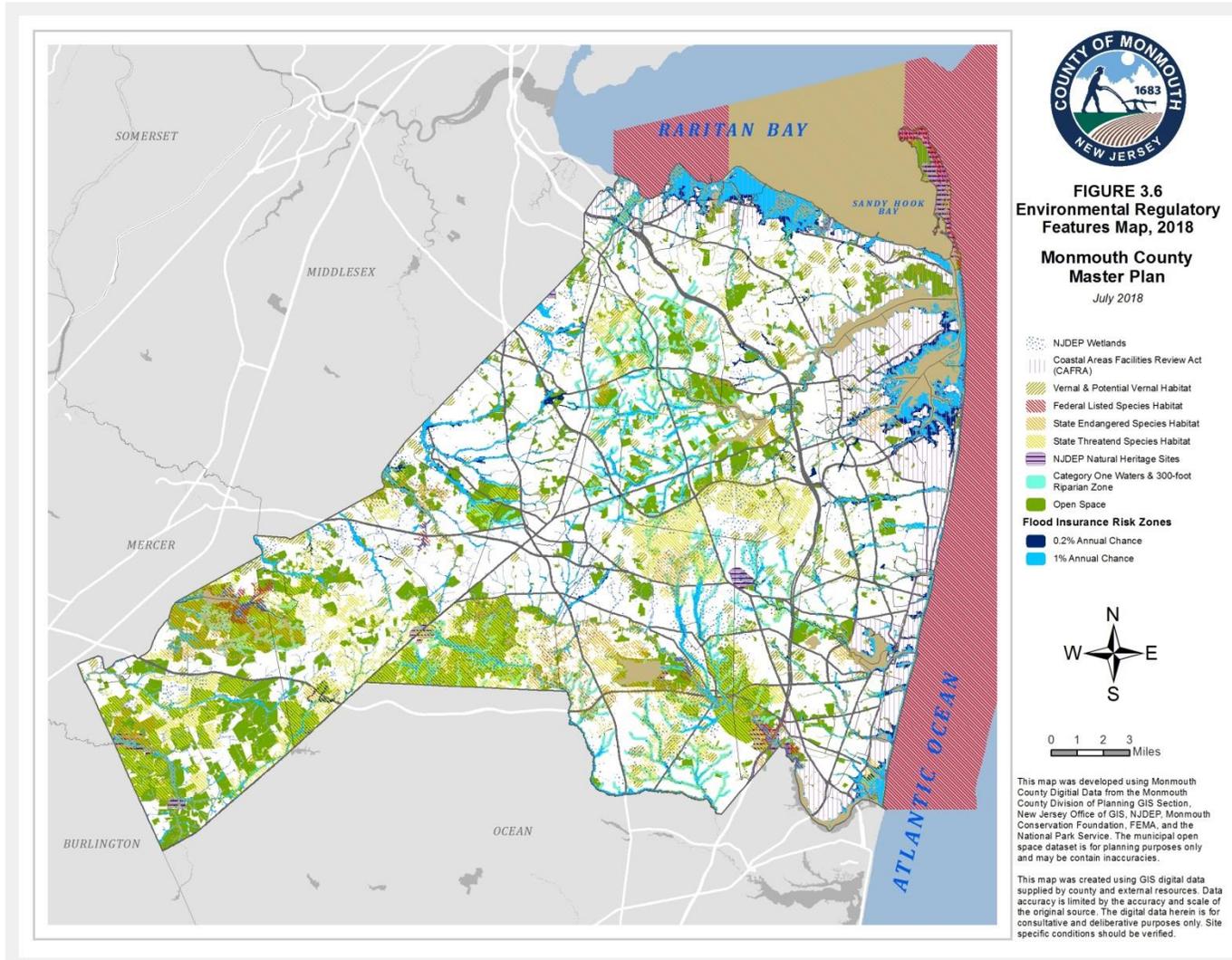


Figure 3.7 | Significant State Environmental Laws

■ Table includes references to updated laws and rules.

Figure 3.7: Significant State Environmental Laws		
Citation	NJ Environmental Acts, Rules, and Regulations	Date
N.J.A.C. 7:1H	County Environmental Health Act	2005
N.J.A.C. 7:5A	Natural Areas and the Natural System	2010
N.J.A.C. 7:7	Coastal Permit Program Rules	2018
N.J.A.C. 7:7A & N.J.S.A. 13:9B	Freshwater Wetlands Protection Act & Freshwater Wetlands Protection Rules	2018/2016
N.J.A.C. 7:7E	Coastal Zone Management Rules	2018
N.J.A.C. 7:8	Stormwater Management Rules	2016
N.J.A.C. 7:10	Safe Drinking Water Act	2017
N.J.A.C. 7:13 & N.J.S.A. 58:16A	Flood Hazard Area Control Act Flood Hazard Area Control Rules	2018/2018
N.J.A.C. 7:15	Water Quality Management Planning Act	2016
N.J.A.C. 7:27	Air Pollution Control Act	N/A
N.J.S.A. 12:3	Tidelands Act	2016
N.J.S.A. 12:5-3	Waterfront Development Act	2016
N.J.S.A. 13:19	Coastal Area Facility Review Act	2016
N.J.S.A. 13:9A	Wetlands Act of 1970	2016
N.J.S.A. 58:10A	Water Pollution Control Act	2016

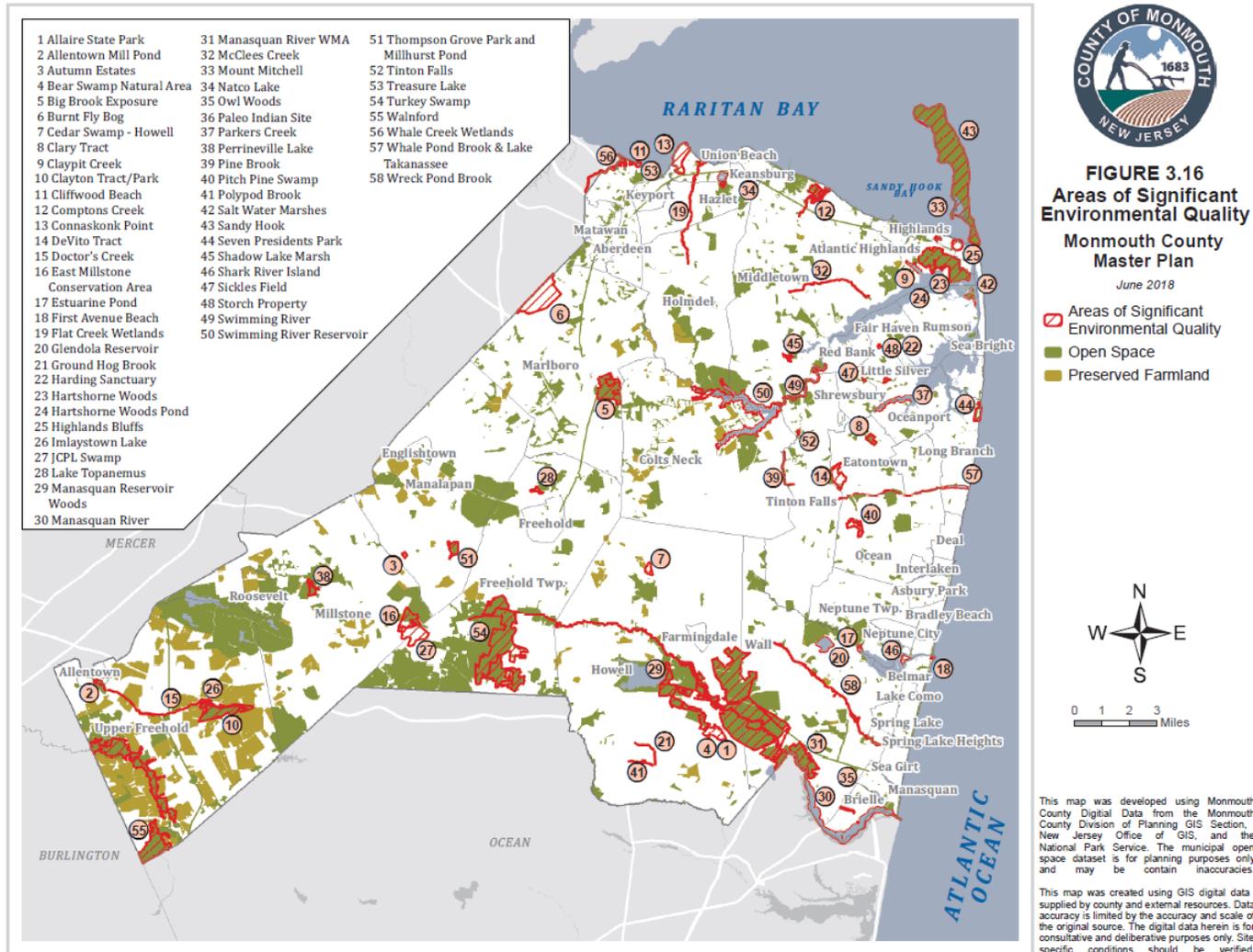
Figure 3.8 | Significant Federal Environmental Laws

■ Table includes references to updated laws and rules.

Figure 3.8: Significant Federal Environmental Laws		
Citation	Federal Environmental Act	Date
<u>16 U.S.C. §1431 et seq. & 33 U.S.C. 1401 et seq.</u>	Marine Protection, Research & Sanctuaries Act	2010
<u>16 U.S.C. §1531 et seq.</u>	Endangered Species Act	2012
<u>16 U.S.C. §1451 et seq.</u>	Coastal Zone Management Act	2012
<u>33 U.S.C §1251 et seq.</u>	Clean Water Act	2014
<u>33 U.S.C. §2601 et seq.</u>	Shore Protection Act	2010
<u>33 U.S.C §401 et seq.</u>	Rivers and Harbors Act	undated
<u>42 U.S.C. §4321 et seq.</u>	National Environmental Policy Act	undated
<u>42 U.S.C §13201 et seq.</u>	Energy Policy Act	2005
<u>42 U.S.C §6901 et seq.</u>	Resource Conservation and Recovery Act	2011
<u>42 U.S.C. §7401 et seq.</u>	Clean Air Act	2010
<u>42 U.S.C. §9601 et seq.</u>	Comprehensive Environmental Response, Compensation, and Liability Act (<i>Superfund</i>)	1999

NEW! Figure 3.16 | Areas of Significant Environmental Quality (ASEQ)

■ New map showing the locations of ASEQs.



4.0 Open Space

Master Plan Recommendations Updates

Recommendation 4.1: Assist the Monmouth County Park System (MCPS) in its preparation of updates to the *Monmouth County Open Space Plan (2006)* and other similar or related studies, and incorporate the *Monmouth County Open Space Plan* by reference as a component of the *Monmouth County Master Plan (Near Completion)*. In 2016 MCPS began the process of updating the *Open Space Plan*. Significant outreach to residents and municipalities was conducted, including a Citizen Survey in 2017. During 2017 MCPS made presentations to the Monmouth County Environmental Council (MCEC) and the Monmouth County Planning Board. Staff continues to provide the MCPS with information as requested. MCPS anticipates the plan update will be complete by the end of 2018.

Recommendation 4.2: Work with all levels of government and nonprofit organizations to promote the preservation of sensitive environmental systems and significant natural features through acquisition, deed restrictions, conservation easements, redevelopment projects, zoning, and other innovative land use techniques (Continuous). The Environmental Planning staff continues to work with MCPS and municipalities on new nominations for *Areas of Significant Environmental Quality (ASEQs)* and with the MCPS on the identification of possible acquisition sites. The recently completed *Joint Land Use Study (JLUS)* focus has been on properties located in the Military Influence Area (MIA) surrounding Naval Weapons Station (NWS) Earle. (See Chapter 2.0, Program Updates, *Naval Weapons Station Earle Joint Land Use Study*)

Recommendation 4.3: Provide technical and professional assistance to our municipal partners in support of their local open space acquisition efforts and recreational facility improvements (Continuous). During 2017 staff reviewed and prepared letters of

support for five (5) municipal applications for Green Acres funding. The MCPS awarded over \$2.2 million in open space/recreation grants to sixteen (16) communities in 2017. (See Figure 4.5)

4.2 Existing Conditions

- **4.2.1 Primary Open Space and Recreation Lands Inventory** | While the Federal government maintains a number of parks and wildlife management areas in New Jersey, the Sandy Hook Unit of Gateway National Recreation Area is the only national park facility found within Monmouth County. There are nine Wildlife Management Areas (WMAs) found entirely or partially within Monmouth County. Figure 4.2: New Jersey Department of Environmental Protection Management Areas in Monmouth County provides their general location and size in acres as of May 2018. The Prospertown Lake WMA was expanded with acquisitions in Millstone and Upper Freehold to over 1,030 acres. Two new access areas are listed by NJDEP among their WMAs: Shark River Access in Avon and Deal Fishing Access in Deal. There are four State recreational facilities within Monmouth County. The Leonardo State Marina, located on Raritan Bay in Middletown, provides 176 berths. Monmouth Battlefield State Park has permanently preserved over 1,818 acres surrounding the site of one of the largest and most decisive battles of the American Revolution.

4.2.3 Supportive Reports and Guiding Documents

- **Monmouth County Open Space Plan (2006)** | The Monmouth County Board of Chosen Freeholders founded the MCPS in 1960. During the following year in 1961, the Monmouth County Board of Recreation Commissioners was established as its governing body. Under the guidance of the Board of Recreation Commissioners, MCPS serves as the open space, park, and recreation agency for the County. In celebration of its 50th anniversary, the MCPS compiled a [detailed history](#) of MCPS achievements. The County's first *Open Space Plan* was adopted in 1972 and became the driving force of land acquisitions. An open space policy was

adopted in 1983, titled the *Monmouth County Open Space Guide*. The most recent *Monmouth County Open Space Plan* was adopted in 2006. In 2016 MCPS began the process of updating the *Open Space Plan*. Significant outreach to residents and municipalities was conducted, including a Citizen Survey in 2017. MCPS anticipates the plan update will be complete by the end of 2018.

- **Monmouth County Park System Annual Report** | The first *MCPS Annual Report* originated in 1967 and recorded more 2,000 County acres preserved. Subsequent years reported 3,569 preserved County park acres in 1976, 5,442 in the 1989 *Annual Report*, 12,114 in the 2000 *Annual Report*, and 16,557 in 2017, the most current version.

According to the MCPS:

- There are presently over 16,788 total acres in the MCPS, of which 231-acres were acquired during 2016.
- Crosswicks Creek Park is the largest County park, totaling 2,277 acres.
- The MCPS maintains 138 miles of trails consisting of paved, easy, moderate, and challenging difficulty levels.
- During 2016, 6,027 MCPS programs were offered which were attended by 91,592 people.
- Overall the MCPS estimated that 2016 saw over 6.5 million park visits.
- Manasquan Reservoir facility was the most visited with over 1.1 million visits.

Figure 4.3 provides a list of Monmouth County Park System Facilities.

- **Deer Management (Relocated to 3.0, Natural Resources)**

- **New Jersey Statewide Comprehensive Outdoor Recreation Plan (SCORP)** | The NJDEP’s Green Acres Program develops five-year plans known as the SCORP. The SCORP provides a framework and guidance for the State, local governments, and conservation organizations for efforts toward the preservation of open space and the provision of public recreation. The current 2013-2017 *New Jersey Statewide Comprehensive Outdoor Recreation Plan* was adopted in September 2014. NJDEP is in the process of preparing an updated 2018-2022 SCORP. During the spring of 2018 the draft plan was released for comments. It is anticipated that a new SCORP will be adopted in 2019. www.nj.gov/dep/greenacres/

4.4. Stakeholder Actions and Efforts

- **4.4.1 Monmouth County Efforts** | The MCPS administers the competitive [Municipal Open Space Grant Program](#) to assist Monmouth County municipalities in land acquisition and recreational development. The Board of Chosen Freeholders annually allocates this funding from a portion of the Monmouth County Open Space Trust Fund. Since the 2003 inception of this program, over 200 grants have awarded more than \$30 million to 47 municipalities. The 2015-2017 rounds provided a total of \$6,427,000 to 31 municipalities, with an average award of approximately \$149,465. Figure 4.5: Monmouth County Municipal Open Space Grant Program (2015-2017) details the awards for those years.

Updated Figures for Chapter 4.0 Open Space

Figure 4.1 | Monmouth County Open Space and Parkland Map

■ Newly acquired properties since the 2016 Master Plan are represented on this map.

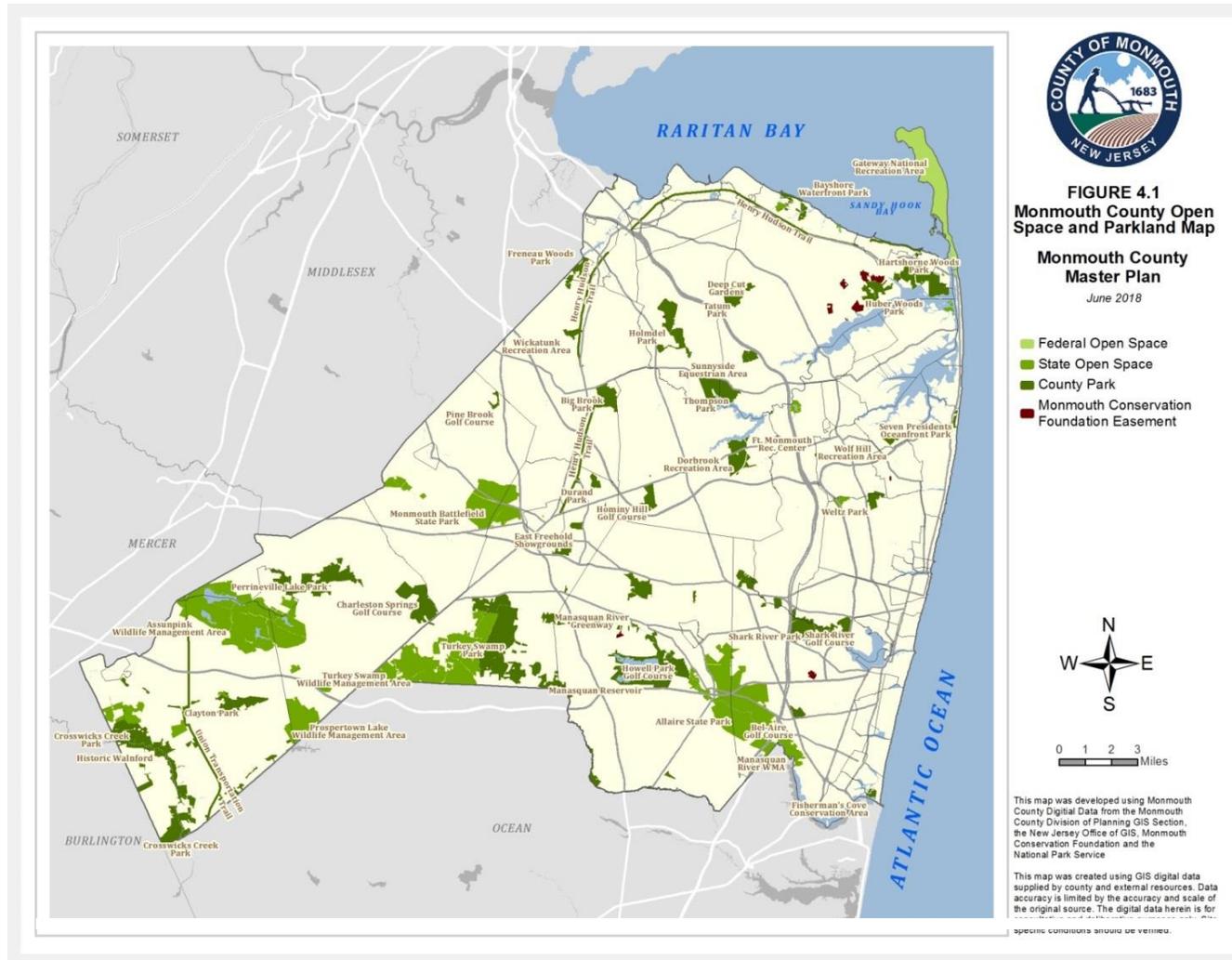


Figure 4.2 | NJDEP Wildlife Management Areas

■ This table includes a comprehensive list of locations.

Figure 4.2: NJDEP Wildlife Management Areas in Monmouth County as of May 2018		
Name of Tract	Municipality (County)	Total Acreage
Assunpink	Millstone, Roosevelt and Upper Freehold	6,373.44
Deal Fishing Access*	Deal	>0.1
Imlaystown Lake	Upper Freehold	30.00
Manasquan River	Wall and Brick (Ocean County)	744.33
Navesink River	Rumson	66.93
Pleasant Run	Upper Freehold, Hamilton (Mercer County), and North Hanover (Burlington County)	500.00
Prosperstown Lake	Jackson (Ocean County), Millstone & Upper Freehold	1030.68
Shark River Access	Avon	0.95
Turkey Swamp	Freehold Township	3,972.62
* Managed jointly with the Borough of Deal. Revised 6/6/18		

Figure 4.3 | Updated Monmouth County Parks and Recreation Areas Table

- Renames Figure 4.3
- This table includes updated acres for each facility as of 2018.

Figure 4.3: Monmouth County Parks and Recreation Areas			
Name	Location	Acres	Facility Summary
Baysholm Tract	Freehold Township	71	Preserved in natural state
Bayshore Waterfront Park	Middletown	228	Bayfront beach, fishing, boating, & nature programs
Big Brook Park	Marlboro	432	Preserved open space & trails with limited facilities
Clayton Park	Upper Freehold	450	Preservation, fishing & extensive trail system
Crosswicks Creek Park	Upper Freehold	2,353	Preserved open space and farmland, canoeing & extensive trails with limited facilities
DeBois Creek Recreation Area	Freehold Township	165	Preserved in natural state
Deep Cut Gardens	Middletown	54	Horticultural Center, greenhouses, Home Composting Demonstration Site, and extensive gardens
Dorbrook Recreation Area	Colts Neck	535	Barrier free playground, Sprayground, swimming pools, court sports, athletic fields, and paved trails
Durand Tract	Freehold Township	94	Preserved in natural state
East Freehold Showgrounds	Freehold Township	81	Showgrounds for horse shows, dog shows and special events including the County Fair
Fisherman's Cove Conservation Area	Manasquan	55	Riverfront beach, dog beach & fishing
Fort Monmouth Recreation Area	Tinton Falls	10	Gymnasium, pools, game room & program rooms
Freneau Woods Park	Aberdeen	205	Preserved in natural state
Hartshorne Woods Park	Middletown	794	Preservation, historic resources, fishing & extensive trail system
Holmdel Park	Holmdel	627	Arboretum, fishing, court sports, ice skating, sledding & trails
Huber Woods Park	Middletown	375	Preserved open space, visitors center, historic resources & trails
Manasquan Reservoir Recreation Area	Howell	1,208	Visitor's Center, Environmental Center, fishing, boating, ice skating, & trails
Manasquan River Greenway	Howell & Freehold Townships	478	Preserved open space with riverfront access for canoeing and fishing
Metedeconk River Greenway	Howell & Freehold Townships	457	Preserved open space with riverfront access for canoeing and fishing

Figure 4.3 Continued | Updated Monmouth County Parks and Recreation Areas Table

Figure 4.3: County Parks and Recreation Areas			
Name	Location	Acres	Facility Summary
Monmouth Cove Marina	Middletown	10	154 slips, floating docks, storage & fuel
Mount Mitchell Scenic Overlook	Atlantic Highlands	12	9/11 Memorial & 1980 Hostage Memorial
Perrineville Lake Park	Millstone & Roosevelt	1,239	Fishing, boating & trails
Seven Presidents Oceanfront Park	Long Branch	38	Oceanfront beach, activity Center, skateplex, & fishing
Shark River Park	Neptune & Wall	988	Fishing, ice skating, group picnic facilities, fields & trails
Sunnyside Equestrian Center	Middletown	135	Equestrian Center, preserved open space, & trails
Swimming River Greenway	Middletown	4	Preserved open space with riverfront access for fishing
Swimming River Park	Middletown	18	Boat ramp
Tatum Park	Middletown	366	Two activity centers, preserved open space & trails
Thompson Park	Middletown	667	Park Headquarters, Visitor's Center, Craft Center, athletic fields, court sports, group picnic areas, fishing, boating, off-leash dog park, & extensive trails
Turkey Swamp Park	Freehold Township	2,281	Boat rentals, fishing, archery range, athletic fields, camping (family & group sites), group picnic area & extensive trails
Weltz Park	Ocean	169	Preserved open space with limited facilities
Wickatunk Recreation Area	Marlboro	98	Preserved in natural state
Wolf Hill Recreation Area	Oceanport	92	18-hole disc golf course, athletic fields & off-leash dog park
Yellow Brook Tract	Howell	369	Preserved in natural state
SUB TOTAL		15,158	
Historic Sites			
Name	Location	Acres	Facility Summary
Historic Longstreet Farm	Holmdel	9	Historic resources & living farm within Holmdel Park
Historic Walnford	Upper Freehold	36	Historic resources including a 19th Century gristmill
SUB TOTAL		45	

Figure 4.3 Continued | Updated Monmouth County Parks and Recreation Areas Table (Continued)

Golf Courses			
Name	Location	Acres	Facility Summary
Bel-Aire	Wall	114	27 holes in total: 18-hole executive par 60 course & 9-hole par 3 courses. Golf center
Charleston Springs	Millstone	789	36 holes in total: Two 18-hole par 72 courses. Golf center & short game area
Hominy Hill	Colts Neck	262	Award-winning course, golf center, & putting green
Howell Park	Howell	348	18 hole, par 72 course & practice green
Pine Brook	Manalapan	61	18 hole par 61 course & golf center
Shark River	Neptune	176	18 hole par 71 course & golf center
SUB TOTAL		1,750	
TOTAL ACRES ALL FACILITIES		16,953	
Trails			
Name	Location	Miles	Facility Summary
Henry Hudson Trail	various municipalities	24	Paved and gravel trails on former railroad rights-of-way
Union Transportation Trail	Upper Freehold	8.6	Natural surface trail on a former railroad right-of-way
TOTAL MILES ALL TRAILS		32.6	

Figure 4.4 | Monmouth County Composite Open Space Map

- Includes all the existing municipal, County, State, and Federal recreation and open space lands.

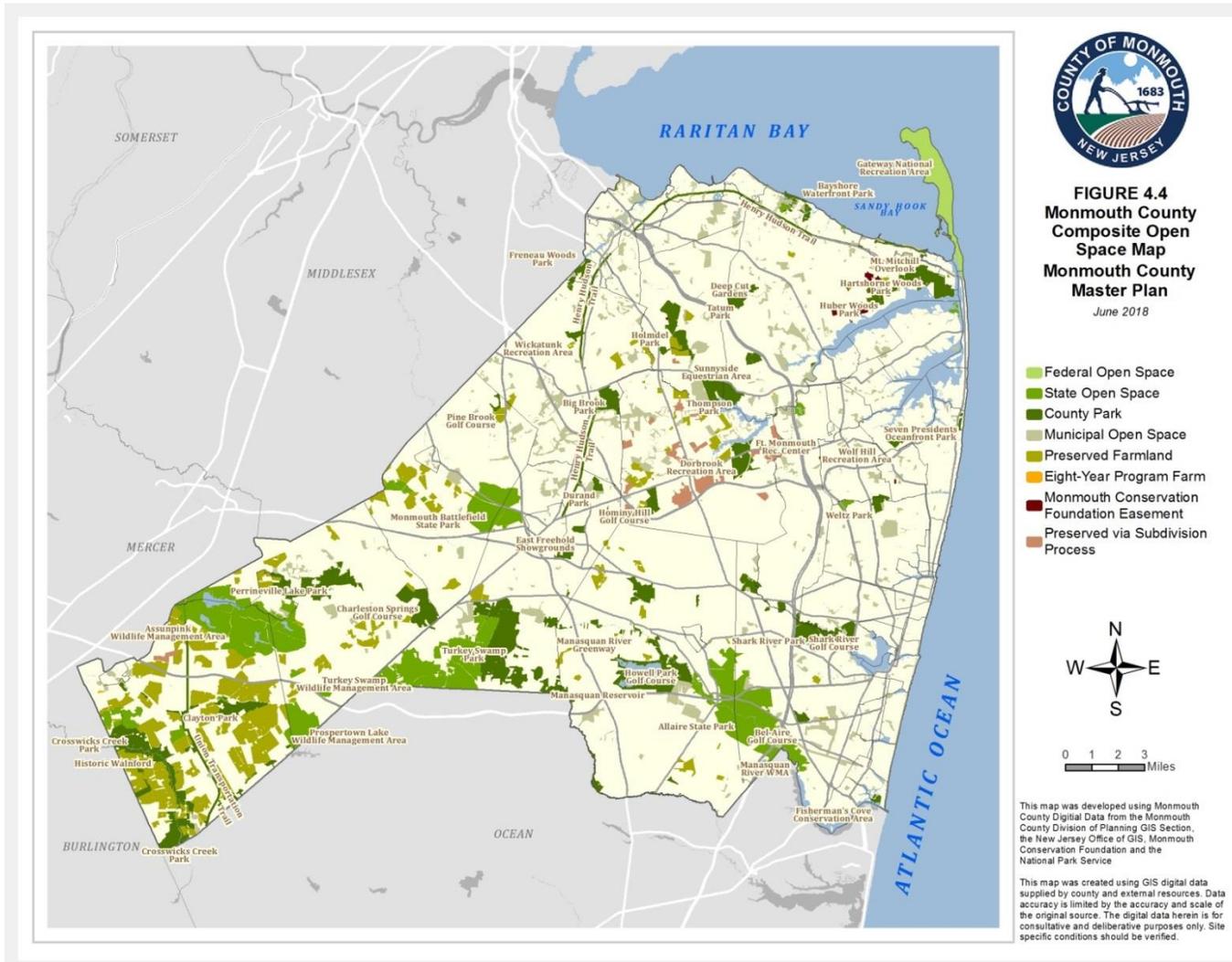


Figure 4.5 | Monmouth County Park System Municipal Open Space Grant Program (2015 – 2017)

■ This table includes project awards from 2016 & 2017.

Figure 4.5: Monmouth County Municipal Open Space Grant Program 2015 - 2017			
Municipality	Project	Year	Award
Aberdeen	Veterans' Memorial Park Improvements: Phase 1	2015	\$250,000
	Pocket Park Improvements: Phase 1 - Deerfield Park and Midland Park	2016	\$150,000
Allenhurst	Railroad Plaza Open Space Improvements	2016	\$125,000
Allentown	North Main Street Acquisition	2016	\$125,000
Asbury Park	Bradley Cove Acquisition	2016	\$250,000
Bradley Beach	Sylvan Lake Park Improvements: Phase 1	2016	\$161,000
Colts Neck	Town Hall Walking Path Paving	2016	\$94,000
	De Angelis Property Acquisition	2017	\$250,000
Hazlet	Natco Park Environmental and Restroom Building	2016	\$200,000
Highlands	Highlands Beach Park and Snug Harbor Beach Park Revitalization: Phase 1	2016	\$150,000
Holmdel	Cross Farms Park Improvements	2015	\$137,000
	Phillips Park Basketball Improvements	2017	\$43,000
Keansburg	Keansburg Bayfront Boardwalk Replacement	2016	\$73,000
Keyport	Main Street Park Development	2015	\$204,000
Little Silver	Improvement to Borough Fields	2015	\$121,000
	14 Parker Ave. Acquisition	2017	\$190,000
Long Branch	Florence Avenue Park Enhancement	2017	\$47,000
Manalapan	Holiday Lake Park Pavilion	2015	\$13,000
Manasquan	Mallard Park Improvements: Phase 2	2015	\$39,000
	Mallard Park Improvements: Phase 3	2017	\$100,000

Figure 4.5 Continued | Monmouth County Park System Municipal Open Space Grant Program (2015 – 2017)

Figure 4.5: Monmouth County Municipal Open Space Grant Program 2015 - 2017			
Municipality	Project	Year	Award
Marlboro	Stattel Farm Acquisition	2017	\$250,000
Matawan	Gravelly Park Improvements Phase 2	2017	\$100,000
Middletown	Croydon Hall Synthetic Turf Field	2015	\$201,000
	Multiple Playground Renovations	2017	\$150,000
Millstone	Clarksburg MEC-CRC Historic Preservation Project: Phase 1	2015	\$250,000
	510 Stage Coach Road Acquisition	2017	\$113,000
Monmouth Beach	Griffin Park Playground Renovation	2017	\$100,000
Neptune	Loffredo Field Improvements	2015	\$250,000
	Sunshine Field Skate Park	2017	\$165,000
Neptune City	Multiple Park Improvements	2017	\$175,000
Ocean	Community Pool - Wading/Activity Pool	2016	\$200,000
Oceanport	Fort Monmouth - Murphy Drive Acquisition	2016	\$250,000
	Fort Monmouth - Bldg. 918 Rec. Center	2017	\$200,000
Red Bank	Mohawk Pond and East Side Park Improvements	2015	\$223,000
Rumson	Piping Rock Park Improvements: Phase 2	2015	\$137,000
Sea Bright	Shrewsbury River Riverfront Park	2016	\$100,000
Sea Girt	Baltimore Park Improvements: Phase 1	2016	\$50,000
	Baltimore Park Improvements: Phase 2	2017	\$50,000
Spring Lake	Divine Park Improvements: Phase 1	2016	\$200,000
	Divine Park Improvements: Phase 2	2017	\$100,000
Union Beach	Scholer Park: Phase 7	2016	\$66,000
Wall	Municipal Complex Basketball Court	2015	\$175,000
	Municipal Park Roller Hockey Rink	2017	\$200,000
<i>revised 6/1/18</i>			

5.0 Farmland Preservation

Master Plan Recommendations Updates

Recommendation 5.1: Maintain and update, as needed, the *Monmouth County Farmland Preservation Plan (2008)* as a component of the *Monmouth County Master Plan (Continuous)*. Staff drafted an update to the County Planning Incentive Grant (PIG) Target Farms List for FY2019, adding and deleting some farms, and adjusting the boundaries of the Wall and Upper Freehold-Western Millstone project areas. (See Figure 5.4)

Recommendation 5.2: Manage and coordinate the purchase of agricultural easements, as guided by the *Monmouth County Farmland Preservation Plan (Continuous)*. As of June 30, 2018 there are 15,317 acres of permanently preserved farmland with State Agriculture Development Committee (SADC)-format deeds of easement.

Recommendation 5.3: Continue to provide professional and technical assistance to the Monmouth County Agriculture Development Board (MCADB), municipal partners, and other agricultural community stakeholders (Continuous). The agricultural specialists and Environmental Planning staff continue to provide support to the MCADB and work closely with a number of municipalities including Upper Freehold, Millstone, Howell, Colts Neck, Marlboro, Manalapan, Holmdel, Wall, and Freehold.

Recommendation 5.4: Continue annual monitoring of preserved farms to ensure deed compliance and respond to post-closing requests (Continuous). Planning staff is responsible for monitoring over 200 easements on an annual basis. Each July, staff submits an annual monitoring summary report to the SADC. Post-closing requests over the past two years span agricultural labor housing, correction of a scribe's error on a deed, a division of premises, and the handling of a potential deed violation.

Recommendation 5.5: Continue to hear right-to-farm complaints, review requests for Site-Specific Agricultural Management Practice (SSAMP) recommendations, and provide program resources to support the Right to Farm Act (Continuous). Right to Farm has been a very busy area of the program. The MCADB has been deliberating on numerous conflict resolution matters and SSAMP requests, and the courts and SADC have recently handed down decisions that will impact the program going forward. Staff has been conducting research to assist municipal partners and hosted a right-to-farm outreach event earlier in 2018. Follow-up meetings are being planned. The MCADB updated its SSAMP and Conflict Resolution forms in the last year to clarify deadlines and procedures.

5.2 Existing Conditions

- 15,317 acres are permanently preserved farmland as of June 30, 2018;
 - Previously, 14,890 acres were preserved by December 2015
 - Previously, 10,602 acres were preserved by June 2007.
- 212 agricultural easements as of June 30, 2018
- 2012 Agricultural Census reported there were 823 farms totaling 38,961 acres of land in Monmouth County. This was down from 932 farms totaling 44,130 acres in 2007.
- Contrary to the Agricultural Census findings, the Monmouth County Tax Classification Table (see Figure 2.12) shows a slight increase in the amount of farm qualified properties, from 48,529 acres in 2015 to 50,027 acres in 2018.
- Per state regulations, the Planning Division submits annual updates of its 2008 *Farmland Preservation Plan* to the SADC each December. The updates include revisions to the County PIG Target Farms List, project areas, grant application and associated maps.

5.4 Stakeholders Action and Efforts

- **Agricultural Development Areas** | In 2018, staff is embarking on an update of Monmouth County's Agricultural Development Areas (ADA) to align our GIS layer with current land use patterns and a December 2016 clarification of the county's ADA criteria. This is a time-consuming process for which intern assistance is being used.

Updated Figures for Chapter 5.0 Farmland Preservation

Figure 5.1 | Preserved Farms in Monmouth County

■ Includes newly acquired preserved farmland since 12/31/15.

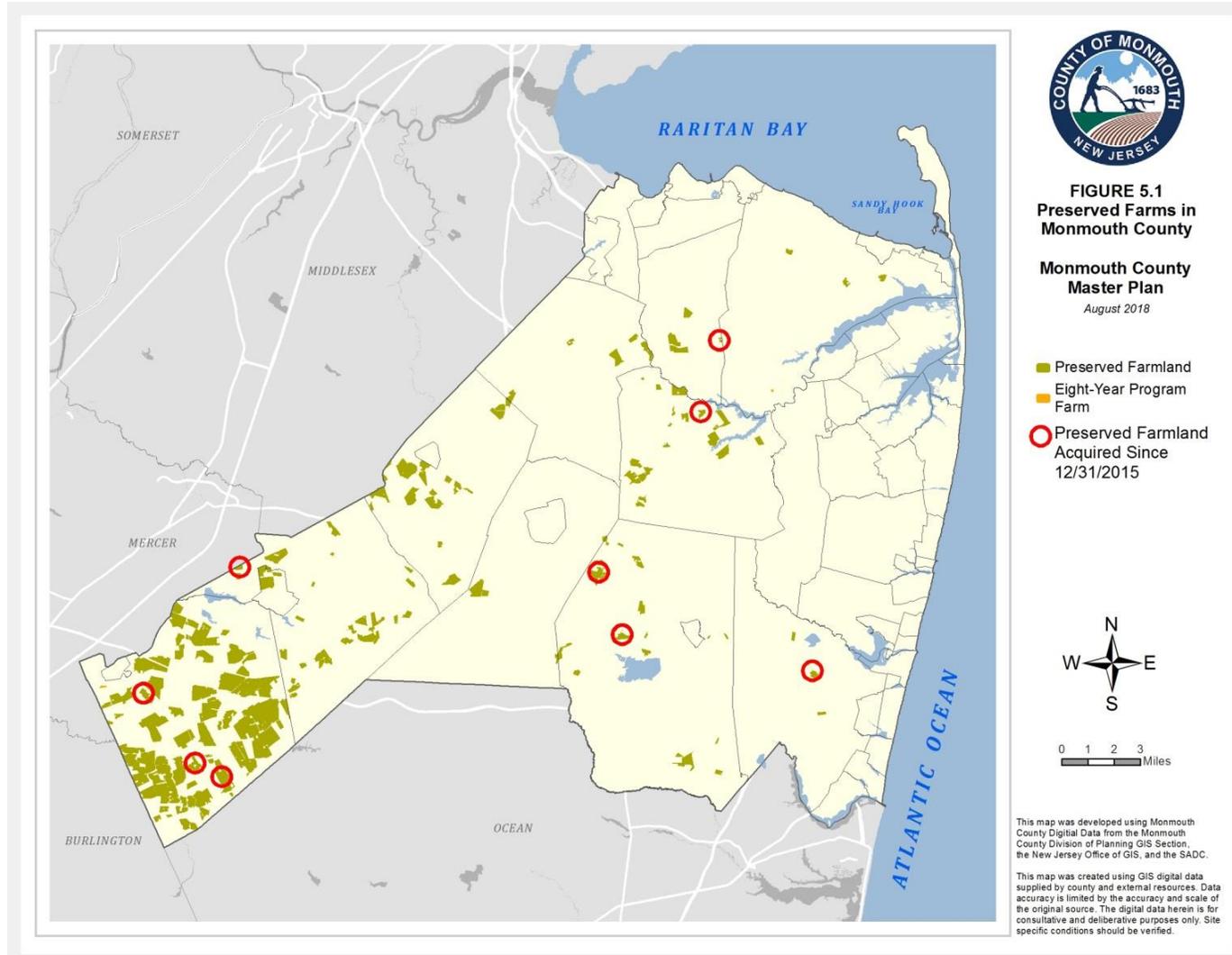


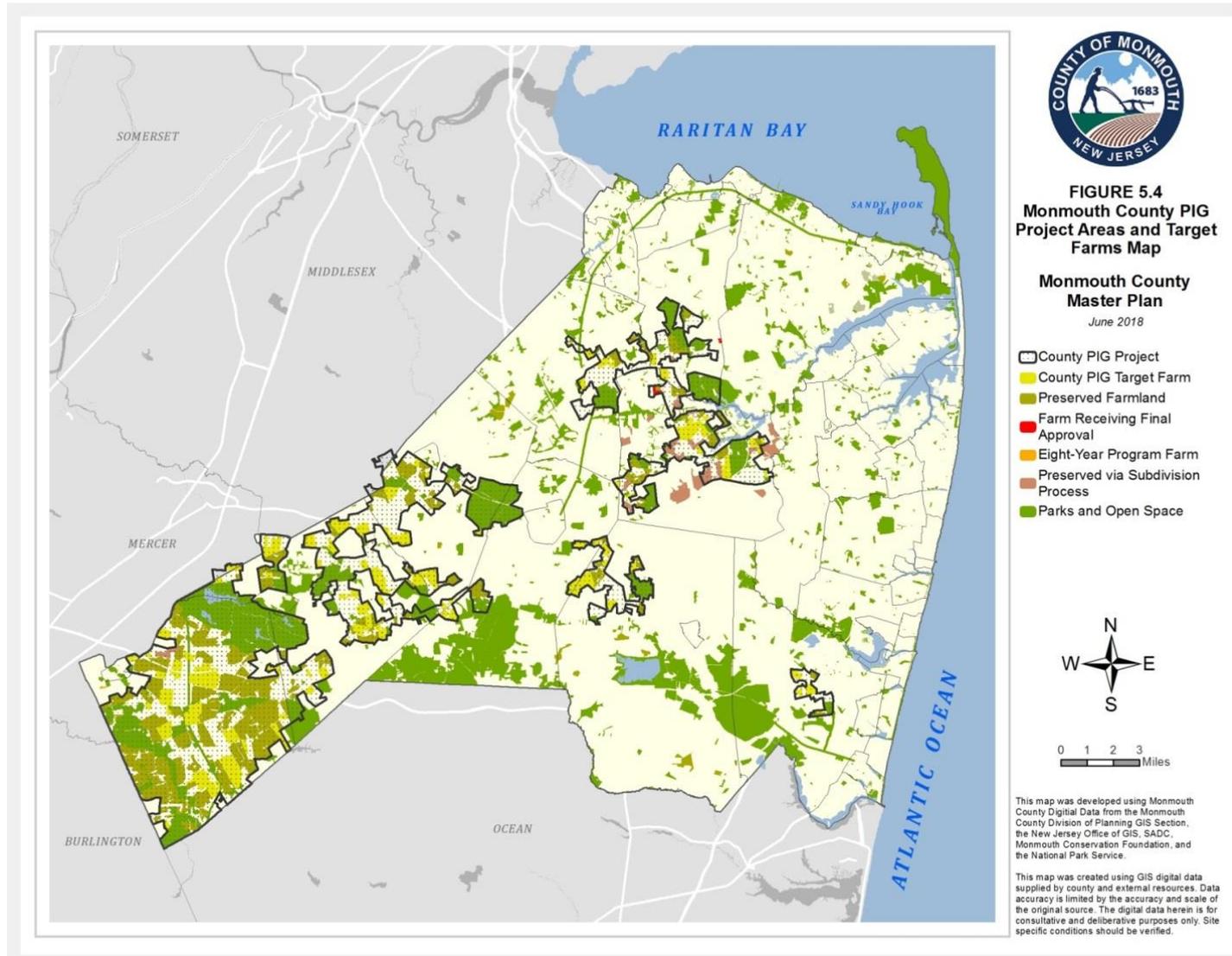
Figure 5.3 | Easements Acreage Totals per Grant Program

■ This table compares total acreage between three years (2007, 2015 & 2018).

Figure 5.3 Easement Acreage Totals Per Grant Program			
Grant Program	June 2007 Acres	December 2015 Acres	June 2018 Acres
County Easement Purchase Program	7527	8507	8507
County Planning Incentive Grant Program	0	645	749
Municipal Planning Incentive Grant Program	1465	2829	2980
Direct Easement Program	1218	2378	2539
Fee Simple Program	249	249	249
Interagency Transfer	110	110	110
Preserved by Municipality	10	10	10
Preserved by Monmouth County	23	23	23
Grants to Nonprofits Program	0	105	138
Preserved by MCADB	0	36	36
Permanently Preserved Acreage	10,602	14,892	15,341

Figure 5.4 | Monmouth County PIG Project Areas and Target Farms Map

- This map reflects expanded PIG Project Areas in Wall and Upper Freehold Townships.



6.0 Arts, Historic, & Cultural Resources

Master Plan Recommendation Updates

Recommendation 6.1 | Develop a County-based scenic byway system that provides interconnectivity to our arts, cultural, and historic assets through the use of a multi-modal transportation network (Nearing Completion). The 2016 *Monmouth County Master Plan* recommends providing a County-based network of interconnected historic, cultural, and arts assets modeled similarly to State and Federal scenic byway programs. The *Plan* called for three byway concepts with the following themes; American Revolutionary War, Monmouth County Culture, and the Emerald Trail. Rather than provide physical routes for travelers to follow throughout the County, the Monmouth County Division of Planning is developing a series of virtual cultural and heritage tours that users can enjoy and explore online. This approach permits more flexibility in route selection allowing planners to greatly expand the number and type of highlighted points-of-interest along each route. (See 6.4, Monmouth County Efforts)

Recommendation 6.2 | Develop a geographic information system (GIS)-based, online mapping resource for the Monmouth County Park System's (MCPS) existing *Monmouth County Historic Sites Inventory* (Under Development). In 2018, the MCPS embarked upon this project. The Division of Planning has participated in project steering committees. The inventory should be completed and a portion of it available online by the end of 2018.

Recommendation 6.3 Continue to provide technical and professional support as a member of the MoCo (Monmouth County) Partnership and expand the concept of the MoCo Arts Corridor to areas of western Monmouth County (Continuous). The Division of Planning continues to work with Monmouth Arts in evaluating the establishment of a regional destination for the arts, similar to MoCo Arts, for western Monmouth

County. Monmouth Arts held a MoCo Arts Walk which took place in Freehold Borough in the summer of 2017. Several arts organizations in western Monmouth County recently received Arts Helps Grants through Monmouth Arts to assist with programming and general operating support. Virtual byways (Recommendation 6.1) including the Emerald, County Crossroads, and Country to Coast Byways highlight the historic, cultural, civic, arts, environmental, and scientific points-of-interest in western Monmouth County.

Recommendation 6.4: Incorporate the Monmouth Arts' cultural arts plan *Imagine, Envision, Create* (2012) as a component of the *Monmouth County Master Plan* (Completed). This was completed with the adoption of the *Monmouth County Master Plan* in 2016.

Recommendation 6.5: Respond to requests from our municipal partners for professional and technical assistance in creating cultural asset inventories and in the development of cultural and creative placemaking plans (Under Development). Staff from the Division of Planning continues to participate in outreach activities in support of local arts and creative placemaking initiatives. In Asbury Park, staff participated in Creative Asbury Park as well as helped facilitate one of the city's public open-houses for the *Asbury Park Master Plan Reexamination Report*. Staff and Freeholders attended Count Basie's focus groups to provide feedback on how the Basie could support local arts organizations as it becomes a regional performance and education venue. Staff also provided Monmouth Arts technical and professional assistance with the development of their *Strategic Plan* to align it with the County's *Master Plan*. The Division of Planning intends to continue its productive work with Monmouth Arts to develop a public arts inventory through a GIS story map. The hope is to bring on an intern who would work cooperatively with the Division of Planning and Monmouth Arts in compiling a public arts inventory as there currently isn't one in Monmouth County.

6.3 Emerging Issues and Long Range Challenges

6.3.6 Arts Responder | As recommended in the 2016 *Master Plan*, Monmouth Arts has embraced its role as the County’s official Arts Responder in helping connect the arts community to information, resources, and emergency funding in emergency preparedness. Being the County’s Arts Responder was included in the organization’s 2018 *Strategic Plan*. In April 2018, Monmouth County staff presented at the National American Planning Conference on arts and resiliency. Later that month, Monmouth Arts partnered with Lyrasis and the Federal Emergency Management Agency (FEMA) in presenting an important workshop for arts organizations in the County to gain practical skills in risk assessment and developing a disaster plan.

6.3.10 Long Range Challenge

NEW! Jersey Coast Arts Line | Due to the success of the MoCo Arts Corridor, the Division of Planning, County arts organizations, and neighboring jurisdictions including Rahway in Union County, Middlesex County, and Ocean County may be ready to initiate a new conversation with NJ Transit about eventually rebranding the North Jersey Coast Line into something less “north jersey” and something more “arts and shore” such as the “Jersey Coast Arts Line” or the “Jersey Shore Arts Line”. The suggested approach is to begin collaborating with neighboring jurisdictions along the rail line from Rahway (Middlesex County) to Bayhead and points beyond to determine the level of “buy in” before approaching NJ Transit with an informal discussion. (See Chapter 8.0, Transportation and Mobility)

6.4 Monmouth County Efforts

■ **NEW! Virtual Online Heritage and Cultural Byways** | The three (3) byways identified on the 2016 *Arts, Historic, & Cultural Resources Map* have been converted into virtual, online tours and posted on the Planning Board webpage. The three (3) virtual tours include the County Crossroads Byway (American Revolution), the South Monmouth Emerald Byway (Emerald Trail), and the MoCo Cultural Byway (MoCo). The “Emerald” Byway highlights the County’s

expansive greenways and open spaces network along the southern boundary with Ocean County linking major parks and cultural attractions, and native species habitat between Millstone Township and Manasquan Borough. The County Crossroads Byway expands well beyond its Revolutionary War focus as it follows American and British troop movements during the summer of 1778. The MoCo (Monmouth County) Cultural Byway showcases the arts and cultural attractions that comprise much of the MoCo Arts Corridor between Matawan and Manasquan, linking shore downtowns with cultural destinations. All three (3) byways connect to and converge with one another, giving virtual and actual travelers an opportunity to discover and learn more about some of the most interesting people, places, and things the County has to offer.

Over the next year or so, the Division of Planning will continue work on four (4) additional tours recently approved by the Planning Board. Those presently under development include Bayshore Drive, Two River Tri-way, Country to Coast Byway, and Ocean Drive. When completed, the County’s byway network will include seven (7) County based cultural and heritage tours plus the Upper Freehold Historic Farmland Scenic Byway providing a connection among all 53 municipalities in the County. (See Figure 6.2, Arts, Historic, and Cultural Resources Map)

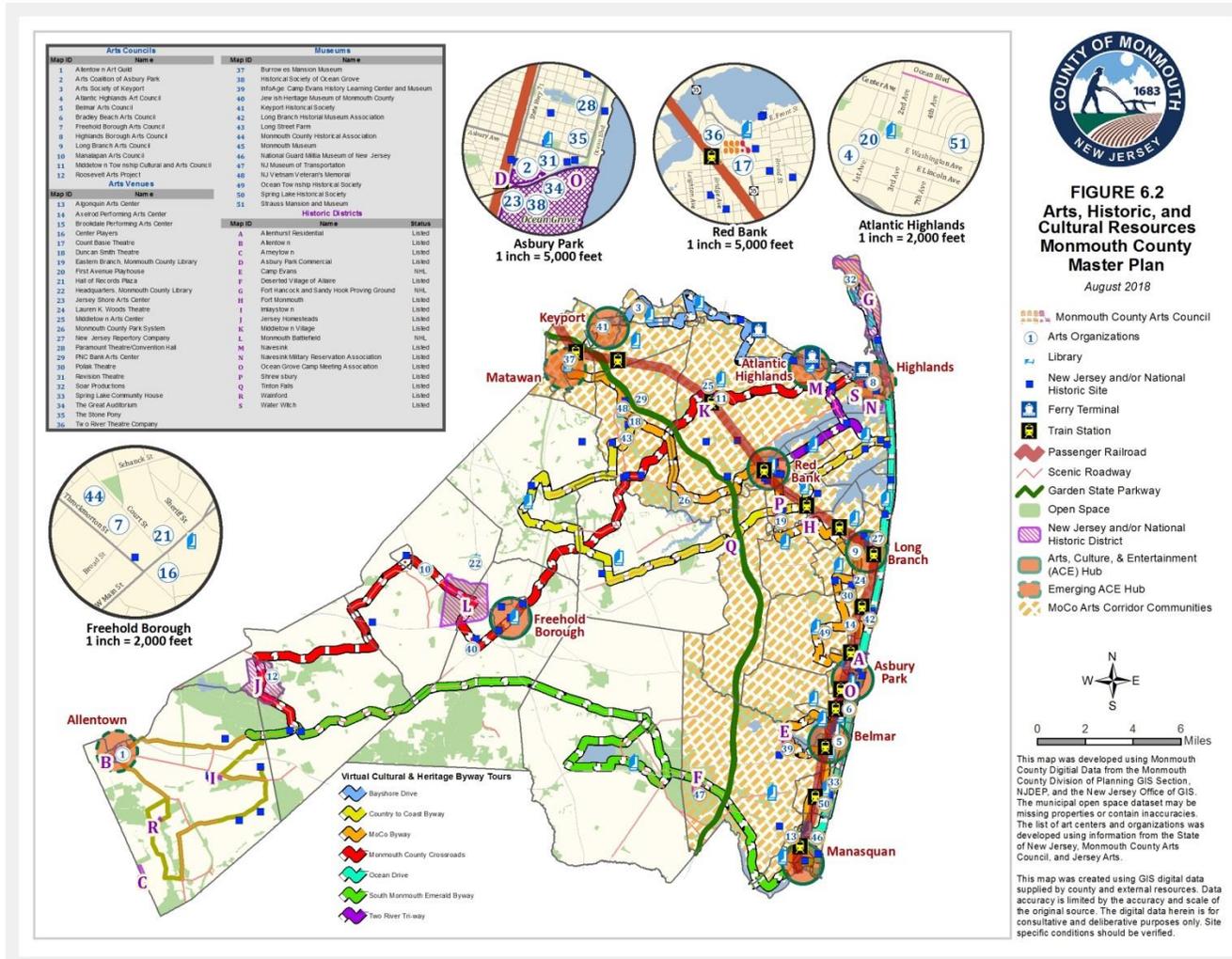
■ **Monmouth Arts** | In 2018, Monmouth Arts completed their three (3) year *Strategic Plan*. The Plan calls for Monmouth Arts to continue its productive partnership with the County and to work collaboratively with the Division of Planning to develop and maintain a Public Arts Inventory and corresponding Story Map for municipalities as well as to coordinate closely with the County in reserving locations in County managed buildings and facilities to host presentation space for an annual Emerging Student Artists Series. The *Plan* calls upon Monmouth Arts to work with government officials, and those in neighboring counties, along with our member organizations, affiliates, and neighboring arts and

cultural organizations in facilitating discussions toward the rebranding of NJ Transit’s “North Jersey Coast Line” to the NJ Transit “Jersey Shore Arts Line”, with the intent of establishing an official transit oriented arts and cultural corridor in the State of New Jersey (See 6.3.10).

Updated Figures Chapter 6.0 Arts, Historic, & Cultural Resources

Figure 6.2 | Arts, Historic, and Cultural Resources Map

- Includes Highlands Borough as an emerging ACE community.
- Replaces potential byway corridors with Cultural and Heritage Byway Tours.



NEW! Figure 6.6: List of the museums and historical societies in Monmouth County.

Monmouth County Museums and Historical Societies		
Museums and Historical Societies	Town	Address
Allaire Village, Inc.	Wall	4265 Atlantic Avenue, Farmingdale, NJ 07727
Asbury Park Music Heritage Foundation	Asbury Park	621 Lake Avenue, Asbury Park, NJ 07712
Atlantic Highlands Historical Association	Atlantic Highlands	27 Prospect Cir, Atlantic Highlands, NJ 07716
Battleground Historical Society	Manalapan	2 Water St, Englishtown, NJ 07726
Burrowes Mansion Museum	Matawan	94 Main St, Matawan, NJ 07747
Church of the Presidents Museum	Long Branch	1260 Ocean Ave, Long Branch, NJ 07740
Eatontown Historical Museum	Eatontown	5 Broad St, Eatontown, NJ 07724
Historic Long Street Farm	Holmdel	4 Longstreet Rd, Holmdel, NJ 07733
Historical Society of Ocean Grove	Neptune	50 Pitman Ave, Ocean Grove, NJ 07756
InfoAge: Camp Evans Learning Center and Museum	Wall	2201 Marconi Rd, Wall Township, NJ 07719
Jewish Heritage Museum of Monmouth County	Freehold Twp.	310 Plaza Dr., Freehold, NJ 07728
Keyport Fire Museum & Education Center	Keyport	86 Broad St, Keyport, NJ 07735
Keyport Historical Society	Keyport	34 Main St, Keyport, NJ 07735
Mackenzie Museum and Library	Howell	427 Lakewood Farmingdale Rd, Howell, NJ 07731
Monmouth County Historical Association	Freehold Borough	70 Court St, Freehold, NJ 07728
Monmouth Museum	Middletown	765 Newman Springs Rd, Lincroft, NJ 07738
National Guard Military Museum of N.J.	Sea Girt	Sea Girt Ave, Sea Girt, NJ 08750
NJ Museum of Transportation	Wall	4265 Atlantic Ave, Wall Township, NJ 07727
NJ Vietnam Veteran's Memorial and Museum	Holmdel	1 Memorial Ln, Holmdel, NJ 07733
Ocean Township Historical Association	Ocean	703 Deal Rd, Ocean Township, NJ 07712
Old Wall Historical Society	Wall	1701 New Bedford Rd, Wall Township, NJ 07719
Sandy Hook Foundation	Middletown	84 Mercer Road, Lighthouse Keeper's Quarters, Fort Hancock, NJ 07732
Silverball Museum	Asbury Park	1000 Ocean Ave, Asbury Park, NJ 07712
Spring Lake Historical Society	Spring Lake	5th St & Warren Ave, Spring Lake, NJ 07762
Strauss Mansion and Museum	Atlantic Highlands	27 Prospect Cir, Atlantic Highlands, NJ 07716

7.0 Utilities

Master Plan Recommendation Updates

Recommendation 7.1: Plan for areawide water quality management, including implementation of the *Wastewater Management Plan (WMP)* for Monmouth County as part of the *Monmouth County Water Quality Management (WQM) Plan*, to serve the needs of residents and businesses in a way that supports economic development, particularly in Priority Growth Investment Areas (PGIAs), and conserves environmental resources that protect water quality and quantity (Continuous). Nine (9) site specific amendments have been adopted by the New Jersey Department of Environmental Protection (NJDEP) since *Future Wastewater Service Area (FWSA) Map* adoption. Four (4) map revisions have been approved to correct omissions or add areas that received approvals for sewer connections while the draft *FWSA Map* was under review at NJDEP. These amendments and revisions are listed in Figure 7.3 and shown on Figure 7.4. (See 7.2.2 *Monmouth County Water Quality Management Plan*) Additional amendments and revisions are in various stages of the review process from having held pre-application meetings to applications currently before the Amendment Review Committee (as of August 1, 2018).

Recommendation 7.2: Encourage adoption of municipal and regional stormwater management plans that support sound stormwater management initiatives and green Best Management Practices (BMPs) (Continuous). Planning staff consistently informs stakeholders about stormwater management project grant opportunities and information on BMPs as articles in the *Monmouth County Environmental Newsletter*. Staff has assisted two (2) municipalities and the County Engineer's staff with updates to stormwater permits.

Recommendation 7.3 | Review the *New Jersey Statewide Water Supply Plan (1996)* for accuracy, monitor water supply issues, and provide recommendations to address discrepancies (Completed). The *New*

Jersey Water Supply Plan 2017-2022 was reviewed by staff, and an overview was presented to the Monmouth County Environmental Council (MCEC) and Monmouth County Planning Board (MCPB). The MCPB submitted a comment letter based upon the MCEC's recommendations. (See 7.2.2 *New Jersey Water Supply Plan*)

Recommendation 7.4 Work with other County departments and agencies to create and implement a comprehensive energy plan that promotes a culture of responsible energy use that optimizes efficiency, hardens infrastructure, and reduces both energy use and costs (Continuous). Staff assisted Middletown Township with their application to the Bureau of Public Utilities (BPU) to study the feasibility of a microgrid that would serve Naval Weapons Station (NWS) Earle, County, and Township facilities. The grant was awarded and the feasibility study is proceeding. (See 7.4.1 *Microgrids Proposed for Monmouth County*)

7.2 Existing Conditions

7.2.2 Supportive Reports and Guiding Documents

- **Monmouth County Water Quality Management Plan** | On November 7, 2016, NJDEP adopted new wastewater management planning rules. The County has begun the process of drafting a new *WMP* under the 2016 rules and anticipates submitting a draft *WMP* to NJDEP in November 2018. The Monmouth County *FWSA Map* is, however, still valid.
- **New Jersey Water Supply Plan** | NJDEP adopted the [New Jersey Statewide Water Supply Plan](#) in 1996 and in 2003 the plan was updated by the *Water Supply Action Plan 2003-2004*. In 2017 NJDEP published the [New Jersey Water Supply Plan 2017-2022](#). The new plan studied water use trends, developed watershed water budgets, and outlined water supply policies that were deemed critical for water supply planning for the future. The 2017 plan notes that peak demand for water is about 1,509 million gallons per day in New Jersey. Per capita water use has decreased from a 1990

high of 155 gallons per day to a 2015 rate of 125 gallons per day, due mostly to more efficient plumbing fixtures.

During the summer of 2015, much of New Jersey saw little rainfall and the water reserves in reservoirs, ground water supplies, and the base flow in streams were all significantly decreased. As a result, on September 23, 2015, NJDEP issued a drought watch for 12 New Jersey counties, including Monmouth. Previously, in 2010, there was a statewide drought watch and in 2002 there was a statewide drought emergency with mandated water use restrictions. With these factors in mind, and reduced precipitation again experienced in the spring of 2016, the MCEC passed a resolution in May calling for the NJDEP to produce an update to the *New Jersey Water Supply Plan*. In June, the Monmouth County Planning Board passed Resolution #2016-09 concurring with the MCEC. Later that month the Monmouth County Board of Chosen Freeholders passed a similar Resolution #2016-0578. One month later, on July 25, 2016, another drought watch was issued for parts of northern and central New Jersey.

7.4 Stakeholder Actions and Efforts

7.4.1 Monmouth County Efforts

NEW! Microgrids Proposed for Monmouth County | After Superstorm Sandy hit New Jersey, the Christie Administration made it a priority to improve the state's energy resiliency and increase the usage of the Distributed Energy Resource Microgrid technologies. Microgrid systems are intended to improve storm resiliency for the connected sites allowing them to remain operational during a major storm. The New Jersey BPU established a Town Center Distributed Energy Resource Microgrid Feasibility Study program with a budget of \$1 million and sought proposals. After reviewing the 13 proposals submitted, the BPU increased the budget to \$2,052,480 to fund all applications. Two microgrids proposed for Monmouth County received feasibility study

funding in 2017. Both year-long studies are expected to be completed in August 2018.

The Neptune Township Microgrid is proposed to connect the following facilities:

- Monmouth County Academy of Allied Health & Science
- Neptune Municipal Building (includes police department and library)
- Meridian Dentistry for Children
- Pediatric Associates
- Neptune Department of Public Works
- Township Public Schools: Gables Elementary, Neptune Middle & Neptune High School
- Brookdale Community College
- Monmouth County Vocational School
- Neptune Aquatic Center
- Shore Memorial University Medical Center

The Middletown Microgrid is proposed to connect the following facilities:

- NWS Earle Waterfront Administrative Area
- Township of Middletown Sewerage Authority
- NY Waterway Ferry Terminal
- Middletown Public Works and CNG Fueling Facilities
- Middletown Municipal Complex
- Township Public Schools: Bayshore Middle, Leonardo Elementary & Bayview Elementary
- Monmouth County Highway District
- Middletown Fire Stations 3, 4 & 7
- Monmouth County Bayshore Outfall Authority
- Traffic signals along NJSH Routes 35 & 36 and Leonardville Road

Updated Figures for Chapter 7.0 Utilities

NEW! Figure 7.3 | Wastewater Management Plan Amendments

■ Projects approved for WMP Amendments since adoption of the *Monmouth County Future Wastewater Service Area Map* on April 11, 2013.

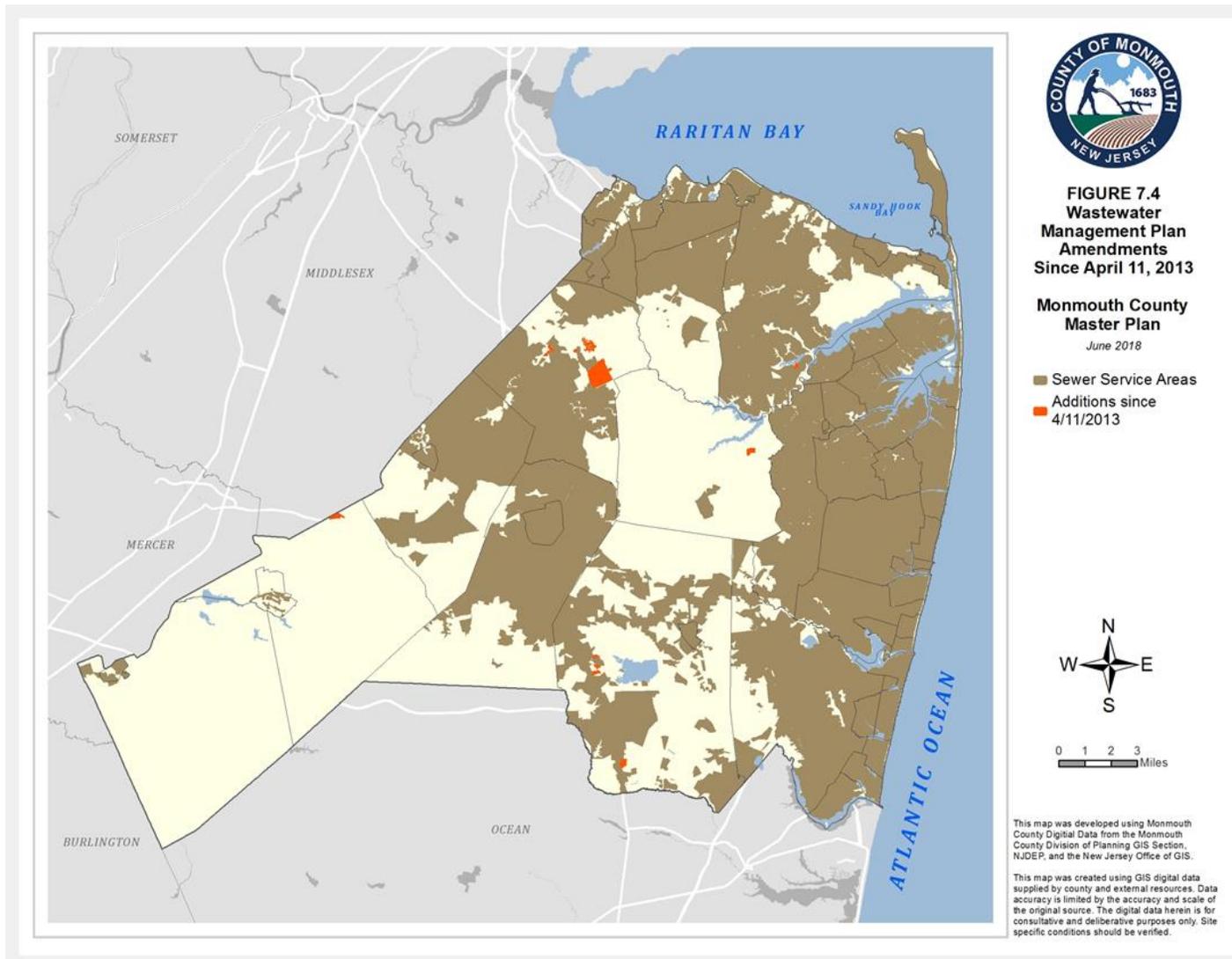
Figure 7.3: Wastewater Management Plan Amendments						
Adopted After April 11, 2013						
Project/Applicant Name	Application Type	Municipality	Block(s) & Lot(s)	Amendment Acreage	MUA/DGW	NJDEP Adoption Date
Riverside Center - XXXIII Associates	SSA	Millstone	B. 18, L. 2.02	64.8	DGW	1/16/14
Harbor Road Water Treatment Facility	SSA	Marlboro	B. 171, L 71	1.25	WMUA	2/9/15
Harms & Pinnacle	SSA	Howell	B. 130, L. 17, 20-22, & 57-61	84.8	MRRSA-OCUA	4/13/15 rev. 10/19/15 rev. 3/12/18
Conover Hills	Revision	Marlboro	B. 160, L. 36.02, 37-78 & 80-89 B. 160.01, L. 5.01-5.05 & 5.07-5.17 B. 160.02, L 1-4 B. 160.03, L. 1-15, 16.01-16.03 B. 160.04, L. 105	100	WMUA	10/8/15
Sunnyside at Howell	Revision	Howell	B. 129, L. 85.01	12.5	MRRSA	10/19/15
Greenleaf (<i>aka. BJs Wholesale</i>)	Revision	Howell	B. 25, L. 54.01 (formerly L. 54, 56-64, 72 & 73)	19.7	MRRSA	11/13/15
RMS Hospital & Mattie House	SSA	Marlboro	B. 157, L. 34.02; B. 159, L. 11	123.48	WMUA	12/1/2015
Friendship Circle	SSA	Marlboro	B. 172, L. 27 (portion) & 29 (portion)	19.28	WMUA	1/11/2016
Mill Club (<i>former German American Club</i>)	SSA	Howell	B.25, L. 70 & 71	6.17	MRRSA	4/3/17
Blaisdell Family Subdivision	SSA	Middletown	B. 1020, L 10, 11 &12	1.85	TOMSA	4/13/17
Belmar Blvd-Rte. 34 (<i>aka Wall Business Center/Allaire Corp. Park</i>)	Revision	Wall	Block 915, Lot 2 (portion) Block 916, Lots 1.03, 1.04, 1.05 & 1.06	34	SMRSA	3/12/18
Hockhockson Farm	SSA	Colts Neck	B51, L1.1 & 1.1Q N/F1.01	11.7	DGW	5/18/18
Parker Chase	SSA	Marlboro	B180, L83.14	14.4	WMUA	Adoption Pending

SSA = Site Specific Amendment

6/30/18

NEW! Figure 7.4 | Wastewater Management Plan Amendments Map

- Map showing the location of WMP amendments since the *Future Wastewater Service Area Map* was adopted on April 11, 2013.
- Corresponds to the table shown in Figure 7.3 above.



8.0 Transportation & Mobility

Master Plan Recommendations Updates

Recommendation 8.1: Maintain and update, as needed, *The Monmouth County Scenic Roadway Plan (2001)* and the *Monmouth County Road Plan (2012)* as adopted by reference as components of the Transportation & Mobility Element of the *Monmouth County Master Plan*. **(No significant action since 2016)**

Recommendation 8.2: Continue to develop and implement regional corridor studies through New Jersey Transportation Planning Authority's (NJTPA) Subregional Studies Program (SSP) and work with other County departments and agencies in identifying viable SSP and pilot projects with NJ TRANSIT and NJTPA that further the Goals, Principles, and Objectives (GPOs) of the *Monmouth County Master Plan*, the *Monmouth County Comprehensive Economic Development Strategy (CEDS) (2014)*, and the County's capital improvement needs. **(Continuous)** NJTPA has awarded Monmouth County with a Subregional Support Program Grant for FY 2018 – 2019 for the evaluation of the effect freight movement is having on other modes of transportation in Allentown and the surrounding municipalities of Upper Freehold and Robbinsville. The contract has been awarded and a kickoff meeting was held on June 12, 2018 with the consultants.

Recommendation 8.3: Finalize, disseminate, and maintain the *Monmouth County Transit Map* and create a *Monmouth County Multi-Modal Transportation Guide*. **(Nearing Completion)** Updated bus routes have been obtained and updated information on ticketing and service times has been collected. The tables included in the map are in the process of being updated. The map text is being updated to include new transit features and abilities such as ticketing and scheduling applications for cellular devices as well as improved instructions on how to access and utilize transit. All map layers have been acquired for the

updated bus and rail service and are in the process of being organized into a map.

Recommendation 8.4: Work on implementing recommendations found in the *Monmouth County Bus Rapid Transit Opportunities Study (2015)* to improve bus service along critical corridors in Monmouth County, and eventually expand upon these efforts toward the development of a complete Bus Rapid Transit (BRT) approach. **(Initiated)** The *Monmouth County Bus Rapid Transit Opportunities Study* should be modified to reflect staff's intent to assist NJTPA's efforts for adaptive signal control and bus lane extension along State Route 9 in Monmouth County. This conversation should be referenced in both the BRT section (8.2.1) and the Intelligent Transportation Systems (ITS) section, with direct references to Route 9 transit signal priority (TSP) and bus on shoulder lanes (BOS).

Recommendation 8.5: Proceed with efforts to develop a *Travel Demand Model (MCTDM)* to assist the County and the NJTPA in coordinating regional and subregional transportation planning studies and projects. **(Completed)** The *MCTDM* has been completed.

Recommendation 8.6: Review and amend the *Monmouth County Transportation Council's (MCTC) purpose and mission to align its programming with the GPOs of the Monmouth County Master Plan*. **(Initiated)** The MCTC has been reinvigorated since adoption of the new *Master Plan*. The Council been the recipient of a variety of presentations on topics important to the County, and have contacted outside entities to discuss their issues and ideas. Additionally, Planning Board staff has brought the Council into their projects for feedback on projects including updates to the *County Bike Map* and *Transit Map*.

The MCTC has also modernized its relationship with the public. In a world of instant communications the liaison program had become obsolete. The MCTC changed their outreach model to include an outgoing messaging channel that includes a quarterly online newsletter and the electronic distribution of agendas and notices, and an incoming

channel in the form of the transportation@co.monmouth.nj.us email address, monitored by the staff advisors.

8.7 Provide an online “one stop transportation resource shop” for all transit information in the County including a geographic information system (GIS)-based, online mapping resource for the existing *Monmouth County Bicycle Map*, transit infrastructure and routes, and recreational resources. (Initiated) Staff has evaluated existing transit resources and transportation information sites and decided on a plan and format for the County’s online transportation resource page. The updated *Monmouth County Transit Map* will be the basis for the page which will include helpful tips and locations of infrastructure, ticketing, and scheduling for all modes of transportation. Staff has created a web application to assist with the collection of bicycle infrastructure throughout the County which is to be included in the transportation resource webpage.

8.8 Coordinate planning activities with the Monmouth County Department of Public Works and Engineering to help identify and prioritize transportation-related projects and assist with developing and implementing the County’s capital improvement program. (Continuous) The Transportation Section has coordinated with the Engineering Department on bicycle and pedestrian issues, and the application for and implementation of the *Freight Related Transportation in Western Monmouth and Southern Mercer Counties Study*. Additionally, regular meetings have begun between the two groups.

8.2 Existing Conditions

- **Ferry Service** | Section 8.2.2, Transportation Network, is amended to include seasonal ferry service to Sandy Hook by Sea Streak between Memorial Day and Labor Day weekends (see Figure 8.6 below).
- **Monmouth County Bicycle Map** | Update the *Monmouth County Bicycle Map* to include all currently installed bicycle infrastructure

being collected using a collector application, and updated level of stress analysis. Criteria for determining a level of stress includes, but is not limited to lane widths, traffic counts, speed limits, and the presence of bike facilities.

- **Virtual Heritage & Cultural Byways** | The 2016 *Monmouth County Master Plan* recommends providing a County-based network of interconnected historic, cultural, and arts assets modeled similarly to State and Federal scenic byway programs. Three (3) proposed byways have been converted into virtual, online tours and posted on the Planning Board webpage. Over the next year or so, the Division of Planning will continue work on four (4) additional tours approved by the Planning Board. (see Chapter 6.0, Recommendation 6.1)

8.3 Emerging Issues & Long Range Challenges

- **NEW! Wildlife Permeability Strategies (WPS)** | More transportation departments are incorporating appropriate Wildlife Permeability Strategies into their overall infrastructure design. Beyond reducing potentially dangerous and harmful conflicts between humans and animals, applying WPS principles also counters the effects of habitat fragmentation caused by human disturbance and development; providing contiguous wildlife habitat corridors that allow for safe, uninterrupted wildlife movement and migration. (Also see Section 8.4, Assunpink WMA Wildlife Passage System)

The following are some of the elements and considerations that comprise a generalized Wildlife Permeability or Passage Strategy:

- Permeable and native landscaping
- Wildlife overpasses
- Wildlife bridges
- Viaducts
- Expanded bridges
- Oversize stream culverts
- Upland culverts

- Dry drainage culverts
- Fencing
- Angled curb facing
- Travel distance
- Light type and intensity

A practical strategy for mitigating highway impacts on wildlife should include:

- Incorporate WPS into guidance documents
- Use of landscape-based analyses to identify “permeability zones” where a variety of mitigation efforts should be concentrated to maintain ecosystem processes
- Development of species specific strategies
- Restrict the use of highway fencing and Jersey barriers when not used in association with wildlife passage structures
- Use of small amphibian and reptile passages wherever roadways pass along the boundary between wetlands and uplands or between wetlands
- Use of oversized culverts and expanded bridges at stream crossings
- Selective use of viaducts instead of bridges at important stream or river crossings
- Selective use of wildlife overpasses and large wildlife bridges within “permeability zones,”
- Monitoring and maintenance plans to ensure that mitigation systems continue to function over time and that knowledge gained from these projects can be used to further refine our mitigation techniques.

Source: Jackson, S.D. and C.R. Griffin, 2000

■ **Emerging Technologies**

- Implementation of automatic tolling (license plate readers) replacing traditional cash and exact change tolls lanes on highways such as the Garden State Parkway.
- Parking Phone Applications that assist drivers by allowing them to reserve parking spots in advance, find presently available parking, and pay for spots in lots, on street, and in garages.
- Vehicle Sharing Services –Car Sharing (electric and conventional, including peer-to-peer), scooters, bikes, etc...
- Monmouth County is experiencing an aging population which will require more assistance with transportation. One way the needs of seniors can be met is through the use of ride-hailing services. EZ Ride, the Transportation Management Association (TMA) for Monmouth County, has a program to connect non-smartphone users with rides from ride hailing services, increasing their access to on-demand transportation. Mobile applications, and services that connect non-smartphone users with app-linked services can bridge a significant gap for many transportation disadvantaged people.

■ **Intelligent Transportation Systems Application for Traffic Signals** | Include ITS applications for transit and the management of automobile traffic. A reference should be made to the potential for TSP to be enabled on Route 9 along with BOS lanes. These are key elements of a bus rapid transit system, and supported by the *Monmouth County Bus Rapid Transit Opportunities Study*.

■ **Transit Oriented Development** | Freehold Emerging Centers project, an effort of NJTPA’s to undertake a transit village initiative, is nearing completion.

■ **The Monmouth County Arts Corridor (MoCo)** | Refer to Jersey Coast Arts Line Concept in Chapter 6.0 Arts, Historic, & Cultural Resources.

- **NEW! Mixed Rail Service** | With the completion of the *Monmouth County Travel Demand Model (MCTDM)*, the transportation section is able to provide study teams with information, or the model itself, to analyze issues. For example, the *MCTDM* will be referenced in the development of recommendations for the *Comprehensive Freight Related Transportation Study in Western Monmouth and Southern Mercer Counties*. Additionally, the results of the model are clear: congestion in the County worsens over time. With little opportunity to expand or build new facilities efforts must be made to better utilize existing assets and infrastructure. Implementing TDM strategies in the County can mitigate congestion by reducing the amount of travel undertaken, especially in single occupancy vehicles. Enabling people to change their mode of travel from single occupancy vehicles to car and vanpooling, cycling and walking, and transit is how TDM measures are able to make a difference on our roadways. The installation of bike lanes, BRT features, and improved intra-county rail services combined with transit-oriented development (TOD) have the potential to significantly reduce travel demand.

One interesting concept that may be useful in Monmouth County is the combination of Light Rail with Commuter Rail services on the North Jersey Coast Line (NJCL). While higher density redevelopment at the shore has been booming in places like Long Branch and Asbury Park, overall ridership on the commuter line has declined in recent years. Currently, commuter rail vehicles traverse the rail line with large gaps between trains operating south of Long Branch. For example, someone wishing to travel from Asbury Park to points north on a weekday evening would have to schedule around a gap in service as long as 2 hours and 23 minutes. North of Long Branch on the electrified portion of the line, there is still almost an hour between trains. A concept called Expanded Light Rail (XLR) was written about in the New Jersey Institute of Technology white paper, *Shared Service: Mixing Commuter and Light Rail in New*

Jersey, that discusses the potential for supplementing the long distance commuter rail with smaller light rail vehicles, able to operate less expensively and more often to connect towns along the NJCL without adding travelers to the roadway. With so much happening year round in the communities along the rail line both on the weekends and during off-peak hours, it may be time to consider a XLR type concept that provides better inter-municipal mobility, accommodates peak tourism demands, and supports economic development along portions of the coastline.

8.4 Stakeholder Actions and Efforts

- **Transportation Demand Model (TDM)** | Update “Previous studies” section found on page 8-29 to include the *Monmouth County Transportation Demand Model* (See Recommendation 8.5)
- **NEW! Moving Mindfully: Monmouth-Mercer Freight Study** | Monmouth County was awarded a SSP Grant from NJTPA for state fiscal years 2018 and 2019 in the amount of \$310,000. The program is a reimbursement program, and the County will received 80 percent of the project cost, including consultant and staff time, up to \$248,000. The purpose of the study is to better understand freight related travel needs in the Upper Freehold Township, Allentown, and Robbinsville area. The study seeks to provide a comprehensive approach to truck routing and other strategies to meet freight related travel needs in ways that are compatible with other travelers’ needs in this area. A consultant selection committee with representatives from Monmouth County, NJDOT, and NJTPA has selected WSP as the prime consultant for this study.
- **EZ Ride** | Monmouth County’s TMA, Meadowlink, has changed their name to EZ Ride. This should be reflected in the text of section 8.4.2 Partnership Efforts under “Meadowlink Transportation Management Association (TMA)” and should replace instances of “Meadowlink” in future editions of the *Monmouth County Master Plan*.

- ***NEW!* Assunpink Wildlife Management Area (WMA) Wildlife Passage System** | The Division of Fish and Wildlife is constructing a wildlife passage system at the Assunpink WMA, located in Upper Freehold Township. The passage system consists of two (2) under-road tunnels and fencing that will guide animals to the tunnels and prevent them from entering the roadway. The goal of the project is to reconnect fragmented patches of wetland habitat and provide a safe passageway for animals to move between the wetland areas.

Roads pose a number of threats to wildlife and their habitats. They can physically separate important patches of land and expose animals to vehicles while trying to cross a road, which can result in injury or death. This project was identified as a priority and guided by a larger, statewide effort called [Connecting Habitat Across New Jersey](#) (CHANJ). (Source: NJ Division of Fish and Wildlife)

***NEW!* Stakeholder Strategies**

- Encourage municipalities to change development requirements to allow for parking maximums rather than parking minimums as well as shared parking lots to mitigate the impacts of increasing amount of impervious surfaces.
- Encourage municipalities to require developers install electric vehicle charging infrastructure to allow for the future installation of electric vehicle chargers.
- Encourage the incorporation of appropriate wildlife passage systems in infrastructure project designs to reduce harmful conflicts between humans and wildlife as well as provide contiguous, uninterrupted wildlife habitat.

Updated Figures for Chapter 8.0 Transportation & Mobility

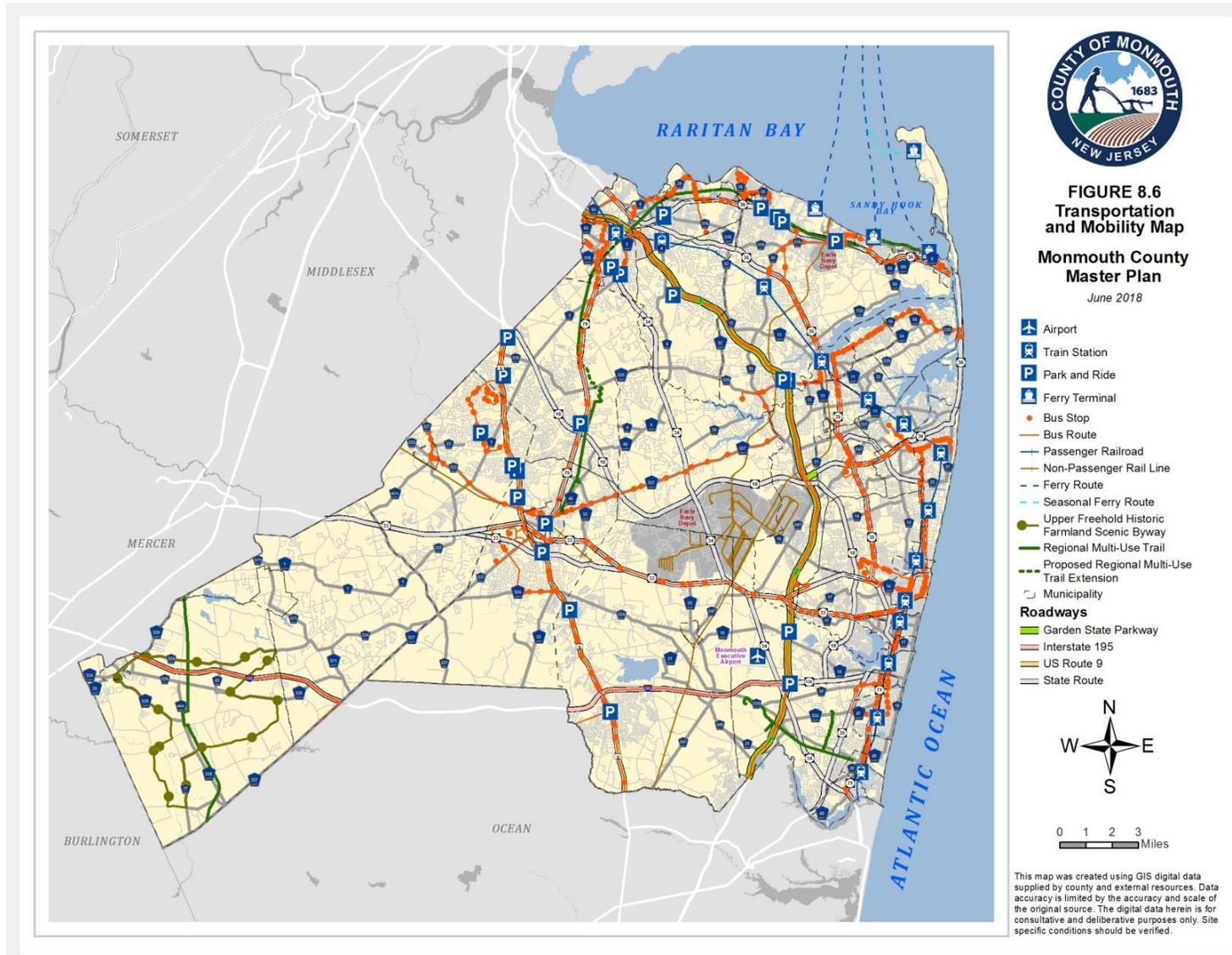
Figure 8.1 | Garden State Parkway (GSP) Exits in Monmouth County

- Renumber GSP exits 100A,B,C and Exit 118.

Figure 8.1: Garden State Parkway in Monmouth County				
Exit	Mile Marker	Location	Toll	Notes
118	118.79	Aberdeen – Hazlet	\$.50	SB exit and entrance
117	118.50	Hazlet	\$.50	SB exit NB entrance
N/A	117	Holmdel	N/A	Crossover ramps between express and local lanes
116	115.85		None	Exit for PNC Bank Arts Center
114	113.88	Holmdel – Middletown	\$.50	SB exit NB entrance
109	110.14	Middletown	\$.50	SB exit NB entrance
105	106.12	Tinton Falls	\$1.50	SB exit NB entrance Express Lane Access North end of commercial vehicle access
N/A	104.20		N/A	South end of local/express lanes split
N/A	103.96		\$1.50 (NB Only)	Asbury Park Toll Plaza
102	103.15		None	SB exit NB entrance
100A	101.24		None	Southbound exit for Rt. 33 East Northbound Exit for Rt. 33 East
100B	101.49		None	Southbound exit for Rt. 33 West Northbound Exit for Rt. 66 East
100C	101.74		None	Northbound Exit for Rt. 33/Rt. 66 West
98	98.23		Wall	\$.50
SB: Southbound		NB: Northbound		

Figure 8.6 | Monmouth County Transportation and Mobility Map

■ Includes seasonal ferry service between NYC and Sandy Hook.



9.0 Agricultural & Economic Development

Recommendation 9.1| Continue to support the viability of the local agricultural industry through the development and implementation of an *Agricultural Sustainability Plan (ASP)* for Monmouth County. (No significant action since 2016)

Recommendation 9.2| Incorporate the *Monmouth County Comprehensive Economic Development Strategy (CEDS) (2014)* as a component of the Agriculture & Economic Development Element of the *Monmouth County Master Plan*; recognizing the *CEDS* as the county's economic development plan (Completed). The *CEDS* was adopted as a component of the *Master Plan* in 2016. As per the *CEDS*, the County Office of Economic Development focused significant efforts in building the Grown in Monmouth (GIM) brand to help retain and grow the County's agricultural industry.

Recommendation 9.3| Provide professional and technical support for the efforts performed by the Monmouth County Division of Economic Development that promote the long-term economic and agricultural viability of the County such as assisting with the implementation of the *Monmouth County Comprehensive Economic Development Strategy (CEDS) (2014)* and Grow Monmouth programs (Continuous). Planning staff continue to promote and foster GIM participation and the brand, including sponsoring a spring 2017 Monmouth County Environmental Council (MCEC) roundtable event on aquaponics that was extremely well attended. The GIS Section has provided assistance for the creation of GIM directories and GIS technical support in the creation of associated story maps. Planning staff worked with Economic Development to review and complete the USDA grant-funded study.

Recommendation 9.4| Develop model ordinances for municipalities that will help expand and develop agricultural businesses while decreasing the number of Right to Farm cases brought before the Monmouth County Agriculture Development Board (MCADB). (Continuous) Planning staff conducted ordinance research of farming communities within and outside the County as the first step in developing model ordinances or suggest amendments to existing municipal ordinances. Ordinances that address farm markets and special events are of particular interest.

Recommendation 9.4 should be modified to read as follows; "Provide assistance to municipalities in reviewing ordinances to help expand and develop agricultural businesses in their community while decreasing the number of Right to Farm cases brought before the Monmouth County Agriculture Development Board (MCADB)."

Recommendation 9.5| Through coordination between the MCADB and the Development Review Section of the Division of Planning, draft and implement a required statement of acknowledgement for site plans and subdivision plats proposed in an Agricultural Development Area (ADA) to help raise awareness of potential neighboring agricultural activities and potentially reduce right-to-farm complaints (Initiated). The ADA GIS layer has been shared with Development Review Section to coordinate review of incoming plans. ADA language will be incorporated into the Development Review regulations when they are updated in the coming year.

9.4 Stakeholder Efforts

9.4.1 Grown in Monmouth | Since the inception of the Grown in Monmouth program, 84 farms have created accounts on the County's searchable online directory (SOD). 99 vendors, including restaurants, have signed Grown in Monmouth logo agreements. The Grown in Monmouth web page has incorporated seven special directories using GIS story maps covering community farmers' markets, restaurants,

wineries and breweries, pick-your-own farms, community gardens and Christmas tree farms. Program staff has assisted with advocacy issues and provided business coaching. As the Grown in Monmouth program matures, it will continue to support the marketing and business needs of Monmouth County's agricultural community and coordinate with local and regional land use authorities.

NEW! Opportunity Zones | On April 9, the U.S. Treasury Department released the full list of approved Census tracts, including all 169 submitted by Governor Phil Murphy in New Jersey for identification as Opportunity Zones. While the Federal government established the universe of eligible distressed Census tracts, it was up to each state to narrow the list to 25 percent or less of the eligible tracts. The Opportunity Zone program was created as part of the Federal Tax Cuts and Jobs Act (2017), and will provide Federal community development tax incentives to encourage long-term private investment in eligible Census tracts in "distressed areas." The Program allows investors to temporarily defer payment of Federal income tax on realized gains if the gains are invested in a qualified Opportunity Fund within 180 days of the date of the particular taxable sale or exchange. A qualified Opportunity Fund is an investment vehicle that is organized as a partnership or a corporation for the purpose of investing in Opportunity Zone Property. Eligible Opportunity Zone Property generally includes (i) stock in a domestic corporation; (ii) any capital or profits interest in a domestic partnership; and (iii) tangible property used in a trade or business of the Opportunity Fund that substantially improves the property. In addition, when a taxpayer disposes of an investment in a qualified Opportunity Zone held by the taxpayer for at least 10 years, the taxpayer can elect to exclude from gross income the capital gain on the investment in the Opportunity Zone Fund. The next step in the implementation process is for the Treasury Department to promulgate regulations for the establishment of Opportunity Funds. (Sources: NJ Future, governemntaffairsalert.com)

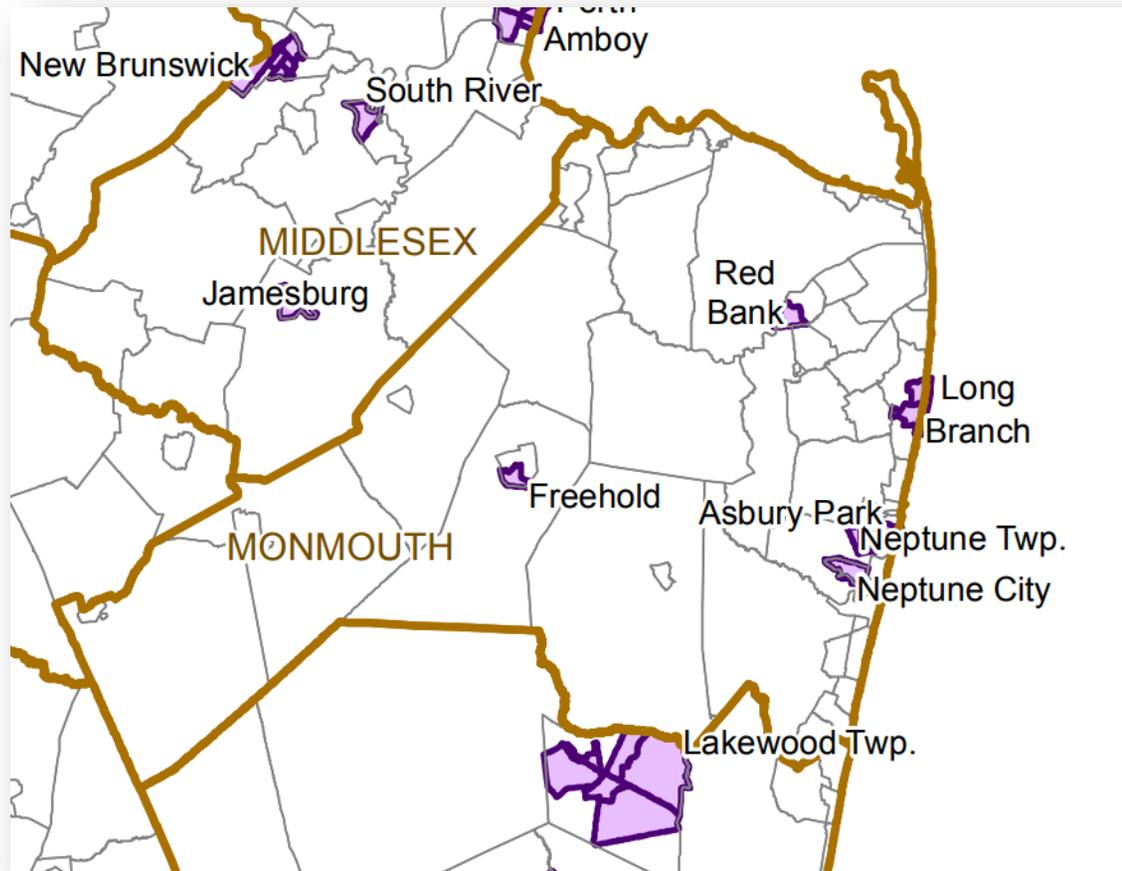
9.3 Emerging Issue & Long Range Challenges

NEW! Special Occasion Events on Farms | Related to agritourism is the emerging issue of special occasion events on farms. The trend is being driven by consumers seeking a rustic venue for weddings and milestone celebrations as well as farm owners looking for extra income. The ability for farms to rent their facilities for such use depends on local zoning ordinances, whether or not the parcel is preserved under the Farmland Preservation Program, and the Uniform Construction Code. Because New Jersey's Right to Farm regulations do not cover weddings and similar parties, a farm in a zone that does not allow such events would need to obtain a use variance. Further complicating the matter is that with the exception of wineries, which are subject to a special State pilot program, most commercial lifetime milestone events are not allowed under the provisions of the deeds of easements covering preserved farms. Moreover, under New Jersey's Uniform Construction Code a farm building cannot be used for "special amusement" more than 15 times a year without changing its status under the code. Interestingly, some municipalities such as Holmdel are getting into the wedding venue game themselves. Bayonet Farm (technically a park not a preserved farm) is available for rent for special events.

New data from the 2017 Agricultural Census has yet to be released; therefore, there are no updates available at this time.

See Chapter 2.0, Property Tax Abstract Table for an update on the number of 3B- Farm Qualified parcels in Monmouth County.

NEW! Figure 9.5 Monmouth County Opportunity Zones



10.0 Community Development

Recommendation 10.1| Form a Consolidated Plan Implementation Committee (CPIC) to help guide the Office of Community Development (CD) and HOME Consortium's *Five-Year Strategy Submission for Housing and Community Development Programs (Five-Year Consolidated Plan)* and *Annual Action Plan: One Year Use of Funds (Annual Action Plan)* in a manner consistent with achieving the Goals, Principles, and Objectives (GPOs) of the *Monmouth County Master Plan*. (Initiated) A CPIC outline has been completed with proposed membership. Several existing committees, (Fair Housing Board, Emergency Solutions Grant Committee, and Community Development Block Grant Committee) have discussed the creation of a Consolidated Plan Implementation Committee at recent meetings. Implementation is still necessary.

Recommendation 10.2| Incorporate the GPOs of the *Monmouth County Master Plan* into CD's *Five-Year Consolidated Plan* to better align community development projects and programs with intended outcomes through the appropriation of funds from the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program (HOME), and Emergency Solutions Grants Program (ESG). (Completed) Monmouth County 2016 *Master Plan* goals have been included in the Annual Action Plan submissions to Housing and Urban Development (HUD) since 2016. *Monmouth County Master Plan* goals are also included within the CDBG application distributed to urban County municipalities. How proposed projects comply with the *Master Plan* is now a consideration of application evaluation.

Recommendation 10.3| Evaluate and recommend changes to CD's existing standing committees' structure to align current community development programming with the overall Division of Planning program. (Initiated) Preliminary agenda of relevant topics for the committee to discuss has been prepared. New procedural guidelines

were approved by the Board of Chosen Freeholders for the consolidated Home Repair Program which was implemented in December 2017.

Recommendation 10.4| Work with other County departments and agencies in identifying potential County projects eligible for CDBG funding. (Continuous) Office of Community Development continues to collaborate with the Office of Economic Development on the Façade Improvement Program.

Recommendation 10.5| Initiate a new housing study for Monmouth County that examines existing market conditions and identifies recent housing development trends, including new construction and redevelopment of existing housing stock, that have evolved in response to new cultural and economic realities, housing affordability concerns, and shifting household demographics. (Initiated) Phase I was initiated. From the initial data collected, it was determined that the information would be useful in developing an *Aging Population Study* that looked at housing, aging in place, and transportation issues for the senior population. The *Aging Population Study* was adopted by the Monmouth County Planning Board in 2017.

10.4 Stakeholder Actions and Efforts

10.4.1 Office of Community Development Programs

■ **NEW! Home Repair Program** | In an effort to increase the number of persons served and to ensure that the level of service did not decrease due to possible funding decreases at the Federal level, the Office of Community Development combined two existing residential rehabilitation programs; the Emergency Home Repair Program and the Housing Improvement Program into the Monmouth County Housing Repair Program (HRP). With new procedures approved by the Board of Chosen Freeholders in December 2017, this newly designed program will streamline operations and better utilize available Federal resources. The Monmouth County HRP provides financial assistance for emergency repairs, code compliance and accessibility modifications to income-

eligible homeowners. Funded by the CDBG, the HRP is open to all income eligible homeowners in Monmouth County, excluding those residing in Asbury Park, Middletown and Long Branch. This program addresses both major and minor repairs. Major repairs are intended to remedy housing conditions which could pose a risk to the health and/or safety of occupants. Minor repairs are intended to prevent further deterioration of structures or systems which if not corrected could eventually lead to more extensive repair work. A sub-class of minor repairs is barrier free accommodations, modifying the residence so homeowners with disabilities can live more independently. Households are limited to \$10,000 in total assistance for major repairs and \$5,000 in total assistance for minor repairs. The FY2018 *Annual Action Plan* has allocated \$344,944 towards this program and estimates assisting approximately 50 qualified homeowners.

- **NEW! Small Area Fair Market Rents (FMRs)** | In November 2016 the U.S. Office of Housing and Urban Development published the *Small Area Fair Market Rents Final Rule*. This rule states that Housing Choice Vouchers recipients will see applicable FMRs calculated at the zip code level instead of metropolitan area. The metropolitan areas identified to use ZIP code-based FMRs are those with both significant voucher concentration challenges and market conditions where establishing FMRs by ZIP code has the potential to significantly increase opportunities for voucher families. The use of FMRs is intended to give Housing Choice voucher families access to areas of high opportunities and lower poverty. By providing a subsidy that is adequate to cover rents in those high opportunity areas, the concentrations of voucher households in areas of high poverty would decline. Using zip code designated rents provides housing voucher recipients opportunities to move into neighborhoods closer to good schools, employment and public transportation. It should be noted the FMRs are not applicable for residents of HOME construction/rehabilitation projects or

households assisted with Tenant Based Rental Assistance. These projects continue to use FMRs calculated at the metropolitan level.

Updated Figures Chapter 10.0 Community Development

Figure 10.2 | Monmouth County Residential Trends 1980-2016

■ Replaces 2010 and 2014 single year count with *American Community Survey 5-year Estimates* for 2006-2010 and 2012-2016.

Figure 10.2: Monmouth County Residential Trends 1980-2016										
Type of Unit	1980		1990		2000		2006-2010		2012-2016	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
1-unit Detached	122,220	67.60%	143,754	65.80%	161,048	67.00%	168,291	65.09%	171,849	66.0%
1-unit Attached	5,213	2.90%	15,151	6.90%	19,766	8.20%	20,202	7.81%	20,204	7.8%
2 to 4 units	17,811	9.80%	17,364	8.00%	19,031	7.90%	19,715	7.63%	17,629	6.8%
5 to 9 units	6,354	3.50%	8,703	4.00%	9,520	3.90%	11,091	4.29%	10,873	4.2%
10 + units	27,119	15.00%	27,019	12.40%	28,224	11.70%	19,664	7.61%	36,609	14.1%
Mobile Home and Other	2,168	1.20%	6,417	2.90%	3,295	1.30%	3,487	1.35%	3,058	1.2%
Total Housing Units	180,885	100.00%	218,408	100.00%	240,884	100.00%	256,504	100.00%	260,222	100.00%

Source: U.S. Census, American Community Survey 5 year estimates 2010, 2016

Figure 10.4 | Value of Owner Occupied Housing Units, 2014 & 2016

■ Compares 2014 data in the *Master Plan* with most recent 2016 data.

Figure 10.4: Value of Owner Occupied Housing Units in Monmouth County			
Housing Unit Value	2014	2016	Change
Less than \$50,000	3.4%	1.5%	-1.9%
\$50,000 to \$99,999	1.4%	1.2%	-0.2%
\$100,000 to \$149,999	3.4%	1.8%	-1.6%
\$150,000 to \$199,999	4.1%	4.5%	0.4%
\$200,000 to \$299,999	17.5%	16.5%	-1.0%
\$300,000 to \$499,999	39.0%	39.8%	0.8%
\$500,000 to \$999,999	26.7%	29.2%	2.5%
\$1,000,000 or more	4.4%	5.5%	1.1%
Median (dollars)	\$387,900	\$411,300	\$23,400
Percentage of Units Owner-Occupied	73.7%	72.0%	-1.7%
<i>Source: American Community Survey 2016</i>			

Figure 10.5 | CDBG and HOME Allocations

■ Compares 2014 data in the *Master Plan* with most recent 2016 data.

Figure 10.5: Monmouth County's CDBG and HOME Funding Allocations 2008-2018						
Year	CDBG		HOME		ESG	
	Federal Allocation	% Change	Federal Allocation	% Change	Federal Allocation	% Change
2008	\$2,985,778		\$2,040,154		\$133,276	
2009	\$3,021,753	1.2%	\$2,267,662	11.2%	\$132,937	-0.3%
2010	\$3,267,920	8.1%	\$2,252,251	-0.7%	\$132,750	-0.1%
2011	\$2,728,592	-16.5%	\$1,988,102	-11.7%	\$206,870	35.8%
2012	\$2,248,715	-17.6%	\$1,161,946	-41.6%	\$236,289	12.5%
2013	\$2,367,235	5.3%	\$1,143,132	-1.6%	\$164,050	-44.0%
2014	\$2,303,330	-2.7%	\$1,183,212	3.5%	\$192,311	14.7%
2015	\$2,200,956	-4.4%	\$1,046,488	-11.6%	\$205,311	6.3%
2016	\$2,347,846	6.7%	\$1,100,439	5.2%	\$198,130	-3.6%
2017	\$2,215,439	-5.6%	\$1,053,458	-4.3%	\$198,235	0.1%
2018	\$2,618,435	18.2%	\$1,493,634	41.8%	\$199,439	0.6%

*CDBG allocation excludes Howell allocation Source: HUD.gov

Figure 10.6 | Monmouth-Ocean HUD Median Income Limits

■ Replaces FY 2016 limits in the *Master Plan* with FY 2018 limits.

Figure 10.6: Monmouth-Ocean, NJ HUD Metro Area FY2018 Median Income Limits									
Median Income	FY17 Limit Category	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
	Extremely low (30%)	\$20,900	\$23,850	\$26,850	\$29,800	\$32,200	\$34,600	\$38,060	\$42,380
New Jersey MFI=\$91,200	Very Low (50%)	\$34,800	\$39,750	\$44,700	\$49,650	\$53,650	\$57,600	\$61,600	\$65,550
	Low (80%)	\$50,350	\$57,550	\$65,750	\$71,900	\$77,000	\$83,450	\$89,200	\$96,950

Figure 10.7 | CDBG Public Infrastructure and Facilities Improvements Map (2006-2017)

■ Includes CDGB allocated funding for projects in FY 2016 and FY2017.

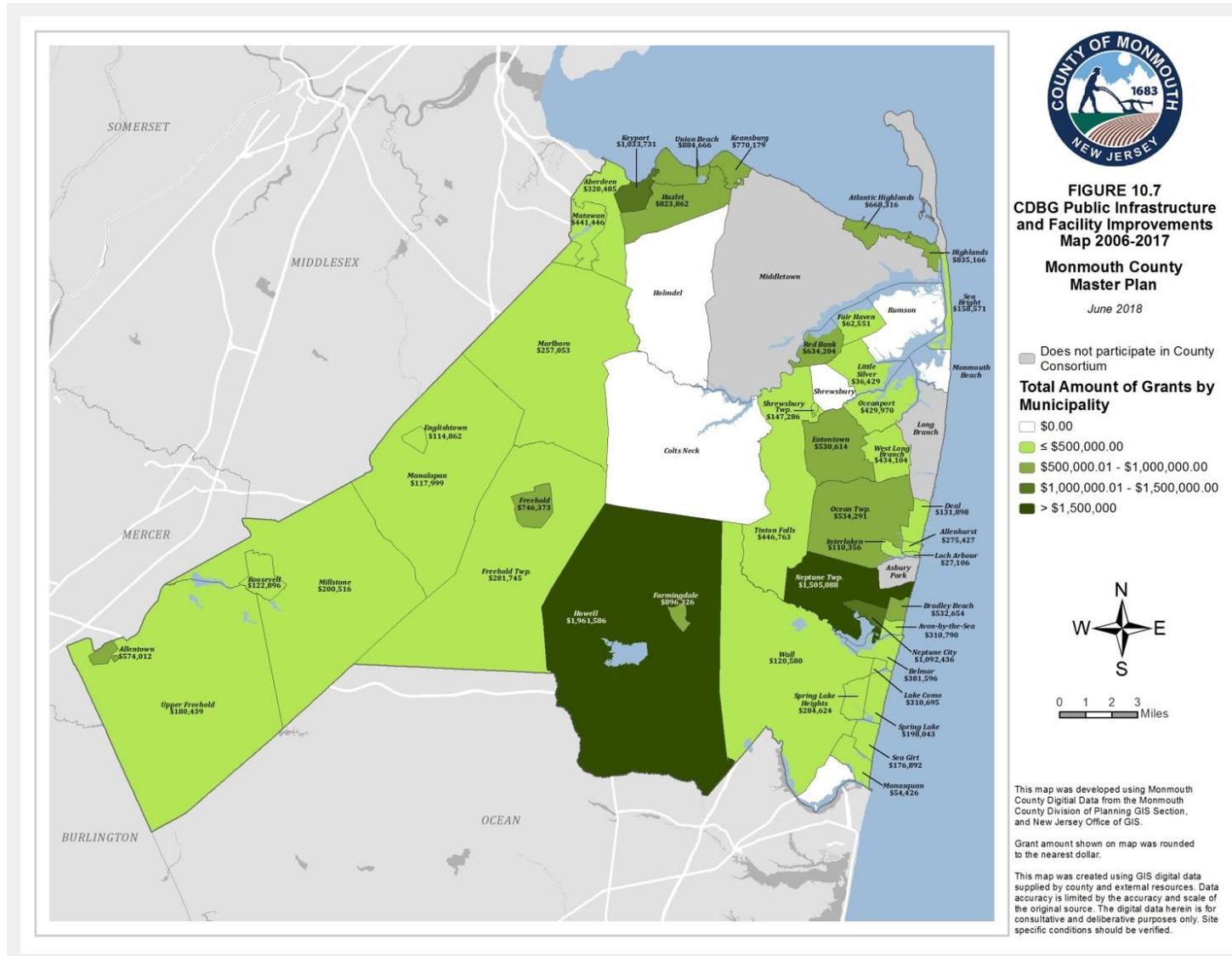


Figure 10.8 | CDBG Public Infrastructure and Facilities Improvements Map (2006-2018)

■ Includes CDGB allocated funding for projects in FY 2016, FY2017, & FY2018

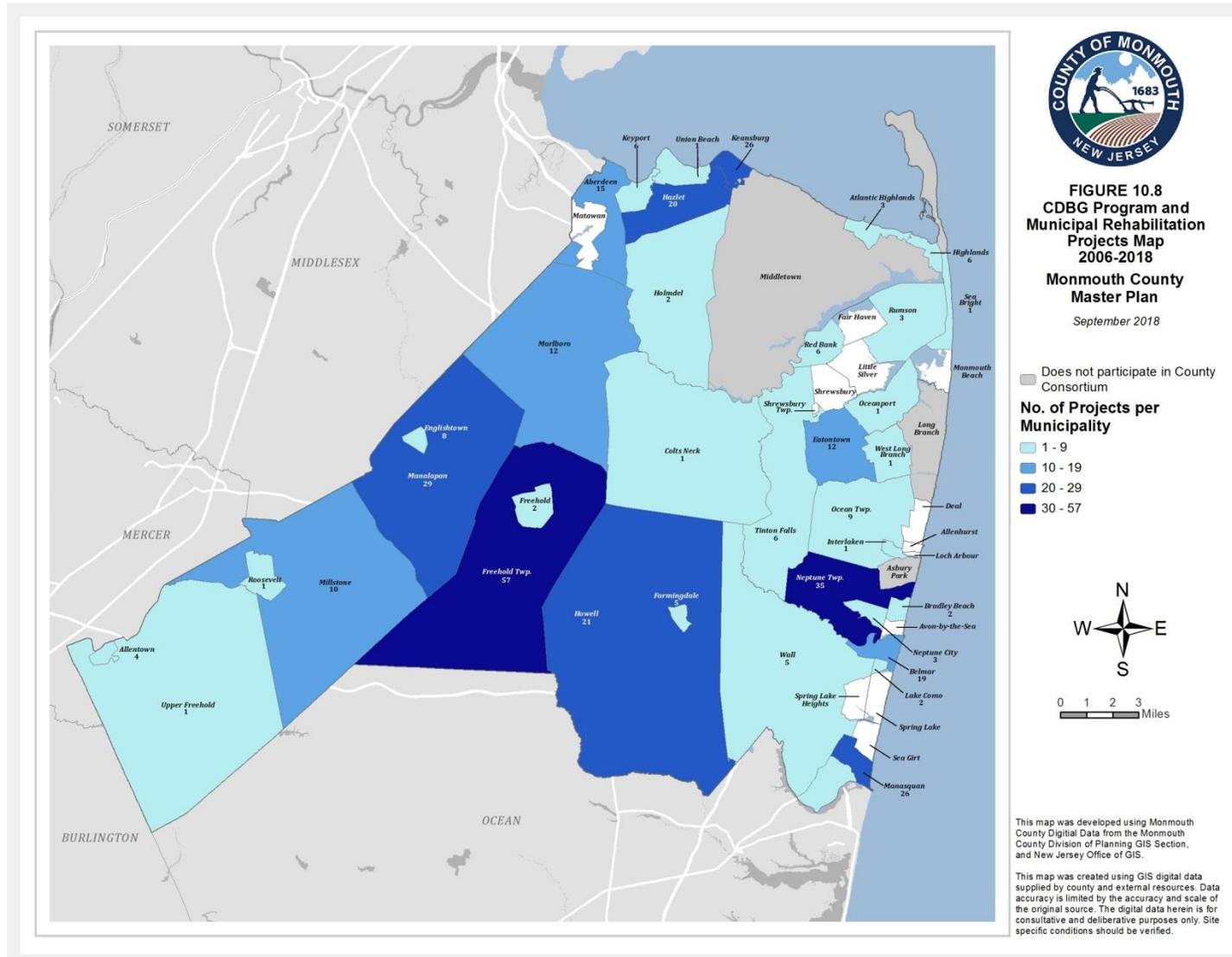


Figure 10.9 | First Time Homebuyer Program

■ Includes CDGB allocated funding for projects in FY 2016 and FY2017.

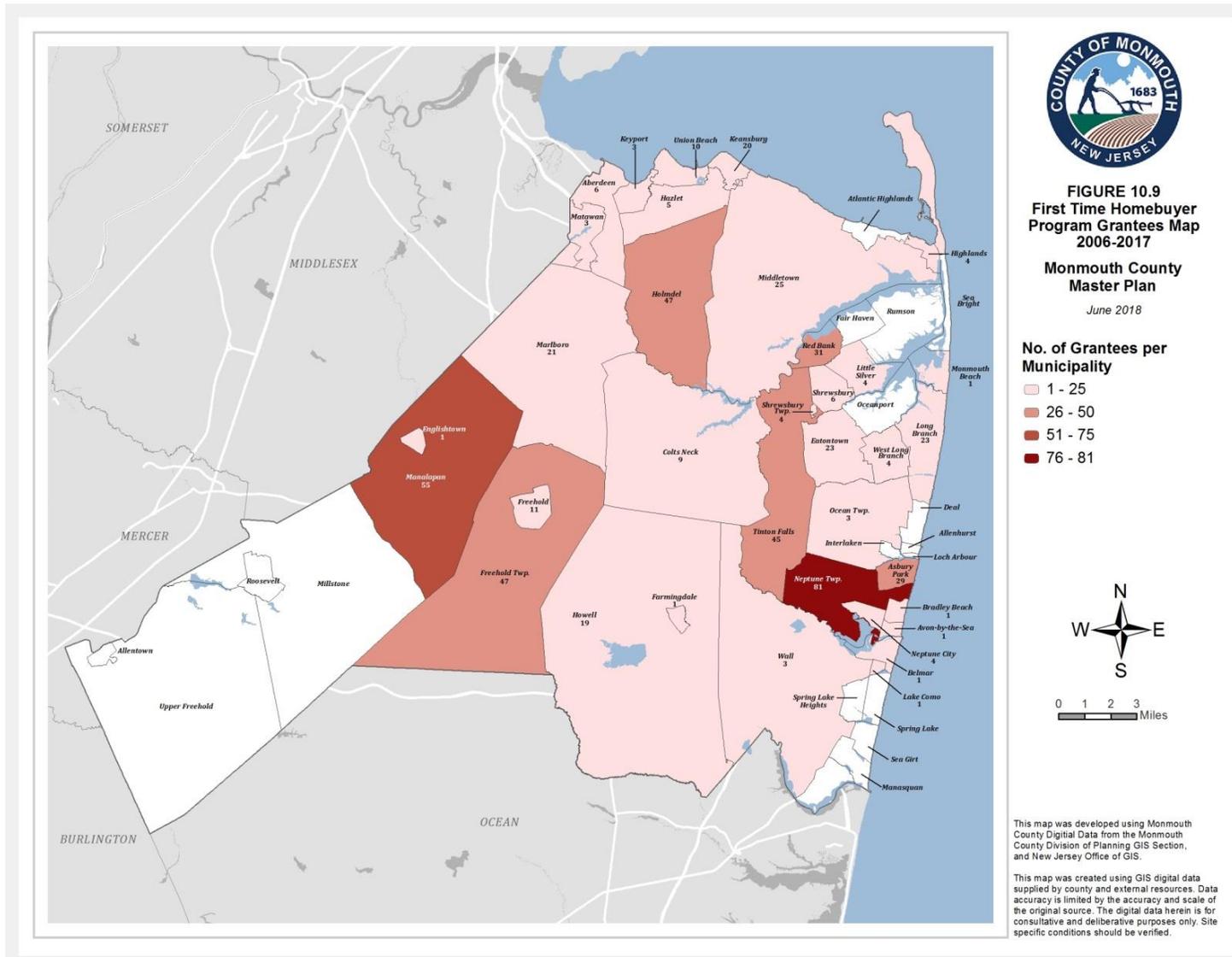
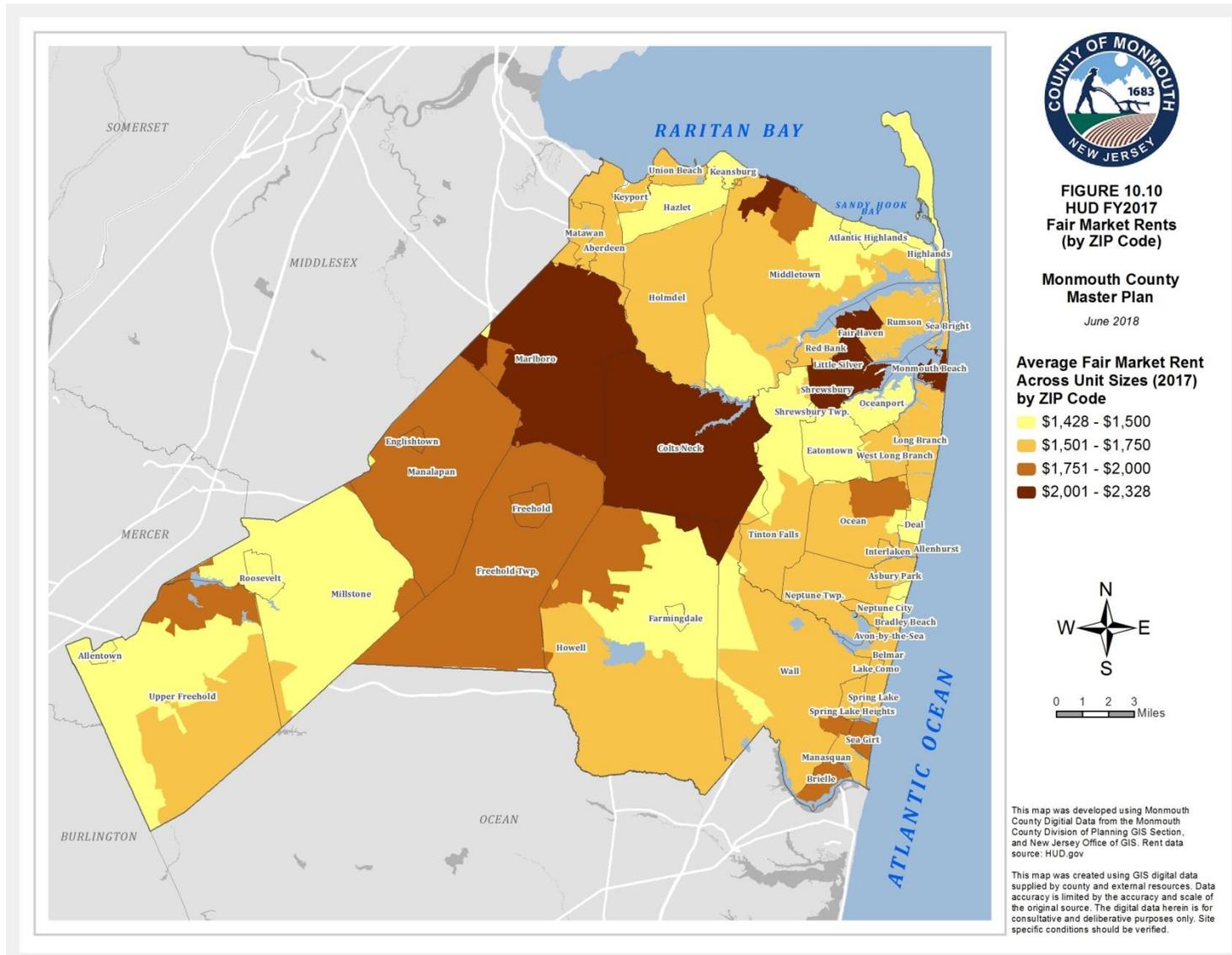


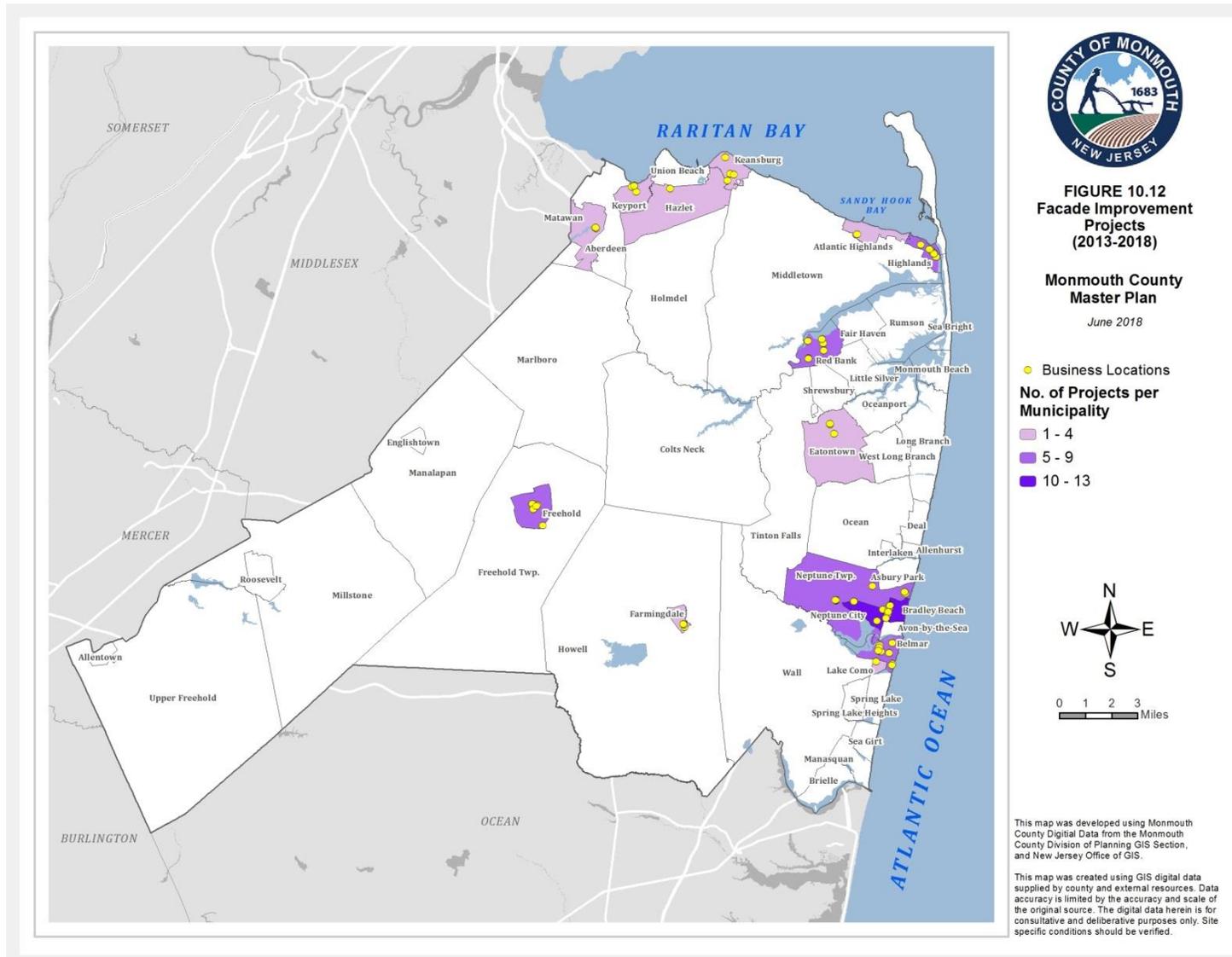
Figure 10.10 | HUD Fair Market Rents (by Zip Code)

■ Replaces the Figure 10.10 table, HUD Fair Market Rents are now done on a ZIP Code basis, not county level.



NEW! Figure 10.12 | First Time Homebuyer Program (2013-2018)

- First time home buyers program recipients by municipality.



11.0 Healthy Communities

Master Plan Recommendations Updates

Recommendation 10.1: Work with local communities and stakeholders to promote agricultural sustainability through healthy food choice initiatives such as access to affordable, healthy foods and the creation of community gardens, urban agriculture programs, mobile food stands/food truck courts, and farmers markets. (Continuous) Planning staff continues to work with the Office of Economic Development on the Grown in Monmouth initiative to promote agricultural sustainability. The GIS staff have assisted with development of a *Grown in Monmouth Story Map* that provides an online directory for Grown in Monmouth Partners including restaurants, farmers markets, wineries/breweries, pick-your-own, community gardens, distributors, community supported agriculture (CSA), and Christmas tree farms. The Monmouth County Environmental Council (MCEC) spring 2017 roundtable event promoted hydroponics as a sustainable agricultural practice.

Recommendation 10.2: Continue to protect human health by assisting with the identification and removal of environmental hazards from the community and raising awareness about public health issues. (Continuous) The Monmouth County Health Department (MCHD) continues to participate in the New Jersey Department of Environmental Protection (NJDEP) Cooperative Coastal Monitoring Program to ensure public health at bathing beaches. Through the MCHD's email newsletter and the Division of Planning's *Environmental Newsletter*, outreach opportunities exist to increase awareness on public and environmental health issues. Planning staff continue to monitor environmental issues and permit applications that could impact Monmouth County.

Recommendation 10.3: Provide planning support and services to the Monmouth County Sheriff's Office and Monmouth County

Prosecutor's Office for public safety, law enforcement, crime prevention, and emergency response. (Continuous) Staff continued to work with Monmouth County Office of Emergency Management (OEM) on coastal resiliency and will soon embark on providing technical assistance for the update to the *All Hazards Mitigation Plan*. Coastal resiliency and other coastal safety related issues continue to be addressed through the *Naval Weapons Station (NWS) Earle Joint Land Use Study (JLUS)* and New Jersey Fostering Regional Adaptation through Municipal Economic Scenarios (NJ FRAMES) programs.

Recommendation 10.4: Incorporate the Monmouth County Solid Waste Management Plan (2009) as a component of the Monmouth County Master Plan's Healthy Communities Element. (No significant action to date)

Recommendation 10.5 Incorporate by reference the Monmouth County Community Health Improvement Plan (CHIP) (2012) as a component of the Healthy Communities Element and include studies, reports, and findings from the MCHD and other local health departments as consultative and supportive documents to the Master Plan. (No significant action to date)

11.2 Existing Conditions

11.2.1 Supportive Reports and Guiding Documents

Community Health Needs Assessments (CHNA) | The 2010 Patient Protection and Affordable Care Act requires that nonprofit hospitals must perform a community health needs assessment (CHNA) every three (3) years and adopt an implementation strategy to meet the significant community health needs identified in the assessment as a condition of maintaining their tax exempt status. There are currently five (5) hospitals that serve the greater Monmouth County region. These include CentraState Medical Center in Freehold Township, Monmouth Medical Center (RWJ Barnabas Health) in Long Branch, Jersey Shore University Medical Center (Hackensack Meridian Health) in Neptune Township, Riverview Medical Center (Hackensack Meridian

Health) in Red Bank, and Bayshore Community Hospital (Hackensack Meridian Health) in Holmdel.

■ **CentraState Medical Center** | The CentraState Medical Center FY2013 CHNA was updated in 2016. CentraState defines its community or service area as Monmouth County, in general, and western Monmouth County in particular. The CHNA identifies Freehold Borough as having a significant population that is medically underserved, low-income, or a minority population that is at risk of not receiving adequate medical care as a result of being uninsured, underinsured, or other barriers to health care access. Significant health care needs for Monmouth County, specifically western Monmouth County, identified in the CHNA include:

- 1) Mental Health (Substance Abuse, Suicide),
- 2) Health Equity (Access to Care, Cultural Diversity, Demographic Disparities, Health Education/Promotion, Health Literacy)
- 3) Healthy Lifestyles (Obesity, Diabetes, Cancer, Cardiovascular)

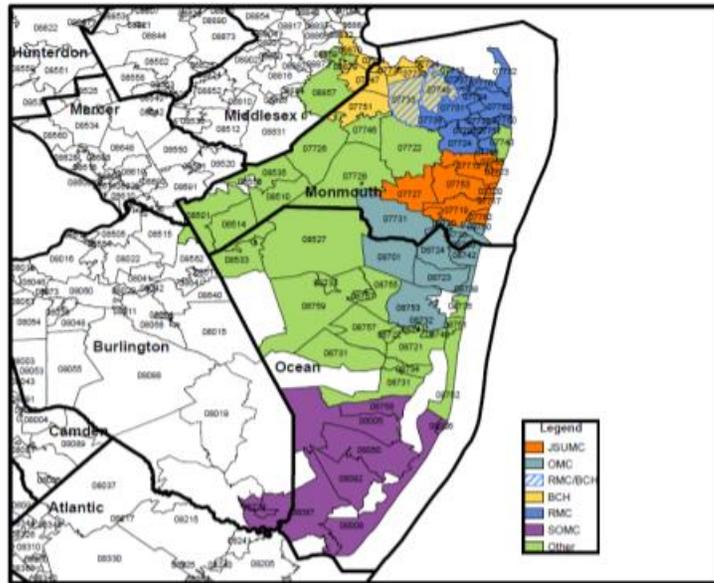
■ **Monmouth Medical Center (MMC)** | The Monmouth Medical Center FY2013 CHNA was updated in 2016. Monmouth Medical Center defines its primary service area from approximately Keansburg to Wall Township, mostly east of the Garden State Parkway and its secondary service area from the Raritan Bayshore area in Middlesex County, south through eastern Monmouth, including Lakewood Township in Ocean County. MMC considered secondary and qualitative data to determine four top health issues on capacity, resources, competencies and needs specific to the population it serves.

The top four (4) health issues identified are as follows:

- 1) Prevention and Treatment of Cardiovascular Disease, Obesity, and Diabetes
- 2) Prevention and Treatment of Cancer
- 3) Address the Medical Needs of Behavioral Health Patients
- 4) Reduce Disparities Regarding Access to Care



■ **Hackensack Meridian Health** | The 2015 CHNA is still in effect for Jersey Shore University Medical Center, Riverview Medical Center, and Bayshore Community Hospital. Hackensack Meridian Health's CHNA covers Ocean and Monmouth Counties with the service area for their hospitals in the region spanning from southeastern Middlesex County to southern Burlington County.



Systemwide, which includes the three (3) Monmouth County medical centers plus two (2) out of county hospitals, the ranking of health issues are as follows:

- 1) Nutrition, Physical Activity, & Weight
- 2) Diabetes
- 3) Heart Disease & Stroke
- 4) Substance Abuse
- 5) Mental Health
- 6) Access to Healthcare Services
- 7) Cancer
- 8) Respiratory Diseases
- 9) Injury & Violence

11.2 Existing Conditions

NEW! Opioids Crisis | The 2016 *Master Plan* recognized heroin and opioids as emerging public health issues. With the exception of Monmouth and Ocean County, in 2017 New Jersey suffered an increase

in the administration of Narcan, with approximately 28 percent more incidents overall. Monmouth and Ocean Counties were part of what has been called the "epicenter" of the state's opioid epidemic. But there is hope for cautious optimism that opioid abuse in the area could be waning. While the opioid crisis has deepened in many communities around the State and Nation, there has been progress in reducing the number of overdose fatalities here at home. In 2017, Monmouth County experienced 472 opioid overdoses treated with Narcan, 36 which were fatal as compared to 401 overdoses resulting in 42 fatalities in 2016. 2018 is already looking more promising. Most, if not all of this reduction in overdose fatalities is attributable to police, EMT, and first responder training in Narcan deployment in recent years. However, stopping overdoses is not the same as reducing the number of addictions. Preventing abuse remains a key factor in stopping addiction. Awareness about the crises has led to a reduction in prescriptions for this type of painkilling medication. Monmouth County's opioid prescriptions, measured in morphine milligram equivalents (MME) per person, fell by about 21 percent from 2010 to 2015. The annual average prescription amount dropped from 890.34 to 703.85 MME, or about 20 to 15.5 30-mg. per person, according to the Centers for Disease Control and Prevention. As legally prescribed opioids become more difficult to acquire, synthesized street versions such as fentanyl remain a growing threat to community health and safety.

11.4 Stakeholder Actions and Efforts

11.4.1 Monmouth County Efforts

- **NEW! Aging Population Study** | Monmouth County's population is aging. In 2015, around 100,600 of Monmouth County's 629,185 residents were estimated to be at least 65 year old. By 2034 this group is projected to grow to nearly 146,000. While this group made up 16% of the total population in 2015, they are projected to make up 22% by 2034. This increase in the size of the 65 and older population as well as the "graying" of the population overall will have a large effect on the services that municipalities need to

provide and the types of homes and communities that will be needed for successful aging. In 2017, the Division of Planning's Strategic/Long Range Planning section undertook the *Aging Population Study* to help decision makers understand these demographic changes, frame the issues that arise due to an increasing aging population, and identify opportunities to improve the livability of Monmouth County. The 65 and older population of 2034 will certainly be different than the 65 and older population of today, so it is important that future decisions are made with this in mind. The study contains two (2) focus areas: housing and transportation.

Aging Population Study Key Findings:

- The 70 to 85 and older cohort will see growth through 2034. In contrast, the 55 to 64 and 65 to 69 cohort will decline after 2029.
- Due to the increasing life expectancy of men, they are projected to make up 38% of the 85 and older cohort in 2034, this is up from 32% in 2014.
- The 65 and older population will become more diverse by 2034 compared to 2014. The increase in diversity is driven primarily by the Hispanic and Asian populations.
- The southern coastal municipalities have the oldest populations (defined as percent of total population over the age of 65). Sea Girt was found to have the oldest population with 36% of its population aged 65 or older.
- Age-restricted communities are an increasingly popular housing choice. In 2017 there were a total of 12,464 units located in active adult age-restricted communities, and another 6,559 housing units located in age-restricted affordable housing. The vast majority (84%) of active adult age-restricted communities are located in car dependent areas. Affordable housing units fared better, with only 40% located in car dependent areas.

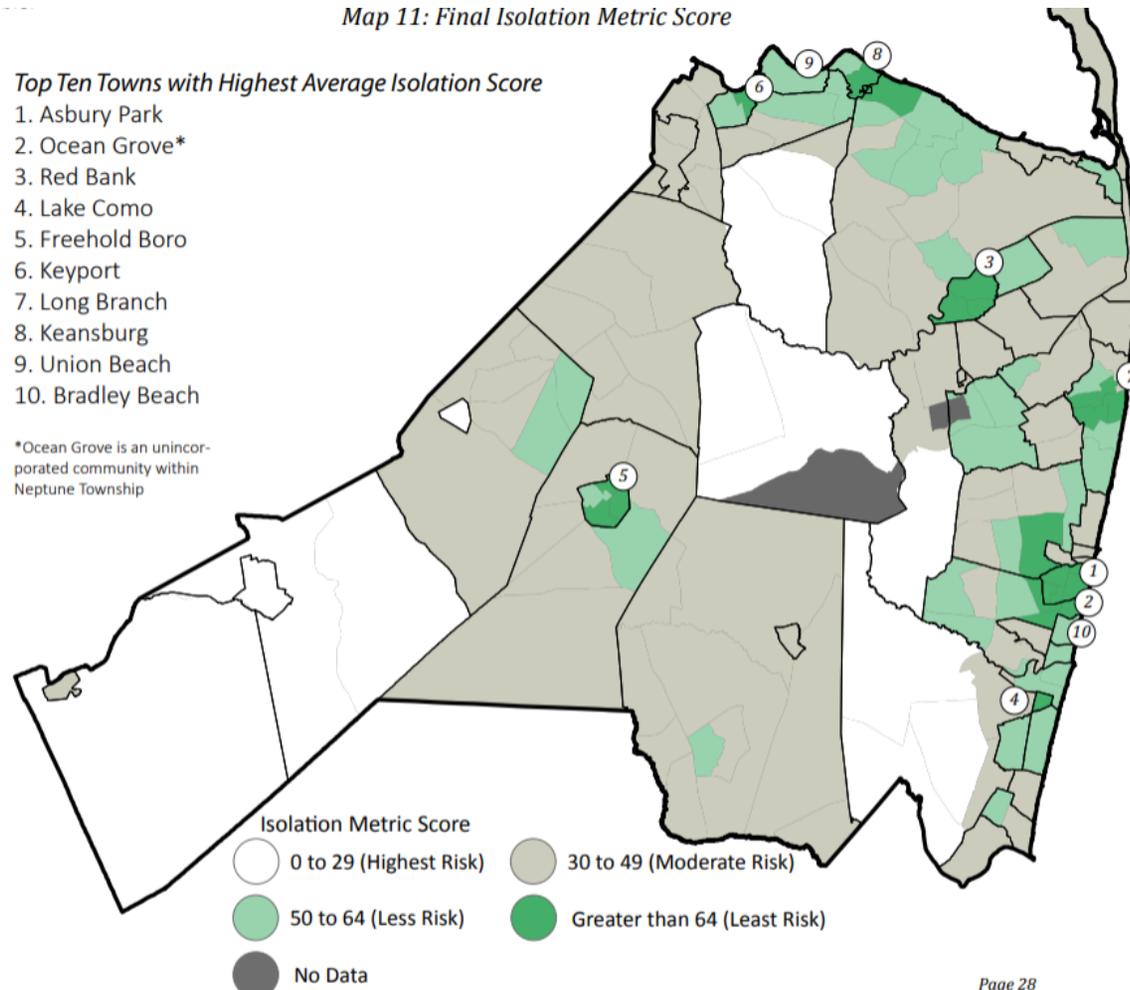
Additionally, many active adult age-restricted houses lack age in place amenities.

- A majority, 66% of Monmouth County's 65 and older populations live in areas that are considered as having a moderate to high risk of isolation. Only 10% of the 65 and older population live in the "least risk" category.
- Coastal communities on average scored better on the isolation metric.
 - A little more than half of the 65 and older population live within the Access Link coverage area, while only 14% have access to local bus service.
 - Only 10 of Monmouth County's municipalities are considered very or somewhat walkable, with Asbury Park being the most walkable municipality in the County.
 - A majority, 60%, of the 65 and older population live in a municipality that provides a municipal shuttle service. These shuttle services provide trips to and from senior centers as well as pre-planned shopping and recreation trips.

NEW! Figure 11.4 | Isolation Metric Score for Senior Population by Block Group

- The **higher the score on the metric, the less risk of isolation** the census tract is considered to have based on available transit, walk score (Source: WalkScore.com), vehicle ownership, and municipal transit services. The isolation metric does not include an input for public safety.
- Scores were broken down into four (4) categories: 1. Least Risk of Isolation; 2. Less Risk of Isolation; 3. Moderate Risk of Isolation; 4. Highest Risk of Isolation,

Map 11: Final Isolation Metric Score



12.0 Community Resiliency

Master Plan Recommendations Updates

Recommendation 12.1: Incorporate the approved *Multi-Jurisdictional Natural Hazard Mitigation Plan (HMP) for Monmouth County (2015)* update into the *Monmouth County Master Plan* by reference; recognizing that the *HMP* is the broadest approach to implementing community resiliency activities at both the local and county level. **(Completed) The *Monmouth County Multi-Jurisdictional Hazard Mitigation Plan* was adopted as part of the 2016 *Master Plan*. An update of the 2015 *HMP* is just about to launch with the selection of a consultant and the establishment of a steering committee. The Division of Planning is providing technical assistance to the Office of Emergency Management (OEM) to complete the new 2020 update. The update will include actions that support municipal advancement in the National Flood Insurance Program (NFIP) Community Rating System (CRS) program.**

Recommendation 12.1 should be modified to include providing professional and technical planning assistance the OEM for the 2020 *Multi-jurisdictional Natural Hazards Mitigation Plan* update and to formally adopt the 2020 *HMP* update as part of the *Master Plan* when completed.

Recommendation 12.2: In partnership with the Monmouth County OEM, continue to encourage and advance municipal participation in the NFIP CRS program. **(Continuous)** The Division of Planning continues to work with the OEM in providing CRS assistance to municipalities. (See 12.4, Stakeholder Efforts, Monmouth County Community Rating System (CRS) Assistance Program)

Recommendation 12.3: Partner with jurisdictions outside of Monmouth County to expand participation in the County's CRS Users Group, eventually resulting in a more influential regional forum. **(Continuous)** Monmouth County CRS User Group meetings continue to

be open to outside jurisdictions. We have responded to inquiries from and provided advice to other counties in New Jersey including Ocean, Middlesex, Somerset, Morris, Passaic, and Hudson. Ocean County and Middlesex County have started programs similar to Monmouth's, adopting comparable program guidelines. The first Monmouth-Ocean County joint CRS User Group meeting was held in September 2018.

Recommendation 12.4 Support the Monmouth County OEM in providing a network of shared emergency response services across the County. **(Completed)** This recommendation was accomplished by OEM through Emergency Operation Plan shared service agreements with municipalities.

Recommendation 12.5 Maintain a collection of Flood Insurance Rate Maps (FIRMs) and historic flood information for use in countywide resiliency and municipal CRS program advancement. **(Completed)** The Division of Planning and the County's Eastern Branch Library in Shrewsbury Borough coordinated the creation of a historic flood information repository. Historic flood documents including FIRMS, Flood Studies, and Watershed Studies were delivered to the Eastern Branch which has completed the process of cataloging the collection and they are now available for searching on their website.

12.3 Emerging Issues and Long Range Challenges

- **NEW! Stormwater Utilities** | See Chapter 3.0 for discussion.
- **NEW! New Jersey Coastal Coalition** | Originally named the Atlantic-Cape May Coastal Coalition, the New Jersey Coastal Coalition is a 501(c)(3) non-profit organization, incorporated in the State of New Jersey. The organization's mission is to build more resilient communities at the Jersey Shore by developing policies and practices that will anticipate future concerns and to create solutions to be shared by all participants. Formed in response to the 2012 Superstorm Sandy, this group of New Jersey waterfront communities has met regularly since 2012 to discuss common

municipal issues. Towns and counties can join the Coalition for a nominal membership fee. Other collaborating institutions include the Jacques Cousteau National Estuarine Research Reserve, Stockton University's Coastal Research Center, Montclair State University, Stevens Institute of Technology, Rowan University, and the John C. Allen Charitable Trust.

A similar coastal issues based committee was recommended in the 2010 Coastal Monmouth Plan (CMP). The CMP recommended a Coastal Monmouth Region (CMR) Committee be established composed of representatives of each of the 30 municipalities in the study area to address the common issues. The CMR was to be responsible for establishing operating guidelines to develop policies and procedures based on the CMP findings and recommendations. The County may wish to consider eventually becoming a member of the New Jersey Coastal Coalition.

- **12.3.3 Pending Flood Insurance Rate Maps** | On June 26, 2015, New York City filed an appeal with the Federal Emergency Management Agency (FEMA) arguing that the agency's storm surge and offshore wave models that resulted in Base Flood Elevations on preliminary FIRM maps were overstated. October 17, 2016 FEMA announced that it would agree to New York City's appeal and also agreed to revise the city's flood maps based on more accurate methodology. Although Monmouth County was well on its way to having its preliminary flood maps finalized during this time, the New York City appeal delayed the County's approval since both New York City and Monmouth County are in the same FEMA region and are subject to the same new flood modeling. In 2018, FEMA provided Monmouth County towns the option of adopting the current preliminary FIRM maps rather than wait for the new model maps which have an anticipated approval date of 2020/21. Highlands and Little Silver both adopted preliminary FIRMS with an effective date of June 20, 2018, which effectively lowered Base Flood Elevations in those

communities and thus decreased flood insurance premiums for policy holders in the Special Flood Hazard Area (SFHA).

12.4 Stakeholder Actions and Efforts

- **Multi-jurisdictional Hazard Mitigation Plan (HMP) for Monmouth County** | See Recommendation 12.1 above.
- **Maintain Flood Insurance Rate Maps (FIRMs) and Historic Flood Information** | See Recommendation 12.5 above.
- **Known Your Zone Flood Address Finder** | The GIS section of the Planning Division developed an Address Finder application to be used with the Know Your Zone locational map. This application allows anyone on the Know Your Zone website (www.mcsonj.org/knowyourzone) to find out their evacuation zone by simply entering their address. Once the address is entered and the site located, the appropriate evacuation zone will appear. There is also a link to the Know Your Zone informational pamphlet for the particular evacuation zone associated with the entered address.

The address finder app was a recipient of the 2018 ESRI Special Achievement Awarded in GIS.

- **Monmouth County CRS Assistance Program** | The Division of Planning continues to host quarterly CRS User Group Meetings. Since 2017, four (4) towns have entered the CRS program including Long Branch City with a CRS classification of 7, Sea Bright Borough entering with a classification of 6, Ocean Township and Monmouth Beach Borough both joining with an 8. Every point decrease in a town's CRS classification below 10 results in a 5% reduction on insurance premiums for policy holders in SFHAs. Since the County's program was launched in 2013, a total of eight (8) new towns have entered CRS and four (4) have improved their CRS classification (Aberdeen from a 9 to an 8, Manasquan, 7 to a 5, Oceanport, 8 to a 7, and Hazlet 8 to a 6) resulting in an additional \$1.2 million a year in policy holder savings. (See Figure 12.6)

Because of the County's outreach and openness to all communities when dealing with matters pertaining to CRS, we have received numerous accolades for our efforts from FEMA, received a 2016 Achievement Award from the National Association of Counties (NACo) and a 2017 Floodplain Management Leadership award from the New Jersey Association of Floodplain Managers (NJAFM), and provided a tour of municipal resiliency activities for the New York City Planning Department. A panel discussion at the 2017 NJAFM Conference in Atlantic City dedicated entirely to Monmouth County's High Water Mark (HWM) Program included representatives from Planning, OEM, Monmouth University, and the New Jersey Sea Grant Consortium.

- **High Water Mark Story Map** | The HWM Initiative, a component of the NFIP, aims to increase local communities' awareness of flood risk and encourage risk mitigation actions. The HWM Initiative uses signs on public and private buildings to show the high water mark from past flooding events, like Hurricane Irene in 2011 and Superstorm Sandy in 2012. A GIS story map was created to help explain the High Water Mark Program and to raise public awareness about resiliency and risk mitigation efforts taking place in municipalities throughout Monmouth County. The story map is accessible online through the Monmouth County CRS program webpage. HWM outreach efforts stem from a joint partnership between Monmouth County Division of Planning, Monmouth County Office of Emergency Management, the Federal Emergency Management Agency's National Flood Insurance Program, Monmouth University's Urban Coast Institute, and New Jersey Sea Grant Consortium.

The High Water Mark Story Map was a recipient of the 2018 ESRI Special Achievement Awarded in GIS.

- **NEW! NJ FRAMES** | The New Jersey Fostering Regional Adaptation through Municipal Economic Scenarios (NJ FRAMES) project is a

regional and collaborative effort that seeks to understand and begins to address future flood vulnerability. The project is led by the New Jersey Department of Environmental Protection (NJDEP) Coastal Management Program in cooperation with the Two Rivers Council of Mayors. It is funded by a grant from the National Oceanic and Atmospheric Administration (NOAA). The end result of the study will be a long-term *Regional Resilience and Adaptation Action Plan* for 15 municipalities in the Two River region of Monmouth County that will identify ways they can work collaboratively to reduce flood risks and impacts at a regional scale. The FRAMES project area is identified in a new Figure 12.6.

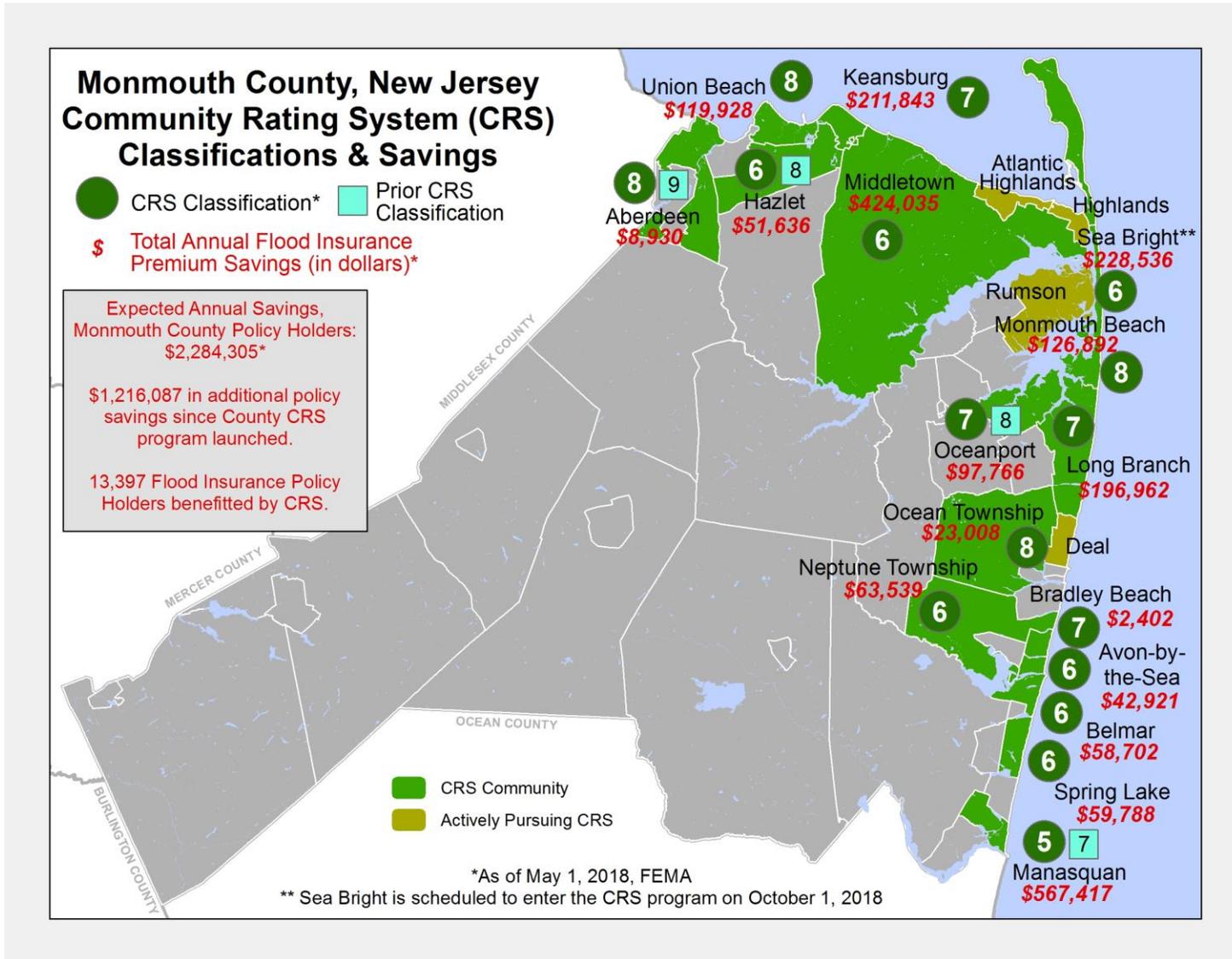
- **NEW! Microgrids** | In 2017, two (2) Monmouth County towns, Middletown and Neptune, were awarded grants from the New Jersey Board of Public Utilities to conduct a twelve-month microgrid feasibility study. Microgrids would allow for continuous operation of critical facilities such as utilities, public works, emergency services, and schools during electrical grid outages. The Middletown project is a partnership with the Township of Middletown, Middletown School District, Middletown Sewerage Authority, Monmouth County, New York Waterway, and Earle Naval Weapons Station and includes critical facilities from each. The Neptune project is a partnership between Neptune Township, Neptune Township School Board, Neptune Township Housing Authority, Monmouth County, and several private facilities including Jersey Shore University Medical Center among others. (See Chapter 7.0, Utilities)
- **NEW! Port Monmouth Hurricane and Storm Damage Reduction Project** | Phase I and II of the \$110 million Army Corps of Engineers flood risk reduction project along the shores of the Raritan and Sandy Hook Bays are underway. Phase I, now complete, consisted of beach nourishment, dune construction, and the construction of a new groin and extension of a fishing pier. Major components of Phase II consist of a concrete floodwall, reinforcement of existing

bulkheads and construction of new bulkheads, a tide gate, levees, water pumping stations, and site restoration such as planting and seeding and road resurfacing.

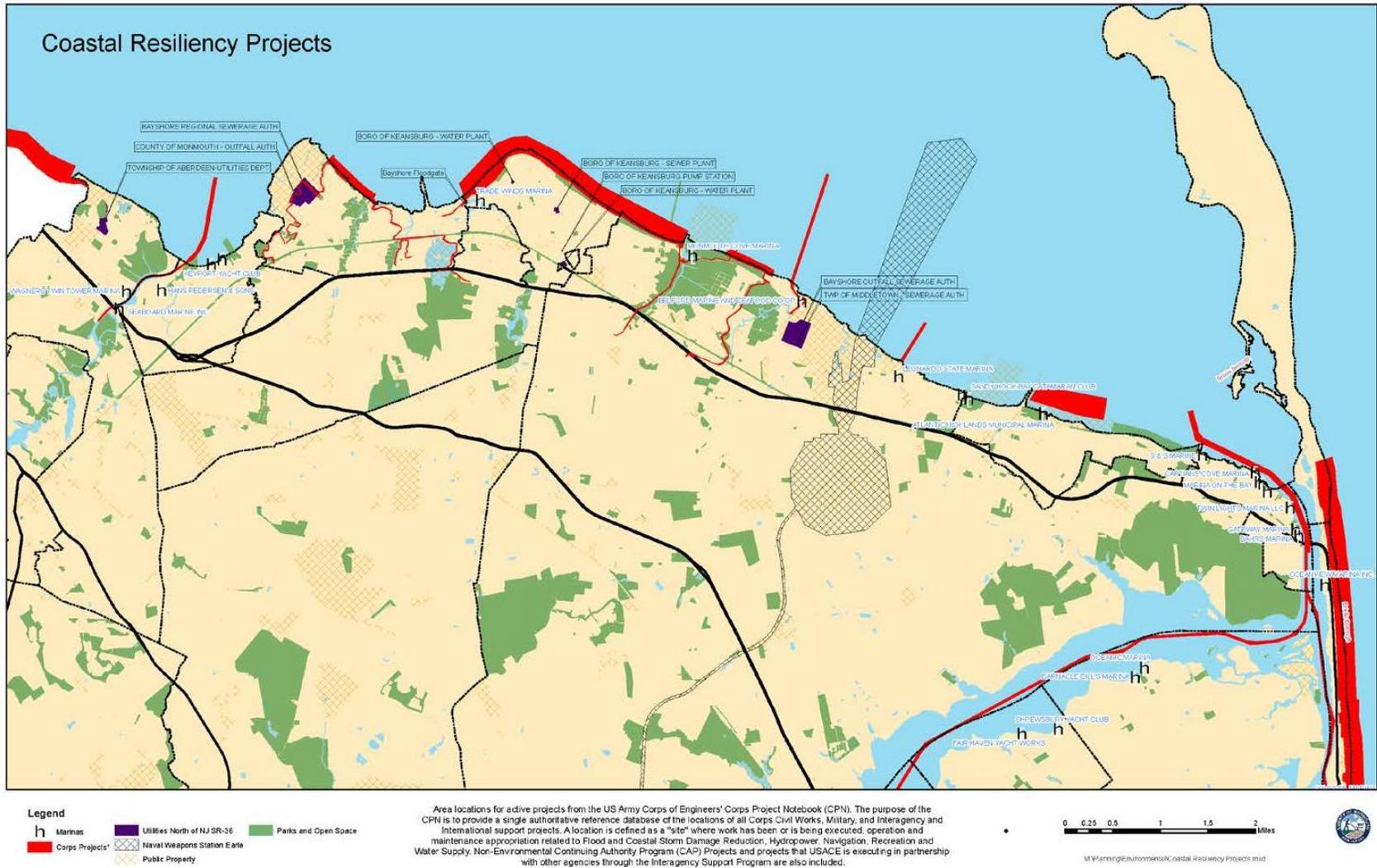
- **NEW! Shark River Dredging** | The Shark River dredging project was completed in 2017. The project restored 9,000 feet of navigable channel in the Shark River, which is bordered by Neptune Township, Neptune City, Avon-by-the-Sea, Belmar, and Wall. The completion of the project came as a result of State, County, and municipal cooperation and contributions. Sediment was hydraulically dredged and piped to the Belmar Marina parking lot where it was dewatered then sent to the Monmouth County Reclamation Center for beneficial reuse as landfill cover.
- **NEW! Manasquan River Dredging** | Maintenance dredging was completed in the Manasquan River in 2018. Sediment was piped to Manasquan beach for replenishment with the remainder piped to a confined disposal facility on Gull Island.
- **NEW! Wreck Pond Watershed Restoration** | In addition to dredging, the extension of an outfall pipe, and several other activities contributing to this ongoing restoration project, in late 2016 a 600-foot long box culvert was installed in Wreck Pond. The culvert allows fish passage and increases tidal flushing which reduces the risk of flooding in surrounding neighborhoods.

Figure 12.6 | Monmouth County CRS Classifications & Savings

■ Update includes new CRS communities, improved community ratings, and towns considering entering the program.



NEW! Figure 12.8 | Coastal Resiliency Projects



13.0 Sustainable Places

Master Plan Recommendations Updates

Recommendation 13.1: Review proposed environmental and sustainability related legislation and regulations to determine their potential impacts to Monmouth County and our municipalities, and prepare appropriate responses to promulgating authorities. (Continuous) Staff and Monmouth County Environmental Council (MCEC) reviewed proposed environmental and sustainability related legislation and regulations to determine their potential impacts to Monmouth County. Examples of reviewed documents include the *2017-2022 NJ Water Supply Plan*, updates to the Federal Coastal Barrier Resource System, changes to the *NJDEP Freshwater Protection Act rules*, the *NY-NJ Harbor & Estuary Program Action Agenda 2017-2022*, proposed amendments to the *New Jersey Public Access Rules*, the Transco-Raritan Bay Natural Gas Pipeline, and various environmental permit notifications.

Recommendation 13.2: Develop internal sustainability indicators, such as those used by U.S. Environmental Protection Agency (USEPA) and other Federal and State agencies, to be used as a guideline in the evaluation of local and County Master Plan sustainability goals and policies. (No significant action to date)

Recommendation 13.3: With assistance from the Monmouth County Environmental Council (MCEC), and through the Monmouth County Green Team Hub, offer support to our municipalities in their efforts to improve local sustainability. (Continuous) The MCEC hosted a roundtable event in 2017 highlighting hydroponic gardening systems in the community, to increase awareness for this method of farming as a form of supplemental income for farmers, an option for urban agriculture, or an indoor possibility for home gardeners. They also held another roundtable in the fall of 2017 focusing on pollinator health.

Recommendation 12.4: Educate local decision makers and the public about the importance of issues related to maintaining a sustainable county with educational programs, roundtable events, municipal presentations, and the development of informative documents. (Continuous) The MCEC and Monmouth County Sustainable Jersey Hub continue to support citizens and municipal partners in efforts to improve local sustainability through roundtables, meetings, and digital notifications. The Division of Planning's onsite AmeriCorps Ambassador program contributes greatly to this effort by participating in and/or coordinating year-round environmental outreach efforts in the community.

Recommendation 13.5: Build interdepartmental knowledge about the potential benefits and applications of green approaches, incorporating these actions into County plans, programs, and projects when it is financially feasible to do so. (No significant action to date)

Recommendation 13.6: Consult with municipalities to create strategy toolkits tailored to their community's specific needs utilizing form-based codes, living streets principles, green design, case studies, policy recommendations, and sample ordinances that result in safer and healthier places to live, work, play, and stay. (Initiated) Staff began a review of municipal ordinances related to agricultural practices and is planning a winter series of outreach efforts to assist municipalities prepare to deal with new state agricultural management practices and potential triggers for right-to-farm cases. *The Naval Weapons Station (NWS) Earle Joint Land Use Study (JLUS)* is working to develop a tool kit for municipalities to improve compatibility of land uses surround the base.

13.3 Existing Conditions

- **NEW!** New Jersey Water Supply Plan | See Chapter 7.0 for discussion

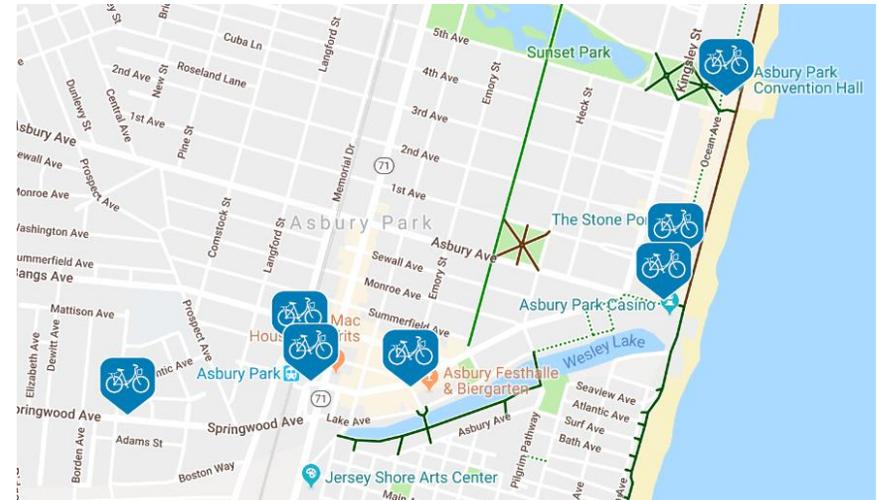
13.4 Emerging Issues and Long Range Challenges

- **NEW!** Stormwater Utilities | See Chapter 3.0 for discussion.

13.5 Stakeholder Actions and Efforts

- **NEW! Bike Share** | In March 2018, Asbury Park presented its bike share program to the Monmouth County Planning Board. Launched in 2017, the Asbury Park program hosted over 1,200 trips through the end of the year and did so with a cost-neutral public-private partnership. Based on the success in Asbury Park, and at the request of the Monmouth County Transportation Council, the Planning Board approved staff from the Division of Planning to analyze existing data and best practices from Asbury Park and other successful implantation examples elsewhere in determining the potential application of this type of service elsewhere in the County. Staff would then be able to work collaboratively with interested municipalities and County departments in the development of locally appropriate bike share solutions that further enhance the regional multi modal transportation network. Another bike share program was recently launched in Keyport and discussions are underway in Red Bank and Bradley Beach as well.

Asbury Park's bike share locations



14.0 Planning Services, Outreach, & Coordination

Includes Glossary of Terms

Master Plan Recommendations Updates

Recommendation 14.1: Develop an online geographic information system (GIS) platform that allows for the creation of interactive web-based maps and retrieve publically available data accessed through a user-friendly GIS interface. (Initiated) In early 2018, The Division of Planning's GIS Section, with support from Monmouth County Information Technology, initiated the ESRI Enterprise Advantage Program. The program will help implement countywide GIS standards for GIS data, software, and applications, ensuring system interoperability and enhancing the usefulness of GIS. The result of this program will provide best practices, strategic advice, and expertise, to departments/divisions as they deploy GIS. Once updated servers and software is in place, the Division of Planning will be able to organize data and reports for public consumption through an interactive platform called a geohub.

Recommendation 14.2: Act as a clearinghouse for demographic, school enrollment, housing, and economic data that assists county departments and other government agencies in the development of their own facility and service plans. (Continuous)

- Monmouth County Profile Update (2018)
- Monmouth County At-a-Glance (2018)
- Monmouth County Aging Population Study (2017)
- Brookdale Community College Strategic Plan Committee
- Monmouth County Park System Open Space Plan Update (pending)

- CEDS Annual Update for Economic Development

Recommendation 14.3: Be an "insight engine" that provides decision makers and the public with meaningful knowledge and understanding about the complex planning issues facing Monmouth County and the resources available to address them. (Continuous)

- Monmouth County CRS Municipal Assistance Program
- High Water Mark Story Map
- Know Your Zone Address Finder
- Monmouth County Profile Update (2018)
- Monmouth County At-a-Glance (2018)
- Monmouth County Aging Population Study
- Monmouth County Master Plan/ Master Plan Update
- Naval Weapons Station Earle Joint Land Use Study
- E-Online Newsletters
- Newsletters
 - Environmental Council Newsletter
 - Transportation Council Newsletter

Recommendation 14.4: Expand the use of innovative and emerging technologies (e.g. social media, crowdsourcing, and web-based collaboration tools) to improve public outreach efforts and communication, resulting in increased accessibility and stronger community engagement in our planning process. (Continuous) The Transportation Section has developed an app for use with mobile devices to crowd source Bicycle Map Resources. The Transportation Section is also creating an in-house "How to" video for the Bicycle Resources Map App that can be placed online, distributed through e-mail, or uploaded to YouTube. GIS has begun using Story Maps extensively for all manner of projects including High Water Mark Initiative, Cultural and Heritage Virtual Tours, Environmental Inventories, Grown in Monmouth, Weekend in Old Monmouth, and the

Belmar Arts Walk. The GIS team will begin working with Monmouth Arts in developing a Story Map documenting public art locations in Monmouth County.

Recommendation 14.5: Continue to make Monmouth County planning reports, studies, information, and *Master Plan* materials easily accessible online, in addition to updating reports in a timely manner as new data becomes available. (Continuous) The Division of Planning Webpage was given a ‘refresh’ in 2017. It is continually maintained in response to program needs.

14.1 Existing Conditions

Development Review (DR) | The Strategic/Long Range Planning Section has been assisting Development Review in quantifying site plan and subdivision applications by producing new geographically referenced quarterly and annual reports which are then presented to the Planning Board.

Figure 14.1, *Total Number of Applications Received by the Monmouth County Development Review section*, has been updated to include 2016 and 2017 data.

Consultative and Supportive Documents | Figure 14.3 should be amended to include the *Aging Population Study* (2017) and the *Naval Weapons Station Earle Joint Land Use Study* (JLUS) (2017). Other studies that are currently ‘in progress’ and may eventually be added to the list of consultative and supportive documents include the *Monmouth County Wastewater Management Plan Update* (2018), *Office of Community Development’s Five-Year Plan*, *Mindful Movement-The Mercer Monmouth Freight Study*, the *Composite Zone Plan Study*, and Phase II of the *JLUS*.

Economic Insight Reports | In 2017, the Division of Planning’s Strategic/Long Range Planning section undertook its second economic insight report, the *Aging Population Study*. This study is intended to assist decision makers understand the demographic changes and help frame the issues that arise due to an increasing aging population. It also

identify opportunities to improve the livability of Monmouth County and provides insight into where senior populations are most likely to be isolated due to limited transportation and transit options. The 65 and older population of 2034 will certainly be different than the 65 and older population of today, so it is important that future decisions are made with this in mind. The study contains two (2) focus areas: housing and transportation. Key findings of the study are highlighted in Chapter 11.0, Healthy Communities, of this report.

NEW! Merit Awards | Established in 1984, the Monmouth County Planning Board’s Planning Merit Award Program recognizes those plans, projects, programs, individuals, municipalities, businesses, community leaders, and stakeholder organizations that have made a significant contribution to the advancement of planning and planning outcomes in Monmouth County. The purpose of the Planning Merit Award is not only to recognize and honor exceptional examples of planning in Monmouth County, but to inspire others to pursue the same level of planning achievement and excellence. Nominations are submitted annually for Planning Board review and consideration and must meet program requirements. The Merit Award Program was modified and eligible project categories expanded in 2016. Winning projects are recognized by the Planning Board at their monthly meeting in December. Figure 14.4 lists the winning projects over the past decade.

Glossary of Terms

The Master Plan Glossary of Terms should include the following:

- **Artrepreneur:** An artist that invests in and manages their work or creative talent.
- **Bayshore, Raritan** (Replacing Bayshore): Colloquially referred to as ‘the Bayshore’, this area includes portions of northern Monmouth County typically viewed as the municipalities and places that front or are in close proximity to Raritan Bay.

- **Isolation Metric:** Measurement used to express the risk of isolation experienced by a senior population in a given location based on mobility, transportation, and transit accessibility.
- **Key Performance Indicators (KPI):** Metrics used to measure project and/or program effectiveness relative to an intended goal or outcome.
- **Livability:** Livability is the sum of the factors that add up to a community's quality of life—including the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment and recreation possibilities. (livability.org)
- **MetroBurb:** A place that functions and attracts business, commerce, and recreation as an urban hub, core, or small metropolis in a suburban location. (example: Bell Works)
- **Walkability:** The measurement of how supportive and suitable a place is for pedestrian interaction, usually represented by a metric called a 'walk score'.

Figure 14.1 Total Number of Applications Received by Development Review (1990-2017)

■ Updated with data from 2016 and 2017.

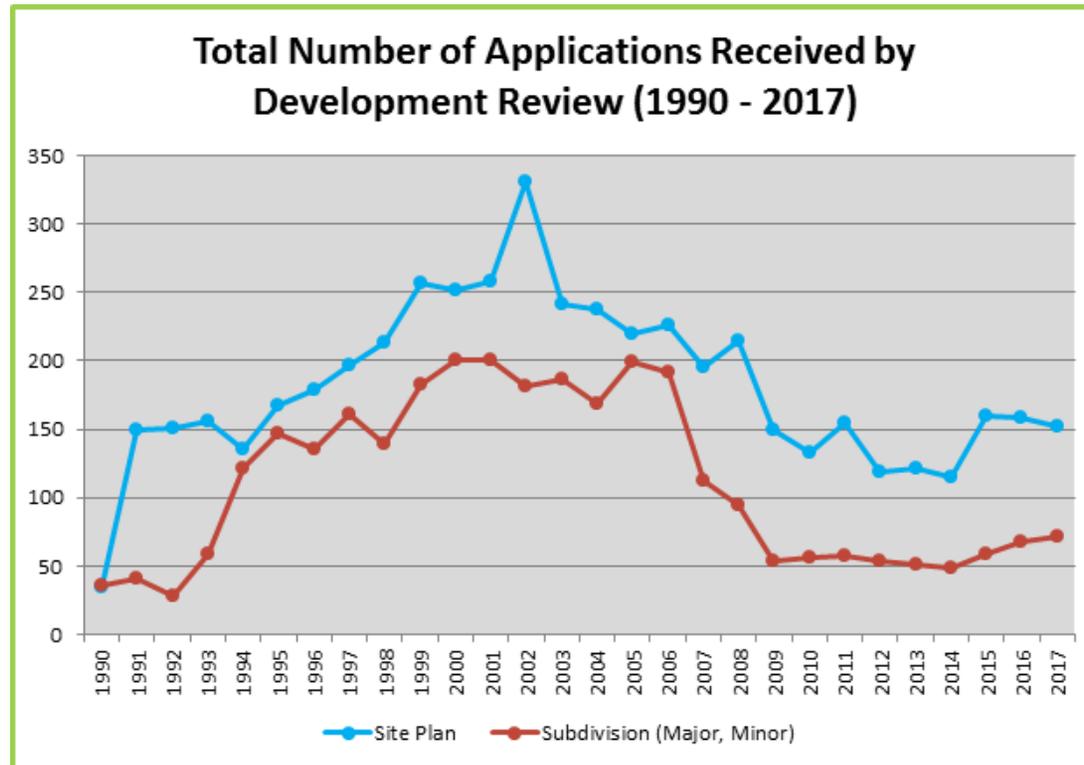


Figure 14.3 Master Plan Consultative and Supportive Documents

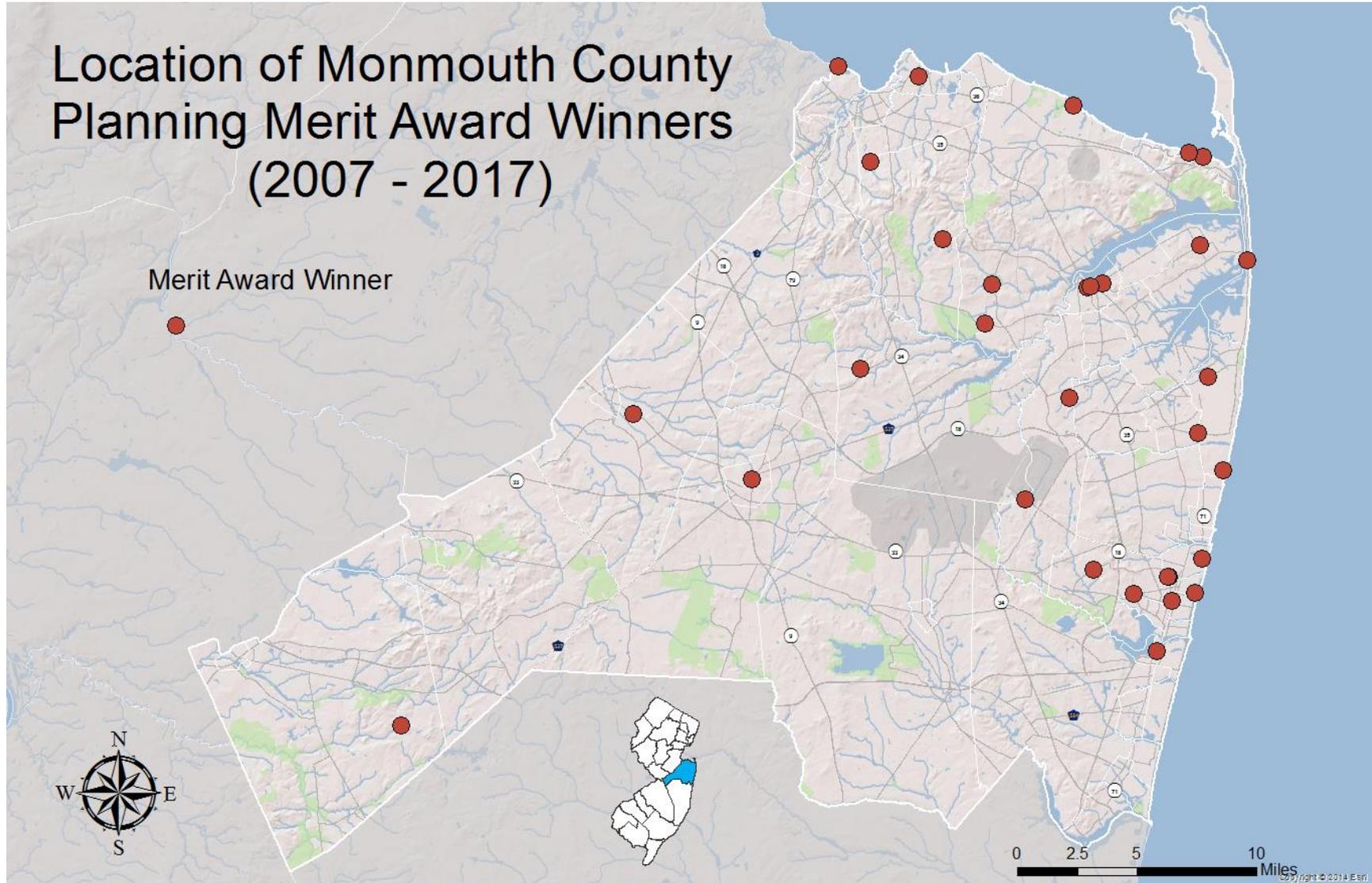
In addition to those reports, studies, and documents presented in the 2016 Master Plan, the following documents should be added to the list:

- Monmouth County Aging Population Study (2017)
- Naval Weapons Station Earle Joint Land Use Study (JLUS) (2017)

NEW! Figure 14.4 Monmouth County Planning Board Merit Award Recipients (2007-2017)

Figure 14.4 Monmouth County Planning Board Merit Award Recipients by Year				
Year	Project	Location	Recipient	Category
2017	Marina Grille	Belmar	Marina Grille, Belmar, Borough of Belmar	Economic Development
2017	Veteran's Memorial Park	Aberdeen	Aberdeen Township	Recreation
2017	Ocean Avenue Streetscape Improvements Project	Sea Bright	Sea Bright	Adaptive Reuse/Redevelopment
2017	Bell Works	Holmdel	Bell Works	Economic Development
2016	The Asbury Hotel	Asbury Park	Asbury Hotel Management iStar Financial	Rehabilitation & Adaptive Reuse of a Historic Structure
2016	Sandy Hook Bay Marina Redevelopment & Expansion Project	Highlands	Highlands Business Partnership	Mixed-use Waterfront Redevelopment
2016	Colts Neck Roundabout	Colts Neck	Colts Neck Architecture Review Committee, Monmouth Engineer	Engineering Design, Traffic Safety
2015	Fort Monmouth Recreation Center	Tinton Falls	Monmouth County Park System	Redevelopment
2015	Borough of Rumson Comprehensive Approach to Community Resiliency	Rumson	Rumson	Community Resiliency
2015	Screamin' Hill Brewery	Upper Freehold	Screamin' Hill Brewery	Environmental Sustainability
2014	Maritime Forest Creation and Lake Stabilization	Bradley Beach	American Littoral Society	Community Resiliency
2014	Rebuilding Union Beach	Union Beach	Union Beach	Community Resiliency
2014	Gregory Senior Residences	Long Branch	Long Branch Housing Authority/ Maestro Community Development	Adaptive Reuse
2013	Monmouth Conservation Foundation	Lincroft	Monmouth Conservation Foundation	
2012	Springwood Center	Asbury Park	Springwood Center	
2012	St. Benedict Catholic Church Solar Array	Holmdel	St. Benedict Catholic Church	
2012	Monmouth County Truck Wash at Reclamation Center	Tinton Falls		
2011	Renovation and Restoration of Count Basie Theatre	Red Bank	Count Basie Theatre	
2010	American Hotel Renovation Project	Freehold Boro	American Hotel Renovation Project	
2010	Midtown Commons Project	Neptune Township	Neptune	
2010	Transit Village Study Area Land Use Plan	Neptune Township	Neptune	
2009	Manalapan Township Draft Trail Plans	Manalapan	Manalapan	
2009	Washington Street Historic District	Red Bank	Red Bank	
2009	Bayshore Trail - Phase II	Atlantic Highlands	Atlantic Highlands	
2009	Port of Belford Economic Feasibility Study and Conceptual Development Plan	Middletown	Middletown	
2008	Amended Springwood Avenue Redevelopment Plan	Asbury Park	Asbury Park	
2008	Jersey Shore University Medical Center facility expansion	Neptune City	Jersey Shore Medical Center	
2008	Long Branch Housing Authority's Presidential Estates development	Long Branch	Long Branch	
2008	Newman Springs Road Roundabout	Lincroft	Monmouth County Board of Chosen Freeholders	
2007	Monmouth University Photovoltaic Solar Panel Installation Project	West Long Branch	Monmouth University	
2007	Nogglows Building Project	Red Bank	Kaplan Gaunt DeSantis Architects, LLC	

NEW! Figure 14.5 Monmouth County Planning Board Merit Award Recipients Map (2007-2017)



Appendix C: National and Regional Trends

National Trends

In addition to those identified in the 2016 Master Plan:

Demographics

- Facing demographics realities: Over the next 30 years, the population of Americans over age 65 will double, and the number of those over 85 will triple. Minorities are already approaching 50 percent of the home buying market and in many areas account for 100 percent of population growth. These are just two indicators of the pace of the demographic transformation sweeping across the United States.
- The country as a whole is becoming more diverse. The suburbs are becoming more integrated, yet many cities and rural areas remain less integrated at the micro level.
- Millennials are beginning the shift to home ownership but remain highly selective about the ‘type’ of suburbs they want to live in.
- With the Millennial shift also comes new expectations for land uses and changes to traditional zoning regulations. (e.g. keeping chickens in residential neighborhoods, vegetable growing in front yards, community gardens, urban agriculture in industrial areas)

Transportation

- Decline of public transit ridership continues. Ironically, there may be a perceptible increase in vehicle miles traveled (VMT) attributed to on demand transportation and delivery services.
- The growth of alternative fuel vehicles threatens gas consumption tax collections as a major source of transportation funding.

- Greater demand for core urban sites almost always means higher land prices. As urban cores become denser, there is an opportunity for public transportation systems to reduce traffic congestion and automobile pollution.
- Technology will allow more complex economic, transportation, and land use scenario modeling to occur, along with this is an increased reliance on big data, data integrity, and data security.

Economic

- Large brick and mortar retail continues to give way to online shopping, but only for certain types of retail.
- Shared real estate services such as Airbnb are a growing component in not only gentrification and economic displacement, but are also contributing to the loss of the social integration which defines traditional neighborhoods.
- Venture capitalists are investing in traditionally government funded urban planning and design projects without a heightened level of scrutiny and oversight that public agencies typically provide.
- Infrastructure replacement and upgrades continue in order to meet new economic competitiveness realities.
- The flow of global capital to U.S. metropolitan markets will accelerate because foreign investors value the relative stability of U.S. markets and are particularly attracted to the “gateway cities”.
- Financing project implementation becomes increasingly complicated with public-private partnerships, venture capitalist investments, tax abatements, etc., as the lines between a public and private investment continue to blur.

Other

- The rise of localism continues as there is less public certainty about effectiveness at the Federal level.

- Continued growth in sustainable planning approaches provide new and expanded career opportunities in both private and public sector.
- Regional plans are increasingly emphasizing a “systems” approach, both horizontal and vertical, integrating regional planning across related topics.

Monmouth County and Local Trends

In addition to those identified in the 2016 Master Plan:

- Redevelopment of Fort Monmouth continues with the first residential components built and occupied.
- Bell Works and Fort Monmouth reestablish Monmouth County as technology presence in the state.
- Home values continue to increase along the coast despite threats from sea level rise as new and reconstructed housing is built to higher construction standards reduce the perceived threat from future coastal storms and offsetting some of the anticipated future flood insurance premium hikes.
- Higher end luxury condo/apartment developments along the coast are increasingly a function of international investment and venture capitalists rather than a reflection of local market demands.
- Additionally, competition for middle income housing will come from shared economy entrepreneurs seeking opportunities in neighborhoods that can be readily rented.
- Redevelopment changes the need for for various types of transit connectivity along the coastline (e.g. regional bike share, additional ferry service, alternatives to single purpose commuter rail).
- Rebuilding efforts after Sandy begin to wane as Federal and State assistance programs sunset.

- The need for multi-generational housing will increase – some municipalities will take measures to allow for conditional multi-generational housing as a permitted use in residential zones (see Howell 0-18-8, county record # 7782).
- Towns will have to coordinate public access opportunities to the waterfront as a component of new development and redevelopment along the coastline.

Sources and contributors: Urban Land Institute; American Planning Association PAS Report 586, MCPB Staff; Washington Post

Appendix F: Monmouth County CDBG approved Municipal and Nonprofit Projects (2016-2017)

FY 2016 Recipient	Project	Grant Amount
Atlantic Highlands	ADA Street Improvements	\$119,697
Bradley Beach	Improvements to Riley Park	\$142,143
Highlands	Sanitary Sewer Improvements	\$146,286
Howell Township	West Farm Road Sidewalks	\$141,928
Marlboro	Street Improvements Greenbriar Road	\$125,485
Non Profit	CASA for Children of Monmouth County	\$52,536
Non Profit	Count Basie Theater ADA Improvements to Box Office	\$115,152
Non Profit	Guild of Creative Art ADA Improvements	\$35,055
Non Profit	Jersey Shore Arts Center ADA Improvements	\$128,333
Non Profit	Monmouth County Association for the Blind	\$25,023
Non Profit	Parker Family Health Center	\$34,901
Ocean Grove Sewerage Authority	Sanitary Sewer Improvements	\$111,736
Wall	ADA improvements to Camp Evans	\$61,174
Total 2016		\$1,239,449

FY 2017 Recipient	Project	Grant Amount
Allentown	Streetscape Improvements	\$138,000
Farmingdale	Main Street Streetscape Improvements	\$144,143
Hazlet	Street Improvements	\$137,666
Howell	Street Improvements Casino Drive	\$131,774
Neptune City	Pedestrian and ADA Improvements	\$142,714
Non Profit	Caregiver Volunteers of Central New Jersey	\$10,559
Non Profit	CASA for Children of Monmouth County	\$46,706
Non Profit	Monmouth County Association for the Blind	\$46,707

FY 2017 Recipient (cont.)	Project	Grant Amount
Non Profit	Parker Family Health Center	\$40,794
Non Profit	SCAN Senior Citizens Activities Network	\$30,350
Oceanport	Milton Avenue Drainage Improvements	\$128,714
Tinton Falls	Street Improvements Hope Road	\$142,486
West Long Branch	ADA Sidewalk Ramp Improvements	\$112,243
	Total 2017	\$1,252,856

FY 2018 Recipient	Project	Grant Amount
Aberdeen	Improvements to Overlook Park	\$164,318
Eatontown	Senior Center Renovations	\$166,136
Howell	Project To be Determined	\$135,000
Keansburg	Drainage Improvements	\$169,545
Keyport	Main Street Park Redevelopment	\$147,500
Manasquan	ADA Roadway Improvements	\$162,500
Millstone	ADA Improvements to Municipal Building	\$23,636
Non Profit	Caregiver Volunteers of Central New Jersey	\$19,619
Non Profit	CASA for Children of Monmouth County	\$50,714
Non Profit	Count Basie ADA Improvements	\$65,095
Non Profit	Monmouth County Association for the Blind	\$66,055
Non Profit	Parker Family Health Center	\$88,550
Ocean Township	Sidewalk Improvements	\$160,227
Sea Girt	ADA Improvements to Library	\$157,273
Union Beach	Street Improvements St. James Avenue	\$173,636
	Total 2018	\$1,749,804