

MASTER PLAN REEXAMINATION REPORT

BOROUGH OF RUMSON
MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR

RUMSON BOROUGH PLANNING BOARD

June 3, 2002

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**BOROUGH OF RUMSON
MASTER PLAN REEXAMINATION 2002**

1.0 INTRODUCTION

The Borough of Rumson Planning Board has undertaken a general reexamination of the Rumson Master Plan and development regulations. Periodic reexaminations are required by the New Jersey Municipal Land Use Law to ensure that each municipality reviews and evaluates progress in achieving local objectives, resolving problems, and addressing planning issues that affect the future of the community (N.J.S.A. 40:55D-89). This report presents the findings and recommendations of the reexamination conducted by the Planning Board in 2002.

As required by law, this reexamination report addresses the following:

- The major problems and objectives relating to land development in Rumson at the time of the adoption of the last reexamination report in 1997.
- The extent to which the problems or objectives have been reduced or have increased subsequent to the date of adoption of the last reexamination report.
- The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the Master Plan or Development Regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County, and Municipal, policies and objectives.

- The specific changes recommended for the Rumson Borough Master Plan, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992 c.79 (C.40A:12A-1 et seq.) into the Land Use Plan Element of the Municipal Master Plan, and recommended changes, if any, in the local Development Regulations necessary to effectuate the redevelopment of the municipality.

2.0 THE MAJOR PROBLEMS AND OBJECTIVES AT THE TIME OF THE LAST REEXAMINATION

The Planning Board approved the last reexamination report of the Borough in August 1997. The 1997 report recommended a number of changes to the Borough's land development regulations as well as the Master Plan.

- **Revisions to the Land Development Regulations.** Recommendations in the reexamination report focused on revising development regulations to ensure that new development in the Borough would continue in a coordinated and consistent manner to help preserve the existing character and design of the community. General site design objectives were stated to promote designs and building configurations that were harmonious with established neighborhood and enhanced the visual environment. The report recommended the general site design standards for lot suitability be revised to specify that each lot be adaptable to its intended purpose and provide a suitable building envelope for the placement of buildings and

improvements. Proposed changes for specified zone districts were also addressed in the report.

- **Flooding.** Flooding associated with fluctuations in the tidal cycle was identified as a problem in the West Park section of the Borough, south of Grant Avenue.
- **Corner Lots & Lots with Multiple Street Frontage.** The previous reexamination report recommended that the required increase in side yard setbacks for lots where lot width exceeded the minimum requirement should be calculated using the lot width along the front of the principal building and that the rear of the building on corner lots should be oriented towards the rear yard.
- **Permitted Uses in Business Districts.** The permitted uses of the GB General Business Zone, NB Neighborhood Business Zone and POB Professional Office Business required review to confirm appropriateness and compatibility with evolving technology and business concepts, as well as suitability to accommodate the perceived service needs of the Borough's residents.
- **CAFRA Regulations.** The reexamination report recommended updating the background section of the Master Plan as it relates to the Coastal Area Facilities Review Act to reflect the 1993 CAFRA amendments and the subsequent regulations.
- **Wetlands Regulations.** The reexamination report recommended updating the background section of the Master Plan regarding wetlands to reflect current regulations of the NJDEP and to identify any areas mapped by the State as freshwater wetlands, which are subject to regulations, buffer requirements, and development restriction.
- **Development and redevelopment of the area between River Road and the**

Navesink River and Bingham Avenue and First Street. Concerns about development and redevelopment in this area centered around providing improvements in a thought-out and coordinated fashion in order to preserve and protect the existing neighborhoods design and character.

2.1 General Objectives

The 1997 reexamination report concluded that the objectives, assumptions, and policies of the 1988 Master Plan continued to be appropriate. The plan recognizes that Rumson is a mature community which has established harmonious patterns of land use and satisfactory public facilities and services. The challenge for Rumson is to manage further growth and changes within the Borough to assure that its satisfying quality of life is maintained.

The 1988 Master Plan includes general objectives and specific land use recommendations. The general objectives of the Master Plan are:

- Maintain Rumson's character as a residential community and the quality of life that it offers.
- Encourage the most appropriate use of land consistent with neighborhood character and its suitability for development.
- Establish appropriate population densities and limit the intensity of development to both preserve the natural environment and to ensure neighborhood, community, and regional well being.
- Maintain a satisfactory level of public facilities and services.

- Secure the public's safety from fire, flood, panic, and other natural and man-made disasters.
- Maintain fiscal stability.
- Ensure that Rumson's development does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole.
- Coordinate development with land use policies to encourage the appropriate and efficient expenditure of public funds.
- Provide sufficient space in appropriate locations for residential, recreational, commercial, and open space use.
- Locate and design transportation routes to promote the free flow of traffic while discouraging congestion or blight.
- Promote a desirable visual environment.
- Conserve historic sites and districts.
 - Prevent urban sprawl and degradation of the environment through improper land use.
 - Expand housing opportunities within the Borough compatible with neighborhood character and the needs of present and future residents.
 - Promote the recovery of recyclable materials from municipal solid waste and encourage the conservation of energy.

-
- Protect the natural resources and qualities of the Borough including freshwater and saltwater wetlands, floodplains, stream corridors, open space, steep slopes, and areas with scenic, cultural and recreational values.

3.0 THE EXTENT TO WHICH PROBLEMS OR OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 1997

The current Township Master Plan was adopted in 1988 and was subsequently reexamined in 1994 and 1997. Recommendations made in the 1997 Reexamination resulted in amendments to the development regulations later that same year. The Borough Council adopted nearly all of the land development recommendations that were made as part of the 1997 reexamination report. Since that time, the Borough has finished several projects identified as problems during the last reexamination. Infrastructure improvements including roadway reconstruction in the West Park section of the Borough have been completed. Also, redevelopment of the area between River Road and the Navesink River and Bingham Avenue and First Street is done.

With this reexamination, the Borough continues its focus on evaluating development regulations to ensure that new development will continue in a coordinated and consistent manner. Concern still exists about the adverse effect infill development and building expansions may have on the visual environment and character of neighborhoods. A number of older homes in the Borough have been demolished and replaced by larger contemporary ones. Some of the larger properties that once contained a single housing unit are being subdivided to facilitate multiple houses. Over time, this type of small scale, low intensity development has a subtle way of changing the character of the landscape. The Borough should make a concerted effort to review existing development regulations and recommend changes that will minimize the adverse impact created by these types of

development.

4.0 THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES

4.1 Assumptions, Policies and Objectives

The assumptions, policies, and objectives of the master plan and development regulations have not significantly changed. The assumptions that underpin Borough planning are:

- The continued economic viability of Rumson as a single-family residential community with supporting public, commercial, and institutional facilities and services.
- No natural or man-made disasters will require redevelopment of the Borough.
- Given a stable population level, there will be minimal need to expand municipal facilities and services.

The policies of the Borough, as stated in the Master Plan are:

- Prior land use planning and regulation within the Borough have been generally effective in producing satisfactory residential neighborhoods and commercial districts. The character of these areas and their suitability for particular uses can best be provided for by the continuation of established residential and commercial land use patterns and through the prudent application of regulations which assure that future development, redevelopment, or expansion occurs at reasonable levels of intensity. Standards compatible with the existing character of development are needed to restrict the coverage of lots by buildings, impervious surfaces,

driveways, and parking areas. Within commercial districts, floor area ratio controls should be applied to control the intensity of commercial uses.

- In order to establish and maintain the well being of residential neighborhoods and assure a continued desirable visual environment, existing residential district should be reviewed and revised where appropriate to satisfactorily control setbacks and location of principal and accessory buildings, accessory living quarters, accessory structures including fences, walks, swimming pools, and parking locations and the location and bulk of structures and buildings which front upon the Navesink and Shrewsbury Rivers.
- The Borough will fully satisfy its obligation to allow for the production of low and moderate income housing. The master plan will be the basis for providing realistic opportunities for low and moderate income housing consistent with sound land use planning principles and environmental constraints. Given the community's lack of vacant land, the Borough will utilize and rehabilitate the existing housing stock to create low and moderate income housing opportunities.
- The conservation of historic sites and districts is a public purpose essential to promoting a desirable visual environment, good civic design, and establishing neighborhood and community well being. Rumson's history records both the presence of native Americans, and its settlement as part of colonial New Jersey. Sites of historical, archaeological, cultural, scenic, and architectural significance should be identified, maintained, and conserved.
- The disposal of solid waste is a problem affecting all communities and persons in the State of New Jersey. The recovery and recycling of materials from municipal

solid waste will be promoted through planning and development regulations that incorporate State recycling goals and the Borough recycling program.

4.2 Density and Distribution of Population, Land Uses and Housing Conditions

4.2.1 Population and Demographics

Population trends are influenced by a variety of factors including national, state and regional economic conditions, social changes and government policy. Changing birth rates, changing employment trends, consumer preferences and numerous other factors can affect the growth or decline of a community. U.S. census data can provide valuable insight into population and housing trends and their potential affect on a community. As updated census data becomes available, municipalities such as Rumson may choose to address impending impacts from population shifts and housing demands through changes in planning and land use policy.

Information used in this report comes directly from the 2000 census Summary File 1 (SF- 1). Summary File 1 provides general population data regarding age, gender, race, household type, housing occupancy and vacancy status. Information regarding occupation, income and education will be released by the U.S. Census Bureau as part of Summary File 3 (SF-3) sometime during the summer of 2002.

4.2.2 Population Trends

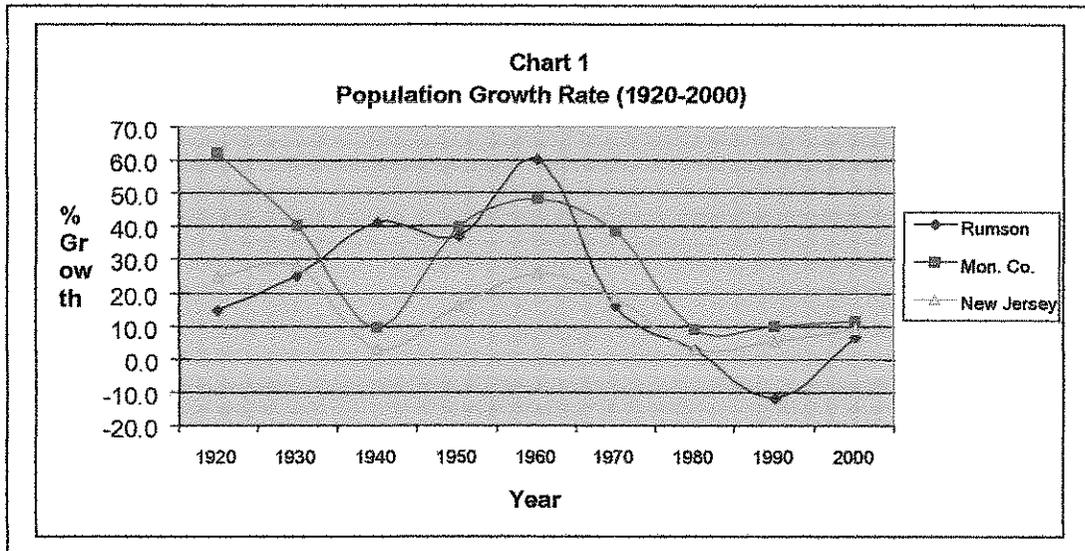
Table 1 shows the Borough’s historic population trend from 1910 through 2000. The population of Rumson has increased every decade since 1910 with the exception of the 1980’s. The largest increases in population appear prior to 1970. During this time, the Borough had enough remaining vacant land to sustain additional growth. The Master Plan attributes the construction of the Garden State Parkway and other regional highway improvements as having a dramatic effect on the Borough’s growth between 1950 and 1960 resulting in a 60% increase in the population (see Chart 1).

Year	Rumson		Monmouth		New Jersey	
	Population	% Change	Population	% Change	Population	% Change
1910	1,449		64,734		2,537,167	
1920	1,658	14.4	104,925	62.1	3,155,900	24.4
1930	2,073	25.0	147,209	40.3	4,041,334	28.1
1940	2,926	41.1	161,238	9.5	4,160,165	2.9
1950	4,004	36.8	225,327	39.7	4,835,329	16.2
1960	6,405	60.0	334,401	48.4	6,066,782	25.5
1970	7,421	15.9	461,849	38.1	7,168,164	18.2
1980	7,623	2.7	503,173	8.9	7,364,158	2.7
1990	6,701	-12.1	553,124	9.9	7,730,118	5.0
2000	7,137	6.5	615,305	11.2	8,414,350	8.9

By the 1970’s, Rumson had all but reached its residential build out potential. The households and families established during the 1950’s and 1960’s had matured. As these families grew older, children who were raised in the Borough began to leave home. This maturing lifecycle of households resulted in a decline in the Borough population and household size during the 1980’s. Soon after, the housing

stock began to recycle to younger families. As more and more young families began to move in with school aged children, the population once again started to increase. Rumson's desirable neighborhoods, good schools and relative proximity to high paying jobs in New York City resulted in a 6.5% increase during the last decade. The total population in 2000 increased to 7,137, but still down 486 from the 1980 high of 7,623.

Chart 1 compares Rumson's growth rate with that of Monmouth County and the State of New Jersey. Over the past 60 years, increases and decreases in the Borough's growth tended to follow similar trends to that of both the County and the State. Remarkably, during the Great Depression, 1930-1940, the Borough had a



growth spurt of 40% while the County rate declined to 9.4% and the State rate declined to only 2.9%. Because the total population of Rumson is small compared to larger regional areas, small changes in population tend to show as large percentage shifts.

Exhibit 1 shows the most current 2000 census data in a geographic information format. The map shows the population per block group by color with a population density overlay. Population densities are highest in and around the traditional town center, historic Oceanic Village.

4.2.3 Age Distribution

The age distribution of the Borough population in 2000 by cohorts (groups) is shown in Table 2. Table 2 has also been reformatted into Table 2-A to show the population by lifestyle cohorts such as Preschool (Ages 0-4), School Age (Ages 5-19), Working Age (Ages 20-64) and Seniors (Ages 65+). School age children in Rumson account for over a quarter of the total population, almost 25.9% compared to 21.4 % for the County and 20.4% for the State.

Comparing 2000 census data to that from 1990 (Table 3), the school age population in the Borough has boomed almost 35.8% while Working Age and Seniors have declined slightly. It appears that larger, younger families are replacing mature family units. This trend is likely to continue, putting increased pressure on schools and increasing demand for family services such as recreation facilities. The resident's median age of 39.2 years was higher than that of Monmouth County (37.7) and New Jersey (36.7).

TABLE 2

	Rumson Borough		Monmouth County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Total Population	7,137	100	615,301	100	8,414,350	100
Under 5 years	528	7.4	42,231	6.9	563,785	6.7
5 to 9 years	713	10	46,966	7.6	604,529	7.2
10 to 14 years	703	9.9	46,312	7.5	590,577	7
15 to 19 years	434	6.1	38,109	6.2	525,216	6.2
20 to 24 years	149	2.1	29,297	4.8	480,079	5.7
25 to 34 years	579	8.1	75,308	12.2	1,189,040	14.1
35 to 44 years	1,319	18.5	111,681	18.2	1,435,106	17.1
45 to 54 years	1,132	15.9	92,239	15	1,158,898	13.8
55 to 59 years	427	6	32,655	5.3	423,338	5
60 to 64 years	239	3.3	23,580	3.8	330,646	3.9
65 to 74 years	513	7.2	40,084	6.5	574,669	6.8
75 to 84 years	309	4.3	27,025	4.4	402,468	4.8
85 years and over	92	1.3	9,814	1.6	135,999	1.6
Male	3,457	48.4	298,839	48.6	4,082,813	48.5
Female	3,680	51.6	316,462	51.4	4,331,537	51.5
Median age (years)	39.2		37.7		36.7	

TABLE 2-A

	Rumson Borough		Monmouth County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Total Population	7,137	100	615,301	100	8,414,350	100
Preschool (Age 0-4)	528	7.4	42,231	6.9	563,785	6.7
School Age (5-19)	1,850	25.9	131,387	21.4	1,720,322	20.4
Working Age (20-64)	3,845	53.9	364,760	59.3	5,017,107	59.6
Seniors (65+)	914	12.8	76,923	12.5	1,113,136	13.2

	1990		2000		Change	
	Number	Percent	Number	Percent	Number	% Change
Total Population	6,701	100	7,137	100	436	6.5
					0	
Preschool (Age 0-4)	417	6.2	528	1.3	111	26.6
School Age (5-19)	1,362	20.3	1,850	100.0	488	35.8
Working Age (20-64)	3,998	59.7	3,845	0.5	-153	-3.8
Seniors (65+)	924	13.8	914	0.0	-10	-1.1

4.2.4 Gender

The Borough's male to female ratio of 48.4 percent male to 51.6 percent female hasn't changed dramatically since 1980. These numbers are also comparable to State and County figures.

4.2.5 Housing

Although Rumson has not experienced a housing "boom" since the 1950's, this does not mean that the housing market itself is static. Rather, perceived subtle changes in the data reveal a dynamic change occurring in housing between 1990 and 2000. Tables 5 shows that while there are eleven (11) fewer housing units in the Borough, the number of occupied housing units has increase by 58. Thus, the vacancy rate has decrease over the last decade as new homeowners reinvested in existing vacant or abandoned properties. Rental units have been changing ownership and are being purchased by those who intend to use them as owner-

	1990		2000		Change
	Number	Percent	Number	Percent	
OCCUPANCY STATUS					
Total housing units	2621	100	2,610	100	-11
Occupied housing units	2394	91.3	2,452	93.9	58
Vacant housing units	227	8.7	158	6.1	-69
TENURE					
Occupied housing units	2394	100	2,452	100	
Owner-occupied housing units	2120	88.6	2,209	90.1	89
Renter-occupied housing units	274	11.4	243	9.9	-31
VACANCY STATUS					
Vacant housing units	227	100	158	100	-69
POPULATION					
	6701	100	7137	100	
HOUSEHOLDS					
Family Households	1932		1989		57
1 Person Households	462		463		1
Persons/Household	2.90		2.91		0.11
Persons/Family Household	3.23		3.36		0.13
Persons/Housing Unit	2.56		2.73		0.17

occupied units. The number of owner-occupied housing units is actually up 89 units and there are 69 fewer vacant units now, more than half of what it was in 1990. The increase in occupied housing units has almost entirely been family households. The number of single person households is greater than it was in 1990 while the number of family households has increased by 57. When compared to Monmouth County and State (Table 6), Rumson Borough has a slightly lower percentage of vacant housing. However, where Rumson has a 90.1% owner-occupancy rate the County has a rate of 74.6% and the State a rate of only 65.6%. Rumson's higher than average ownership rate can be attributed to the limited number of rental apartments and high majority of single family housing stock.

	Rumson Borough		Monmouth County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
OCCUPANCY STATUS						
Total housing units	2,610	100	240,884	100	3,310,275	100
Occupied housing units	2,452	93.9	224,236	93.1	3,064,645	92.6
Vacant housing units	158	6.1	16,648	6.9	245,630	7.4
TENURE						
Occupied housing units	2,452	100	224,236	100	3,064,645	100
Owner-occupied housing units	2,209	90.1	167,311	74.6	2,011,473	65.6
Renter-occupied housing units	243	9.9	56,925	25.4	1,053,172	34.4
VACANCY STATUS						
Vacant housing units	158	100	16,648	100	245,630	100
For rent	3	1.9	2,749	16.5	49,858	20.3
For sale only	25	15.8	1,800	10.8	24,546	10
Rented or sold, not occupied	14	8.9	1,231	7.4	15,206	6.2
For seasonal, recreational, or occasional use	99	62.7	7,726	46.4	109,075	44.4
For migratory workers	0	0	9	0.1	246	0.1
Other vacant	17	10.8	3,133	18.8	46,699	19

4.3 Circulation, Conservation and Recycling

There have been no significant changes in the assumptions, policies, and objectives of the master plan or development regulations related to circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of recyclables.

4.4 Changes in State, County and Municipal Policies and Objectives

4.4.1 State Development and Redevelopment Plan

The New Jersey State Planning Commission adopted the State Development/ Redevelopment Plan (SDRP) in June 1992. An Executive Order of the Governor issued in 1994 directed all State agencies to utilize the State Plan as a coordinating document for the overall development of the State of New Jersey. The Borough of Rumson cooperated with the Monmouth County Planning Board during the last cross acceptance process and the State concluded the State Plan cross acceptance process and adopted a new SDRP pursuant to the State Planning Act in March 2001. The State Planning Act acknowledges that sound and integrated statewide planning along with local and regional planning is needed to conserve natural resources, revitalize urban centers, protect the quality of the environment, provide needed housing opportunities and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal. Local planning efforts should be consistent with the policies established within The State Plan. The State Plan and State Plan Policy map identify the following policy areas within Rumson (see Exhibit 2):

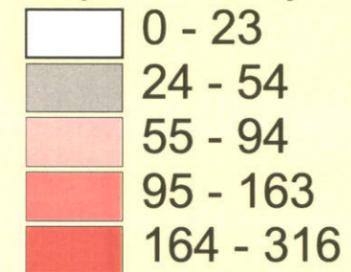
- A. Most of Rumson is designated as part of metropolitan planning area (PA-1). This planning area includes communities that are largely developed with mature settlement patterns and little vacant land available for new development. Exhibit 3 shows that most of the land use in the Borough is developed with small pocket areas of woodlands and some coastal wetlands. The concerns for PA-1 are growing fiscal constraints that may lead to a need

EXHIBIT 1

Population and Population Density by Census Block

● 1 Dot = 2 persons

Population by Census Block



Roads

Municipal Boundaries

Water Features



Prepared by:

1000 0 1000 2000 Feet



June 2002

Source: This map was created using information provided by the NJDEP (1995/1997) and the U.S. Census Bureau TIGER files(2000).

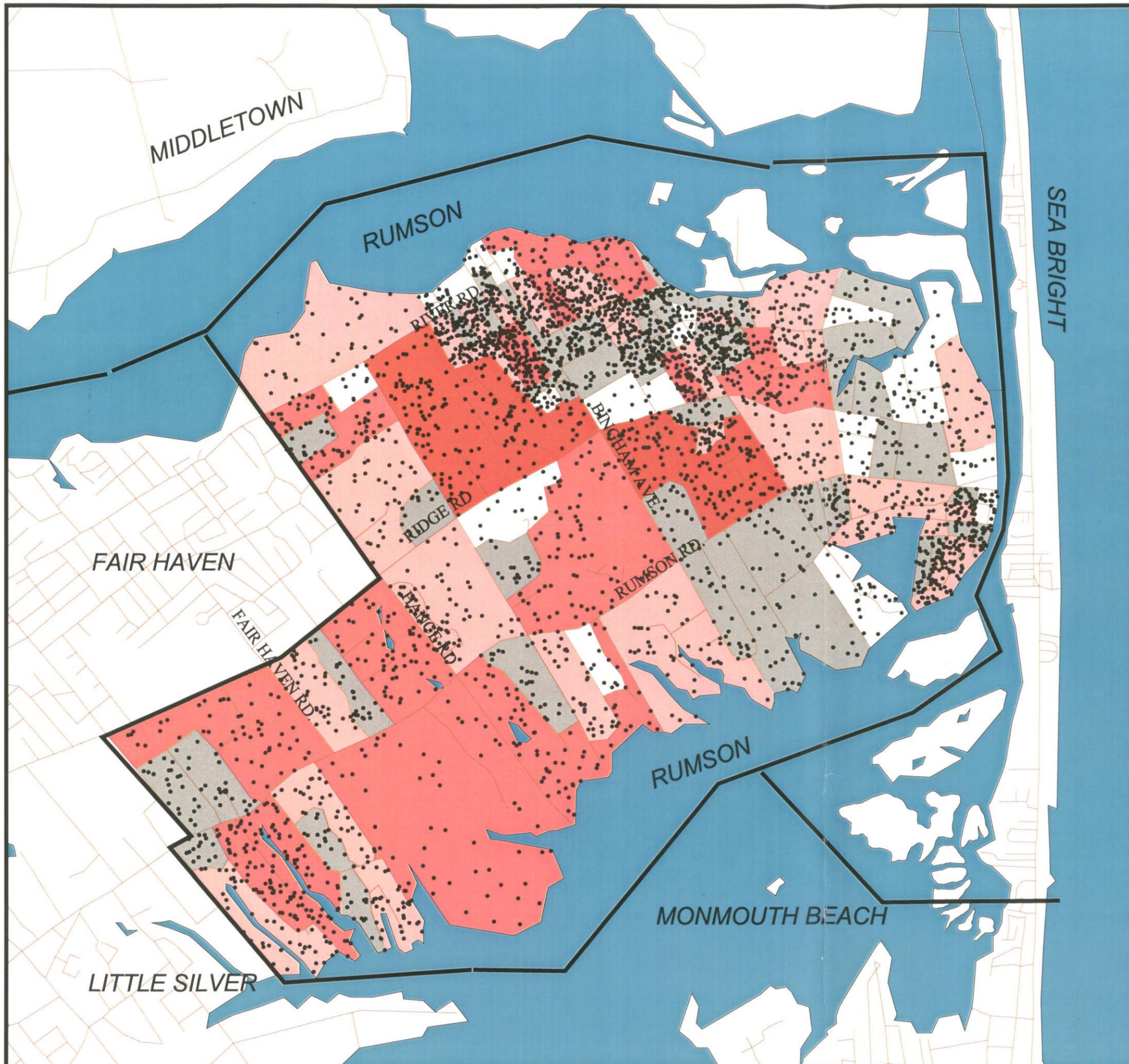
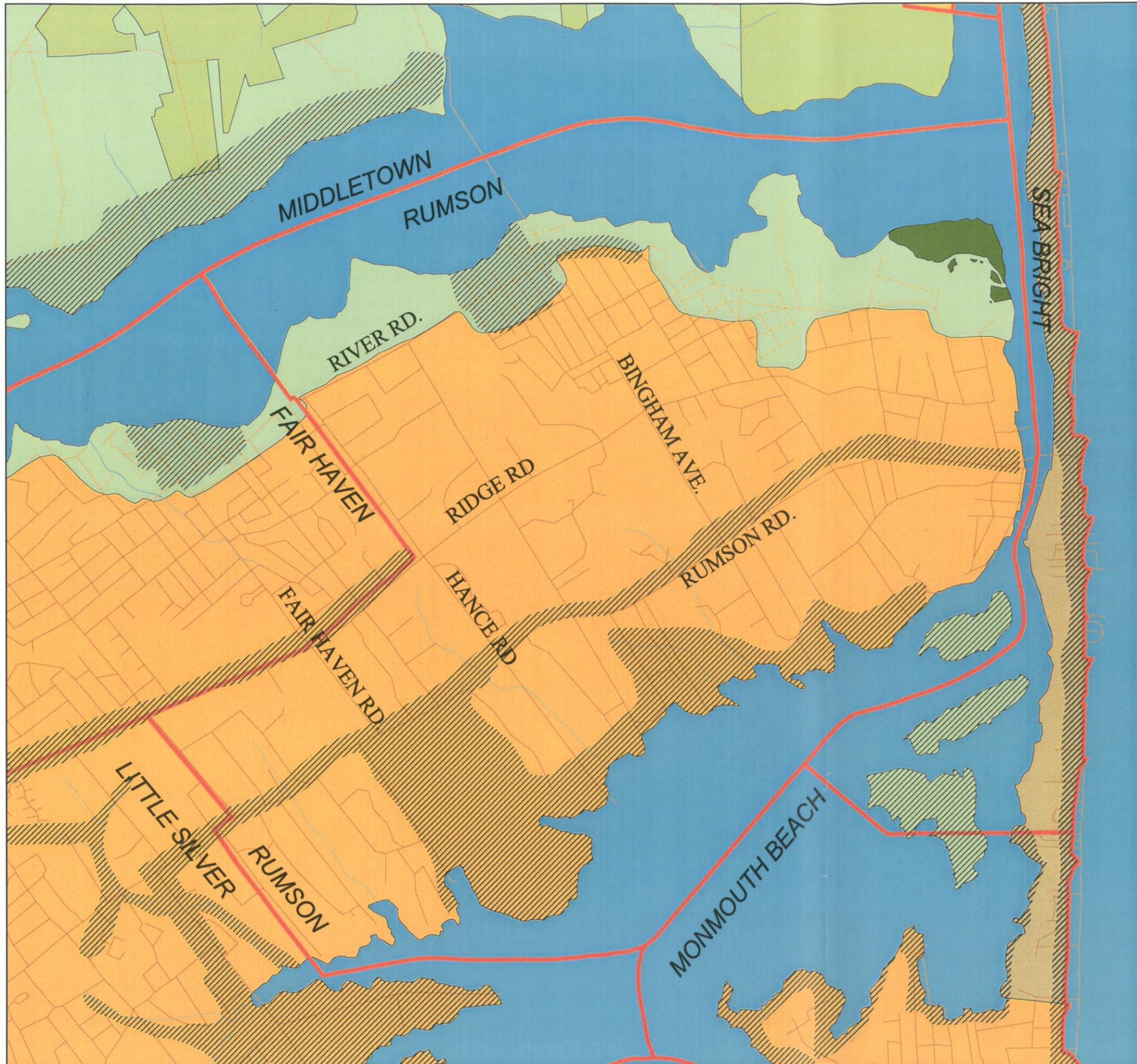


EXHIBIT 2

New Jersey State Plan Policy Map

Planning Areas



State Plan Areas by Type

-  METROPOLITAN (PA-1)
-  ENVIRONMENTALLY SENSITIVE (PA-5)
-  ENV. SENSITIVE BARRIER ISLAND
-  STATE PARK
-  COUNTY PARK
-  CEHS (Critical Environmental Historic Site)
-  Roads
-  Municipal Boundaries
-  Water Features



Prepared by:

1000 0 1000 2000 Feet



June 2002

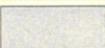
Source: This map was created using information provided by the NJDEP (1995/1997) and the U.S. Census Bureau TIGER files(2000).

EXHIBIT 3

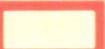
Land Use



1995 Land Use Types

-  Agriculture
-  Forests
-  Urban/Developed
-  Wetlands

 Roads

 Municipal Boundaries

 Water Features



Prepared by:

1000 0 1000 2000 Feet



June 2002

Source: This map was created using information provided by the NJDEP (1995/1997) and the U.S. Census Bureau TIGER files(2000).

to regionalize an increasing number of services and systems, rehabilitation of aging infrastructure, and future redevelopment.

- B. Portions of Rumson, north and east of River Road along the Navesink River have been included as part of PA-5, Environmentally Sensitive Planning Area. This is described as a large contiguous land area with valuable ecosystems, geological features and wildlife habitats. The PA-5 designated in Rumson consists of coastal wetlands and sedge islands that are part of a larger environmentally sensitive area which includes the Navesink Highlands on the north shore of the river and the McClees Creek Basin. PA-5 emphasizes maintaining large contiguous areas of undisturbed habitat to protect sensitive natural resources and wildlife. The PA-5 also includes the islands in the Navesink and Shrewsbury Rivers.

- C. In addition to the PA-5 designation, the State Plan identifies several critical environmental/historic sites (CEHS) within Rumson. This designation applies the conservation objectives of Planning Area 5 to smaller locations that are less than one square mile in area. In Rumson, the historic Oceanic Village, the southern shoreline of Rumson along the Shrewsbury River (inclusive of the Rumson Country Club holdings) and the sedge islands in the Shrewsbury River are recognized as critical environmental/historic sites. The plan also recognizes Monmouth County's scenic corridor along Rumson Road as a CEHS.

4.4.2 Monmouth County Plan

The Monmouth County Plan was amended in 1995 to include a statement of Goals,

Policies and Objectives. It was further amended to include an updated road plan and park and recreation plan. The recreation and open space plan recommends conservation of the river islands in the Shrewsbury and Navesink Rivers. These include sedge islands under the jurisdiction of the Borough of Rumson. The County Plan cites these as important habitats for migrating birds and juvenile fishes. In 2000, the County Planning Board amended the Plan to include a Farmland Preservation element. This was followed by a Scenic Roadway Plan.

The scenic roadway plan identifies those county roadways, or sections of county roadways, that possess such a high degree of visual quality that driving, biking or walking along these roadways is a pleasurable and enjoyable experience. The primary goal of this plan is to offer alternative design guidelines for roadways that are identified as "scenic " for use in the Monmouth County Planning Board's development review process and in the Monmouth County Capital Improvement Program. Roadways identified on the Monmouth County Scenic Roadway map within the Borough include Rumson Road and the Oceanic Bridge over the Navesink River including the entrance into Oceanic Village .

4.4.3 CAFRA Amendments of 2000

The entire Borough of Rumson falls within the NJDEP's Coastal Area Facilities Review Act (CAFRA) area and therefore must comply with the State's coastal area development regulations. The New Jersey Department of Environmental Protection and Energy amended CAFRA regulations in 2000 establishing maximum impervious coverage limits on developments in relation to specific State Planning Areas. The new CAFRA regulations should be reviewed for their relationship to the development review process within the Borough, particularly with regard to the

situations under which the CAFRA permit may be required prior to the issuance of any local development permits.

4.4.4 Uniform Site Improvement Standards

In 1993, the New Jersey Uniform Site Improvement Standards Act was signed into law and on June 3, 1997 detailed State standards implementing the Act went into effect. The Act, more commonly known as RSIS (Residential Site Improvement Standards) requires that all municipalities follow the State standards in residential development for design and construction of public improvements, such as streets, roads, parking, sidewalks, drainage structures and utilities. The State has amended the RSIS standards subsequent to the 1997 reexamination.

5.0 RECOMMENDED CHANGES

As a result of this reexamination, the following specific changes are recommended to the Borough Master Plan and Land Development Regulations:

- A. The Historic Preservation Element of the Master Plan should be updated to include the Barley Point's "bungalow colony" as a historic landmark site or district within the context of New Jersey's Municipal Land Use Law. Historic sites are defined by the MLUL as "any real property, manmade structure, natural object, or configuration or any portion or group of the foregoing of historic, archaeological, cultural, scenic or architectural significance." The bungalow colony of Barley Point should be recognized as a local landmark which exemplifies the historic travel/vacation culture of the early 20th century when shore bungalows were the primary summertime escape of urbanites. It's unique development pattern as a vacation colony,

panoramic vistas of the Navesink River and its location within the environmentally sensitive lands along the banks of the river warrant conservation and additional protection as a local landmark.

- B. The Board recommends a H-B.P. (Historic – Barley Point) zone district for the Barley Point area. Exhibit 4 shows an aerial photograph of Barley Point with an overlay of the recommended change to the current land use element of the Master Plan. Residential units on Barley Point are located in the P.O.S. (Public Open Space) zone district and are non-conforming as to use, density, and lot standards. The zone would permit development based on POS standards and use categories and adds a “historic bungalow colony” as a permitted use, subject to restrictions on seasonal use and limited expansion of the existing bungalow dwellings. Regulations recommended for Barley Point are intended to maintain the current use, size, and density of the colony while providing for renovations or improvements to the existing units. These regulations, to be codified in the zoning ordinance and applicable land development regulations, include the following:

- 1) Seasonal occupancy should be limited to the months of April through October, weekends, and recognized State and Federal holidays. Units used as year round residences prior to the codification of the seasonal occupancy requirement should be issued certificates of non-conformity. This will allow year round residents to maintain their permanent year round status.
- 2) The minimum lot area for a bungalow colony is 35 acres
- 3) The maximum number of dwelling units should correspond with the fifty-seven (57) units which currently exist on the site.

Key Location Map



EXHIBIT 4

Amended Land Use Plan Barley Point

- H-BP** Historic - Barley Point
- POS** Public Open Space
- R-4** Single Family Residential
- R-5** Single Family Residential
- R-6** Single Family Residential

 **Proposed Land Use Change**

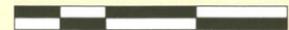
Prepared by:



June 2002



200 0 200 400 Feet



Source: This map was developed, in part, using Monmouth County Geographic System Program digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County. Data was also used from the NJDEP (1995/97)

- 4) Density should be established at 1.6 dwelling units per acre.
- 5) A minimum open space requirement should be established at 70%.
- 6) In order to maintain consistency of size and scale between dwelling units, the maximum gross floor area of a dwelling unit should not exceed 1,100 square feet. Unenclosed decks should be permitted but should not exceed 200 square feet or extend beyond the sides of the principal structure.
- 7) Minimum distances between buildings should be established consistent with existing conditions.
- 8) Parking should be permitted in a common parking area for one space per unit.
- 9) Units should be permitted to be raised above the flood elevation levels. Height restrictions on structures should be similar to that of the R-4, R-5 and R-6 zone districts.
- 10) The Borough zoning ordinance (22.5.2d), which does not permit more than one principal building on a lot except for non-residential and multifamily developments, should reference that the prohibition does not apply to the historic bungalow colony of Barley Point.

6.0 RECOMMENDED CONTINUED STUDY

As a result of this reexamination, the Planning Board should continue to study the following issues and formulate appropriate recommendations:

- A. Appropriate restrictions on agricultural uses on residential properties should be examined.

- B. The minimum lot area requirements of all residential zones with particular attention to the R-1, R-2 and R-3 zone districts should be reviewed.
- C. Setbacks in all residential zones should be reviewed to discern if new standards are required to ensure that new construction and the expansion of existing structures are consistent with the size, scale and character of existing neighborhoods.
- D. The permitted size of houses in all residential zones should be reexamined to ensure consistency with the size, scale and character of existing neighborhoods.
- E. Overnight parking regulations require residents to remove parked cars from the street during certain times of the year. Small residential lots have a limited amount of space to provide for off street parking. Some residents have taken to parking vehicles on the front yards of their property. Parking regulations should be reviewed to help mitigate this problem.
- F. Garage requirements in the residential zones should be studied to determine if the existing two (2) car garage requirement of the R-1 and R-2 zones should be expanded.
- G. The Board should review previous reports regarding companion units and accessory units to determine if changes to the existing regulations are necessary.

- H. Consideration should be given to studying additional standards to control the orientation of residential dwellings to promote designs and building configurations that are harmonious with the neighborhood and enhance the visual environment.
- I. Standards should be devised to address the extension and projection of appurtenances such as stairs, steps and decks from a principal structure in all residential zones.
- J. Consider establishing design guidelines for landscaping and tree preservation along scenic corridors that are compatible with the purpose and intent of the Monmouth County Scenic Corridor Plan.
- K. Study the need for changes in current development regulations for tree preservation and coordinate them with the recommendations of the Borough Council.
- L. Ordinances regulating fences, walls, hedges, and sight triangles should be reviewed. Fence regulations should clarify the definition of an open fence and provide a uniform standard on how height should be measured. Height measurements and standards should be applied to walls and hedges as well.

7.0 RECOMMENDATIONS ON REDEVELOPMENT PLANS

There are no locations at this time for which the Planning Board recommends incorporation of an adopted redevelopment plan nor is there a need at this time for any Master Plan or regulatory revision to effectuate a redevelopment plan.