

**AMENDED LAND USE PLAN ELEMENT  
PLUMSTED TOWNSHIP MASTER PLAN**

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

**Prepared For**  
Planning Board of  
Plumsted Township  
2 Cedar Street, P.O. Box 398  
New Egypt, New Jersey 08533

**Prepared By**  
Bay Pointe Engineering Associates, Inc.  
304 Hawthorne Avenue  
P.O. Box 1731  
Point Pleasant Beach, New Jersey 08742



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John D. Maczuga A.L.C.D., P.P. #01714

Adopted by the Plumsted Township Planning Board on August 2, 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.

In June of 1999 the Township Committee commissioned the Planning Board to conduct a reexamination of the Master Plan and development regulations in accordance with the requirements N.J.S.A. C.40:55D-89. On July 19, 1999 the Planning Board adopted by resolution and report entitled "Master Plan and Development Regulation Reexamination Report" dated July 16, 1999.

The reexamination report is attached as Exhibit 1. The reexamination report recommended three changes to the Land Use Plan Element of the Master Plan. This amendment to the Land Use Plan is intended to effectuate the recommended changes. These changes to the Land Use Plan Element are shown on the attached map entitled "Land Use Plan Element Amendment," dated July 1999 and include the following:

1. Areas designated for "Farmland Preservation" are expanded to include properties added to the Farmland Preservation Program since the 1994 Master Plan.
2. A new land use designation ("Recreation / Open Space - (ROS)" is created to recognize the existence of publicly owned lands reserved for recreation and/or open space purposes.
3. Permitted residential densities are lowered in the bulk of the area formerly designated as Rural Agricultural - 2 Acre (RA-2) in the 1994 Master Plan. In addition portions of the area formerly designated Rural Residential (R-40) in the northeast quadrant of the Township are likewise re-designated to substantially lower residential density. It is recommended that both areas be re-designated to Rural Agricultural - 3 Acre (RA-3) minimum lot size.

## Exhibit 1

### Master Plan and Development Regulation Reexamination Report

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Glenn R. Gerken, P.E., P.P.  
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Francis W. Mullan, P.E.  
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# **Amendment to the Land Use Plan Element Plumsted Township Master Plan**

## **Township of Plumsted Ocean County, NJ**

**Prepared For:**  
Planning Board  
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2 Cedar Street; P.O. Box 398  
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Adopted by the Plumsted Township Planning Board on March 5, 2001. 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.

## **AMENDMENT TO THE LAND USE PLAN ELEMENT**

### **PLUMSTED TOWNSHIP MASTER PLAN**

#### **I. LAND USE PLAN AMENDMENT**

The Plumsted Township Land Use Board seeks to amend the Land Use Plan Element of the Plumsted Township Master Plan adopted by the Land Use Board on August 4, 1999. The changes to the Land Use Plan Element are shown on the attached map entitled "Land Use Plan Amendment, Master Plan, Plumsted Township" dated February 2001 and include the following:

##### **1. ADDITIONS TO THE FARMLAND PRESERVATION AREA**

Block 84.01, Lot 50.01 (the Lech Farm) located along Inman and Long Swamp Roads is a participant in the Ocean County Farmland Preservation Program. As such, the development rights to the property were recently acquired by Ocean County Agriculture Development Board and the State of New Jersey. The parcel will be added to the FP Farmland Preservation Land Use designation.

##### **2. CHANGES FROM THE RA-3 DESIGNATION TO RA-5 DESIGNATION**

Substantial portions of the area presently designated RA-3 (Rural Agricultural, 3 acre minimum lot size) are redesignated to RA-5 (Rural Agricultural, 5 acre minimum lot size). The area to be redesignated include the entire current RA-3 designated area west of Ocean County Route 539 (Pinehurst Road).

##### **3. CHANGES TO THE R-40 DESIGNATION TO RA-5 DESIGNATION**

Portions of the R-40 (40,000 square foot minimum lot area) designated area are redesignated as RA-5 (Rural Agricultural, 5 acre minimum). Such areas include: the area north of Millstream Road, west of Ocean County Route 539 (Pinehurst Road); portions of the area between Ocean County Route 528 (Lakewood Road) and Magnolia Avenue, west of Applegate Lane; Block 8, Lots 8, 9, and 10 and Block 83, Lot 12 (vicinity Aspen and Alton Streets); Block 74, Lot 13.05 and Block 75, Lot 7, which are situated on the north and south sides of Ocean County Route 528 (Lakewood Road), east of the intersection of Applegate Lane; and Block 43, Lot 65 (vicinity Ocean County Route 539 and Hill Lane).

## **II. BASIS FOR AMENDMENT**

The basis for the proposed Land Use Plan changes are as follows:

1. The Land Use Plan revisions implement the recommendations of the Plumsted Township Farmland Preservation Plan, currently pending the approval of the Plumsted Township Land Use Board.
2. The proposed Land Use Plan Element changes are consistent with the objectives of the 1995 Master Plan as amended to preserve agriculture as an industry and to preserve the rural character of the community.
3. Portions of the RA-3 area, which are slated to be redesignated to RA-5, are located within the "Lakewood Road" and "Pinehurst Preservation" Target Areas of the Plumsted Township Recreation and Open Space Plan. (The Pinehurst Preservation Area will be the subject of a public hearing in February 2001 by the Plumsted Township Land Use Board and is, therefore, not approved at this date.) The aforementioned proposed land use change is therefore consistent with the objectives and policies of the approved Recreation and Open Space Plan Element of the Plumsted Township Master Plan.
4. The proposed land use plan amendment will further the objectives of the Ocean County Farmland Preservation Program, which is funded by State, County, and municipal tax dollars. As shown on the attached map, a substantial portion of the properties, which are identified to be redesignated to RA-5, are farm qualified parcels. Therefore, the properties are currently utilized for farmland. The redesignation minimizes the haphazard residential development adjacent to deed restricted lands and reduces the potential infringement by such development on farm activities. The larger lot sizes will allow for greater buffers between residential developments, which may occur and the existing farm operations. Also note that several properties to be redesignated to RA-5 have received final approval under the Ocean County Farmland Preservation Program.
5. The proposed changes are consistent with the policies and objectives of the New Jersey State Development and Redevelopment Plan. The majority of the areas to be redesignated are located within the "Rural Planning Area" (RA-4) of the New Jersey State Plan. The intent of Planning Area 4 is to encourage farmland preservation and ensure the continued viability of farming without conflicting and threatening land uses.
6. Plumsted Township is situated in an "Aquifer Critical Area Margin" of "Water Supply Critical Area #2". There are two (2) Water Supply Critical Areas in the State of New Jersey. Water Supply Critical Areas are areas where "excessive water usage poses a significant threat to the long-term integrity of a water supply source. Reduction of population densities through increased minimum lot areas could reduce the stress on the aquifer which serves the Township and surrounding areas.

### **III. ADDITIONAL RECOMMENDATIONS**

1. It is recommended that the Township consider an amendment to the Land Use Regulations creating an additional cluster option in the RA-5 Zone. Under this cluster option, owners of parcels of a minimum of twenty (20), but less than fifty (50) acres, would be permitted to develop at a reduced residential building lot size in return for deed restricting the remaining property to farming or open space purposes. The number of residential building lots to be created would be limited to the recommended density of the RA-5 Zone, i.e. one (1) dwelling unit per five (5) acres. The deed restricted portions of the tract would be eligible for future agricultural subdivision. The addition of this cluster option would promote the preservation of smaller farmland or woodland parcels, as well as, reducing sprawl and decreasing the infrastructure costs by allowing permitted development to be "clustered."

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**AMENDMENT TO THE LAND USE PLAN ELEMENT  
PLUMSTED TOWNSHIP MASTER PLAN**

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

**May 2003**

**Prepared For:**  
Land Use Board  
Township of Plumsted  
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**John D. Maczuga, P.P., A.I.C.P.**  
**New Jersey License No. 01714**

Adopted by the Plumsted Township Land Use Board on May 19, 2003. 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.

## LAND USE BOARD MEMBERS

Donald Reed, Chairman  
Glenn Pulvermuller, Vice-Chairman  
Ronald S. Dancer, Mayor  
Kenneth Francis, Mayor's Designee  
Joseph J. Przymara, Committeeman  
Chester Broccoli  
James Dowd  
Jason Ebert  
Miguel Garces  
Douglas Hallock  
Robert Hardy, Alternate No. 1

Monica Raulf, Secretary to the Land Use Board  
John Mallon, P.E., Board Engineer  
Gregory McGuckin, Esq., Board Attorney  
John D. Maczuga, P.P., A.I.C.P., Township Planner

## **AMENDMENT TO THE LAND USE PLAN ELEMENT PLUMSTED TOWNSHIP MASTER PLAN**

### **I. LAND USE PLAN AMENDMENT**

The Plumsted Township Land Use Board seeks to amend the Land Use Plan Element of the Plumsted Township Master Plan adopted by the Land Use Board on August 4, 1999 and amended in March 2001. The changes to the Land Use Plan Element are shown on the attached map entitled "Land Use Plan Amendment, Master Plan, Plumsted Township," dated May 2003, and include the following:

#### **1. CHANGES FROM THE RA-3 AND R-40 DESIGNATION TO RA-5 DESIGNATION**

Areas presently designated RA-3 (Rural Agricultural, 3-acre minimum lot size) are re-designated to RA-5 (Rural Agricultural, 5-acre minimum lot size). The area to be re-designated includes the entire current RA-3 designated area east of Ocean County Route 539 (Pinehurst Road). In addition, Block 54, Lot 9.01, currently zoned as R-40, is proposed for designation as RA-5. Lot 9.01 abuts the aforementioned RA-3 area.

#### **2. CHANGES TO THE R-10 DESIGNATION TO R-40 DESIGNATION**

The residential area in the vicinity of Kuzyk Road comprises single-family detached residences and some vacant parcels. Future development of the area is limited, at the current permitted lot size, by the unavailability of sewer service. In other locations, development is constrained by proximity to freshwater wetlands areas associated with a stream corridor. Based on the above, this area is recommended to be re-designated to minimum 1-acre lots.

Any zone change in this area should be accompanied with a "grandfather clause" to allow existing residences to construct minor additions and improvements, consistent with the R-10 standards, without the requirement to obtain a variance.

#### **3. CHANGES TO THE C-3 DESIGNATION**

Two (2) parcels, situated at the northwest corner of the intersection of Hawkin Road and County Route 528 (Lakewood Road), are currently designated as C-3 Commercial. The uses permitted in the C-3 Zone consist of a variety of highway commercial type uses. In addition, the adjacent lands to the north of this zone district have developed according to the R-40 residential standards. Based on current and projected development patterns, C-3 uses are not compatible with the surrounding area.

The Land Use Board recommends that the area be re-designated as residential use, 3 acres per dwelling unit. In addition, cluster development, to gain open space, is encouraged at this location. If a cluster development (bonus or credit) option is allowed in the zoning regulations, the lots to be developed at the adjoining R-40 standards should be required to access an interior road and provide an open space dedication of contiguous acreage from the tract. In addition, the open space parcel shall be owned and maintained by a homeowners association or accepted by the municipality. The implementing ordinance shall provide some flexibility of minimum tract size (that is, contiguous area) due to the fact that this district is bisected by a road.

## II. BASIS FOR AMENDMENT

The basis for the proposed Land Use Plan changes is as follows:

1. The Land Use Plan revisions implement the recommendations of the Plumsted Township Farmland Preservation Plan Element, which was adopted by the Plumsted Township Land Use Board on March 5, 2001.
2. The proposed Land Use Plan Element changes are consistent with the objectives of the 1995 Master Plan, as amended, to preserve agriculture as an industry and to preserve the rural character of the community.
3. Portions of the RA-3 area, which are slated to be re-designated to RA-5, are located within the "Coastal Divide" Target Area of the Plumsted Township Recreation and Open Space Plan. The aforementioned proposed land use change is, therefore, consistent with the objectives and policies of the Recreation and Open Space Plan Element of the Plumsted Township Master Plan, which was adopted by the Land Use Board on July 5, 2000 and amended on March 5, 2001.
4. The proposed Land Use Plan Amendment will further the objectives of the Ocean County Farmland Preservation Program, which is funded by State, County, and municipal tax dollars. There are several properties, in the proposed RA-5 designation, which are farm-qualified parcels. Therefore, the properties are currently utilized for farmland. The re-designation minimizes the haphazard residential development adjacent to deed restricted lands and reduces the potential infringement by such development on farm activities. The larger lot sizes will allow for greater buffers between residential developments, which may occur, and the existing farm operations.
5. The proposed changes are consistent with the policies and objectives of the New Jersey State Development and Redevelopment Plan. The majority of the areas to be re-designated are located within the "Rural Planning Area" (RA-4) of the New Jersey State Plan. The intent of Planning Area 4 is to encourage farmland preservation and ensure the continued viability of farming without conflicting and threatening land uses.

### III. ADDITIONAL RECOMMENDATIONS

A. The lack of municipal sewer service and small parcel size is an overriding development factor in the C-4 Zone, which comprises the commercial area of New Egypt. In order to provide for better consistency between permitted uses in the C-4 Zone and uses which are not water intensive, the Land Use Board recommends that the permitted principal uses in the C-4 Zone be examined and modified to address the current development constraints. A potential list of permitted uses is provided below:

1. The retail sale of goods, which may include the following:
  - (a) Grocery stores.
  - (b) Drugstores.
  - (c) Dry goods stores.
  - (d) Meat and poultry stores.
  - (e) Baked goods stores.
  - (f) Packaged liquor stores.
  - (g) Flower shops.
  - (h) Confectionary stores.
  - (i) Household supplies stores.
  - (j) Stationery supplies, tobacco and periodical/book stores.
  - (k) Haberdashery, dress goods and notions.
  - (l) Hardware, home improvement (including carpet), plumbing and electrical supplies.
  - (m) Shops of artisans and craftsman.
  - (n) Furniture and appliance stores.
  - (o) Gift shops.
  - (p) Antique and craft shops.
  - (q) Taxidermists.
  - (r) Home garden centers.
  - (s) Farmers markets.
  - (t) Pet care and pet supplies.
2. Personal service establishments, which may include the following:
  - (a) Barbershops and beauty shops.
  - (b) Tailoring and dressmaking shops, but not including dry cleaning and laundry facilities\*.
  - (c) Shoe repair shops.
  - (d) Household, appliance and electronic repair shops.
  - (e) Radio and television repair shops.
  - (f) Art, music, dance, and photography studios.

\* Excluding clothes cleaning and laundromats.
3. Business and professional offices, real estate offices, banks and financial institutions; office services.
4. Restaurants, lunchrooms, bars and other eating and drinking establishments, but not including drive-in restaurants.
5. Publication of newspapers and periodicals; printing and photocopying.

6. Federal, State, County, and municipal buildings, parks and grounds, but excluding schools.
7. Funeral homes, including 1 dwelling unit.
8. Churches and places of worship.
9. Child-care centers.
10. Theaters.
11. Offices and facilities for businesses in the communications and information industry.
12. Adult-care centers.
13. Instructional facilities.
14. Schools for vocational instruction.
15. Museums and galleries.
16. Indoor recreation facilities.

B. The Land Use Board recommends that residential uses, with specific limitations and controls, be permitted over existing commercial uses in the C-4 Zone. Mixed uses are consistent with the "Planning and Implementation Agenda" associated with the New Egypt Town Center Designation.