

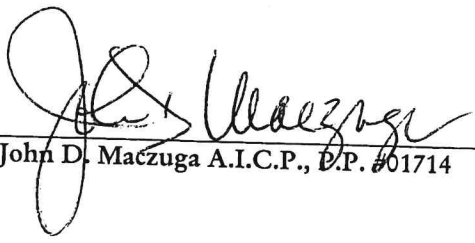
1999

**MASTER PLAN REEXAMINATION REPORT**

**TOWNSHIP OF PLUMSTED  
OCEAN COUNTY, NEW JERSEY**

**Prepared For**  
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Adopted by the Plumsted Township Planning Board on July 19, 1999.  
The original of this document was signed and sealed in accordance with statutes  
and is on file with the Clerk of the Township of Plumsted.

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## MASTER PLAN AND DEVELOPMENT REGULATION REEXAMINATION REPORT

### Introduction:

According to the Municipal Land Use Law (MLUL), C.40: 55D-89, "*The governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality.*"

The reexamination of a municipality's master plan ensures periodic review of information and changing conditions in the interest of keeping municipal planning efforts current. The Planning Board adopted the last comprehensive Master Plan on February 6, 1995. As part of this Master Plan, the Planning Board adopted a Statement of Goals, Objectives and Assumptions; Land Use Plan; Housing Plan; Utility Services Plan; Community Facilities and Recreation Plan; Circulation Plan; and an analysis of the Relationship of the Master Plan to other Plans.

The Planning Board is not required to hold a public hearing on the Reexamination Report; however, it must adopt, by resolution, a report on the findings of this reexamination. The statute requires that the report address five specific areas. These requirements are set forth below and are followed by the appropriate response statements.



## Provisions of Periodic Reexaminations:

I. The first provision of 40:55D-89 of the MLUL states that a reexamination report shall include:

- a. "The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report."

The Planning Board of Plumsted Township listed several major areas of concern in their 1994 Master Plan. They are listed below.

1. Preserving agriculture as an industry.
2. Preserving the rural character of the Township while promoting balanced economic growth.
3. Parking in downtown New Egypt.
4. Circulation in both the northeastern portion of the Township and in New Egypt.
5. Lack of public sewer facilities in New Egypt.
6. Inadequate community facilities, specifically the capacity of the municipal building and annex, and the need for additional educational facilities.
7. Anticipated need for additional passive recreation facilities.

Preservation of agricultural land, growth management, circulation, and lack of parking in New Egypt were the most notably discussed issues in the 1994 Master Plan.

1. Preserving Agriculture as an Industry - Plumsted Township proposed several methods to promote agriculture as an industry and preserve valuable natural resources. First, encouraging preservation of large contiguous areas of prime agricultural lands within the Township. Secondly, continuing the Township's commitment to the County and Statewide Farmland Preservation Programs. Third, encouraging the use of creative preservation techniques for significant areas of active agricultural operations. Fourth, ensuring reasonable equity in the development regulations for owners of agricultural operations. Lastly, encouraging the development of and participation in a Transfer of Development Rights / Credits (TDR/TDC) program throughout the entire State.
2. Preserving the Rural Character of the Community while Promoting Balanced Economic Growth - The planning board recommended "organizing anticipated growth so that the rural character and quality of life in Plumsted Township" would be maintained. It was determined that

one of the primary goals for Plumsted would be encouraging "*residential development that protects and maintains the rural characteristics of the community.*"

This goal was to be carried out through a series of objectives. First, clustering and planning and zoning techniques to protect environmentally sensitive land, open space, and farmland would be encouraged. Secondly, compact, mixed-use development in designated centers where suitable wastewater disposal could be provided would be encouraged. Finally, scattered haphazard development of residential lots outside of planned centers would be discouraged.

3. Circulation - In the northeastern portion of the Township two general recommendations were listed. First, several new roads were proposed in this area to provide additional access to the area. Two new minor collector roads were proposed in the Master Plan. Secondly, portions of Hemlock Drive, Tower Road and Millstream Road should be upgraded to Minor Collectors.

The 1994 Master Plan recommended that traffic studies for several portions of the "Main Street" in downtown New Egypt be performed as part of the downtown revitalization process. Specifically, the plan recommended that the following areas be reviewed for circulation problems:

- Intersection of Evergreen and Brindletown Roads on Main Street
- The IGA grocery store entrance
- Route 528 at Main Street
- The "Y" intersection at Main Street, Maple Avenue, and New Egypt-Jacobstown Road

4. Parking - Parking was also considered as a major deterrent to the revitalization of New Egypt. It was recommended that the Township consider acquiring property to provide for additional parking along the Main Street area.

II. The second provision of 40:55D-89 of the MLUL requires that the reexamination report address:

b. "The extent to which such problems and objectives have been reduced or have increased subsequent to such date."

1. Preserving Agriculture as an Industry / Preservation of Open Space - Since the preparation of the 1994 Master Plan, preservation efforts throughout the State, County and the Township have increased significantly. In November 1998 the voters of New Jersey overwhelmingly approved a steady source of funding for both farmland and open space. Governor Whitman's initiative to preserve over 1,000,000 acres of open space and farmland in New Jersey has helped to increase this momentum.

Table 1 - "Farmland Preservation 1991 to Present, Plumsted Township, Ocean County, New Jersey" indicates the number of farms and acres of farmland entered into the County's Farmland Preservation Program. Between 1995 and 1998 the amount of farmland preserved in the Township increased by 232%. In addition five farms are currently awaiting settlement on the sale of development rights (pending applications) and another ten applicants have applied to the County farmland preservation program (current applications.) If all of the current and pending applications are approved, the Township will more than double the number of farms and almost double (again) the number of acres permanently preserved. Over ten percent (10%) of the Township would be permanently preserved for agricultural purposes.

TABLE 1  
FARMLAND PRESERVATION 1991 TO PRESENT  
PLUMSTED TOWNSHIP, OCEAN COUNTY, NEW JERSEY

Years	No. of Farms	Acres
1991-1993	2	513
1995-1998	10	1192
Subtotal	12	1705
1999		
Pending Applications	5	323
Current Applications	10	734
Subtotal	15	1057
Total	27	2762

Source: Ocean County Planning Board - Farmland Preservation Program, December 14, 1998



2. Preserving the Rural Character of the Community while Promoting Balanced Economic Growth – Plumsted Township continues to invest significant financial and natural resources in order to preserve the rural quality of life in the Township. As previously noted, the Township is diligently working with the State and County to potentially double again the number of acres permanently preserved in the Farmland Preservation Program. The Township is also working with other private non-profit agencies to increase the open space and passive recreation areas within the Township.

3. Circulation – Circulation remains a concern in the Township. The two targeted areas of concern are still the northeastern portion of the Township and New Egypt.

A. Northeastern Portion

Tower Road has been reconstructed (between Mill Stream Road and Hawkins Road), but other roadways shown on the Circulation Plan Map are not completed as of this date, consequently the concerns for additional ingress/egress to the northeastern portion of the Township remain unresolved.

- B. New Egypt – The recommended traffic studies have not been completed as of this date.

4. Parking – Parking is still considered as a deterrent to business development in New Egypt. The Township is in the process of adding thirty-four additional parking spaces at the site of the old library under the NJDOT Centers Grant program. This is a needed increase in the number of parking spaces, but the Township still needs to pursue the possibility of selection and purchasing of additional parking areas. One of the options that the Township is considering is the creation of an area that will double as a parking lot and, at designated times, a “farmer’s market.”

The Township should pursue additional means to improve existing on-street parking conditions on Main Street. An option that is under consideration is the creation of “bump outs” and demarcating individual parking spaces.



5. Lack of Public Sewer Facilities in New Egypt - This area of concern still remains a problem in New Egypt. The Township has had discussions with the Borough of Wrightstown regarding the potential for extension of sewer into this area.

6. Inadequate Community Facilities - The capacity of the current municipal building and annex and the need for additional educational facilities are currently in the process of being satisfied through the following methods:

A. Capacity of the Municipal Building and Annex - This area of concern is to be resolved in the immediate future. The Township has acquired additional land to construct a new facility. Currently the architectural plans for the new facility are pending final review and approval. Once plans are approved the Township will move forward with the construction phase of this project.

B. Need for Additional Educational Facilities - Currently the new high school on Evergreen Road is under construction. This new facility will meet the current and anticipated need for educational facilities of the Township. The new school is expected to open its doors in September of 1999.

7. Anticipated Need for Additional Open Space and Recreational Facilities - The Township voters approved a dedicated open space tax in November 1998 to provide a trust fund for the purposes of open space preservation. The amount of funding that was approved was 1¢ for every \$100.00 dollars of assessed property value for residential and non-residential property. Plumsted Township now has a steady source of revenue funding to pursue the acquisition of additional property. The Township must develop a recreation/ open space plan to guide in the targeting and acquisition of parcels with the monies from the dedicated open space fund.

The Township is working with the Ocean County Natural Lands Trust Advisory Committee and the Trust for Public Land Agency, a non-profit organization. In working with these two agencies, the Township is able to target and acquire open space parcels that will complement the County's open space program. The local trust fund and additional funding from the County are used to purchase targeted parcels.



537" as Existing Hamlets, and Marshalls Corner as a Planned Hamlet. Plumsted Township submitted a Centers Designation Petition to the State Planning Commission for designation of New Egypt and "Millstream Road/Route 527" as official centers. New Egypt was awarded designation as an "Existing Village" in 1996.

As part of the Centers Designation Petition, Plumsted Township voluntarily submitted their proposed Master Plan and Zoning Ordinance to the Office of State Planning to review for consistency with the State Plan. The Office of State Planning deemed the Township's Master Plan and Land Development Regulations as consistent with the State Plan.

Since the designation of New Egypt as a center, development has not abated, and in fact has accelerated, almost exclusively outside of the designated center and particularly in the northeast quadrant. As noted in the sections to follow, the number of building permits issued during the past eighteen years indicates that the construction of new homes has accelerated and that most of the development in the Township is occurring outside of New Egypt, the Township's designated center.

2. *Development Patterns* - As stated previously, Plumsted Township continues to develop and grow at a steady rate. Analyses of development patterns indicate that growth continues in the areas outside of the Center (New Egypt.) The increase in residential development, particularly outside New Egypt, is projected to continue unless the Township enacts stricter development regulations on lands outside of the Center to refocus growth and redevelopment in the New Egypt Center.

#### A. Population

The estimated population during on April 1, 1990 (the date of the last U.S. Census) for Plumsted Township was 6,005 persons. As noted in Table 2 - *"1990 and 1998 Population and Density Plumsted Township and Ocean County, New Jersey,"* the population in the Township was estimated to increase by approximately 902 persons. This represents a population increase of almost 15% during this eight-year period. Table 2 indicates that the population in Ocean County increased by approximately 9% during the same time period.

**TABLE 2**  
**1990 AND 1998 POPULATION AND DENSITY**  
**PLUMSTED TOWNSHIP AND OCEAN COUNTY, NEW JERSEY**

Year	Population		Density*	
	Plumsted Township	Ocean County	Plumsted Township	Ocean County
1990	6,005	433,203	148	679
1998	6,907	472,786	170	741
% Change	15%	9%	---	---

Source: *Ocean County Data Book, Eighth Edition*, December 1998

\* Persons per square mile.

Table 2 also displays the population density in 1990 and 1998 (projected) for Plumsted Township and Ocean County. The estimated population density of Ocean County is almost four (4) times the density of Plumsted Township in 1998.

### B. Housing and Development

Plumsted Township had 1,557 residential dwellings estimated in the 1990 Census. During the time period from January 1, 1990 to December 31, 1998, a total of 441 new housing units were authorized by building permit in Plumsted Township. All of the new residential dwellings in the Township authorized by building permit from 1990 through 1998 were for single family homes. Residential dwelling unit construction by year for 1990 through 1998 is shown in Table 3 below.

**TABLE 3**  
**RESIDENTIAL UNITS AUTHORIZED**  
**BY BUILDING PERMIT 1990-1998**  
**PLUMSTED TOWNSHIP, OCEAN COUNTY, NEW JERSEY**

Year	Number of Permits
1990	108
1991	25
1992	35
1993	30
1994	35
1995	40
1996	53
1997	54
1998*	61
<b>Total</b>	<b>441</b>

Source: *Ocean County Data Book, Eighth Edition*, December 1998

\* New Jersey Department of Labor Official Website, June 18, 1999



As noted in Table 3, the annual average housing construction rate was 49 units per year during the 1990s. During the 1980s an annual average of 44 residential dwelling units per year were constructed.<sup>2</sup> This represents an increase of over eleven-percent in the annual housing construction rate from the previous decade.

Between 1990 and 1998 there were 19 units demolished in Plumsted Township. Table 4 - *"Units Demolished 1990-1998, Plumsted Township, Ocean County, New Jersey"* reflects the year and number of demolitions.

**TABLE 4**  
**UNITS DEMOLISHED 1990 - 1998**  
**PLUMSTED TOWNSHIP, OCEAN COUNTY, NEW JERSEY**

Year	Units Demolished
1990	4
1991	2
1992	3
1993	0
1994	1
1995	2
1996	6
1997	0
1998	1
<b>Total</b>	<b>19</b>

Source: *The New Jersey Construction Reporter - Annual Summaries 1990-1998*

Subtracting the number of units demolished from the new housing units authorized by building permit (from Table 3) yields a net increase of 422 residential dwelling units. When this net increase is added to the number of dwelling units in existence at the time of the 1990 Census, the number of residential dwelling units for Plumsted Township in 1998 can be estimated at approximately 1,979 units.

Tables 5 and 6 are an inventory of the type and number of development approvals issued in the Township between 1994 and 1999. Table 5 - *"Development Approvals Issued Between 1994 and 1999, Plumsted Township, Ocean County, New Jersey"* lists all the approvals, repeat applications, extensions and denials in addition to the type and number of development approvals for the entire Township. Table 6 *"Comparison of Development Approvals Between 1994 and 1999 in New Egypt and the "Environs" Plumsted Township, Ocean County, New*

<sup>2</sup> Ocean County Planning Board, *Ocean County Data Book, Eighth Edition*, December 1998.

*Jersey*" lists the number of new applications for subdivision and site plan applications issued in New Egypt (the Center) and the rest of the Township (Environs). This table does not include development approvals issued for subdivisions with valid preliminary and/or final major subdivision approval at the time of preparation of the 1994 Master Plan.

As noted in Table 6 there were approximately fifty-two development applications. Of these applications, thirty-three were for subdivisions and nineteen were for site plans. Over sixty percent (61%) of all the applications (both site plan and subdivision) were outside of New Egypt and thirty-nine percent were in the Center. Evidence of the continuation of development outside of New Egypt is apparent when the number of subdivision applications are analyzed. As noted in Table 6, twenty-four of the thirty-three applications were located outside of the Center. This is almost seventy-five percent (72%) of the subdivisions approved in the Township in the last five years.

Even though Plumsted Township has modified their Master Plan and Zoning Ordinance to focus redevelopment and growth into their Center and preserve their environs, these efforts have not been sufficient to counteract the pressures of development in the Township.

TABLE 5  
DEVELOPMENT APPROVALS ISSUED BETWEEN 1994 AND 1999  
PLUMSTED TOWNSHIP, OCEAN COUNTY, NEW JERSEY

Year	Subdivision Applications			Site Plan Applications			Total Number of Applications Approved	Repeat Applications	Extensions	Denials	Total No. of Actions
	Major	Minor	Agricultural	Major	Minor	Unclassified					
1994	10 <sup>A</sup>	2 <sup>B</sup>	0	0	1	0	13	0	0	0	13
1995	3 <sup>B</sup>	5 <sup>B</sup>	1	1	1	0	12	3	0	0	15
1996	4 <sup>C</sup>	4	0	0	0	1	12	1	3	0	16
1997	7 <sup>B</sup>	3 <sup>A,D</sup>	0	0	0	1	13	1	7	1	25
1998	5	4 <sup>E</sup>	1	0	2	0	12	3	8	1	24
1999	0	1	0	0	0	0	1	2	1	0	4
Total	29	19	2	1	4	2	63	10	19	2	97

Source: Plumsted Township Planning Board, June 1999

<sup>A</sup> Two development approvals were for amended subdivision applications.

<sup>B</sup> One development approval was for an amended subdivision application.

<sup>C</sup> Preliminary Approval Only

<sup>D</sup> As part of a Major Site Plan Application

<sup>E</sup> Includes one application for the Board of Education.

**TABLE 6**  
**COMPARISON OF DEVELOPMENT APPROVALS 1994 - 1999**  
**IN NEW EGYPT AND THE "ENVIRONS"**  
**PLUMSTED TOWNSHIP, OCEAN COUNTY, NEW JERSEY**

Type of Approval	Center (New Egypt)	Environs	Total
Subdivision Applications			
Major	3	8	11
Minor	6	14 <sup>H</sup>	20
Agricultural	---	2	2
<b>Subtotal</b>	<b>9</b>	<b>24</b>	<b>33</b>
Site Plan Applications			
Major	3	5	8
Minor	3 <sup>F</sup>	1	4
Unclassified	5 <sup>G</sup>	2 <sup>I</sup>	7
<b>Subtotal</b>	<b>11</b>	<b>8</b>	<b>19</b>
<b>Total</b>	<b>20</b>	<b>32</b>	<b>52</b>

Source: Plumsted Township Planning Board, June 1999

<sup>F</sup> One application previously approved as a Major Site Plan.

<sup>G</sup> One application approved as part of a Minor Subdivision application, one application approved as an Amended Site Plan Application.

<sup>H</sup> Three applications were part of other approvals.

<sup>I</sup> One application was part of another approval.

**3. Zoning Changes** – On April 26, 1999 the Planning Board approved a minor change to the Zoning Map. The change involved Block 40, Lot 9.01 (approximately 8.25 acres) which is located at the very northwestern tip of the municipality. This parcel was rezoned from Rural Agricultural – 2 Acre (RA-2) zoning district to the Light Industrial (LI) zoning district. This change is to reflect the character and uses existing in this area of the Township.

**IV.** The fourth provision of 40:55D-89 of the MLUL requires that the reexamination report address:

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."

1. *Master Plan* – Based upon the foregoing it is recommended that the following changes be made to the Master Plan. The Land use Plan Element of the Master Plan should be amended as follows:

- a. The areas designated for Farmland Preservation should be expanded to include properties added to the Farmland Preservation Program since the 1994 Master Plan.



- b. A new land used designation should be created to recognize the existence of publicly owned lands reserved for recreation and/or open space purposes. Additional properties should be added to this public open space designation as they are acquired as part of the Township's recreation/ open space plan or other program.
- c. Permitted residential densities should be lowered in the bulk of the area designated as Rural Agricultural - 2 Acre (RA-2) in the 1994 Master Plan. In addition portions of the area designated Density Residential (R-40) in the northeast quadrant of the Township should likewise be re-designated to substantially lower residential density. It is recommended that both areas be re-designated to Rural Agricultural - 3 Acre minimum lot size.

## *2. Development Regulation Modifications*

In order to implement the Land Use Plan Element changes cited above, the Zoning Map should be revised to reflect the expanded Farmland Preservation Zone, the creation of a Recreation/Open Space Zone, and adjustments to the north central and northeastern portions of the Township to reflect changes from R-40 and RA-2 zoning districts to the RA-3 zoning district.

The Cluster provisions of the Development Ordinances should be amended to reduce the minimum tract size to 25 acres and include specific requirements related to preserving woodlands, farmland, and large contiguous open space and wildlife corridors. Options for open space preservation and deed restriction initiatives for the private property owners should also be added to the Zoning Ordinance.

Tree Conservation/Preservation regulations should be developed for possible inclusion in the Land Development Regulations of the Township.

## *3. Special Studies*

The Township should complete traffic and parking studies for the Main Street area in New Egypt and previously indicated problematic intersections throughout the Township. Appropriate recommendations from this consultant should be incorporated into the Master Plan.

Redevelopment and Economic Development studies of New Egypt should be completed. The information obtained through this study would be helpful in the creation of a Redevelopment Plan for New Egypt.

V. The final provision of 40:55D-89 of the MLUL requires that the Reexamination Report address:

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 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."

The Township desires to implement the goals and objectives of its Master Plan and the State Plan. The creation of a redevelopment plan for New Egypt would provide a comprehensive strategy to effectuate positive changes to this Center. The plan would encourage new growth and redevelopment in community development boundary of New Egypt.

Included in this Redevelopment Plan could be elements such as:

1. The identification and possible designation of an historic district.
2. Specific guidelines and recommendations for all buildings (new construction and rehabilitation) in the historic district.
3. Creation and implementation of a façade improvement program.
4. Identification of Federal and State sources of funding to assist property owners in restoration or renovation of buildings in the historic district.
5. Identification and enrollment of property owners into a rehabilitation program.
6. Creation of a "Main Street" program.
7. Study to determine feasibility of using a tax abatement program as a marketing tool within New Egypt.
8. Creation and implementation of a streetscape program. This program would include comprehensive plans for lighting, landscaping, street furniture, pedestrian access, and standards for both permanent and promotion signs.