

# MANASQUAN PLANNING BOARD MEETING AGENDA

**MAY 02, 2023 7:00 PM – TUESDAY**

Please take notice that the Manasquan Planning Board will convene an in person meeting on May 02, 2023 7:00 PM at Borough Hall, Second Floor, 201 East Main Street, Manasquan, New Jersey. As a courtesy to the public this meeting may be attended via zoom. If the zoom meeting fails or gets disconnected the in-person meeting will continue without the zoom participants. You can access the meeting through the Zoom App by following the link below for your computer or phone.

## **Join Zoom Meeting**

<https://us06web.zoom.us/j/8243299920?pwd=QUxNUjlGbkNLQS9TRVBIWHVtbUd3Zz09>

**OR**

**Tel – 1-646 876 9923 US (New York)**

**Meeting ID: 824 329 9920**

**Passcode: 365120**

## **PUBLIC MEETING**

Salute to the Flag  
Roll Call  
Sunshine Law Announcement

## **MASTER PLAN HEARING**

1. Master Plan Reexamination Report

## **OLD/NEW BUSINESS**

2. Approval of Vouchers
3. Regular Meeting Minutes - April 4, 2023

## **RESOLUTION**

4. #19-2023 Lay, Howard & JoAnn - 43 Rogers Avenue - Block 152 Lot 1 - Application #02-2023
5. #20-2023 Hannafey, Eugene & Valerie - 10 Minnesink Road - Block 16 Lot 5 - Application #03-2023

## **APPLICATION**

6. #05-2023 Proper, David - 317 First Avenue - Block 184.01 Lot 6

## **OTHER BUSINESS**

Comments from individual board members

## **ADJOURNMENT**

# Master Plan Reexamination Report

*Prepared for:*  
**The Borough of Manasquan  
Monmouth County, New Jersey**

**2023**

Prepared By:



788 Wayside Road  
Neptune, New Jersey 07753

The original of this report was signed and  
sealed in accordance with N.J.S.A. 45:14A-12

A handwritten signature in blue ink, appearing to read "Jennifer C. Beahm", is written over a horizontal line.

Jennifer C. Beahm, PP, AICP  
License No. 05625

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## INTRODUCTION

### PURPOSE

This report constitutes the 2023 Master Plan Reexamination Report for the Borough of Manasquan, prepared pursuant to the requirements of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89. The Reexamination Report's purpose is to review and evaluate municipal planning documents and development regulations on a periodic basis to reflect the changing needs of the Borough and to affirm the continued relevance of policies that were previously set forth. The Borough has undertaken this Re-examination report to evaluate the goals and objectives found in the 2017 Master Plan Reexamination Report.

### REQUIREMENTS OF PERIODIC REEXAMINATION

In accordance with N.J.S.A. 40:55D-89, the governing body shall, at least every ten years, provide for a general re-examination of its master plan and development regulations by the planning board. The Re-examination Report is required to contain the following:

- 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 reduced 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 regulations 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:12A-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.
- F. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

The following sections of this Reexamination Report address each of these requirements in turn.



## SECTION A. Goals, Objectives & Issues at the Time of the 2017 Master Plan Reexamination Report

The first provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include the “major problems and objectives relating to land development in the municipality at the time of the adoption of the last re-examination report.” This master plan re-examination initiative will review the 2017 Master Plan Reexamination Report. The goals, objectives, and issues identified in the 2017 Master Plan Reexamination Report are identified below:

### Comprehensive Goals

- A. Maintain consistency with the purposes of the Municipal Land Use Law (MLUL) as contained within N.J.A.C.4 0:55D-2;
- B. Continue to be a stable and diverse community through the provision of a balanced land use pattern;
- C. Encourage the development of both active and passive recreation opportunities for the residents and visitors, while maintaining sensitivity to environmental and cultural resources;
- D. To maintain and enhance a local economy that encourages the provision of more cost effective public services in order to improve the quality of life for Manasquan residents;
- E. To encourage the establishment of policies, codes and standards that promote the use of sustainable development practices, including but not necessarily limited to: infrastructure, public and private buildings, open space and recreation, local waste and recycling among other things;
- F. To continually improve the sustainability profile of the Borough; and
- G. To continue to promote the health, safety and general welfare and to minimize public and private losses due to flood conditions and specific areas by provisions designed to: protect human life and health; minimize of expenditure of public money for costly flood control project; minimize the need to rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; minimize prolonged business interruption; and minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, bridges located in areas of special flood hazard.

### Comprehensive Objectives

- A. To encourage the redevelopment or revitalization of vacant or underutilized properties;
- B. Preserve the high level of public services and provide new facilities where necessary, in order to accommodate population growth, economic development and the changing needs of the residents;

- C. To promote energy efficiency, conservation and increased use of renewable energy to reduce waste and increase recycling; to reduce the use of hazardous materials and eliminate toxic substances; to reduce greenhouse gas emissions and to plan for mitigating the effects of climate change; to encourage materials reuse and recycling;
- D. To plan for mitigating the effects of climate change;
- E. Encourage the utilization of innovative and creative approaches in order to facilitate the provision of housing for low, moderate, and work force housing opportunities and choices, which will enhance the quality within and contribute to the value of the community; and
- F. To collaborate with other government, non-government and private entities to create the most efficient and effective means for realizing Manasquan Master Plan goals, while minimizing the financial burden on the Borough.

#### Specific Goals

- A. Encourage the rehabilitation and infill of the housing stock should be encouraged, where appropriate, while maintaining the character, scale and privacy of the established residential neighborhoods in the Borough;
- B. Recognize the need to adapt to the changing dynamics and demands of a diverse and increasingly globalized economy;
- C. To coordinate land uses with transportation facilities to improve access and encourage alternatives to driving;
- D. Encourage those public and private actions necessary to develop and sustain the long-term vitality of the key commercial/retail areas. This can be achieved by improving streetscapes through unified signage, facades, public walkways and landscaping, and improving vehicular and pedestrian circulation and a unified wayfinding program. This will help guide residents and visitors to the plethora of environmental and recreational opportunities in the Borough;
- E. Evaluate the potential for economic and rehabilitation plans in strategic locations within the Borough, where appropriate, to encourage sound land use development that can provide economic development opportunities, while at the same time balancing the preservation of neighborhood character as well and the protection of environmental resources;
- F. Evaluate the current open space that is owned by the Borough to determine if uses can be improved; and
- G. Ensure that the Borough's code is up to the latest flood hazard prevention standards.

#### Recommendations

- A. Continue to review and revise the Borough Stormwater Management Plan.
  - 1) Ordinance amendments may be required to adhere to the regulations of N.J.A.C. 7:8-4 Municipal Stormwater Management Planning.

- B. Utilize Best Management Practices (BMP) when planning for stormwater reduction and flood prevention.
- 1) Improve stormwater management by implementing policies and practices as outlined by the New Jersey Department of Environmental Protection (NJDEP) and the Environmental Protection Agency (EPA).
    - "NJ Stormwater Best Management Practices Manual" -NJDEP.
    - "Green Infrastructure in NJ" -NJDEP.
    - "Green Streets: Sustainable Stormwater Management" -EPA.
    - "Stormwater to Street Trees: Engineering Urban Forests for Stormwater Management"- EPA.
- C. Continue to review the Borough's Flood Hazard standards and revise according to latest FEMA recommendations;
- D. Retrofit existing municipal facilities to reduce vulnerabilities to future storm and flooding events;
- E. Look to develop a municipal Debris Management Plan (DMP) and a Strategic Recovery Planning Report (SRPR) to reduce vulnerabilities and damages from future natural disasters.
- 1) Strengthen the Borough's Participation in FEMA's Community Rating System.
  - 2) Amend planning documents to adequately address the impacts of Superstorm Sandy on the community and to set goals and recommendations for resilient development.
  - 3) Improve drainage system maintenance to ensure that all storm drains are free and clear of debris before major storm events.
  - 4) Continue to review and reevaluate methods to reduce vulnerabilities to future natural disasters.
  - 5) Consider anchoring standards for various accessory structures to reduce vulnerabilities.
- F. Look to develop and adopt a Circulations Plan Element into the Master Plan.
- 1) Improve walkability, aesthetics, and safety for the residents of the Borough.
  - 2) Analyze and determine the locations of the most significant areas that are in need of sidewalks and curbing.

## SECTION B. Extent to Which Problems Have Been Reduced or Increased

## SECTION C. Significant Changes in Assumptions, Policies and Objectives

The third provision of 40:55D-89 of the MLUL requires that a Reexamination Report address 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.”

CHANGES IN LOCAL DEMOGRAPHIC CHARACTERISTICS

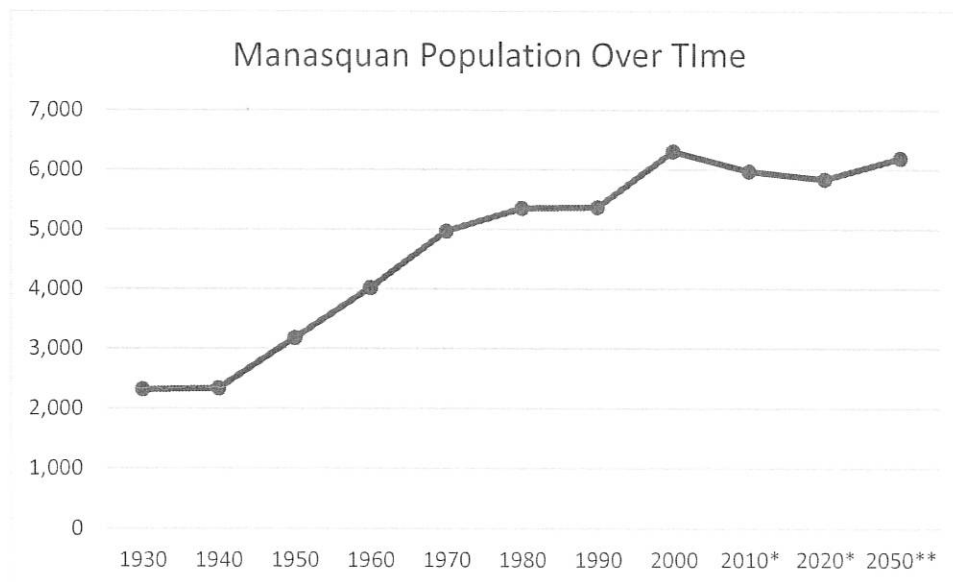
Population

In 2020, the Borough of Manasquan had an estimated total population of 5,837. This number represents a population decrease of 473 persons (7.5%) since the year 2000. The population in Manasquan has increased in every decade from 1930 to 2000, before decreasing slightly in 2010 and 2020. This is similar to Monmouth County, which experienced increases in populations every decade, excepting the most recent decade from 2010 to 2020, which experienced a 1.5% decrease in population. The State’s population has continued increase since 1930.

Table 1: Population Trends, 1930 - 2020

Year	Manasquan Borough			Monmouth County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1930	2,320	-	-	147,209	-	-	4,041,334	-	-
1940	2,340	20	0.9%	161,238	14,029	9.5%	4,160,165	118,831	2.9%
1950	3,178	838	35.8%	225,327	64,089	39.7%	4,835,329	675,164	16.2%
1960	4,022	844	26.6%	334,401	109,074	48.4%	6,066,782	1,231,453	25.5%
1970	4,971	949	23.6%	461,849	127,448	38.1%	7,171,112	1,104,330	18.2%
1980	5,354	383	7.7%	503,173	41,324	8.9%	7,365,011	193,899	2.7%
1990	5,369	15	0.3%	553,124	49,951	9.9%	7,730,188	365,177	5.0%
2000	6,310	941	17.5%	615,301	62,177	11.2%	8,414,350	684,162	8.9%
2010*	5,975	-335	-5.3%	630,380	15,079	2.5%	8,791,894	377,544	4.5%
2020*	5,837	-138	-2.3%	620,821	-9,559	-1.5%	8,885,418	93,524	1.1%
2050**	6,195	358	6.1%	669,624	48,803	7.9%	-	-	-

Source: U.S. Census Bureau Decennial Census (table DP-1), \*U.S. Census Bureau, ACS 5-Year Estimates (DP05), \*\*Projections from North Jersey Transportation Planning Authority



## Age

The age composition of Manasquan Borough has shifted noticeably since 2010. According to the American Community Survey 5-Year Estimates, significant changes occurred in many age groups. Age cohorts of children ages 9 and under, and adults aged 35 to 44 years shrunk significantly, as did the 85 years and older age cohort. The population of Manasquan in all age cohorts from ages 45 to 84 increased between 2010 and 2021.

*Table 2: Population by Age Cohort, Manasquan Borough 2010- 2021*

Population	2010		2021		Change 2010- 2021
	Number	Percent	Number	Percent	
Total population	5,975	100.0%	5,930	100.0%	-0.8%
Under 5 years	379	6.3%	246	4.1%	-35.1%
5 to 9 years	314	5.3%	211	3.6%	-32.8%
10 to 14 years	390	6.5%	592	10.0%	51.8%
15 to 19 years	439	7.3%	394	6.6%	-10.3%
20 to 24 years	215	3.6%	265	4.5%	23.3%
25 to 34 years	430	7.2%	606	10.2%	40.9%
35 to 44 years	981	16.4%	394	6.6%	-59.8%
45 to 54 years	1,059	17.7%	1,206	20.3%	13.9%
55 to 59 years	321	5.4%	501	8.4%	56.1%
60 to 64 years	394	6.6%	509	8.6%	29.2%
65 to 74 years	526	8.8%	627	10.6%	19.2%
75 to 84 years	327	5.5%	334	5.6%	2.1%
85 years and over	200	3.3%	45	0.8%	-77.5%

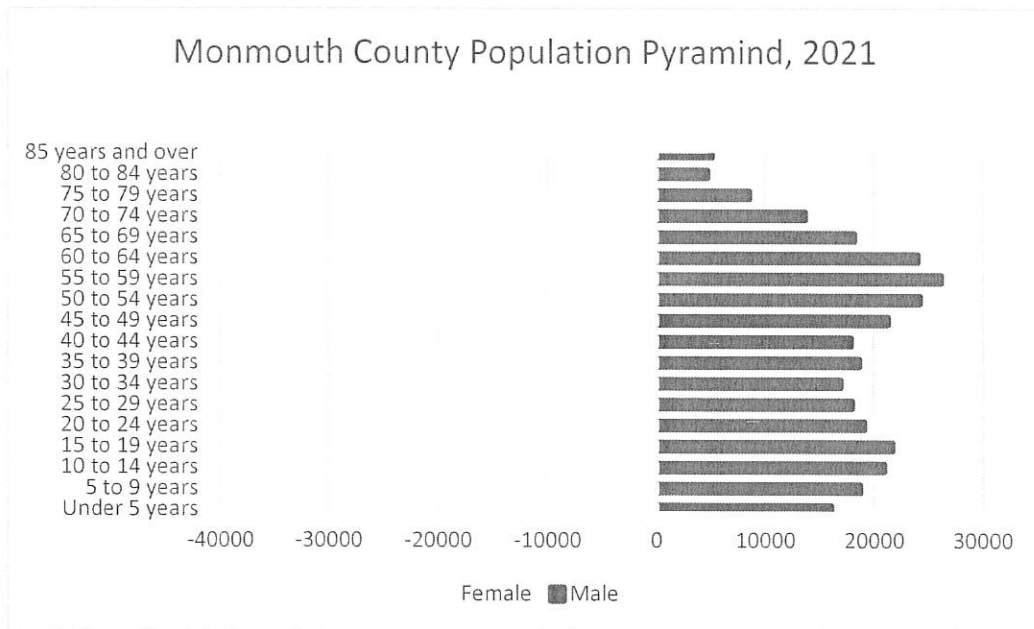
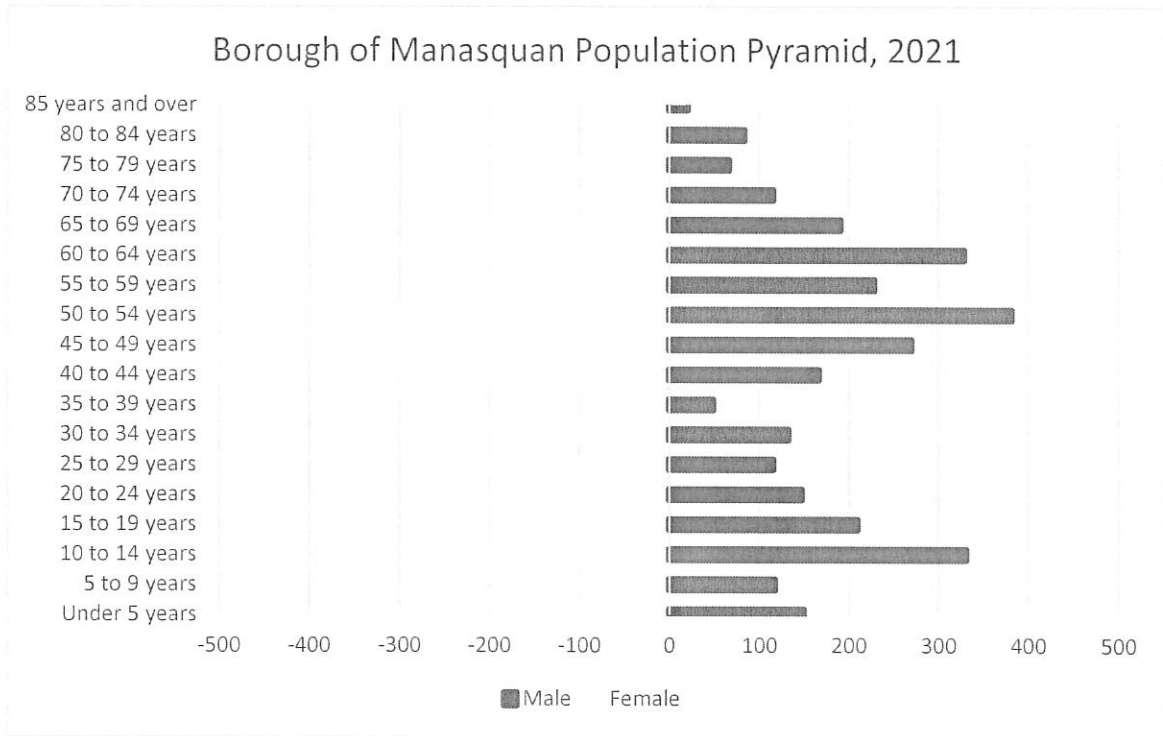
Source: US Census Bureau, American Community Survey 5 Year Estimates (table DP03)

The median age of Manasquan Borough residents increased by 4.8 years between 2010 and 2021. This trend is consistent with the general “graying” of America as the Baby Boom Generation continues to age. This transformation appears to be progressing more quickly in Manasquan, with the State and County experiencing median age increases of 2.7 and 1.5 years, respectively. The Borough’s median age of 47.2 is approximately 3.9 years older than the overall County median age of 43.3 years and 7.2 years older than the State’s median age of 40.

*Table 3: Median Age*

Year	Manasquan	Monmouth County	New Jersey
2010	42.4	40.6	38.5
2021	47.2	43.3	40
Change	4.8	2.7	1.5

U.S. Census Bureau, 2021, 2010 5- Year Estimates American Community Survey (table DP05)



#### Households

A household is defined as one or more persons, related or not, living together in a housing unit. The 2020 ACS 5-Year Estimates note that there were approximately 2,510 households in the Borough of Manasquan. Approximately 68 percent of the Borough’s households were comprised of one or two persons, with a slightly lower percentage consisting of 2-person households. A



smaller percentage (58.8%) of Monmouth County households fell into these categories. The Borough's average household size reflects this, with a smaller average household size than Monmouth County (2.38 persons vs. 2.59 persons).

*Table 4: Household Characteristics  
Borough of Manasquan and Monmouth County, 2021*

	Manasquan		Monmouth County	
	Number	Percent	Number	Percent
<b>Total Households</b>	<b>2,510</b>	<b>100.0%</b>	<b>245,569</b>	<b>100.0%</b>
1-person	855	34.1%	64,492	26.3%
2-persons	852	33.9%	79,730	32.5%
3-persons	284	11.3%	39,864	16.2%
4 or more persons	519	20.7%	61,483	25.0%
<b>Average Household Size</b>	<b>2.38</b>		<b>2.59</b>	
U.S. Census Bureau, 2021 5-Year Estimates American Community Survey (tables S2501 & B25010)				

#### Income

Manasquan experienced a 58.24 percent increase in per capita income between 2010 and 2021, which was a greater rate of increase than Monmouth County's (41.15%) and the State of New Jersey's (33.95%). Additionally, the Borough's 2021 per capita income of \$80,810 was the highest of the three (3) regions studied.

*Table 5: Per Capita Income and Median Household Income*

	2010 Per Capita Income	2021 Per Capita Income	Percent Change	2010 Median Household Income	2021 Median Household Income	Percent Change
Manasquan	\$51,068	\$80,810	58.24%	\$87,525	\$132,596	51.50%
Monmouth County	\$40,976	\$57,836	41.15%	\$82,265	\$110,356	34.15%
New Jersey	\$34,858	\$46,691	33.95%	\$69,811	\$89,703	28.49%
Source: U.S. Census Bureau, 2021 5-Year Estimates American Community Survey (table DP03)						

In terms of median household income, households in Manasquan tended to earn more than Monmouth County and statewide households generally in 2021 estimates. The median income in Manasquan was \$132,596, approximately \$21,000 more than county median household income and approximately \$43,000 more than the State median household income. Between 2010 and 2021, the median household income increased 51.5 percent, more than the 34.15 percent increase experienced in Monmouth County and the 28.49 percent increase for the State overall.

The income distribution for the Borough is similar to that of the County. The income brackets containing the highest percentage of households in Manasquan are the \$200,000 or more (31.0%), followed by the \$100,000 to \$149,999 range (15.9%). The highest percentage of households for



the County overall fall into the \$200,000 or more range (23.0%), similarly followed by the \$100,000 to \$149,999 range (18.5%).

*Table 6: Household Income Distribution*

	Manasquan		Monmouth County	
	Number	Percent	Number	Percent
<b>Total Households</b>	<b>2,510</b>	<b>100.0%</b>	<b>238,235</b>	<b>100.0%</b>
Less than \$10,000	36	4.9%	8,790	3.7%
\$10,000 to \$14,999	9	3.3%	5,474	2.3%
\$15,000 to \$24,999	139	9.3%	13,351	5.6%
\$25,000 to \$34,999	74	6.8%	13,205	5.5%
\$35,000 to \$49,999	315	8.1%	17,299	7.3%
\$50,000 to \$74,999	254	15.0%	30,155	12.7%
\$75,000 to \$99,999	162	14.3%	26,966	11.3%
\$100,000 to \$149,999	400	18.5%	44,467	18.7%
\$150,000 to \$199,999	342	10.4%	29,771	12.5%
\$200,000 or more	779	9.4%	48,757	20.5%
U.S. Census Bureau, 2021 5-Year Estimates American Community Survey (table DP03)				

#### Employment

The 2021 ACS reports the work activity of residents aged 16 and older. The Borough's working age population was 4,812 persons, approximately 3,290 persons (68.4%) of whom were part of the labor force. Approximately 31.6% of the Borough's working age residents were not participating in the labor force. There were zero (0) people in Manasquan employed in the armed forces. Of those participating in the labor force, 95% were employed. Approximately 5% of the population in the labor force is unemployed, slightly lower than the County's unemployed population in the labor force of 5.6%.

*Table 7: Employment Status*

	Manasquan Borough		Monmouth County	
	Number	Percent	Number	Percent
Population 16 years and over	4,812	100.0%	524,449	100.0%
In labor force	3,290	68.4%	349,589	66.7%
Civilian Labor Force	3,290	100.0%	349,017	99.8%
Employed	3,124	95.0%	329,455	94.4%
Unemployed	166	5.0%	19,562	5.6%
Armed Forces	0	0.0%	572	0.2%
Not in labor force	1,522	31.6%	174,860	33.3%
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (table DP03)				

### Employment by Industry

An analysis of employees (over the age of 16) by industry indicates that employed, working-age individuals in Manasquan were involved in a range of economic sectors. As depicted in Table 8 below, the highest concentration of workers (30.7%) are employed in the educational, health, and social services sector. The other sectors employing over 10 percent of Borough's residents were professional, scientific, and management and administrative and waste management services, and finance and insurance, and real estate and rental and leasing. Countywide, employment is also heavily focused in the category of educational, health and social services. It appears that many residents work within the Monmouth/Ocean County Region, with a mean travel time to work of 31.7 minutes.

*Table 8: Employment Status*

<b>Industry</b>	<b>Manasquan</b>	<b>Monmouth County</b>
Civilian employed population 16 years and over	3,124	329,455
Agriculture, forestry, fishing and hunting, mining	0.4%	0.3%
Construction	8.6%	7.0%
Manufacturing	2.7%	5.7%
Wholesale Trade	1.8%	2.8%
Retail Trade	6.9%	10.6%
Transportation and Warehousing, and Utilities	5.1%	4.7%
Information	1.7%	3.0%
Finance and insurance, and real estate and rental and leasing	10.3%	10.3%
Professional, scientific, and management, and administrative and waste management services	14.5%	14.8%
Educational services, and health care and social assistance	30.7%	24.5%
Arts, entertainment, and recreation, and accommodation and food services	6.8%	8.0%
Other Services, except public administration	2.7%	3.9%
Public administration	8.0%	4.6%
U.S. Census Bureau, 2021 5-Year Estimates American Community Survey (table DP03)		

Table 9: Travel Time to Work

	Manasquan Borough		Monmouth County	
	Number	Percent	Number	Percent
Workers who did not work at home	2,610	100.0%	284,378	100.0%
Less than 10 minutes	583	22.3%	32,882	11.6%
10 to 19 minutes	445	17.0%	72,421	25.5%
20 to 29 minutes	299	11.5%	45,381	16.0%
30 to 44 minutes	502	19.2%	52,590	18.5%
45 to 59 minutes	280	10.7%	26,115	9.2%
60 to 89 minutes	407	15.6%	31,012	10.9%
90 or more minutes	94	3.6%	23,977	8.4%
<b>Mean travel time to work (minutes)</b>	<b>31.7</b>		<b>34</b>	
U.S. Census Bureau, 2021 5-Year Estimates American Community Survey (table DP03 and B08303)				

## Housing Stock

There are approximately 3,438 total housing units in Manasquan, of which 86.8% percent are detached single-family homes. Approximately 73 percent of the Borough's housing stock is occupied, with the majority of vacancies (93 percent) attributable to units used for seasonal, recreational, or occasional use. Most homes were built before 1959, with the median year a home in Manasquan was built being 1955.

Table 10: Housing Units by Type, 2021

Units in Structure	Total	Percent
Total	3,438	100.0%
1 Unit, detached	2,984	86.8%
1 Unit, attached	171	5.0%
2 Units	181	5.3%
3 or 4 Units	37	1.1%
5 to 9 Units	10	0.3%
10 to 19 Units	10	0.3%
20 Units or more	45	1.3%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%
U.S. Census Bureau, 2021 5-Year Estimates American Community Survey (table DP04)		

Table 11: Units by Vacancy Status, 2020

	Total	Percentage
Total Housing Units	3,438	100.0%
Occupied	2,510	73.0%
Vacant Housing Units	928	27.0%
For Rent/Rented Not Occupied	10	1.1%
For Sale Only	0	0.0%
Sold, not occupied	0	0.0%
For Seasonal, Recreational or Occasional Use	863	93%
Other Vacant	55	5.9%
U.S. Census Bureau, 2020 5-Year Estimates American Community Survey (tables DP04 & B25004)		

Table 12: Year Structure Built

	Number	Percent
Built 1939 or earlier	953	27.7%
Built 1940 to 1949	507	14.7%
Built 1950 to 1959	477	13.9%
Built 1960 to 1969	268	7.8%
Built 1970 to 1979	207	6.0%
Built 1980 to 1989	105	3.1%
Built 1990 to 1999	151	4.4%
Built 2000 to 2009	453	13.2%
Built 2010 or later	317	9.2%
<b>Total</b>	0	0.0%
<b>Median Year Structure Built</b>	<b>1955</b>	
U.S. Census Bureau, 2021 5-Year Estimate American Community Survey (table DP04 and B25035)		

According to ACS 5-Year Estimates, most housing units in Manasquan (68%) were valued between \$500,000 and \$999,999. Table 13 provides a breakdown of home values for owner-occupied units within the Borough. Only 4.1 percent of owner-occupied housing units in Manasquan were worth less than \$300,000, and 18.3 percent of owner-occupied housing units were worth more than \$1,000,000. The median value of an owner-occupied housing unit was \$742,700 at the time of the survey estimate. In comparison, most housing units in Monmouth County overall were valued between \$300,000 and \$499,999. The median value of an owner-occupied home in Monmouth County was \$288,700 less than that of the Borough.

Table 13: Owner Occupied Housing Units, 2021

	Manasquan		Monmouth County	
	Number	Percentage	Number	Percentage
<b>Total</b>	<b>2,167</b>	<b>100.0%</b>	<b>184,566</b>	<b>100.0%</b>
Less than \$50,000	19	0.9%	2,944	1.6%
\$50,000 to \$99,999	7	0.3%	2,141	1.2%
\$100,000 to \$149,999	0	0.0%	3,140	1.7%
\$150,000 to \$199,999	28	1.3%	5,217	2.8%
\$200,000 to \$299,999	35	1.6%	24,319	13.2%
\$300,000 to \$499,999	208	9.6%	70,104	38.0%
\$500,000 to \$999,999	1,474	68.0%	65,274	35.4%
\$1,000,000 or more	396	18.3%	11,427	6.2%
<b>Median Value</b>	<b>\$742,700</b>		<b>\$454,000</b>	
U.S. Census Bureau, 2021 5-Year Estimates American Community Survey (table DP04)				

The number of rental units in the Borough is estimated at 178, with a median monthly contract rent estimated at \$1,297. And additional 165 units are occupied, but with no rent paid. The County's median contract rent was slightly higher, at \$1,523. The highest percentage of renters paid between \$1,000 to \$1,499 per month in both the Borough (66.9%) and the County (33.8%).

Table 14: Renter Occupied Housing Units, 2020

	Manasquan		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter Occupied Units	178	100.0%	58,412	100.0%
Less than \$500	0	0.0%	4,156	7.1%
\$500 to \$999	22	12.4%	4,670	8.0%
\$1,000 to \$1,499	119	66.9%	19,720	33.8%
\$1,500 to \$1,999	37	20.8%	14,358	24.6%
\$2,000 or more	0	0.0%	15,508	26.5%
No cash rent	165	-	2,591	-
<b>Median Contract Rent</b>	<b>\$1,297</b>		<b>\$1,523</b>	
U.S. Census Bureau, 2021 5-Year Estimates American Community Survey (table DP04)				

In terms of residential growth, for the period January 2000 through December 2021, the Borough issued building and demolition permits authorizing the development of a net of 807 additional residential units. For the period reported, the majority of the Borough's building permits were authorized in 2014, 2000-2002, and 2018-2019.

Table 15: Building and Demolition Permits Issued, 2000- 2021

Year	1 & 2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2000	NA	NA	NA	20	18	2
2001	NA	NA	NA	28	42	-14
2002	NA	NA	NA	58	27	31
2003	NA	NA	NA	30	29	1
2004	43	-	NA	43	42	1
2005	51	-	2	53	28	25
2006	33	-	-	33	22	11
2007	29	-	-	29	27	2
2008	23	-	-	23	21	2
2009	20	-	-	20	14	6
2010	25	-	-	25	27	-2
2011	13	-	-	13	11	2
2012	15	-	-	15	18	-3
2013	71	-	-	71	106	-35
2014	61	-	-	61	36	25
2015	52	-	-	52	28	24
2016	15	-	-	15	1	14
2017	0	-	-	0	1	-1
2018	1	-	-	1	0	1
2019	15	-	-	15	6	9
2020	20	-	-	20	2	18
2021	33	10	-	43	9	34
<b>Total</b>	<b>520</b>	<b>10</b>	<b>2</b>	<b>668</b>	<b>515</b>	<b>153</b>
Source: NJDCA Construction Reporter						

#### Population and Employment Projections

The most recent forecasts completed by the North Jersey Transportation Planning Authority project to the year 2050. The population of Manasquan is expected to increase, with 6,195 persons dispersed across 2,634 households. The 2021 NJTPA report predicts Manasquan's employment will increase by 264 (0.5%) jobs between 2015 and 2050.

#### SUSTAINABILITY AND RESILIENCY

In the wake of Superstorm Sandy, municipalities in New Jersey are following national and global trends towards planning for enhanced environmental sustainability and community resiliency. Land use planning and land development policies play a key role in advancing resiliency and sustainability initiatives because land development policies often mediate the natural and built environments.

Sustainability is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Many municipalities have started to address sustainability issues by forming a citizen-led Green Teams and participating in *Sustainable Jersey*, the statewide program that has established a framework for implementing sustainable practices across many development dimensions.

Resiliency is defined as the capacity of a system to withstand disturbance while still retaining its fundamental structure, function, and internal feedbacks. In many municipalities, community resilience to natural disaster was put to the test like never before when Superstorm Sandy hit New Jersey in October 2012. Shore communities such as Manasquan faced staggering levels of damage from wind, storm surge, wave action, and riverine flooding.

One pillar of resiliency is the use of mitigation techniques before disaster strikes in order to anticipate and potentially avoid likely threats to life and property. In 2021, Monmouth County adopted a FEMA-approved Multi-Jurisdictional Natural Hazard Mitigation Plan, which includes municipal-level analyses of risk. The County Plan ranked local susceptibility to hazards on a low-medium-high scale for each municipality. High risk hazards identified for Manasquan were hurricane, Nor’easter, flood, storm surge, and pandemic. Medium-risk hazards for Manasquan include extreme temperatures, extreme wind, lightning, tornado, coastal erosion, wave action, winter storm, drought, civil unrest, cyber-attack, economic disruption, power failure, and terrorism.<sup>1</sup> To combat these issues, the Borough proposed 18 Hazard Mitigation Actions that were included in the County Hazard Mitigation Plan, summarized in the chart below.

Mitigation Action or Program	Target Locations / Effects	Status
Complete the Borough Risk Assessment for Structures, Facilities, and Equipment in the Borough	Conduct a hazard-specific, community-wide risk assessment of all structures, facilities, and equipment and identify, map, quantify, and rank vulnerable structures for each of the hazards. This will include identifying and mapping high hazard areas for each hazard addressed. This will also include inventorying and evaluating existing at-risk housing stock, commercial buildings, as well as public facilities and equipment and assessing each structure for vulnerabilities to each of the hazards addressed. This action will be a more detailed presentation and assessment of data from what is in the hazard mitigation plan.	Ongoing
Establish Funding Mechanism for HMP	Establish a permanent funding mechanism and budget for hazard mitigation planning and mitigation actions.	Completed
Continue Monitoring the Implementation of the Hazard Mitigation Plan	Monitor the implementation of the hazard mitigation plan and make updates to the plan as required. This includes forming a plan implementation steering committee to monitor progress on local mitigation	Ongoing

<sup>1</sup> Multi-Jurisdictional Hazard Mitigation Plan – Monmouth County, New Jersey, Table4.1-8



	actions as well as implementation monitoring schedule and outlining responsibilities.	
Implement a Program for Public Information on Hazard Awareness & Mitigation	Implement a comprehensive program for public information that systematically distributes hazard awareness information as well as actions that citizens can take to mitigate those hazards. The program will also promote household disaster preparedness as well as private mitigation efforts. This program will include the formation of a public information steering committee and will include specific public outreach goals, responsibilities and monitoring.	<b>Completed</b>
Increase Public Warning Capabilities	Increase public warning capabilities through the implementation of FEMA developed IPAWS alerting, upgrade warning siren coverage, implement a Reverse 911 system, upgrade electronic warning sign system coverage, and improve use of web-based programs and social media for public warning.	<b>Ongoing</b>
Develop a Drought Emergency Plan	Develop a drought emergency plan which includes criteria for drought-related actions, identifying local drought indicators, such as precipitation, temperature, guidance from NJDEP, and institute voluntary and mandatory water conservation measures during drought conditions and emergencies. This includes developing a drought communication plan and early warning system to facilitate timely communication of relevant information to officials, decision makers, emergency managers, and the general public.	<b>Ongoing</b>
Conduct Seismic Retrofitting of Structures, Facilities, and Equipment	This action item will include conducting seismic retrofitting of these structures based upon rank (most vulnerable) and importance (most critical). Such mitigation actions may include, but are not limited to bracing of generators, elevators, and other vital equipment, strengthening and retrofitting non-reinforced masonry buildings and non-ductile concrete facilities that are particularly vulnerable to ground shaking, retrofitting building veneers to prevent failure, anchoring rooftop mounted equipment, and otherwise retrofitting structures and equipment to make earthquake resistant. This will also include reviewing building codes and structural policies to ensure they are adequate to protect older structures from seismic damage. This item will also include requiring or encouraging seismic engineering measures and construction techniques that may include the mitigation actions listed above.	<b>Ongoing</b>
Provide Back-up Power Generation for Critical Facilities	An inventory of all critical facilities and equipment shall be made and ranked in order of importance. Emergency back-up generators will be provided and maintained at each of the facilities.	<b>Completed</b>
Provide Lightning Protection for Critical Facilities	This action item will include conducting lightning protection of these structures based upon rank (most vulnerable) and importance (most critical). This will include installing lightning protection devices and methods, such as lightning rods and grounding, on	<b>Ongoing</b>

	communications infrastructure and other critical facilities, as well as installing and maintaining surge protection on critical electronic equipment.	
Provide Erosion and Wave Protection along the Oceanfront by Constructing a Dune and Wall System along the Coastline	Fortify a one-mile portion of coastline with an engineered dune and wall system consisting of high strength steel wall covered by dune system and vegetation.	<b>Ongoing</b>
Restore Natural Buffers to Mitigate Flooding Borough-Wide	Provide natural resource restoration to existing dunes, salt marshes, coastal wetlands, maritime forests, stream corridors and natural floodplains in order to enhance natural buffers and flood mitigation. This will include developing a comprehensive approach that combines dune, maritime forest, coastal wetlands, salt marsh and stream corridor restoration with potential flood mitigation opportunities and integrated high-water controls in order to reduce both riverine and tidal flooding and protects against sea level rise. The project will restore over 60-acres of coastal wetlands and maritime forest and 6-miles of stream corridors.	<b>Ongoing</b>
Enforce Compliance with NFIP's CRS Program	Manasquan participates in the National Flood Insurance Program's (NFIP) Community Rating System (CRS). This project will include increased regulatory standards both in and out of the floodplain, including enacting and enforcing regulations that exceed NFIP minimum standards so that more flood protection is provided for any development. Existing ordinances will be reviewed and made more stringent, including requiring buildings to be constructed above the minimum elevation required by NFIP, requiring foundation protection on new buildings, requiring any new critical facilities to be built outside of the flood zone, requiring new development to provide positive drainage away from the structure, updating the definition of substantial improvement to include accumulation of improvements counted over 10-years, as well as formally adopting the preliminary Flood Insurance Rate Maps (FIRMS). This will also include advising the public about the local flood hazard, flood insurance, and flood protection measures as part of an organized Program for Public Information (Action Item #4) and increasing our flood warning dissemination and response capabilities (Action Item #5). This item also includes work included in Action items 13-17, including implementing damage reduction measures for existing buildings such as elevation, acquisition, relocation, retrofitting, and maintenance of drainageways and retention basins.	<b>Completed</b>
Floodproof Residential and Non-Residential Structures	This action item will include conducting flood proofing of these structures based upon rank (most vulnerable) and importance (most critical). These structures will be protected from flooding by a combination of methods, including, but not limited to wet floodproofing in a basement, wet floodproofing of areas above base flood elevation, using water resistant paints or other materials to allow for easy	<b>Ongoing</b>

	cleanup after floodwater exposure, and by dry floodproofing non-residential structures by strengthening walls, sealing openings, or using waterproof compounds or plastic sheeting on walls to keep water out.	
Elevate Residential and Non-Residential Structures & Equipment, especially Repetitive Loss (RL) and Severe Repetitive Loss (SRL) Properties	This action item will include elevating these structures based upon rank (most vulnerable) and importance (most critical). These structures, facilities, and equipment will be elevated at least 1-foot above minimum NFIP base flood elevation requirements to protect from flooding, storm surge & sea level rise.	<b>Ongoing</b>
Relocate Structures, Critical Facilities, and Equipment out of Flood Hazard Areas, especially Repetitive Loss and Severe Repetitive Loss Properties	This action item will include relocating of these structures based upon rank (most vulnerable, importance and most critical). These structures and facilities and equipment will be relocated to low-hazard areas to protect from flooding, wave action, storm surge, and Sea Level Rise. This may include compensating an owner or partial rights, such as easement or development rights, to prevent a property from being developed.	<b>Ongoing</b>
Elevate and/or Improve Drainage of Roadways in Flood-prone Areas	Critical access roads in these areas will be elevated to protect from flooding and storm surge. Roadway drainage will be improved, one-way tide-flex type valves installed, and vulnerable shoulders will be stabilized using bioengineered bank stabilization techniques. Seawalls or other structures will be constructed to protect critical facilities located on the shoreline. Water and wastewater treatment facilities located in high-hazard areas will be flood-protected. This will include retrofitting structures to elevate them above forecasted sea level rise levels, retrofitting critical facilities to be 1 foot above the 500- year flood elevation (considering wave action) or the predicted sea level rise level, whichever is higher and replacing exterior building components with more hazard resistant materials.	<b>Ongoing</b>
Construct a Seawall and Flood Gate	seawall along the Atlantic Ocean and a flood gate across the Manasquan Inlet. This project would protect all communities in the Manasquan River floodplain from coastal flooding, storm surge and sea level rise. The steel seawall would be covered in a man-made, vegetated dune and would be tied into high ground on the Sea Girt border to the north and a flood gate across Manasquan Inlet to the south. The same seawall would run the length of Point Pleasant Beach.	<b>Ongoing</b>
Conduct an Inventory and Retrofit Structures, Facilities, and Equipment to Sustain High Winds	An inventory of public and commercial buildings that are vulnerable to high winds will be identified; this action item will include conducting retrofitting of these structures based upon rank (most vulnerable) and importance (most critical). Such mitigation actions may include, but are not limited to, installing hurricane shutters or other protective measures, retrofitting gable end walls to eliminate wall failures in high winds, replacing existing non-ductile infrastructure with ductile infrastructure to reduce their exposure to	<b>Ongoing</b>

	hazardous events, retrofitting buildings with load-path connectors to strengthen the structural frames, reinforcing garage doors, anchoring roof-mounted heating, ventilation, and air conditioning units, retrofitting the emergency operations center to FEMA 361 standards, upgrading of reused buildings that will house critical facilities, and otherwise retrofitting structures and equipment to make wind resistant. This will also include reviewing building codes and structural policies to ensure they are adequate to protect older structures from wind damage. This item will also include requiring or encouraging wind engineering measures and construction techniques that may include structural bracing, straps and clips, anchor bolts, laminated or impact-resistant glass, reinforced pedestrian and garage doors, window shutters, waterproof adhesive sealing strips, or interlocking roof shingles.	
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Additionally, the Borough of Manasquan is a participating community in the National Flood Insurance Program’s (NFIP) Community Rating System (CRS), voluntary program which rewards local floodplain management activities exceeding the minimum standards of the NFIP. Manasquan is rated as a Class 5 community in the program, enabling flood insurance policy holders in the Borough to receive up to a 25% reduction on the flood insurance rates.

The effects of Superstorm Sandy provided an opportunity for coastal municipalities to reexamine polices related to flooding and natural disasters as well as resiliency towards future storm events. The effects of Superstorm Sandy provide an opportunity for coastal municipalities to reexamine polices related to flooding and natural disasters as well as resiliency towards future storm events. Manasquan recently adopted an updated Flood Damage Prevention Ordinance on May 16, 2022 (Ordinance No. 2370-22). The ordinance acknowledges that flood losses are caused by the cumulative effect of obstructions in areas of special flood hazard, which increase flood heights and velocities. The most recently issued effective FEMA FIRMs (September 25, 2009 and January 14, 2014) are established as defining the extent of the Special Flood Hazard Area, where the code regulates the method, material, elevation, and other attributes of new construction and substantial rehabilitation. The goals of these efforts, driven home by the devastation of Sandy, are to protect human life and health, minimize expenditure of public money for costly flood control projects, and to minimize the need for rescue and relief efforts during flood events, among others.

Now in reexamining Manasquan’s Master Plan, the Borough has the opportunity to:

- Promote the public’s awareness of their flood risks and mitigation strategies to protect themselves and their community;
- Introduce ordinances and design standards that will better enable homes and businesses to withstand the effects of coastal storms;

- Focus public agencies on community vulnerabilities to hazards such as flooding;
- Ensure that future capital projects are designed and constructed to incorporate features that are resilient to storm- and flood-related impacts;
- Integrate hazard mitigation into Master Plan elements; and
- Provide greater awareness of environmental protection and stewardship to provide for a more sustainable future.

#### LOCAL REDEVELOPMENT AND HOUSING LAW

On September 6, 2013, Chapter 159 was signed into law, which stipulates that a municipality's decision to reserve the power of eminent domain shall be moved to the very beginning of the redevelopment process. When asking the local planning board to investigate whether an area should be designated as in need of redevelopment, the municipality must now indicate whether it is seeking to designate a "Non-Condensation Redevelopment Area" or a "Condensation Redevelopment Area." The criteria for each type of area are the same; the only difference is the power to use eminent domain.

Additionally, Chapter 159 revised the "e" criterion for designating an area in need of redevelopment. The "e" criterion reads: "A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general."

#### STORMWATER MANAGEMENT

The State of New Jersey has recently undertaken several efforts to provide for the enhanced regulation of stormwater runoff. In December 2018, the New Jersey Department of Environmental Protection proposed changes to the state's stormwater management rules (N.J.A.C. 7:8), requiring developers to utilize green infrastructure to meet the minimum standards for stormwater management standards for water quality, groundwater recharge and stormwater volume control as part of any major development. These rules significantly change how stormwater is managed in New Jersey. Previously, developers were only required to consider and incorporate green infrastructure "to the maximum extent practicable," which the NJDEP now acknowledges involved a measure of subjectivity. A public hearing on these rules was held in January 2019, with a public comment period until February 2019. On March 2, 2020, these rules were published in the New Jersey Register, and went into effect in March 2021.

In March 2019, the Clean Stormwater and Flood Reduction Act (S1073/A2694) was signed into law, which gives municipalities and counties the option to establish "stormwater utilities." Stormwater utilities are a tool used in communities throughout the country to fund maintenance, construction, and operation of stormwater management systems through the assessment of fees on certain impervious surfaces that contribute into the stormwater system.



## GREEN BUILDINGS AND ENVIRONMENTAL SUSTAINABILITY ELEMENT

Many New Jersey municipalities have made efforts to reduce their carbon footprint, decrease greenhouse gas emissions, encourage the use of renewable energy sources, conserve energy, and minimize the use of natural resources. Federal and state programs have been established to assist municipalities to address these goals. In the private sector, the US Green Building Council, a private organization, has established the Leadership for Energy and Environmental Design (LEED) certification programs to encourage and standardize the certification of buildings which are energy efficient and incorporate sustainable environmental design concepts.

Recognizing the importance of green building and sustainability, the New Jersey Legislature amended the New Jersey Municipal Land Use Law (MLUL) in 2009 to add the Green Building and Environmental Sustainability Plan Element to the list of optional elements of a municipal master plan. The scope of the new element is as follows: “A green building and environmental sustainability plan element, which shall provide for, encourage and promote the efficient use of natural resources and the installation and usage of renewable energy systems, consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on site; and optimize climatic conditions through site orientation and design.

## STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The State Planning Commission adopted the most recent State Development and Redevelopment Plan (SDRP) on March 1, 2001. The SDRP contains several goals and objectives regarding the future development and redevelopment of New Jersey. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. Concentrated growth will have the positive effects of consuming less land, depleting fewer natural resources and using the State's infrastructure more efficiently.

Since the Borough's last Master Plan in 2010, the State released the final draft of the State Strategic Plan in 2011, meant as an update to the 2001 SDRP. While the State Strategic Plan has not been officially adopted, and the SDRP is still the official State Plan, it is still prudent to plan with updated State goals and objectives in mind so as to be prepared for its eventual implementation, or the implementation of a State Plan with similar goals. The 2011 State Strategic Plan articulates a number of goals as Garden State Values (GSV), stated as follows:

- GSV #1: Concentrate development and mix uses.
- GSV #2: Prioritize Redevelopment, infill, and existing infrastructure.
- GSV #3: Increase job and business opportunities in priority growth investment areas.
- GSV #4: Create High-Quality, Livable Places.
- GSV #5: Provide Transportation Choice & Efficient Mobility of Goods.
- GSV #6: Advance Equity.
- GSV #7: Diversify Housing Options.

- GSV #8: Provide for Healthy Communities through Environmental Protection and Enhancement.
- GSV #9: Protect, Restore and Enhance Agricultural, Recreational and Heritage Lands.
- GSV #10: Make Decisions within a Regional Framework



## AFFORDABLE HOUSING

In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act in 1985 (Chapter 222, Laws Of New Jersey, 1985). The Fair Housing Act established a Council on Affordable Housing (COAH) as an administrative alternative to the courts. COAH was also given the responsibility of establishing various housing regions in the state, determining regional and municipal fair share affordable housing obligations and adopting regulations establishing the guidelines and approaches that municipalities may use in addressing their affordable housing need. Due to inaction by the State to promulgate new third round rules, on March 10, 2015, the New Jersey Supreme Court stripped the Council on Affordable Housing (COAH) of jurisdiction of municipal housing plans, ruling that the determination of affordable housing obligations would now be administered by the trial courts. This nullified the State's administrative remedy to the Fair Housing Act of 1985 and replaced it with a court remedy for affordable housing compliance. The Supreme Court directed municipalities to appear in trial courts beginning on June 8, 2015 to show how they intended to provide their fair share of their region's need for affordable housing, requiring municipalities to now petition the court for declaratory judgements actions and allowing builders, developers and other interested parties to intervene in the proceedings.

On January 17, 2017, the NJ Supreme Court rendered a decision, *In Re Declaratory Judgment Actions Filed By Various Municipalities*, 227 N.J. 508 (2017), that found that the "gap period," defined as 1999-2015, generates an affordable housing obligation. This obligation requires an expanded definition of the municipal Present Need obligation to include low- and moderate-income households formed during the gap period; however, this component of the obligation is a new-construction obligation rather than a rehabilitation obligation. The majority of municipalities who filed a Declaratory Judgment Action, including Little Silver, settled with FSHC. This means a Settlement Agreement, agreed to by both parties, sets forth the affordable housing obligation, compliance mechanisms and other terms intended to promote affordable housing production. This Settlement Agreement must be approved by Superior Court at a "Fairness Hearing" where the Settlement Agreement is evaluated to determine if it is fair to the interests of low and moderate income households.

Once determined to be "fair" via the issuance of a Court Order, a municipality must adopt and endorse a housing element and fair share plan that reflects the terms of the Settlement Agreement. This housing plan must be subsequently submitted to Superior Court for its review and approval. Should the Court find the plan acceptable, the municipality will receive a Judgment of Compliance and an Order of Repose and immunity from builder's remedy litigation for the remaining portion of the third round, which ends on July 1, 2025. This is similar to COAH's substantive certification. To maintain the validity of the Order, the municipality is required to conduct the necessary continued implementation and monitoring.

## STATEMENT OF STRATEGY

P.L. 2017, Chapter 275 (A4185/S2873) was approved on January 8, 2018, which amended the Municipal Land Use Law to require that the adoption of any subsequent Land Use Element to include a "statement of strategy" related to sustainability and storm resilience. In particular, the statement must address the following: smart growth, with a focus on the potential locations for the installation of electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability.

## ENERGY MASTER PLAN

The New Jersey Energy Master Plan (EMP) Pathway To 2050 was unveiled in January 2020, envisioning initiatives to achieve 50 percent clean energy by 2030 and 100 percent clean energy by 2050. The plan concedes that the State's current trajectory will not allow it to meet these goals, so the Master Plan identifies major contributors to the state's carbon footprint—such as transportation and electric generation—and evaluates carbon neutral solutions. In reducing the dependence on fossil fuels, the EMP outlines seven key strategies guiding New Jersey's path to energy efficiency, each with underlying goals and objectives intended to aid the transition to a clean energy future.

While the strategies, goals, and objectives of the Energy Master Plan are geared primarily toward state agencies and policy, many have the potential for replication on the local level, including, conversion of fleet vehicles to electric, installation of electric vehicle charging infrastructure, increasing transportation options, reducing congestion, encouraging transit oriented development, installation of alternative energy systems, improving energy efficiency in new and existing construction, developing shared bike and scooter programs, and incentivizing energy efficient purchasing. As such, Goal 6.1 and its underlying objectives seek to encourage municipalities to establish and enact community energy plans that will allow them to identify their own priorities and obstacles to complement the Energy Master Plan. The EMP suggests that a Community Energy Plan could include community redevelopment mechanisms to increase public space, walkability, and bike-ability; decrease congestion and idling; and enable equitable, multi-modal transportation opportunities to improve public health and quality of life. The EMP suggests that solid waste reduction plans, such as through a municipal composting program, could provide numerous benefits, including the energy saved from a reduction in waste sent to the landfill.

## ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

In 2019, the New Jersey State Legislature adopted Senate Bill 606 (P.L 2019, Chapter 267), which made amendments to the Municipal Land Use Law (N.J.S.A. 40:55d-1 et. seq.) and the Local Redevelopment and Housing Law (N.J.S.A. 40A:12a-1 et. seq.), intended to encourage municipalities to consider Electric Vehicle Charging Infrastructure as part of the master plan, periodic reexamination of the master plan, and redevelopment plans.

Land Use, Circulation, and Green Buildings and Environmental Sustainability Plan Elements are required to identify potential electric vehicle charging stations. In the land use plan element, this relates to the statement of strategy showing the existing and proposed location of public electric vehicle charging infrastructure. In the circulation element, this includes identifying existing and proposed locations for public electric vehicle charging infrastructure. A green buildings and environmental sustainability plan should encourage and promote the development of public electric vehicle charging infrastructure in locations appropriate for their development, including commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops.

## MONMOUTH COUNTY MASTER PLAN UPDATE 2016

The most recent Monmouth County Master Plan was adopted in 2016. The County Plan establishes a new regional land use planning system called the Monmouth County Framework for Public Investment. The entirety of Manasquan is located within the Priority Growth Investment Area (PGIA), with the exception of the beachfront, which is located in a Priority Preservation Investment Area (PPIA) in a PGIA. The following descriptions are taken from the 2016 County Plan to describe the investment framework for areas located within the Borough of Manasquan.

### Priority Growth Investment Area (PGIA)

The PGIA is situated where there is either existing or planned infrastructure that lend to development and redevelopment opportunities. PGIAs are considered the locations for meeting most of the county's future population and employment growth. Public investments related to the efficient development and redevelopment of previously developed sites and optimization of existing settlement patterns should be encouraged. However, the PGIA also includes many established communities seeking to maintain their existing development pattern and character.

### Priority Preservation Investment Area (PPIA)

An area or site where an investment in land preservation, agricultural development and retention, historic preservation, environmental protection and stewardship is preferred and encouraged. Supports the use of land conservation methods, techniques, and best management practices.

## SECTION D. Specific Changes Recommended for the Master Plan and/or Development Regulations

The following are additional Ordinance changes recommended by the Planning Board and Key Stakeholders for consideration:

1. Amend Section 35-5.2(b)9 of the Borough of Manasquan Municipal Code to state the following:

Parking or storage of boats, boat trailers, motor homes, recreational vehicles and utility trailers in the rear yard area only; provided that the location does not encroach within five feet of the side yard and five feet of the rear yard. **Beginning November 1 through April 1, boat parking and/or storage is permitted on the side yard of the following streets (east of Ocean Avenue Bridge, Main Street Bridge, and Glimmerglass Bridge on Brielle Road) with a 5' side yard setback that shall be measured from the widest part of the hull of the boat:**

Riverside Drive  
 Perch Avenue  
 Whiting Avenue  
 Pike Avenue  
 Trout Avenue  
 Salmon Avenue  
 Pompano Avenue  
 Marlin Avenue  
 Tarpon Avenue  
 Timber Lane  
 1st Avenue  
 2nd Avenue  
 3rd Avenue  
 4th Avenue  
 Brielle Road  
 Long Avenue  
 Captains Court  
 Deep Creek Drive  
 Glimmer Glass Circle  
 Riddle Way  
 Pickell Alley  
 Stockton Avenue  
 Pearce Court- right before Main Bridge  
 Beachfront  
 Ocean Avenue  
 East Main Street  
 Drawbridge Lane

2. Establish a new zone entitled R-2A One- and Two-Family Residential Zone. This zone would allow for the permitted uses, permitted accessory structure use and conditional

uses as those allowed within the R-1 Residential Zone and include duplex housing as a permitted use within this newly created zone.

3. Rezone the following Block and Lots from R-2 One Family Residential Zone to R-2A One- and Two-Family Residential Zone:

Block 35, Lot 19

Block 35, Lot 20

Block 35, Lot 21

Block 35, Lot 22.01

4. Amend Section 35-5.12a O Office Zone within the Borough of Manasquan Municipal Code to add residential uses on the second floor only as a permitted use within the O Office Zone.
5. Evaluate the bulk standards, specifically the front yard setback requirements for those properties fronting on Route 71 north of Main Street.
6. Create enhanced landscaping standards for properties fronting on Route 71 north of Main Street.
7. Review the industrial zones within the Borough to determine if said zones should remain especially in areas proximate to any school facilities.
8. Encourage increasing areas for bicycle paths and pedestrian linkages.
9. Evaluate the potential for changes to the standards within the Borough Ordinances regarding through lots.

## SECTION E. Recommendations Concerning the Incorporation of Redevelopment Plans into the Land Use Element and Local Development Regulations

Currently, there are no Redevelopment Areas in the Borough, but it should be recognized that this is still a viable tool to stimulate private investment, economic development and reconstitute otherwise stagnant buildings, structures, properties and or areas of the Borough. As such, it is recommended that the Borough consider utilization of this tool in the future, in appropriate areas of the Borough.

SECTION F. Recommendations of the Planning Board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure

It is recommended that the Borough consider the adoption of ordinances to accommodate and permit electric charging stations in locations found to be appropriate.

B.O.M. RECEIVED  
M&G \_\_\_\_\_ ADM \_\_\_\_\_  
CLERK \_\_\_\_\_ CFO \_\_\_\_\_  
**MAR 15 2023**  
DPW \_\_\_\_\_ CONST \_\_\_\_\_  
PD \_\_\_\_\_ OTHER \_\_\_\_\_

March 14, 2023

Barbara Ilaria, Secretary  
Manasquan Borough Planning Board  
201 East Main Street  
Manasquan, NJ 08736

Re: Boro File No. MSPB-R2030  
Variance – Proper  
Block 184.01, Lot 6  
317 First Avenue  
R-5 Single-Family Residential Zone  
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

As per your request, I have reviewed the above-referenced application in accordance with the provisions of the Borough Land Development Ordinance. The documents reviewed in conjunction with this application include:

1. Final Grading As-Built survey, highlighted to show the proposed addition, prepared by Stanley Hans, PLS, dated April 9, 2015.
2. Architectural Floor Plans and Elevations prepared by Scott Nicholl, AIA, of Tekton Architecture Studio, dated December 8, 2022.

The property is located in the R-5 Single-Family Residential Zone with frontage on First Avenue and Timber Lane. With this application, the applicant proposes to construct a two-story front deck addition which includes an expanded covered first floor deck, second story balcony, and interior renovations to the existing residential dwelling. The application is deemed complete on March 14, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-5 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
2. The following bulk ('c') variances are required as part of this application:
  - a. A minimum front yard setback of 10 feet is required, whereas a setback of 6.3 feet is proposed for the new decks (16.3 feet exists).
  - b. A minimum side yard setback of 5 is required, whereas a setback of 4.8 feet is proposed for the new deck on the south side (4.8 feet exists).
  - c. A maximum building coverage of 35% is permitted, whereas a coverage of 41.1% is proposed (35.9% exists)




Re: Boro File No. MSPB-R2030  
Variance – Proper  
Block 184.01, Lot 6

March 14, 2023  
Sheet 2

3. The following non-conformities exist on Lot 6 and are not proposed to be modified as part of this application:
  - a. A minimum lot frontage of 40 feet is required, whereas 30 feet of frontage exists.
  - b. A minimum driveway side setback of 1 foot is required, whereas a setback of 0 feet exists (east).
4. The base flood elevation for the property is 9 (Zone AE). The existing and proposed finish first floor of the dwelling is at elevation 14.0.
5. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed additions do not increase the building coverage by more than 500 square feet.
6. It appears that no existing trees will be removed as part of the application.
7. The applicant should confirm that there is no regrading of the lot proposed or fill to be imported.
8. Any curb and sidewalk must be replaced along First Avenue and Timber Lane as necessary.

Should you have any questions or desire any additional information, please do not hesitate to contact me.

Very truly yours,

  
ALBERT D. YODAKIS, P.E., P.P.  
PLANNING BOARD ENGINEER  
BOROUGH OF MANASQUAN

ADY:jy

cc: George McGill, esq., Planning Board Attorney  
Scott Nicholl, AIA  
Tekton Architecture Studio, 337 State Highway 36, Port Monmouth, NJ 07758  
David Proper  
317 First Avenue, Manasquan, NJ 08736

BOROUGH HALL  
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-054  
Fax 732-223-1300

Item 6.

EDWARD G. DONOVAN  
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DIROMA  
Supervisor of Code Enforcement

THOMAS F. FLARITY  
Municipal Administrator

BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

STEVEN J. WINTERS  
Construction Official

APPLICATION TO THE PLANNING BOARD

\*Applicant's Name: David Proper

\*Applicant's Address: 317 first ave manasquan

\*Telephone Number: Home: 973-568-6962 Cell: 848-218-9537 (agent)

\*e-mail Address: info@tektionarchstudio.com

\*Property Location: 317 first ave.

\*Block: 184.01 Lot: 6

\*Type of Application: bulk variance

Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major- Site Plan Approval

\*Date of Zoning Officer's Denial Letter: 12/2/22

Attach Zoning Permit Application

\*Plot Plan (Survey) not older than five (5) years, clearly indicating all buildings and setbacks.

\*Is the Applicant the Landowner? yes

\*Does the Applicant own any adjoining land? no

\*Are the property taxes paid to date? yes

\*Have there been any previous applications to the Planning Board concerning this property? no  
(Attach copy)

\*\*Are there any Deed Restrictions, Easements, or Covenants affecting this property? no

(Attach copy)

\*The applicant agrees to be responsible for and pay for the costs entailed in the review of this application by any experts retained by the Planning Board for advice in this matter.



Signature of Applicant or Agent

2/27/2023

Date

BOROUGH HALL  
201 EAST MAIN STREET

EDWARD G. DONOVAN  
Mayor

THOMAS F. FLARITY  
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

732-223-0544  
Fax 732-223-1300

FRANK F. DiROMA  
Supervisor of Code Enforcement

STEVEN J. WINTERS  
Construction Official

December 12, 2022

Tekton Architecture Studio, LLC.  
337 Route 36  
Port Monmouth, NJ 07758

Re: Block: 184.01 Lot: 6 Zone: R-5 Flood Zone: AE BFE: 9ft. DFE: 10ft.  
317 First Avenue

Dear Sir or Madam:

On this date we reviewed your application for the following project.

Construct an addition to the existing covered front porch and other interior alterations and renovations.

Survey prepared by Robert Burdick on April 9, 2015. Conceptual plans prepared by Scott Nicholl on December 8, 2022.

**Application denied for the following reason(s):**

Section 35-9.4 - Lot Frontage – 40ft. Required  
30ft. Existing

“ - Front Setback – 25ft. Required  
13ft. Existing  
6.3ft. Proposed

“ - Side Setback (Left) – 5ft. Required  
4.8ft. Existing and proposed

“ - Building Coverage – 35% Permitted  
35.9% Existing  
39.2% Proposed

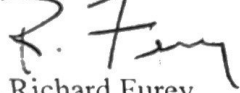
Section 35-7.7 – Driveway Setback – 1ft. Required  
.0ft. Existing

Additional required documentation:

- Plot plan and building plans revised to show building height measured from the top of curb.

If you have any questions, please call me at 732-223-0544, ext. 256

Sincerely,



Richard Furey  
Zoning/Code Enforcement Officer

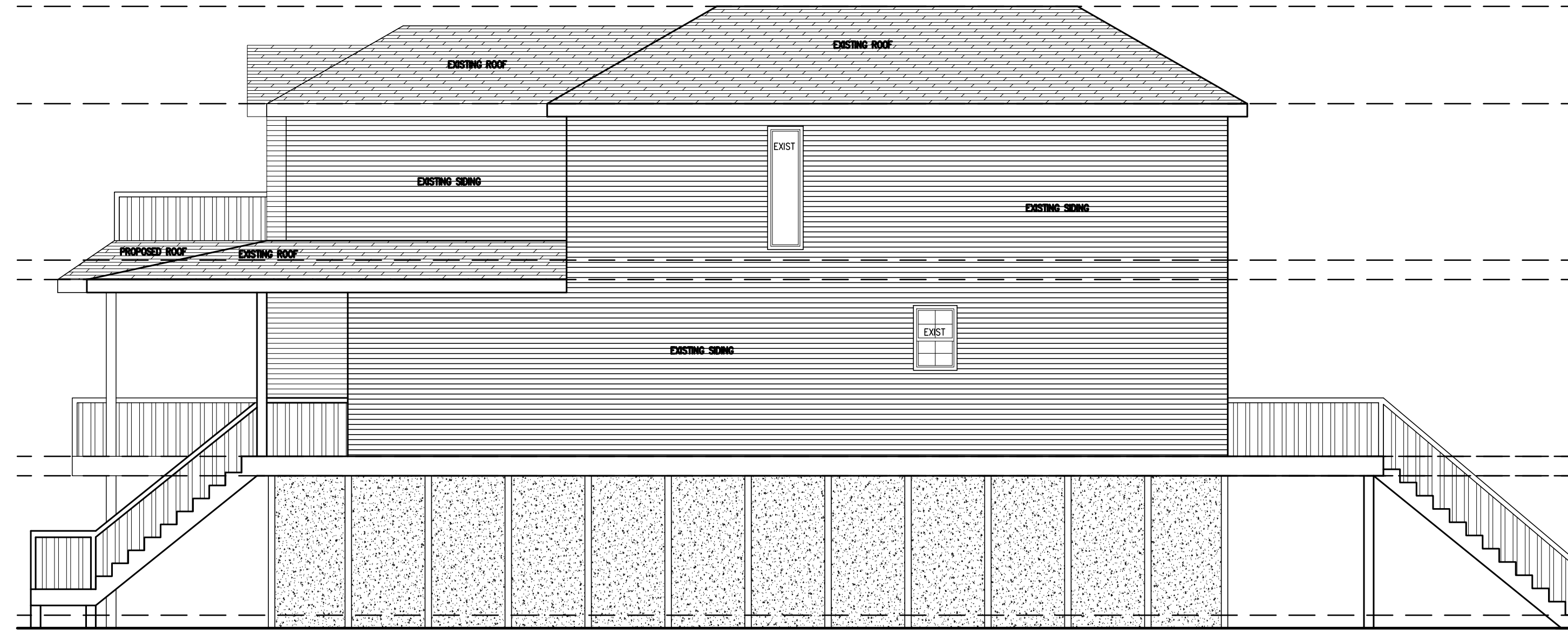




337 State Highway 36  
Port Monmouth, NJ 07758  
Tel: 732.226.7135  
info@tektionarchstudio.com  
www.tektionarchstudio.com

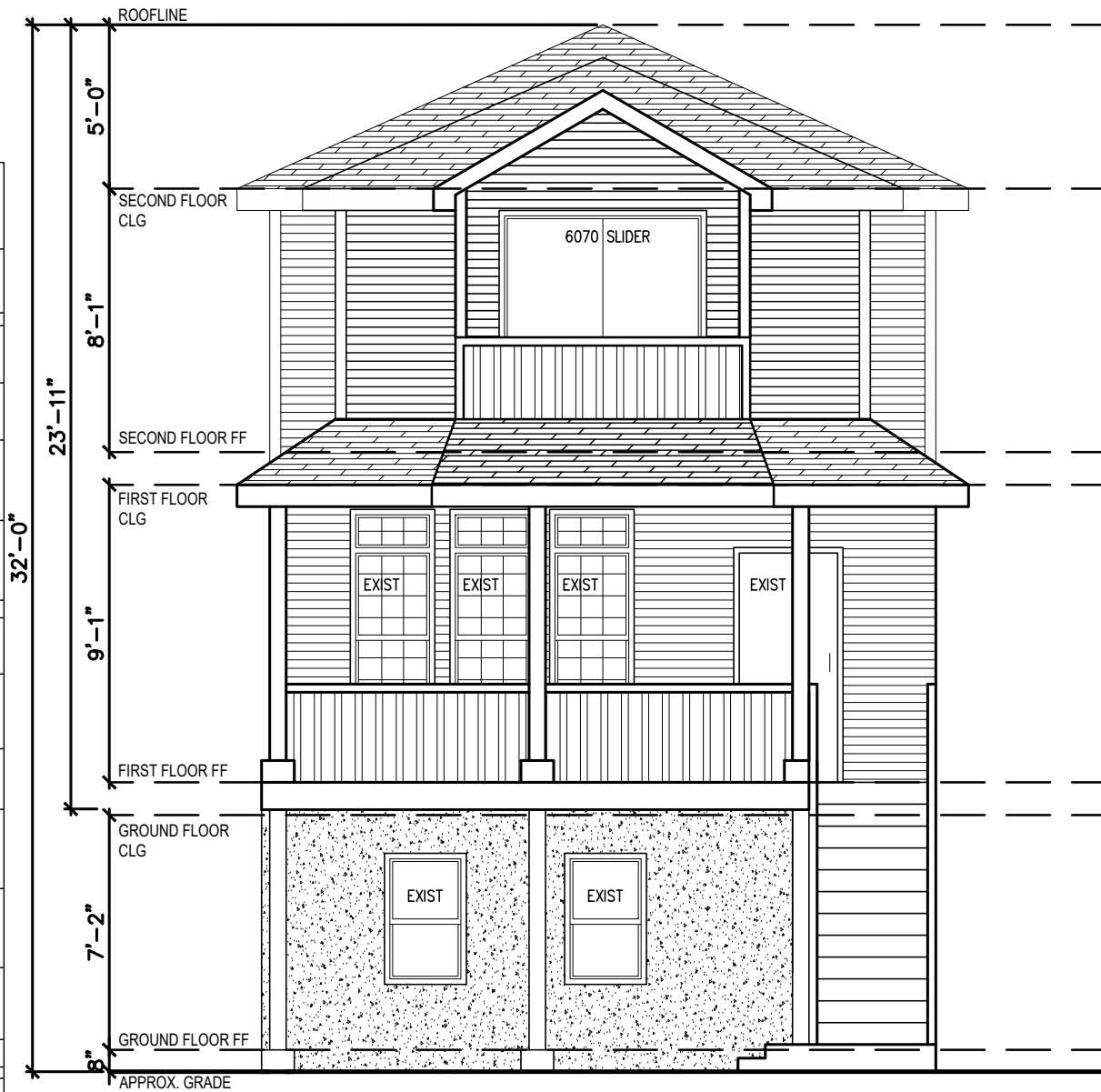
*John*

Scott Nichol, AIA  
NJ Lic No 21A102023600

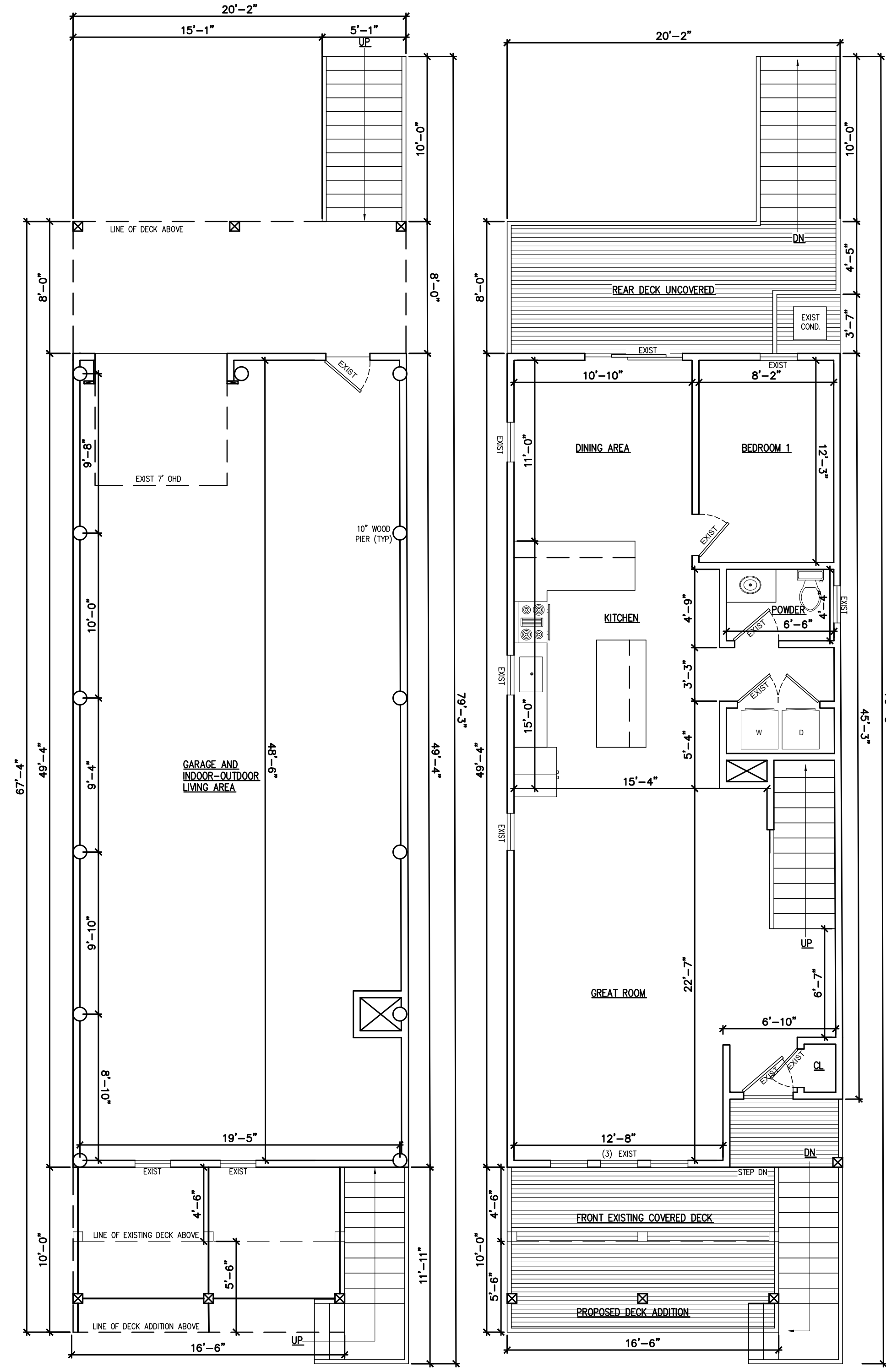


**6 RIGHT SIDE ELEVATION**  
Scale: 3/16" = 1'-0"

ZONING CHART				
BULK REQUIREMENTS		R-5 ONE-FAMILY RESIDENTIAL ZONE		
REQUIREMENTS	EXISTING	PROPOSED	COMMENTS	
MIN. LOT AREA	2,700 SF	2,910 SF	SAME SF	PRE - EXISTING
LOT WIDTH / LOT FRONTAGE	40 FT	30 FT	SAME FT	PRE - EXISTING
<b>PRINCIPAL STRUCTURE BLDG</b>				
FRONT YARD SETBACK	10 FT	16.3 FT	6.3	VARIANCE
MIN. SIDEYARD SETBACK	5 FT 7 FT	4.8 FT 4.8 FT	4.8 FT 9.8 FT	PRE - EXISTING VARIANCE-TBD
MIN. REAR YARD SETBACK	20 FT.	31.6 FT.	ND CHANGE	CONFORMING
BUILDING HEIGHT (< MAX.)	35.0 FT. 2 1/2 STY	32 FT.	32 FT.	CONFORMING
<b>PERMITTED LOT COVERAGE BUILDING COVERAGE FLOOR AREA</b>				
MAX. BUILDING COVERAGE	35%	34%	37%	VARIANCE
MAX. LOT COVERAGE	50%	41	44%	CONFORMING



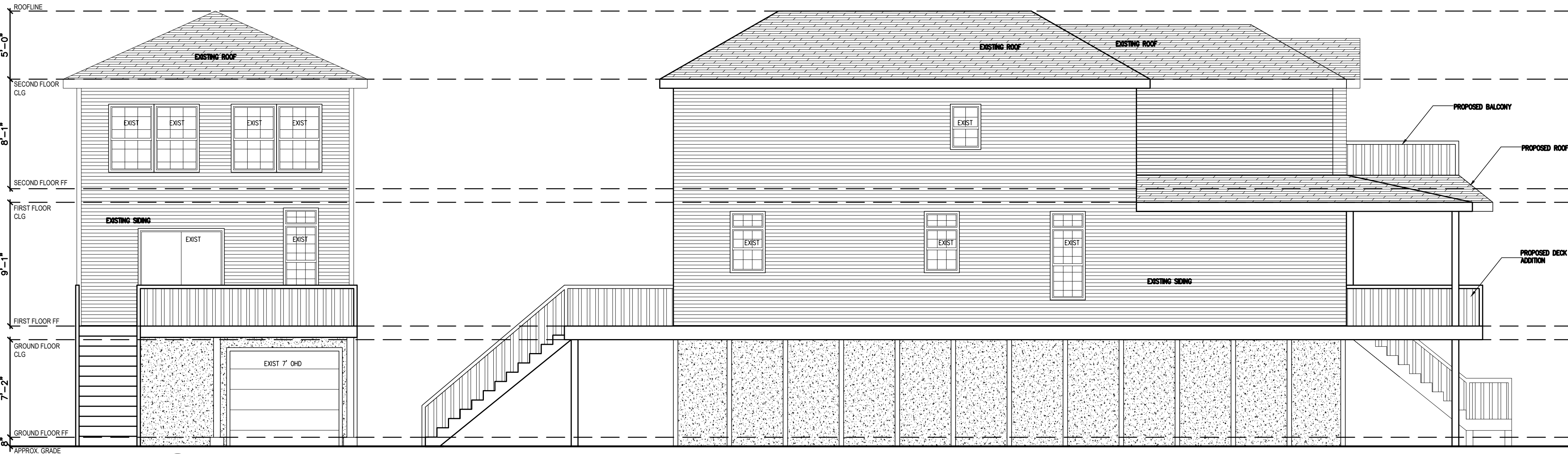
**3 FRONT ELEVATION**  
Scale: 3/16" = 1'-0"



**1 GROUND FLOOR UNFINISHED AREA: 1,000 SF**  
Scale: 1/4" = 1'-0"

**2 FIRST FLOOR LIVING AREA: 971 SF  
FRONT DECK AREA: 192 SF**  
Scale: 1/4" = 1'-0"

**3 SECOND FLOOR LIVING AREA: 933 SF  
FRONT BALCONY AREA: 71 SF**  
Scale: 1/4" = 1'-0"



**4 REAR ELEVATION**  
Scale: 3/16" = 1'-0"

**5 LEFT SIDE ELEVATION**  
Scale: 3/16" = 1'-0"

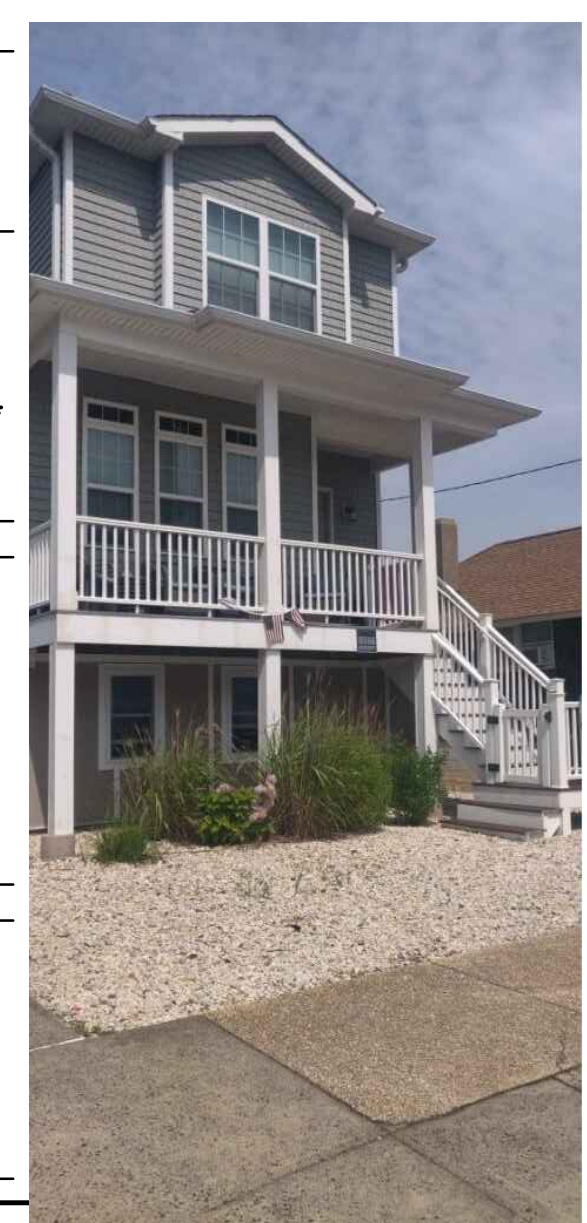
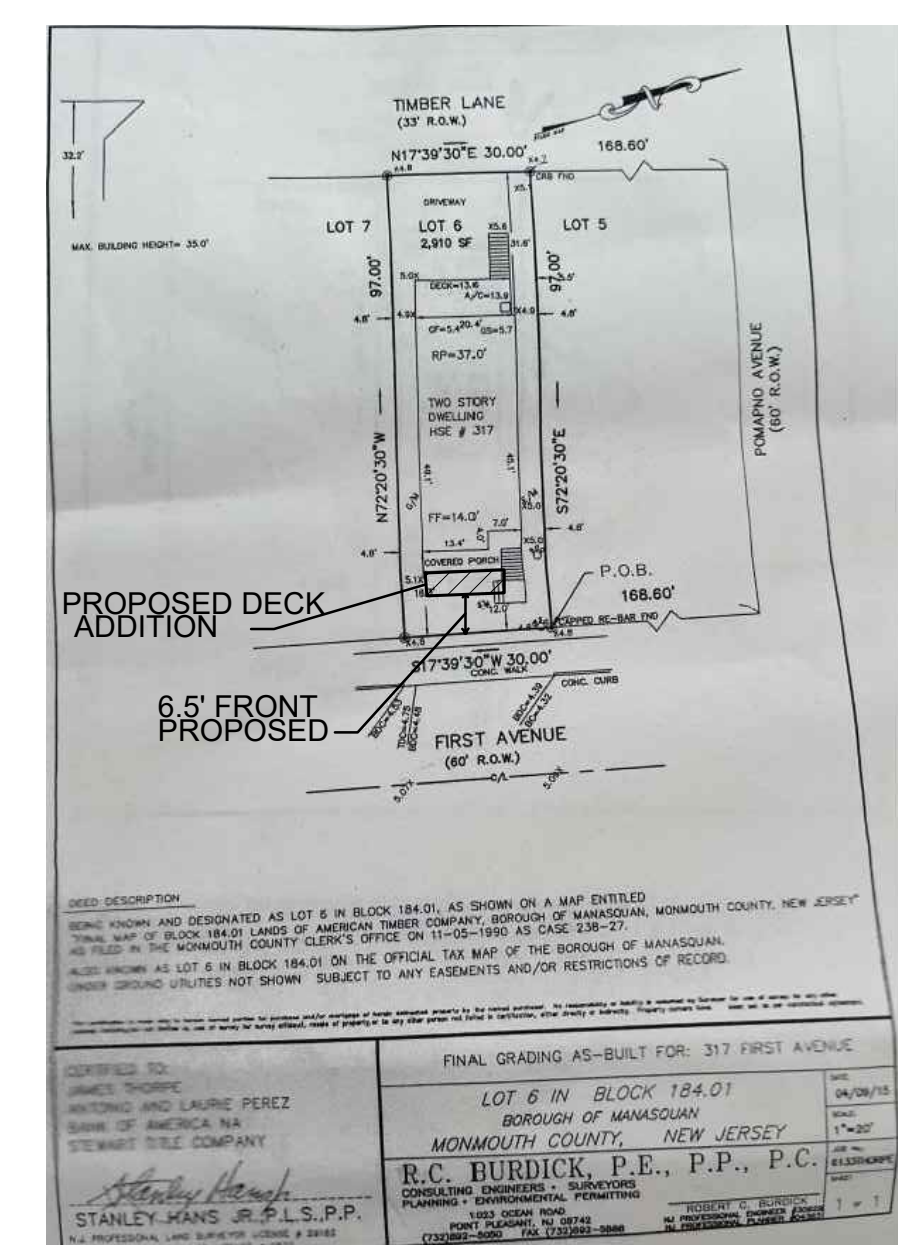


PHOTO IMAGE OF EXISTING



**PROPOSED COVERED FRONT DECK ADD'N & NEW 2ND FLR BALCONY** TO THE EXISTING SINGLE FAMILY DWELLING  
OWNER: PROPER RESIDENCE  
LOCATION: 317 1st Ave Manasquan, NJ

Document Date:  
December 8, 2022

Document Phase:  
ZONING SUBMISSION

Revision	Date	Remark

Floor Plans

**A 1.0**