

2007 MASTER PLAN UPDATE

Township of Long Beach Ocean County, New Jersey

November 26, 2007

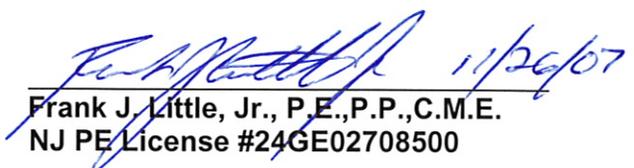
Prepared For:

Long Beach Township Land Use Board
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APPROVED
LAND USE BOARD

LONG BEACH TOWNSHIP LAND USE BOARD
RESOLUTION

Date Dec 13, 2007

WHEREAS, N.J.S.A. 40:55D-89 imposes upon a municipality the obligation to provide for a general reexamine of it's Master Plan and development regulations by the Planning Board of the Municipality, which Planning Board shall prepare and adopt a report on the findings of such reexamination; and

WHEREAS, the Long Beach Township Land Use Board has the responsibility for the reexamination of the Long Beach Township Master Plan; and

WHEREAS, the Long Beach Township Land Use Board, with the assistance of it's professionals, has reexamined the Master Plan and rendered a report entitled "2007 Master Plan Update Township of Long Beach Ocean County, New Jersey" dated November 26, 2007; and

WHEREAS, the Long Beach Township Land Use Board has reexamined and prepared an update to the Master Plan, with the assistance of it's professionals, and specifically finds the following:

- A. That Long Beach Township is a fully developed community and that the assumptions, policies and objectives made at the time of the initial enactment of the Master Plan and all subsequent reexaminations thereof remains unchanged;
- B. That no major changes or recommendations need be made to the existing Master Plan except that the R50 and R50A zoning districts be merged since the elimination of duplex structures as permitted uses in the Township has resulted in no differences in the two (2) districts in question;
- C. The Board further finds that it is important to encourage local businesses since the services they provide are needed to service the local residents;
- D. The Board has reviewed and has made recommendations concerning waste management, conservation and alternate energy sources; and
- E. The Boards findings and conclusions as to the aforesaid are contained in the 2007 Master Plan Update which is incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, this 13th day of December, 2007, by the Long Beach Township Land Use Board as follows:

(1) That the reexamination report entitled "2007 Master Plan Update Township of Long Beach Ocean County, New Jersey" dated November 26, 2007, be and is hereby adopted; and

(2) That a copy of the said reexamination report and this Resolution be forwarded to the Long Beach Township Clerk, Mayor and Counsel, for their review and filing with the County Planning Board; and

(3) That notice that the reexamination report and Resolution have been prepared be forwarded to the Municipal Clerks of each adjoining municipality, who may, on behalf of the Governing Body of that Municipality, request a copy of the reexamination report and Resolution; and

(4) That a notice of this approval be published in the official newspapers of Long Beach Township.

Moved by: **APPLEGATE**

Seconded by: **KONNOR**

ROLL CALL VOTE:

Ayes: **APPLEGATE, KONNOR, LEONETTI, SCHNELL, VANBUREN, WARD, GOVE, MORAN AND JONES**

Nays: **NONE**

Certified to be a true copy of a Resolution adopted at a regular special meeting of the Land Use Board held on December 13, 2007.

Dated: December 13, 2007



David G. Ward, Secretary

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I. INTRODUCTION

The current Long Beach Township Master Plan was originally adopted in 1978, updated in 1990, and re-examined in 1997 and 2001. The original Master Plan outlines a plan for continued orderly development of the Community and serves as a foundation upon which the development ordinances (site plan, zoning and subdivision ordinances) are based.

In accordance with N.J.S. 40:55D-25c., in 1997, the Long Beach Township Planning Board and the Long Beach Township Zoning Board of Adjustment were consolidated to form the Long Beach Township Land Use Board, (hereinafter referred to as the Land Use Board).

In accordance with N.J.S. 40:55:D-89, the Land Use Board is required to periodically re-examine the Master Plan and development ordinances at least once every six years, in order to be certain that the assumptions, policies and objectives incorporated in the original plan and the subsequent re-examination reports and the Township's ordinance continue to address present development problems the Township faces.

The analysis which follows is formulated to comply with this mandate.

This report is being submitted pursuant to the provisions of N.J.S. 40:55D-89, which provides that:

“The governing body shall, at least every six years, provide for a general re-examination of its master plan and development regulations by the Planning Board, which shall prepare and adopt by resolution a report; on the finding of such re-examination, a copy of which report and resolution shall be sent to the County Planning Board and the Municipal Clerk of each adjoining Municipality...[A] re-examination shall be completed at least once every six years from the previous re-examination.

The re-examination report shall state:

- [a] The major problems and objectives relating to land development in the Municipality at the time of the adoption of the last re-examination report;*
- [b] The extent to which such problems and objectives have been decreased or have increased subsequent to such date;*
- [c] 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.*
- [d] The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulation should be prepared..”*

[e] 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:12-1 et al) 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 plans of the municipality..."

II. MASTER PLAN GOALS

The following goals were first compiled in the Township's 1978 Master Plan. The goals have been updated somewhat to reflect current conditions in the Township.

Residential Land Use

- A. Maintain the low-density, single-family character of the community by upgrading minimum lot sizes, where possible, and limiting multi-family housing development.
- B. Maintain and upgrade the quality of seasonal housing converted to year-round occupancy, but adopt and administer proper codes and standards.
- C. Restrict the spread of trailer parks and mobile homes.

Commercial Land Use

- A. Discourage further strip development along Long Beach Boulevard and encourage concentrated patterns of commercial activity to facilitate traffic control and to promote conservation of the Township's residential character.
- B. Provide for marine-oriented commercial use in certain compatible areas of the bay front, but limit the general spread of these activities.
- C. Promote the development of distinctive business centers in the main section of the Township, which would serve as prime retail and office locations in the community and sources of community identification.

Public Facilities and Services

- A. Promote residential and commercial development consistent with the ability of public services and facilities to support additional demands.
- B. Continue to promote public access to waterfront areas.
- C. Increase the supply of recreational services to permanent and seasonal residents where and when feasible.
- D. Continue to meet State Recycling Plan goals for the collection, disposition and recycling of recyclable materials.

III. PROBLEMS AND OBJECTIVES

The 2001 Master Plan Re-examination Report and all of the previous updates, indicated that the Township is fully developed and the analysis of the Land Use and Zoning in general is consistent with the original Master Plan Goals and Objectives. Therefore, at the time of the current and each prior re-examination, there were no significant problems in the municipality.

IV. CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES

Based on the Board's current re-examination and the comments above, there have been no changes in the assumptions, policies and objectives since the adoption of the Master Plan.

V. LAND USE PLAN

The Land Use Plan evaluates the basic elements of the Master Plan with respect to Land Use. The Board, in reviewing the original Master Plan and comprehensive Land Use Plan developed under the 2001 Master Plan Update, has determined that in general the objectives, assumptions and policies incorporated in the original plan and subsequent re-examination reports are still valid and that no significant changes in assumptions, policies and objectives set forth therein have taken place with the exception of the following:

Single Family Residential – R-50 and R-50A

As a result of changes in Zoning over the years which eliminated duplexes in the single family residential zone, the Board again recognized that there are no differences in Zoning for the R-50 and R-50A Zones and recommends the two districts be merged into the R-50 Zone requirements.

General Commercial (LC) and Special Commercial (SC)

As a result of the continued increase in property values and the trend toward elimination of commercial establishments to residential development, the Township has evaluated and modified various Ordinances since the last re-examination to be more business friendly in an effort to preserve existing commercial and promote new commercial business development.

The Board recognized that providing business related services within the municipality is essential to serving the residential population without the need for long distance travel to obtain these services.

Changes to the Ordinance since the 2001 re-examination primarily focused on the reduction of the number of parking spaces required for the various business uses permitted in the zones.

Marine Commercial

An extensive evaluation was performed by the Board regarding the history and future of marine services which include the availability of boat slips as well as facilities for the repair and service of watercraft.

In it's evaluation, the Board developed an inventory of the approximate number of boat slips and upland boat storage areas in order to monitor the future growth or decline in marina operations. (See Table 1) in Appendix D.

Historically, individuals with boats require onsite marine repair services, however, based on the increase in property values which show a transition by the marina land owners to develop residentially, the Board noted that the Marine Commercial Area may eventually evolve into a residential/marina mix which will result in a reduction of boat slips. Further, marine services will transition from onsite to mobile repair services.

VI. HOUSING PLAN

The Housing Plan has been updated to reflect the current requirements of the COAH Third Round Rules and is included as part of this re-examination report in Appendix A.

The Board notes, however, that as a result of a pending legal action, COAH is in the process of revising the original rules for eventual review by the State Superior Court. Specifically, the court will be reviewing issues relating to the calculation and allocation of the affordable housing need, the implementation of the growth share approach and the strategies available to municipalities for meeting their affordable housing need. Also, the Court invalidated the data COAH used to determine filtering and COAH's regulation that permitted municipalities to age-restricted fifty percent of its affordable housing obligation. The current study indicates that this percentage will likely be decreased to twenty-five percent while the municipal's growth share obligation will likely increase.

COAH anticipates that the new rules will be reviewed by the court and in effect by December 31, 2007. In anticipation of the final COAH Third Round Rule Revision, the Board agreed that the Housing Plan would be revisited and updated once the COAH Third Round Rules have been finalized.

VII. STORMWATER MANAGEMENT PLAN

The Stormwater Management Plan was originally adopted by the Land Use Board in December of 2005. As a result of further review by the County of Ocean and State of New Jersey, additional updates to the plan were required. Based on the above, the Stormwater Management Plan has been revised and is incorporated in this reexamination in Appendix B.

VIII. RECYCLING ELEMENT

The Board has reviewed and updated the Recycling Plan Element of the Master Plan which has been included in this re-examination under Appendix C.

IX. CONSERVATION PLAN

A. Beaches

The beaches of Long Beach are vital to the environmental and physical protection of the Township, as well as being one of its most valuable economic resources. The beaches are the first line of protection from storms approaching from the sea. Like all coastal communities, Long Beach Township recognizes the fragility of dunes and has invested heavily in the research and analysis of Beach Replenishment Projects. In addition, special land use ordinances have been adopted to limit further encroachments along the beach strand.

Chapter 51 of the Township Code addresses Beach and Dune Area Regulations which have been written to assure the continued effectiveness of these systems.

B. Alternative Energy Sources

In response to New Jersey's Energy Master Plan, Long Beach Township is in favor of new emerging technology and recognizes the importance of energy conservation and the recycling of natural resources for a sustainable future.

As to existing technology, the use of Solar Electric Photovoltaic Panels is encouraged throughout the municipality so as to convert sunlight into electricity. Grid-tie solar power systems can also be utilized to route electricity to the main municipal power grid.

The Board notes that though useful in other locations statewide, the use of residential wind turbines or energy producing wind generating stations are not appropriate for this municipality. With a year round population of 3329 people (2000 Census) and a seasonal population of more than 15,000 people over 4.3 square miles, the Township is considered to be densely populated. In addition, the majority of the lots in the Township are 50 FT x 100 FT (5000 SF) or less allowing for minimal structure to turbine offsets or setbacks and making it impossible to adhere to adequate safety regulations.

X. COMPARISON OF MASTER PLAN TO OTHER PLANS

During the re-examination of the Master Plan, the Board reviewed the 2001 re-examination as it relates to the Master Plans of the adjoining municipalities, i.e., Barnegat Township, Stafford Township, Eagleswood Township, Little Egg Harbor Township, Beach Haven, Surf City, Barnegat Light, Ship Bottom and Harvey Cedars, as well as the Ocean County Comprehensive Master Plan and the New Jersey State Development and Redevelopment Plan (SDRP) and finds that the Township Master Plan, Re-Examination Reports and this 2007 update remain compatible with the adjoining municipalities and County and meet the goals of the SDRP.

XI. OTHER LAND USE RECOMMENDATIONS

A. Utilities/Potable Water Supply

Since the 2001 Master Plan was published the following has been accomplished:

- ❖ Permanent stand-by generators have been installed at the Beach Haven Terrace and Holgate water treatment plants.
- ❖ Upgraded Brant Beach Water Treatment Plan and increased its capacity. (NJEIT Funded).
- ❖ Drilled and equipped new well at Holgate.
- ❖ Drilled and equipped new well as Peahala Park.
- ❖ Constructed new water treatment plant at Peahala Park (NJEIT Funded).
- ❖ Dismantled Beach Haven Terrace stand pipe and constructed a new 300,000 gallon elevated water tank (NJEIT Funded).
- ❖ Replaced nearly all of the 2 inch galvanized steel water mains between Beach Haven and Ship Bottom with 6 inch PVC. (NJEIT Funded).

Currently the Township has an NJEIT project underway to replace 4 inch mains and another similar project will occur next year. Over the next 5 years:

- ❖ The Beach Haven Terrace Water Treatment Plant will be overhauled along with the North Beach Sewage Pumping Station.
- ❖ All treatment plans and pumping stations will undergo face-liftings with shrubs, trees and/or fencing to make them more aesthetically pleasing to their residential neighbors.
- ❖ Starting in 2007 residential water meters will commence to be installed in all newly constructed homes and homes substantially refurbished (over 50%).

- ❖ Starting in 2007 leak detection equipment will be employed on a regular basis to detect and repair leaking water mains.
- ❖ New instrumentation and control equipment along with alarms will be installed in all treatment plans and pumping stations.

B. Wireless Communication Facilities

The Land Use Board members are concerned with the regulation of the Towers and Telecommunications facilities in the Township. They seek to limit the impact of wireless communication antennas, towers and related facilities on the residents of Long Beach Township and insure that they are erected in a safe manner. The Township should consider adopting an Ordinance permitting Cell Towers and Telecommunications facilities only as a Conditional Uses to be located upon or within existing structures, including existing wireless communications towers, existing water towers, telephone and electrical poles situated on public property.

C. Design Standards

Based on the Board's review of the Zoning Ordinance, it was recommended that the following Zoning Ordinances and regulations should be reviewed and updated by the Township:

1. Placement of utilities underground for both residential and commercial uses.
2. Increase the requirement for offstreet parking. The number of spaces required should be outside the building footprint, i.e., not include garage space.
3. In the Commercial Zone, permit the use of two apartments with a business use. Currently the Ordinance permits one apartment or multiple apartments. In addition permit the Commercial Setback to be utilized with mixed use buildings, i.e., residential and commercial.
4. Review and develop Ordinances to encourage the growth and development of existing and new commercial businesses.
5. Review and develop Ordinances to encourage the use of drought tolerant low maintenance landscaping for residential and commercial properties.