



Appendix A
Monmouth County
Planning Board Timeline

Monmouth County Planning Board Timeline

“At the very onset, we want to stress the fact that our entire board is approaching our new assignment in a purely cooperative spirit. Our powers are merely advisory, and whatever success we may achieve in coordinating local plans and in developing a master plan for Monmouth County, will depend entirely on the good cooperation we are sure we will receive from our local officials and all others interested in the future welfare and development of our county”

Donald Sterner, Chairman Monmouth County Planning Board

May 12, 1954

Date	Event
June 8, 1935	<ul style="list-style-type: none"> • NJ County and Regional Planning Enabling Act: allows counties to form planning boards
April 1954	<ul style="list-style-type: none"> • Monmouth County Board of Chosen Freeholders (MCBCF) Resolution No. 17 establishes the Monmouth County Planning Board (MCPB)
1954	<ul style="list-style-type: none"> • County officials attend the first county planning conference at the Military Park Hotel in Newark, NJ • Garden State Parkway (GSP) opens • County hires first Division of Planning staff • County establishes advisory committees, planning program, and procedures for review and approval of subdivisions established • Planning Board conducts first study: <i>A Study of the Population of Monmouth County (1954)</i> • U.S. Federal Housing Act of 1954 • Freehold Regional High School District established
1955	<ul style="list-style-type: none"> • Priority planning projects in Monmouth County include water supply, location of industry, and arterial roads • MCPB advocates for the establishment of local planning and zoning boards and shade tree commissions • Monmouth County selected as one of three counties in the U.S. to have a complete agricultural evaluation
1956	<ul style="list-style-type: none"> • Planning recommends the establishment of a county parks department • Transition from steam to electric-diesel trains along the current NJ TRANSIT North Jersey Coast Line • County works with the state on the creation of a nonprofit corporation for Allaire Village • A dualized north-south parallel relief route to Route 35 (future Route 18 south of Eatontown) is proposed • MCPB commences water study (\$15,000 appropriation) • Planning promotes industrial development (\$15,000 appropriation) • Federal Aid Highway Act of 1956
1957 - 1959	<ul style="list-style-type: none"> • MCPB educational outreach to local planning and zoning boards commences • NJ develops a state highway master plan (1957) • Planning administrates a residential development survey • <i>General Development Plan for Western Monmouth Region (1958)</i> is completed • Rising concern in the county over the troubled state of passenger rail service • Recognition of an emerging need for additional parks to accommodate the growing population and the preservation of open space from development



	<ul style="list-style-type: none"> ● MCPB conducts a transportation study (1959) ● Discussions commence about establishing a park on Sandy Hook, presently occupied by the U.S. Military
1960 - 1964	<ul style="list-style-type: none"> ● Shark River Park opens its facilities, establishing the Monmouth County Park System (MCPS) (1960) ● <i>Recreation Study and Plan: Monmouth Coastal Region (1960)</i> completed ● MCPB establishes a welfare committee to address the problem of the aging population ● Construction starts on Mid-Monmouth Industrial Park, located at the intersection of Hope Road and Route 36 parkway extension (1960) ● <i>Water Supply & Sanitary Sewer Facilities Study and Plan (1961)</i> suggesting development of the Manasquan River (reservoir) to accommodate future water supply needs ● Conflicts grow between new commercial and industrial uses and surrounding residential neighborhoods ● County planners develop a land acquisition program to take advantage of the new “Green Acres” program ● There is increasing concern over school tax burden and capital outlays for new schools ● MCPB published the <i>Public Facilities Report (1962)</i>, identifying the need for additional hospitals ● <i>County-Wide Sanitary Sewer Study</i> begins ● Monmouth County leads the state in new industrial development construction; second in total value of industrial plans approved (1964) ● NJ Farmland Assessment Act of 1964: permits farmland acres that are actively devoted to an agricultural or horticultural use to be assessed at their productivity value (NJ Department of Agriculture) ● Planning recommends a new park and ride terminal to connect GSP to rail service, a Raritan Bay Bridge connecting Union Beach to Staten Island, and a Trenton-Asbury Park expressway ● Economic Opportunity Act of 1964 ● Urban Mass Transportation Act of 1964: funding for large-scale urban public or private rail projects (U.S. Dep of Transportation) ● Adopts the <i>General Development Plan Western Monmouth Region 1965-1985 (1964)</i>
1965 - 1969	<ul style="list-style-type: none"> ● U.S. Department of Housing and Urban Development Act (HUD) formed (1965) ● Public Works and Economic Development Act of 1965 creates the U.S. Economic Development Administration (USEDA) ● Emphases in U.S. on highway construction as the nation develops its interstate highway system ● There is a continued decline of rail commutation in the U.S. which began in the 1920s ● Industrial promotion expands to include desirable types of agricultural activities (e.g. nursery farms and horse breeding) ● Planners to promote resort areas to extend the visit of “one day visitors” ● Demand for an east-west highway in the county intensifies ● MCPB reports and studies <ul style="list-style-type: none"> ○ <i>Preliminary Overall Economic Development Plan for Monmouth County (1965)</i> ○ Capital improvements programming and capital budget (1966) ○ <i>Study and Plan of Refuse Collection and Disposal (1966)</i> ○ Garden apartments study (1966) ○ <i>Master Sewage Plan (1966)</i> ● Shift towards functional planning (implementation) with other operating agencies and departments (1967)



- Creation of the Monmouth County Sewerage Advisory Committee (1967)
- Brookdale Community College founded (1967)
- Establishment of Six Planning Regions for Monmouth County (1968)
- Construction begins on Interstate-195 in 1967; majority of route complete by 1981
- County Planning Enabling Act amended (July 1, 1969): requires the submission of local planning proposals to the MCPB for review prior to their adoption
- **First comprehensive master plan for the county: *Monmouth County General Development Plan 1969-1985 (1969)***
- National Environmental Policy Act (1969)

1970 - 1982

- First Earth Day celebration (1970)
- MCPB creates a Subdivision and Site Plan Committee (1970)
- An open space plan and housing element are added to the *Monmouth County General Development Plan (1971)*
- Monmouth County Housing Development Council formed (1971)
- *Overall Economic Development Plan for Monmouth County (1971)*
- First members of the Monmouth County Environmental Council (MCEC) appointed (1972)
- Cluster zoning encouraged as a land use technique (1972)
- Both state and county school enrollments reach their historic peak (1972-1973)
- Shopping facilities study for Monmouth County (1973) completed
- First members of the Transportation Coordinating Committee appointed (1973)
- The lack of arterial highways is viewed as stunting industrial growth in the county (1973)
- Planners concludes offshore drilling and onshore development is inconsistent with existing character of the county (1973)
- MCPB conducts an environmental quality index (1973)
- Housing and Community Development Act of 1974: establishes CDBG as the main form of federal aid for local development
- Mount Laurel Doctrine: NJ Supreme Court declared municipal land use regulations that prevent affordable housing opportunities for the poor are unconstitutional (1975)
- The first *Natural Features Study for Monmouth County (1975)* is completed
- Industrial and Economic Development program separated from the MCPB and established as separate department of county government (1975)
- Amendments to the County Planning Enabling Act, adopted by NJ State Legislature, permit counties to appoint alternative members to their planning board (1975)
- MCEC completes the *Monmouth County Unique Areas Study (1978)*, refining the *Natural Features Study for Monmouth County (1975)*
- County creates the Monmouth County Solid Waste Advisory Council (1978)
- MCPB completes the first countywide composite zoning map (1980)
- Route 9 is widened and improved (1980)
- Monmouth County Agriculture Development Board (MCADB) formed (1981)
- *Monmouth County Plan to Reduce Transportation Pollution (1982)* is published



	<ul style="list-style-type: none"> • Electrification along the North Jersey Coast Line extended to Matawan (1982) and later to Long Branch in 1988 • The county's second comprehensive master plan is adopted: <i>Monmouth County Growth Management Guide (1982)</i>
1983 - 1990	<ul style="list-style-type: none"> • <i>Monmouth County Open Space Guide (1983)</i> • Planning creates "at a glance" documents for each of the 53 municipalities (1983); currently remains an annual report • Airport Development Zone established to complement the Allaire Airport (1983) • Planning administers the Subregional Transportation Planning program (STP) and Section 18 Rural and Small Urban Area Bus Program (1983) • The Monmouth County Transportation Coordinating Committee develops a Transportation Improvement Program (TIP) (1983) • New Jersey Rail Services is replaced by NJ TRANSIT (1983) • Monmouth County ranks third in the state in the number of residential buildings permits issued (1984) • In direct response to the Mount Laurel decisions, NJ Legislature enacted the Fair Housing Act of 1985 which created the Council on Affordable Housing (COAH) • 45 multi-family site plans were reviewed in the county in 1985, a 69% increase from 1984 • Monmouth County Park System completes the <i>Monmouth County Historic Sites Inventory (1984)</i> • MCPB conducts the <i>Land Use in the Swimming River and Manasquan River Reservoir Watershed (1985)</i> • Monmouth County Water Resources Association formed (1985) • Planners call for extended electrification of trains from Matawan to Long Branch and competition of the "missing link" of Highway 18 • Census Statistical Area Committee formed (1985) • <i>Monmouth County Highway Plan and Map (1986)</i> completed • MCPB adopts <i>Bayshore Waterfront Access Plan (1987)</i> as an element of the <i>Monmouth County Growth Management Guide</i> • First farm preserved through the county's preservation program (1987) • Monmouth County Fair Housing Board commences operation (1989) • First <i>Monmouth County Biking Guide (1989)</i> completed • <i>Monmouth County Historic Preservation Guide (1989)</i> published
1990-2000	<ul style="list-style-type: none"> • Monmouth County acts as negotiating entity between the state and local municipalities in reviewing <i>The New Jersey State Development and Redevelopment Plan</i> • Completes the <i>Comprehensive Housing Assistance Strategy (1991)</i> • Monmouth County receives the largest number of preliminary purchase easement approvals for farmland preservation in the state (1991) • MCPB adopts the <i>Bayshore Waterfront Access Plan (1991)</i> • MCPB adopts <i>Monmouth County Park and Recreation Plan</i> as an Element of the <i>Monmouth County Growth Management Guide (1991)</i> • HUD begins the HOPE VI program (1992) • <i>State Development and Redevelopment Plan</i> is adopted by the State Planning Commission (1992) • A countywide geographic information system (GIS) committee is established (1992) • Farmland Preservation reaches 1,913 acres countywide (1992)



- Planning publishes *Not For Cars Only: A Guide to Innovative Parking Lot Design (1992)* and won awards from the NJ Chapter of American Planning Association and New Jersey Planning Officials
- MCPB creates nine Environmental Impact Regions (1992)
- The Office of Community Development administrates the Mount Laurel Housing Program for three municipalities in the county and files two housing discrimination complaints with HUD (1992)
- HUD approves *Monmouth County Comprehensive Housing Affordability Strategy (1992)*
- MCPB publishes the *Bayshore Trail System Design Manual* as a component of the *Monmouth County Bayshore Waterfront Access Plan (1993)*
- Transportation Planning Section designs “transit friendly” centers in Red Bank and Freehold Township (1994)
- The Office of Community Development (CD) creates the First-Time Homebuyers Program enabling lower-income families to purchase a home (1994)
- Planning conducts *Monmouth County Economic Assessment (1994)*
- *Brookdale Community College Five Year Plan (1994)* completed
- **Adopts Goals, Objectives and Policies as an Element of the Monmouth County Growth Management Guide (1995)**
- The growing concern about traffic congestion at the intersection of Routes 35 and 36 spurs the creation of the 35/36 Alliance (1995)
- The Transportation Planning Section uses GPS and personal computer to map sidewalks on state and major county roads for the Sidewalk Mapping Project
- *Monmouth County Road Plan* adopted as an Element of the *Monmouth County Growth Management Guide (1996)*
- Planners complete their reexamination of *State Development and Redevelopment Plan (1997)*
- State legislated Residential Site Improvements Standards gives uniform standards for streets and parking, sidewalks, stormwater management, grading and utilities for residential development (1997)
- Over 5,000-acres of total preserved farmland in Monmouth County (1997)
- Planning’s first internet website to provide resource of publications, public announcements and research information (1997)
- Planners complete the *Cross-Acceptance Report* as part of the review of *The New Jersey State Development and Redevelopment Plan (1998)*
- New Jersey Department of Environmental Protection (NJDEP) meets with the county and involved municipalities to discuss the Coastal Area Facilities Review Act (CAFRA) (1998)
- Monmouth and Ocean County Freeholders and Planning Boards pursue the Monmouth- Ocean-Middlesex (MOM) passenger rail project (1998)
- *Quality of Life* survey distributed to county residents (1998)
- Planning staff coordinate with several county agencies to close the Belford Landfill in Middletown (1998)
- MCPB adopts the *Monmouth County Park, Recreation and Open Space Plan* as an Element of the *Monmouth County Growth Management Guide (1998)*
- Department of Planning updates the *1980 Composite Zoning Map*
- Small Business Loan Program (1999) initiated
- MCPB adopts the *Monmouth County Farmland Preservation Plan: The Strategic Plan (1999)*



2000 - 2010

- Planning Incentive Grant (PIG) program becomes available to provide additional funds for farmland preservation (2000)
- *Mid-Coast Environmental Inventory* (2000) published
- MCPB adopts the *Monmouth County Profile (2000)*; remains an annual insight report
- The NJ State Office of the U.S. Department of Housing and Urban Development selected Monmouth County as a “Best Practices” winner for its Fair Housing program (2000)
- MCPB adopts the *Monmouth County Farmland Preservation Plan: The Comprehensive Plan (2000)* as an Element of the *Monmouth County Growth Management Guide: Goals, Objectives and Policies*
- MCPB adopts the *Monmouth County Scenic Roadway Plan* as an Element of the *Monmouth County Growth Management Plan (2001)*
- Planning conducts the *Route 36 Summer Traffic Management and Agency Coordination Plan (2001)*
- *The New Jersey State Development and Redevelopment Plan (2001)* is adopted by the State of New Jersey
- MCADB (Monmouth County Agriculture Development Board) is awarded the first PIG Program in NJ by the State Agriculture Development Committee (2001)
- Stream and Watershed Identification Program (2001) initiated
- MCPS establishes *Monmouth County Recreation Services Plan (2001)*
- Environmental Section completes first ecologic-tourism map for the county (2002)
- Ferry service from Belford Ferry Terminal in Middletown to New York City begins (2002)
- The Department of Planning establishes the cyberdistrict initiative: a collection of businesses in an area having high-speed interest access (2002)
- First Annual Transportation Summit sponsored by the MCTC (2003)
- MCPS creates *Monmouth County Park Development and Maintenance Plan (2003)*
- The Cross-Acceptance process is initiated and continues toward development of a new state plan (2003-2009)
- GIS-based build-out model developed to calculate population and employment projections
- MBPB adopts the *Route 9/Western Monmouth Development Plan (2004)*: the county’s first regional growth management study of western Monmouth
- Monmouth County Planning Indicators Report published (2005); recipient of an New Jersey Planning Officials award
- Second peak in school enrollments (2005 - 2006, highest since 1972-1973)
- MCPB adopts the *Bayshore Region Strategic Plan (2006)*
- Planning staff assists with development of the Brookdale Community College’s strategic plan (2006)
- MCPB adopts the *Monmouth County Open Space Plan (2006)* as an Element of the *Monmouth County Growth Management Guide*
- County preserves 100th farm (2006)
- MCPB adopts the *Monmouth County Farmland Plan (2008)* as an Element of the *Monmouth County Growth Management Guide*
- The Planning Division publishes a series of Technical outreach Brochures for Municipal Planning (2008-2010)
- MCPB adopts the *Solid Waste Management Plan (2009)*
- Long Range Planning staff begins providing technical assistance to the Monmouth County Arts Council (2009) now known as Monmouth Arts



<p>2010 - Present</p>	<ul style="list-style-type: none"> • The county completes the <i>Monmouth County Strategic Plan (2009)</i> • The Transportation Section prepares and completes the <i>Monmouth County Coastal Evacuation Routes Study (2009)</i> • The Planning Board adopts the <i>Coastal Monmouth Plan (2010)</i> as an Element of the Monmouth County Growth Management Guide • MCPB adopts the <i>Upper Freehold Historic Farmland Byway Corridor Management Plan (2010)</i> • GIS becomes a part of the Division of Planning (2010) • MCPB adopts the revised <i>Monmouth County Bicycle Map (2010)</i> • Monmouth County Board of Chosen Freeholders adopts <i>Monmouth County Complete Street Policy (2010)</i> • <i>Monmouth County Energy Action Plan</i> (draft), pending approval • Fort Monmouth decommissioned (2011) • MCPB adopts the <i>Panhandle Regional Plan (2011)</i> as an Element of the <i>Monmouth County Growth Management Guide</i> • The Office of Community Development publishes <i>Analysis of Impediment to Affirmatively Further Fair Housing (2011)</i> • Hurricane Irene hits the Jersey Coast (August 2011) • Divisions of Planning and Engineering updates and the MCPB adopts the <i>Monmouth County Road Plan (2012)</i> as an Element of the <i>Monmouth County Growth Management Guide (2012)</i> • Superstorm Sandy, the second-costliest hurricane in U.S. history, makes landfall on the Jersey Shore on October 29, 2012 • As recommended in the <i>Coastal Monmouth Plan</i>, the Monmouth County (MoCo) Arts Corridor is established to brand the Jersey Shore as a cultural destination of choice; Divisions of Planning and and Economic Development serve as stakeholders to this Monmouth Arts initiative (2013) • The Monmouth County Health Department (MCHD) publishes <i>Monmouth County Community Health Improvement Plan (2012)</i> • With assistance from the Strategic-Long Range Planning Section, Monmouth Arts completes its cultural arts plan, <i>Imagine, Envision, Create (2012)</i> • The Office of Emergency Management (OEM) creates the <i>Monmouth County Emergency Operations Plan (2013)</i> • In the wake of Superstorm Sandy, the Monmouth County Division of Planning in partnership with the Office of Emergency Management launch the Monmouth County Community Rating System (CRS) Assistance Program (2013) • County preserves 200th farm (2013) • MCPB adopts the <i>Monmouth County Future Wastewater Service Area Map (2013)</i> • Division of Planning hosts a “kick-off event” to launch development of a new Monmouth County Master Plan (2013) • Planning and Community Development staff serve as stakeholders for Asbury Park’s Rebuild by Design competition (2014) • Grow Monmouth Façade Improvement Program launched in partnership with the Division of Economic Development (2014) • The Office of Community Development: <ul style="list-style-type: none"> ○ Begins coordinating the Sandy Housing Repair Program (2014) ○ Drafts the <i>Citizen Participation Plan (2014)</i> ○ Completes the <i>Monmouth County Strategic Plan to Prevent and End Homelessness (2014)</i> ○ Drafts the <i>Limited English Proficiency/Language Assistance Plan (2015)</i> • The Office of Economic Development completes the <i>Monmouth County Comprehensive Economic Development Strategy (2014)</i>; the Division of Planning serves as a stakeholder
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- Monmouth County is the recipient of the Walter B. Jones Memorial Awarded for Excellence in Local Government by the National Oceanic and Atmospheric Administration (NOAA) for the Monmouth County CRS Assistance Program (2014)
- Monmouth County Board of Chosen Freeholders adopts municipal participation guidelines for the county's CRS program (2014)
- Upper Freehold Historic Farmland Byway is officially signed by NJDOT (2014)
- NJ TRANSIT announces new, express one-seat ride service to Jersey Shore on the North Jersey Coast Line during the summer season as part of the state's commitment to Sandy recovery (2014)
- Various *Monmouth County Master Plan* Working Group meet to discuss the plan's vision statement, issues, recommendations, and goals, principles, and objectives (GPOs) (2014)
- MCPB adopts the *Monmouth County Bus Rapid Transit Opportunities Study (2015)*
- OEM adopts the *Multi-Jurisdictional Natural Hazard Mitigation Plan* for Monmouth County (2015); the Division of Planning serves as a stakeholder
- Strategic-Long Range Planning Section redesigns and restructures both the annual *At-A-Glance* and *Profile Report (2015)*
- MCPB adopts *Measuring Monmouth County's Creative Economy (2015)* white paper
- Planning staff help facilitate creation of the Monmouth County Municipal Green Team Hub to assist municipalities in the Sustainable Jersey Certification Program (2015)
- Division of Planning hosts the *Monmouth County Master Plan* Open House and Networking Event (2016)
- The Community Development Block Grant (CDBG) Committee agrees to a pilot program in FY2017 that would set aside a dedicated percentage of eligible grant funding for nonprofit organizations (2016)
- In partnership with OEM as the lead agency, the Division of Planning helps launch the Monmouth County High Water Initiative with the Federal Emergency Management Agency (FEMA); the first HWM sign and launch event is held at the Belford Ferry Terminal (2016)
- Monmouth County receives a National Association of Counties (NACo) Achievement Award; Best of Category for Resiliency: Infrastructure, Energy, and Sustainability for the Monmouth County CRS Assistance Program (2016)
- The MCPB Environmental and Sustainability Planning Section launches a new online environmental newsletter (2016)
- NJ TRANSIT announces enhanced service to Brookdale Community College for both the Lincroft campus and Hazlet Learning Center along with other transit enhancements throughout the county to improve mobility (2016)
- Public Hearing on the new *Master Plan* (September 19, 2016)
- *Monmouth County Master Plan (2016)* adopted by the Monmouth County Planning Board Resolution #2016-10 (October 17, 2016)
- Monmouth County surpasses 15,000-acres of preserved farmland

*Sources include but are not limited to: Monmouth County Division of Planning files, archives, annual and monthly reports, newspaper articles, studies, maps, plans, correspondence, and documents.



