

MASTER PLAN
BOROUGH OF NEPTUNE CITY
1999

FREDERICK C. KNIESLER, JR
CONSULTING PLANNER
RUMSON, NEW JERSEY 07760

MASTER PLAN - 1999

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INTRODUCTION

INTRODUCTION

A Master Plan for the Borough of Neptune City is a record of the physical, economic and social development of the Borough. This Master Plan was developed in accordance with the provisions of the Municipal Land Use Law (N.J.S.A.40:55D) and is designed to guide the appropriate use, development and redevelopment of lands within the Borough, which will promote the public health, safety and general welfare of the present and future residents of the Borough of Neptune City.

A Master Plan presents a general statement for the desirable long-range and comprehensive physical development policy of a community by designating appropriate uses for private land and the general location and extent of all necessary public improvements and facilities. It can function as a guide for future physical and economic growth of a community consistent with the overall development policy. Although it represents an ideal, the Master Plan is scaled to the realities of the present community, for its goals must be achievable by the community. The Zoning Ordinance, in fact, must effect the intent and objectives of the adopted Master Plan.

The Borough of Neptune City is basically a residential community, with defined commercial areas and scattered industry. The Borough requires a plan which protects existing residential areas, provides development opportunities in vacant areas most suited for in-fill uses, provides adequate services and facilities for the present and projected population, and preserves open space in areas of environmental concern. It is important that a planning program be established which permits growth to be managed with consideration to the fiscal capabilities of the Borough and other levels of government.

In formulating this Master Plan for the Borough of Neptune City, consideration has been given to previous Master Plans and Re-examination of Master Plans for the Borough. In addition, the Master Plans of, and development occurring in, the surrounding municipalities of Neptune Township, Avon-By-The-Sea and Bradley Beach were examined and referenced for consistency. Policy established in this plan is coordinated with the Monmouth County Comprehensive Master Plan, and the State Development and Redevelopment Plan.

In preparing this Master Plan, assistance and input was received from the Mayor and Council, Administrator, Tax Assessor, Attorney, Engineer, Planning and Zoning Boards, and representatives of the Environmental Commission, Board of Education, Fire Department, First Aid Squad, Library, Recreation Commission, Public Works Department and Police Department, in addition to various County and State Agencies.

CONSISTENCY WITH PREVIOUS MASTER PLANS

This Master Plan replaces the previous Master Plan for the Borough of Neptune City which was adopted on September 19, 1978. A Re-examination of this Master Plan was adopted on August 3, 1982. A second re-examination was prepared by the Planning Board in 1988.

A review of these documents shows the major concerns were to maintain the existing residential and commercial areas to the benefit of the Borough.

In addition, the affordable housing issue was not addressed, since there was not a perceived threat to provide additional low and moderate - income housing. Controlling the uses within and design of the Industrial area was also a concern in the these examination reports.

Previous Planning Boards recommended protection and acquisition of riverfront areas for the beneficial use of the residents. In addition, continued efforts to provide recreation areas was encouraged.

Concern over the viability of the Neptune City Shopping Center is no longer an issue with the current operation. Maintaining the presence of TFH publishing operations in the Borough is still an important goal.

A viable redevelopment proposal for the two (2) acre site on the corner of Fourth Avenue and Memorial Drive (Block 1, Lot 2) needs to be pursued. In addition, new light industrial uses need to be defined to maximize the properties between Steiner Avenue and Memorial Drive.

Two zones, R1T and R2T were added and have been developed to accommodate multi-family housing in townhouses. These areas are developed, cannot be expanded, and are not expected to change.

In 1998, the Planning Board was concerned with improving the visual appearance of the Borough, particular along Route 35. Changing the permitted uses to a Limited Commercial (LC) Zone is intended to guide this effort. Enabling ordinances and Code Enforcement will be necessary to enforce changes in this direction.

**OBJECTIVES, PRINCIPLES, ASSUMPTIONS
POLICIES AND STANDARDS**

LAND USE PLAN ELEMENT

LAND USE PLAN ELEMENT

Existing land development patterns in the Borough of Neptune City provide a framework upon which future land planning should be based. The type, density and distribution of uses have evolved over time to produce the framework which exists today. While the Borough is predominantly residential in character, there still exists a variety of land use types within the development pattern.

The scale of future development will be restricted to the limited amount of vacant, developable land and redevelopment of existing parcels. However, the Borough of Neptune City has the opportunity to plan and guide future development and redevelopment to achieve compatible and desirable growth patterns.

There are only a few undeveloped tracts within the Borough, including oversized lots with subdivision potential. Many of the undeveloped tracts may remain that way due to drainage problems, or presence of existing structures.

EXISTING LAND USE

The Borough of Neptune City consists of approximately 576 acres, or 0.90 square miles. Of this total, 523.7 acres, or 90.9 percent of the Borough is developed. This is represented on **Table 1, "Existing Land Use Comparison"** found on Page 7.

In addition, 30.94 acres or 5.4 percent of the Borough area is classified as Recreation or Conservation Areas. This leaves approximately 21.4 acres, or 3.7 percent of the land area as vacant, which is represented by scattered sites around the Borough.

For the purpose of analyzing land use within the Borough, seven (7) major land use categories were identified. These are: Residential, Commercial, Industrial, Public, Quasi-Public, Streets and Vacant Lands.

EXISTING LAND USE MAP

An Existing Land Use Map provides a graphic pattern of existing developed and undeveloped land within the Borough. Remaining areas for potential development are delineated, and existing land use conflicts are identified.

This provides a basis for planning future development patterns for the Borough of Neptune City.

Use of the Existing Land Use Map should not end upon completion of the basic planning studies which create the Master Plan, but should be updated and renewed by Municipal officials when considering future decisions on Zoning, Land Development proposals and improvements to public facilities.

LAND USE CLASSIFICATION

Classification of land by use and function is important in analyzing land development patterns. The following definitions of uses and land area functions are used to identify overall land use in Neptune City.

Residential

Residential Land Uses are classified by type of dwelling units and lot size. A dwelling unit represents a household with the customary facilities to accommodate one family.

R-1 - Single Family Residential

A parcel of land containing a minimum of 7500 square feet, on which is located a structure representing one (1) permanent detached dwelling unit.

R-2 - High Density Residential

A zone to accommodate multi-family residences in garden apartment developments.

R-1T - Single Family Residential/Townhouse

A multi-family zone which has been developed as the Coastal Village townhouses.

R-2T - Residential/Townhouse

A multi-family zone which has been developed as the Oxford Pond townhouses.

R-2M - Mobile Home District

A multi-family residential zone identified to accommodate the existing trailer park.

RLC - Residential Limited Commercial

A residential zone developed to accommodate commercial uses and at-home businesses located along West Sylvania Avenue.

This area now reflects a neighborhood commercial district.

RC - Residential Commercial

A zone which was initially identified as a mixed use area along Route 35 which was primarily residential in use, but has evolved into a primarily commercial area.

HC - Highway Commercial

A zone identified to reflect high visibility afforded to those commercial uses located along State Highway Route 33.

C - Commercial

A designation identified to represent the Neptune Shopping Center as well as two other visible parcels in excess of one (1) acre which have easy access to the regional consumer market.

I - Industrial

A limited use designation which applies to two (2) separate areas.

One is an area occupied by two (2) businesses located along TFH Way.

The other is located between Steiner Avenue and Memorial Drive occupied by several businesses.

Public Land Uses

Any building of land dedicated to public administration, health, safety and welfare, such as the Borough Hall, Public Works facilities, Post Office, Library, Schools, Parks, Open Space and Conservation Areas.

Quasi-Public Uses

Any building or land area of an organization which is generally open to the public, but usually requires some form of membership or affiliation, such as Churches and fraternal organizations. The Fire House and First Aid Squad are included in this category.

Streets and Roads

Rights-of-way for developed and underdeveloped (paper) streets, public streets, roads and highways are in this classification.

Vacant Lands

Any land area which is not utilized for developed uses or for recreation purposes.

LAND USE STUDIES

The Various Land Use categories can be analyzed using sub-categories of land use which exist.

Residential Land Use

Residential development constitutes 53 percent or 305.28 acres of the total land area in the Borough of Neptune City. Of this total, 237.96 acres or 78 percent is single family development; 19.63 acres or 6 percent is Townhouse/Condominium Development; 39.35 acres or 13 percent is Apartment Development; 5.4 acres or 2 percent is a Mobile Home Park; and 2.94 acres or 1 percent is identified as Residential/Commercial Development. There are 1.98 vacant acres in this zone.

Commercial Land Use

Commercial development in the Borough of Neptune City is located along New Jersey State Highway Routes 33 and 35, West Sylvania Avenue and Steiner Avenue.

At this time, approximately 84.81 acres or 15 percent of the Borough land is developed for commercial purposes. There are 6.12 vacant acres in this zone.

Industrial Land Use

Industrial uses occupy 15.33 acres or 3.0 percent of the total Borough land area. There are 6.67 vacant or under-utilized acres in this zone.

Public Land Use

Public facilities occupy 19.52 acres or 4.0 percent, of the developed land area in Neptune City. These uses include the Borough Hall complex, parks and wetland conservation areas. Borough Parks represent a total of 1.21 acres, or 0.2 percent of the total developed land area of the Borough.

Quasi-Public Land Use

The Fire House, First Aid Building and religious groups are included in this category. The total land area is 8.16 acres or one (1) percent of the total land area of the Borough.

Street and Roads - Highways

In the Borough of Neptune City, almost 107.05 acres or 19 percent of the total area is designated as street right-of-way. This includes State, County and local right-of-ways.

Vacant Lands

As of 1997, only 21.4 acres, or 3.7 percent of the Borough land area is considered vacant, undeveloped land. These are scattered sites, including existing oversized lots, and areas with potential environmental constraints.

Given the small amount of developable land remaining, existing development patterns in the Borough will be expected to determine future uses. Existing Zoning Ordinances have been developed to reflect established use patterns.

TABLE 1
 EXISTING LAND USE ANALYSIS
 BOROUGH OF NEPTUNE CITY

<u>LAND USE</u>	<u>ACREAGE</u>	<u>PERCENT*</u>	<u>TOTAL*</u>
RESIDENTIAL	305.28		53%
R-1	237.96	78%	
R-2	39.35	13%	
R-1T	10.60	3%	
R-2T	9.03	3%	
R2M	5.40	2%	
RLC	2.94	1%	
COMMERCIAL	84.81		15%
C	20.59	24%	
RC	23.43	28%	
HC	40.79	48%	
INDUSTRIAL	15.33		3%
QUASI-PUBLIC	8.17		1%
PUBLIC	20.25		4%
Recreation	12.91	64%	
Public Uses	7.34	36%	
STREETS	107.05		18%
VACANT	35.11		6%
Residential	7.63	22%	
Commercial	8.02	23%	
Industrial	6.67	19%	
Conservation	5.72	16%	
Public-owned	6.99	20%	
<u>TOTAL</u>	576 Acres		100%

*Percentages were rounded for ease in calculating

OBJECTIVES, PRINCIPLES, ASSUMPTIONS, POLICIES AND STANDARDS

The Borough of Neptune City Master Plan is based upon objectives, principles, assumptions, policies and standards which have been developed over time by the Mayor and Council, Borough Planning Board, Board of Adjustment and other Borough Boards and agencies. The Master Plan proposals for the physical, economic and social development of Neptune City are based on the following planning and development guidelines.

OBJECTIVES

The Borough of Neptune City Master Plan is based on several objectives in accordance with the Municipal Land Use Law:

1. To encourage municipal actions which will guide the long-range appropriate use and development of the lands within the Borough of Neptune City in a manner which promotes the public health, safety, morals and general welfare of present and future residents.
2. To secure safety from fire, flood, panics and other natural and man-made disasters.
3. To provide adequate light, air and open space.
4. To ensure that development within the Borough does not conflict with the development and general welfare of neighboring municipalities, the County, the Region and the State as a whole.
5. To promote the establishment of appropriate population densities in locations that will contribute to the well-being of persons, neighborhoods and preservation of the environment.
6. To encourage the appropriate and efficient expenditure of public funds by coordinating public and private development within a framework of land use and development guidelines, principals and policies.
7. To provide sufficient area in appropriate locations within the Borough for residential, business, office, and public and quasi-public uses in a manner which will provide for balanced growth and development.
8. To encourage the location and design of transportation and circulation routes which will promote the free flow of traffic in appropriate locations while discouraging roadways in areas which would result in congestion, blight or depreciate property values.
9. To promote a desirable visual environment through creative development techniques which respect the environmental qualities and constraints of the Borough and of particular sites therein.
10. To promote the conservation of open space and valuable natural resources and prevent degradation of the environment through improper use of land.
11. To encourage the preservation and restoration of historical buildings and sites within the Borough to maintain the heritage of Neptune City for enjoyment by future generations.

12. To encourage coordination of the numerous public and private regulations and activities which influence land development towards a goal of producing efficient uses of land with appropriate development types and scales.

13. To encourage the practicable recovery and recycling of municipal solid waste through the use of planning practices designed to incorporate the State Recycling Program and to complement Monmouth County and existing Borough recycling programs.

PRINCIPLES

The Master Plan for the Borough of Neptune City is based upon several principles concerning development of land. These include:

1. Encouraging residential development in locations and at densities which are compatible with existing development patterns and consistent with Borough standards. Any new development should be properly serviced by public roadways, utilities and services.
2. Locating public, commercial, service and office uses at sites and in locations which are suitable for their use environmentally, economically and geographically. While promoting economic stability, care should be taken to keep new uses compatible with existing uses, public facilities, roadways and natural features.
3. Protection of natural and environmental resources including floodplains, wetlands and areas suitable for public and quasi-public recreational activities.
4. Encouraging a development pattern which will protect and enhance the long term economic, social and welfare interests of present and future residents of the Borough.

ASSUMPTIONS

The Neptune City Master Plan is based upon several assumptions:

1. That there will be no catastrophic disruption of the existing physical and/or cultural development of the Borough. Being in a coastal area, the Borough is subject to potential damage from hurricanes and periodic flooding.
2. That Neptune City will be able to guide its growth in accordance with the Municipal Land Use Law and will have major input into any proposed County, Regional, State and/or Federal development plans which may affect the Borough or its immediate environs.
3. Future growth which has the potential to occur will not exceed the capacity of the Borough to provide essential community facilities, utilities and/or services.

POLICIES

The Neptune City Master Plan is based upon policies which have been developed by the Borough Planning Board and other land development review agencies.

1. Planning will include a variety of residential and non-residential uses which will encourage continuation of an enhancement of the Borough of Neptune City as a quality suburban residential community and as a commercial, employment and recreational center for eastern Monmouth County.

2. To protect and enhance the environmental quality of the Borough.
3. To encourage commercial, office, recreational and service development within the Borough which will provide employment for residents and contribute to a balanced economic and ratable base for the Borough.

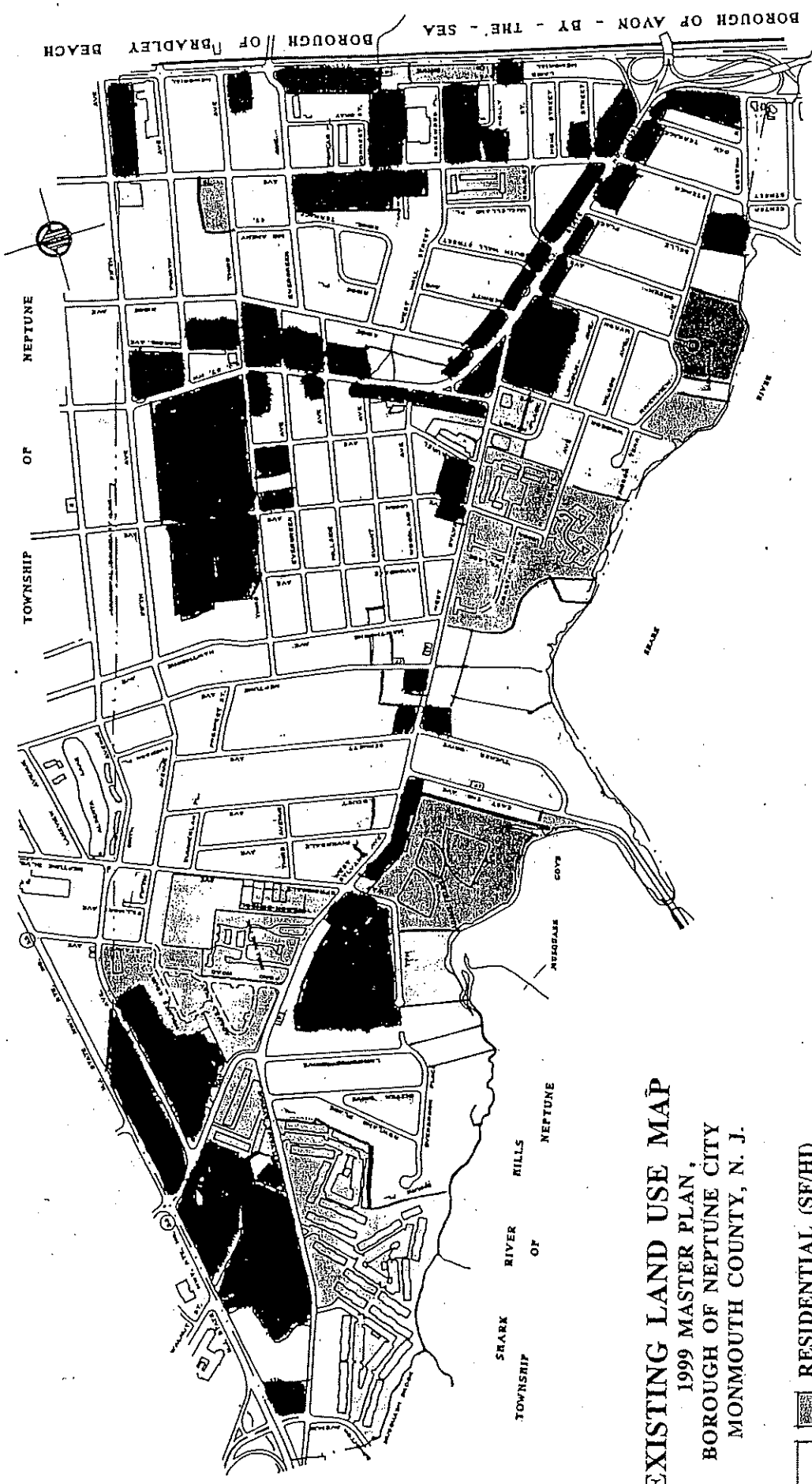
STANDARDS

The Master Plan for the Borough of Neptune City provides general standards for development, including type, density and location of development and delineation of areas which are not suitable for development.







The Borough Land Use procedures, zoning, and various development ordinances including: site plan, land subdivision and design regulations provides specific standards for the design, construction and development of individual land uses within the Borough. In addition, Neptune City regulations pertaining to utilities, fire prevention, waste disposal and other development factors have been adopted and are applied by the Planning Board, Zoning Board of Adjustment, and other Boards and Agencies.

Monmouth County, the State of New Jersey and Federal planning and regulatory agencies have also detailed standards pertaining to environmental features, roadways, utilities and infrastructures, which are utilized in the overall development process in the Borough of Neptune City.

The Borough standards and proposals contained within this Master Plan are consistent with the State Development and Redevelopment Plan as adopted.



EXISTING LAND USE MAP
 1999 MASTER PLAN,
 BOROUGH OF NEPTUNE CITY
 MONMOUTH COUNTY, N. J.

-  RESIDENTIAL (SF/HI)
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC/QUASI-PUBLIC
-  RECREATION
-  VACANT

PREPARED BY
LEON S. AVAKIAN INC.
 CONSULTING ENGINEERS
 NEPTUNE, N.J.
 Feb. 9, 1999

HOUSING PLAN ELEMENT

HOUSING PLAN ELEMENT

INTRODUCTION

The Housing Plan Element and Fair Share Plan for the Borough of Neptune City is based upon the requirements of the Fair Housing Law as provided in the "mandatory contents of a Housing Plan Element" (per N.J.S.A.52:27D-310) and the Municipal Land Use Law (N.J.S.A. 40:55D-28). The Housing Plan Element and Fair Share Plan are designed to achieve a goal of access to a variety of housing to meet housing needs with particular attention to low and moderate income housing.

This is the first Housing Plan prepared for the Borough of Neptune City. In 1993, the Council on Affordable Housing prepared a methodology for determining Fair Share Needs for the State, six Housing Regions and municipal allocations for affordable housing. These allocations were published in October 1993 to reflect the 12 year period 1987-1999. The purpose of this Housing Plan Element and Fair Share Plan is to address this Fair Share allocation, and remedies to address same.

The New Jersey Council on Affordable Housing (COAH) is the State Agency responsible for identifying housing regions, estimating low and moderate income housing needs for the State as a whole, and allocating these needs to the individual municipalities. COAH has identified Monmouth, Ocean and Mercer Counties as the Group 4, East Central Housing Region for the period 1993-1999.

In 1986, COAH developed a methodology which was revised in 1993 for determining "Housing Need" for low and moderate income households for the State, and Housing Regions and procedures for allocating this calculated need to individual municipalities throughout the state. A Housing Plan is required by N.J.S.A. 52:27D-310 to identify the municipal housing stock characteristics, projections of housing stock, demographic characteristics, existing and future employment characteristics, a determination of the pre-credited present and prospective Fair Share need; and how the municipality will meet its calculated Fair Share of the housing region's present and prospective housing need for Low and Moderate Income Households. These requirements are addressed as part this Housing Plan Element of the Master Plan.

This document, which is included as the Housing Plan element in this Master Plan, provides housing and demographic background and projections in accordance with the requirements of the Fair Housing Law. The demographic information contained herein is based on the 1990 Census, with additional projections by the Monmouth County Planning Board and the State Department of Labor, as noted.

I. HOUSING STOCK CHARACTERISTICS

Housing stock characteristics include the number and type of housing units, occupancy/household characteristics, age (the year the structure was built), condition of units, purchase or rental value of units and units affordable to low and moderate income housing. **Table 2, "Housing Characteristics - 1990 Borough of Neptune City"** summarizes these characteristics which are based on the 1990 U.S.Census of Housing. This information can be found on Page 9. The individual characteristics are described below.

TABLE 2

HOUSING CHARACTERISTICS - 1990

BOROUGH OF NEPTUNE CITY

I. HOUSING UNITS	NUMBER	PERCENT
Number of Units (1990)	2298	N/A
Number of units(1980)	2291	99.7
Occupied housing units	2124	92.4
Vacant housing units	174	7.6
Owner-Occupied	1223	57.6
Renter-Occupied	901	42.4
II. OCCUPANCY and HOUSEHOLD CHARACTERISTICS		
Number of Households	2124	100
Family households	1296	61.0
Non-Family Households	828	39.0
Householder 65+	581	27.4
Seasonal, Recreational or Occasional Use	18	0.8
III. YEAR STRUCTURE BUILT		
1980-1990	188	8.2
1970-1979	330	14.4
1960-1969	584	25.4
1950-1959	457	19.9
1940-1949	194	8.4
1939 or earlier	545	23.7
TOTAL	2298	100.0

Median Year of Housing Constructed in Neptune City is 1959

IV. CONDITION OF UNITS

Lacking complete plumbing facilities	0
Lacking complete kitchen facilities	0
No fuel source used	0

TABLE 2
(Continued)

HOUSING CHARACTERISTICS - 1990

BOROUGH OF NEPTUNE CITY

	<u>Number</u>	<u>Percent</u>
HOME VALUE - Owner-Occupied Units		
\$300,000 - 399,999	25	2.4
\$250,000 - 299,000	0	0
\$200,000 - 249,000	38	3.7
\$175,000 - 199,000	54	5.3
\$150,000 - 174,999	99	9.7
\$125,000 - 149,999	263	25.7
\$100,000 - 124,999	340	33.2
\$75,000 - 99,999	149	14.6
\$60,000 - 74,999	33	3.2
\$50,000 - 59,999	0	0
\$40,000 - 49,999	23	2.2
TOTAL	1024	100.0

MEDIAN HOME VALUE (1990) \$122,600
MEAN HOME VALUE (1990) \$131,104

RENTAL VALUE - Renter-Occupied Units		
\$100 - 199 per month	48	5.4
\$200 - 349 per month	0	0
\$350 - 499 per month	88	9.9
\$500 - 599 per month	135	15.1
\$600 - 649 per month	216	24.2
\$650 - 699 per month	110	12.3
\$700 - 749 per month	140	15.7
\$750 - 800 per month	109	12.2
Over \$1000 per month	22	2.5
No cash rent reported	24	2.7
TOTAL	892	100.0

MEDIAN MONTHLY RENT (1990) - \$666.00

PEOPLE PER HOUSEHOLD - 1990 AVERAGE: 2.30

Household Size (Persons)	Number
1	680
2	724
3	351
4	238
5	134
6	20

Number, Type and Ownership of Housing Units

The Borough of Neptune City had a total of 2,298 housing units according to the 1990 Census. This is a slight increase since the 1980 Census which reported a total of 2291 units. In 1990, 174 units or 7.6% were listed as vacant.

In 1990, 1223, or 57.6 percent of the 2124 occupied housing units in Neptune City were owner-occupied and 42.2 percent or 901 units were renter-occupied.

Occupancy/Household Characteristics

According to the 1990 Census, the Borough of Neptune City had a total of 2124 households, and 18 seasonal, recreational or occasional use housing units. Of the total number of occupied households, 1296 or 61.0 percent were family households, and 828 or 39.0 percent were non-family households. A non-family household is defined as two or more unrelated householders living together.

Householders 65 years of age or older accounted for 581 or 27.4 percent of the occupied households in Neptune City. A total of 18, or 0.8 percent were identified for seasonal or recreational use.

Age of Housing

According to the 1990 Census, 8.2 percent of the housing stock was constructed between 1980 and 1990. Between 1970 and 1979, 330 units or 14.4 percent of the housing stock was constructed. Between 1960 and 1969, 584 units or 25.4 percent was constructed. Between 1950 and 1959, 457 or 19.9 percent of the housing stock was constructed. Between 1940 and 1949, 194 or 8.4 percent of the housing stock was constructed. A total of 545 units or 23.7 percent was constructed prior to 1940. The median year of housing built in the Borough of Neptune City was 1959.

Since March 1990, an additional 00 units have been added to the housing stock of Neptune City, for a total of 2,465 in 1996. This is higher than the estimate of 2341 for 1994.

Condition of Units

There were no substandard units in the housing stock in the Borough of Neptune City according to the 1990 Census. All dwelling units in the Borough had complete kitchens and bathrooms, were heated and were serviced by public water and sewer facilities.

Owner-Occupied Housing Value and Rental Rates

The 1990 median value of the reported 1024 owner-occupied housing units in Neptune City was \$122,600. Of this total, 205, or 20.1 percent, had a value of less than \$100,000. There were 603 units, or 58.9 percent with a value between \$100,000 and \$149,000. There were 153 units or 15.0 percent of the units with a value \$150,000 to \$199,000. There were 38 units, or 3.7 percent, in the \$200,000 - \$249,999 price range.

There were 25 units, or 2.4 percent, in the \$300,000 - \$399,000 price range. (This information was reported in the 1990 Census and may not reflect actual market condition as at this time).

The 1990 median gross rent was \$638.00 for rental housing in the Borough of Neptune City. A breakdown of the 901 renter-occupied units reporting monthly rental rates is as follows:

48 units had rates between \$100 and \$199.
88 units had rents between \$350 and \$499.
135 units had rents between \$500 and \$599.
216 units had rents between \$600 and \$649.
110 units had rents between \$650 and \$699.
140 units had rents between \$700 and \$749.
109 units had rents between \$750 and \$999.
22 units had rents over \$1000.
24 units had no cash rent reported.
9 units were vacant.
901 TOTAL

Affordability of Housing for Low and Moderate Income Households

Rental and owner-occupied housing which was affordable to low and moderate income households was calculated using the 1997 COAH regulations and 1990 U.S. Census Data. The 1997 COAH regulations defined the East Central Housing Region as Monmouth, Ocean and Mercer Counties. Based on 1990 Census data and using the current definition on the East Central Housing Region, the average household income for 1989 was \$49,862. This was calculated by multiplying the mean household income by the number of households for each county in the region and dividing that total by the total number of households in the region.

Moderate income households are defined by COAH as households earning between 50 percent and 80 percent of the median household income in the region. For the 1997 East Central Housing Region, "Moderate" incomes ranged from \$32,306 for a one (1) person household, to \$57,228 for a household with seven (7) persons. Low income households are defined by COAH as households earning 50 percent or less of the median household income within the region. Low income households in the 1997 East Central Housing Region could earn \$20,192 for a one (1) person household, to \$35,768 for a household with seven (7) persons.

In 1995, the federal Department of Housing and Urban Development (HUD) released income limits for Very Low Income Households. The income levels discussed above are specified on **Table 3, "Affordable Income Limits (East Coast Central Region)"**, on Page 13.

Rental housing which was affordable to low and moderate income households in 1990 can be extrapolated from the 1990 Census data, assuming renter households spend a maximum of 30 percent of their income for rent, based on COAH regulations. This would have resulted in a maximum allowable rent of \$730 a month.

Approximately 261 units or 29.3 percent of the renter occupied units in Neptune City in 1990 were affordable to low income households in the 1994 East Central Housing Region.

In addition, 856 units or 95 percent of the renter occupied units in Neptune City appeared to be affordable to moderate income households in the 1997 East Central Housing Region. This was

TABLE 3

BOROUGH OF NEPTUNE CITY
 AFFORDABLE INCOME LIMITS
 (East Central Coastal Region)

1997 Affordable Income Limits
 Mercer, Ocean and Monmouth Counties

<u>LEVEL</u>	<u>1 Person</u>	<u>2 Persons</u>	<u>3 Persons</u>	<u>4 Persons</u>	<u>5 Persons</u>	<u>6 Persons</u>	<u>7 Persons</u>
MEDIAN:	\$40,383	\$46,152	\$51,921	\$57,690	\$62,305	\$66,920	\$71,536
MODERATE:	\$32,306	\$36,922	\$41,537	\$46,152	\$49,844	\$53,536	\$57,228
LOW:	\$20,192	\$23,076	\$25,961	\$28,845	\$31,153	\$33,460	\$35,768
VERY LOW (*):	\$19,300	\$22,100	\$24,550	\$27,600	\$29,800	\$32,000	\$34,200

INCOME LEVEL FOR RENTALS (Annual/Monthly Allowable Maximum):

	<u>1.5 Persons/1BR</u>	<u>3 Persons/2BR</u>	<u>4.5 Persons/3BR</u>
MEDIAN:	\$43,268/\$1082	\$51,921/\$1298	\$59,998/\$1500
MODERATE:	\$34,614/\$865	\$41,537/\$1038	\$47,998/\$1200
LOW:	\$21,634/\$540	\$25,961/\$649	\$29,999/\$750

(*) from HUD, released December 7, 1995

SOURCE: NEW JERSEY COUNCIL ON AFFORDABLE HOUSING, April 2, 1997

based on a rental range of \$745 to \$1163 per month. For example, for a one (1) person household, 154 rental units, or 17 percent were affordable to them.

The maximum rental rates for low and moderate income households based on household size for 1997 are presented in **Table 3, "Affordable Income Limits (East Coast Central Region)"**.

Owner-occupied housing which was affordable to low and moderate income households in 1990 can be extrapolated from the 1990 Census based on available data. Owner-occupied households should spend a maximum of 28 percent of their income for housing costs based on COAH regulations (N.J.A.C. 5:93-7.4.4(e)) which provides that the initial price of a low and moderate income owner-occupied single family housing unit be established so that after a down payment of five (5) percent, the monthly principal, interest, insurance, property taxes and condominium or homeowner fees do not exceed twenty eight (28) percent of the eligible gross monthly income.

For purposes of calculating affordability limits in Neptune City, a 30 year amortized mortgage at a 9.0 percent interest rate plus a general tax rate of 2.866 per \$100 of purchase value can be utilized.

Based on these parameters approximately 46 units or 5.5 percent of the owner-occupied housing units in Neptune City were affordable to low income households in 1990 in the East Central Housing Region. Based on these same parameters, approximately 200 units or 20.1 percent of the owner-occupied units in Neptune City are affordable to moderate income households in the East Central Housing Region in 1997.

Affordable housing calculations based upon the COAH regulations described above indicated that for sale housing for a maximum of four (4) persons can be a maximum of \$75,000 for low income households and \$100,000 for moderate income households based on 1997 data. The conclusion for the purpose of this report is that the Borough is adequately meeting its fair share of affordable housing in the region.

The impact of availability and affordability is illustrated in **Table 4, "Sales Prices for Single Family Housing Units And Rental Opportunities For Low and Moderate Income Households"** for the Borough of Neptune City. This table is found on Page 15. In the Spring of 1997, there were 12 housing units identified for sale. This represents about 1.2 percent of the total owner-occupied housing stock in the Borough.

Housing Construction: 1980 - 1994

A review of building and demolition permits from 1983 through 1996 indicates that a total of 209 building permits were authorized and 3 demolition permits were authorized for a net gain of 206 housing units. The peak construction year for this time period was 1991 when Oxford Pond was constructed, for a total of 77 authorized building permits. The lowest construction year in this time period was 1990 when one (1) building permit was authorized. In the same year, no demolition permits were authorized resulting in a net gain of one (1) dwelling unit.

Table 5, "Residential Construction and Demolition Permits", lists the number of building permits and demolition permits as reported to the New Jersey Department of Labor annually since 1983 in Neptune City. This information is shown on Page 16.

TABLE 4

SALES PRICES FOR SINGLE FAMILY DETACHED
HOUSING UNITS
AND RENTAL OPPORTUNITIES
FOR LOW AND MODERATE INCOME HOUSEHOLDS

Single Family Houses/Condos presently on the Market include:

\$ 67,000	4Br/2Ba
\$ 73,000	2Br Condo
\$ 85,000	2 Br Condo
\$ 85,000	3Br
\$ 89,900	3Br
\$ 92,500	2Br/2Ba
\$119,000	4Br/2Ba
\$129,900	3Br/1Ba
\$129,000	3Br/2Ba
\$135,900	4Br/2Ba
\$152,900	3Br/2Ba
\$159,900	4Br/1.5Ba

Rental Rates for Apartments include:

Brighton Arms - 96 1Br at \$619 per month
40 2Br at \$750 per month

These rates are the same for Sylvania Apartments
and Shark River Gardens

TABLE 5

RESIDENTIAL CONSTRUCTION AND DEMOLITION PERMITS
BOROUGH OF NEPTUNE CITY

Year	Construction Permits	Demolition Permits	New C.O.'s
1983	3	2	1
1984	6	0	0
1985	2	0	2
1986	7	0	2
1987	6	0	5
1988	17	0	3
1989	2	0	11
1990	1	0	9
1991	77	0	20
1992	27	0	27
1993	35	0	34
1994	26	1	26
TOTAL	209	3	140

NET CHANGE: 206

SOURCE: New Jersey Department of Labor, Building Permit Summaries - 1980-1996
COMPILED BY: Monmouth County Planning Board

II. PROJECTIONS OF HOUSING STOCK

The total number of year-round housing units in the Borough of Neptune City increased 0.3 percent from 2291 units in 1980 to 2298 units in 1990. From 1990 through 1996 the number of dwelling units increased to 24065 or 7.3 percent. An analysis of the housing stock increase for 1970 - 1980, 1980 - 1990, and 1990 - 1996 shows the actual changes of 186, 7 and 167 units respectively.

This information can be used to project an increase to 2645 housing units by the year 2010. See **Table 6, "Housing Stock Projections - 1996"**, on Page 18, for further information. Any growth projection is constrained by the lack of developable land available in the Borough of Neptune City, and restrictions on development in coastal areas.

Actual housing construction is dependent on a variety of factors over which the Borough has little control, including financing, market conditions and builder timing. Higher interest rates can create a direct negative impact on new housing construction in established urban areas such as Neptune City. These and other factors such as employment opportunities, transportation, schools and services can modify growth trends and housing development within the Borough of Neptune City.

III. DEMOGRAPHIC CHARACTERISTICS

Past and present population characteristics can help project any dramatic change which may occur in the next decade. The following information is highlighted on **Table 7, "Demographic Characteristics"**, on Page 19.

Population

Neptune City had a total of 4997 persons in 1990. Of this total, 301 persons or 6.0 percent were classified as pre-school (ages 0-4 years). School age children (5-19 years of age), represented 750 or 15.0 percent of the total. Working age persons (20-64 years of age) which totaled 2954, were 59.1 percent of the population. Seniors aged 65 and older accounted for 992 or 19.9 percent of the Borough population.

The 1995 estimate by the Monmouth County Planning Board was 5092, and the projected 2010 population by the State of New Jersey was 5480. The additional 167 dwelling units constructed through 1996, with an average of 2.3 persons per household would have added 384 people, or 5381 total at present. With the 180 projected additional houses by the year 2010, with 2.3 persons per household, an additional 414 persons would create a population of 5795.

Any projection will appear high, as they are based on additional housing units but not constrained by vacant land.

General Income

Per capita Income within the Borough in 1989 was \$16,168, while the median household income was \$32,843. The following information is provided in more detail on **Table 7, "Demographic Characteristics"**.

A total of 588 households reported incomes of less than \$20,000, or 27.4 percent of the 2147 households. A total of 326 households reported incomes between \$20,000 and \$29,999, or 15.2 percent of the total. There were 386 households reporting incomes between \$30,000 and \$39,999 or 18.0 percent. A total of 365 households or 16.9 percent, reported incomes between \$40,000

TABLE 6
HOUSING STOCK PROJECTIONS
BOROUGH OF NEPTUNE CITY

1970 - 1980
2500 - 2291
2.6%

1980 - 1990
2124 - 2298
8.2%

1990 - 1996
2298 - 2409
4.8%

2000 - 2010
2900 - 2992
2.4%

TABLE 7
DEMOGRAPHIC CHARACTERISTICS - 1990
BOROUGH OF NEPTUNE CITY

POPULATION AGE	NUMBER	PERCENT OF TOTAL
Pre-school (0-4 years)	301	6.0
School Age (5-19 years)	750	15.0
Working Age (20-64 years)	2954	59.1
Seniors (65+ years)	992	19.9
TOTAL	4997	100.0
As of 1993	5094	

INCOME LEVEL (HOUSEHOLDS)

Less than \$20,000	588	27.4%
\$20,000 - 29,999	326	15.2%
\$30,000 - 39,999	386	18.0%
\$40,000 - 49,999	365	16.9%
\$50,000 - 59,999	412	19.3%
\$75,000 or more	70	3.2%
TOTAL	2147	100.0%

*SOURCE: U. S. Bureau of the Census, 1990 summary
 Compiled by Monmouth County Planning Board, 1992*

and \$49,999. A total of 412 households, or 19.3 percent reported incomes between \$50,000 and \$74,999. There were a total of 70 households, or 3.2 percent with income in excess of \$75,000.

The median household income for the Borough of Neptune City in 1989 was \$32,843, which was a 12.1 percent increase over that of 1979. On the same period, the Median household income for Monmouth County increased 23 percent. The Median Family income in 1989 was \$36,020, or a one (1.0%) percent increase over 1979. In the same period, the increase for Monmouth County was 23.3 percent.

IV. EMPLOYMENT CHARACTERISTICS

Employment Classifications

Characteristics of the Neptune City labor force are presented in **Table 8, "Employment Characteristics - 1990 Neptune City"**, on Page 21. In 1990, the U.S. Census recorded by Occupation, 22.9 percent or 597 of the 2603 jobs held by the residents of the Borough of Neptune City were classified as Managerial/Professional; 879 or 33.8 percent as Administrative, Technical or Sales; 380 or 14.6 percent as Service; 11 or 0.4 percent as Forester, Farming or Fishing; 335 or 12.9 percent as Production/Craft/ Repair; and 401 or 15.4 percent as Operator/Fabricator/Laborer.

An itemized breakdown by Industry shows of the available jobs, the majority of people, 808 or 31.0 percent were in Services, 577 or 22.2 percent were in Retail Trades, 324 or 12.5 percent were in Manufacturing, 269 or 10.3 percent were in Public Administration, 170 or 6.5 percent were in Finance/Insurance/Real Estate, 154 or 5.9 percent were in Construction, 108 or 4.1 percent were in Transportation. 93 or 3.6 percent were in Wholesale Trades, 83 or 3.2 percent were in Communications and 17 or 0.7 percent were in Fishing/Mining/Forestry/Agriculture.

Due to the fact Neptune City is totally developed, future employment characteristics are not expected to change for the period of 1990-2000. The Borough is unique in that people tend to "return home", and the existing local business base serves to keep the situation static.

Private Sector Covered Employment

The number of private sector employment jobs within the Borough reported by the New Jersey Department of Labor is expected to increase from 3149 jobs in 1988 to 3400 jobs in 2010, or eight (8%) percent.

The number of employed persons was 2552 of the 2702 total labor force in 1992, or an unemployment rate of 5.6 percent. This was less than the Monmouth County unemployment rate of 7.6 percent for the same year. In 1993, the total work force was 2688 persons, with 124 unemployed, or an unemployment rate of 4.6 percent. The County Unemployment rate was 6.4 percent for the same period. In 1994, 2642 persons of the 2758 total work force were employed, with an unemployment rate of 4.2 percent. This was again less than the County average of 5.8 percent unemployment.

Employment Projections

The number of private sector covered employment jobs within the Borough of Neptune City is expected to increase through 2015. In spite of a decrease of 64 covered employment jobs for the period 1988 through 1995, the Borough could have an additional 155 jobs by 2005 and an additional 108 jobs through 2015 for a total of 3348 jobs. This would be an increase of 199 jobs from 1988 to 2015, on an average increase of 6.3 percent over that period of time.

TABLE 8
EMPLOYMENT CHARACTERISTICS - 1990
BOROUGH OF NEPTUNE CITY

<u>Occupation</u>	<u>Number</u>	<u>Percent</u>
Managerial/Professional	597	22.9
Technical/Administrative/Sales	879	33.8
Service	380	14.6
Farming/Forestry/Fishing	11	0.4
Production/Craft/Repair	335	12.9
Operator/Fabricator/Laborer	401	15.4
TOTAL	2603	100.0

<u>Industry</u>	<u>Number</u>	<u>Percent</u>
Services	808	31.0
Retail Trade	577	22.2
Manufacturing	324	12.5
Public Administration	269	10.3
Finance/Insurance/Real Estate	170	6.5
Construction	154	5.9
Transportation	108	4.1
Wholesale Trade	93	3.6
Communications	83	3.2
Fishing/Mining/Forestry/Agriculture	17	0.7
TOTAL	2603	100.0

Employment opportunities are expected to remain steady due to several stable, large businesses. These include TFH Publishing, the Neptune Shopping Center, Coast City Buses, and Borough government. A recent increase of home-based businesses is expected to add to the stability of local private sector covered employment opportunities.

V. DETERMINATION OF PRE-CREDITED. PRESENT AND PROSPECTIVE FAIR SHARE NEED

The Borough of Neptune City was allocated a Pre-Credited Fair Share Housing Need of 58 low and moderate income housing units for the period 1987-1993 by the New Jersey Council on Affordable Housing (COAH). This was based on a prospective need of 36 units for 1993-1999, combined with the vacant land capacity of an additional 22 units. The available vacant land is generally not suitable to accommodate this number of units.

The calculations for this allocation are presented in a report prepared by COAH titled "Municipal Present, Prospective and Pre-Credited Need" dated October 11, 1993, and are highlighted on **Table 9, "Determination of Affordable Housing Need"**, on Page 23.

The methodology established by the COAH in 1993 allocated recent and prospective housing needs for all municipalities within New Jersey. The COAH methodology states that "Housing Need" is comprised of three (3) major components:

- indigenous need;
- reallocated present need;
- prospective need.

It should be noted that indigenous need and reallocated present need create the "Present Need".

"Indigenous Need" consists of existing housing units with physical deficiencies such as heating, plumbing, roofing, etc., which are occupied by low and moderate income households within a municipality based upon statistical data from the U.S. Census of Housing in 1990.

"Reallocated present need" is the portion of the housing region's total number of deficient housing units occupied by low and moderate income households that have been redistributed from urban aid communities to designated suburban municipalities.

"Prospective Need" is a projection of low and moderate income housing needs based on development and growth which is likely to occur in the Group 4, East Central Housing Region.

The Borough of Neptune City has an obligation to address, through this Housing Plan Element, a calculated need of 58 affordable housing units as shown on **Table 9, "Affordability Allocation Determination"**. This was determined by The Council On Affordable Housing (COAH) for the period 1987-1999.

Analyzing how this number was determined, and then identifying how the Borough of Neptune City can address this allocated need, becomes the Compliance Plan for the Borough.

The COAH is not expecting the Borough to petition for certification of a plan designed to meet this need. Several reasons were given for this rationale. The lack of vacant land limits the opportunities to meet this allocation. The amount of housing which currently meets the affordability standards

**TABLE 9
AFFORDABILITY ALLOCATION DETERMINATION**

**BOROUGH OF NEPTUNE CITY
COMPLIANCE PLAN - 1997**

Actual Deteriorated Units	26
Indigenous Need	26
Reallocated Present Need	4
Present Need (1993)	29
Prospective Need(1993-1999)	36
Total Need (1993-1999)	65
Prior Cycle Prospective Need	22
Demolitions	-2
Filtering	-27
Conversions	-4
Rehabilitation	-1
Pre-credited Need	58
Reduction	0
Credits	0
20% CAP	0
Calculated Need	58
Vacant Land Factor	58
	<u>-22</u>
Net Need	<u>35</u>

SOURCE: COAH 1997

allows for affordable housing to be available to residents of the Housing Region. Current regulations to require a deed restriction on a property for 30 years to maintain its affordability becomes a burden to a small municipality not threatened by development pressures.

VI. COMPLIANCE WITH THE 1987-1999 AFFORDABLE HOUSING OBLIGATION

The Borough of Neptune City can show its ability to comply with the 1987-1999 obligation of low and moderate income units as allocated based upon the 12-year obligation of 58 affordable units.

COAH regulations requires that all municipalities address their indigenous need units. Neptune City could partly address this obligation through participation with the Monmouth County Community Development Program which provides rehabilitation services to residents of municipalities in Monmouth County.

Neptune City has attempted to address its new construction obligation through a variety of projects which have been constructed since April 1, 1980 and which were eligible for credit under the COAH Substantive Regulations contained in N.J.A.C. 5:93-1 et seq. These units fall with the affordability guidelines as a result of local market conditions. They are not deed restricted to a 30 year affordability program, as presently required by COAH.

VII. AFFORDABLE HOUSING CREDITS

The Council on Affordable Housing Substantive Regulations provide for "credits" and "bonus credits" for affordable housing units which were constructed within the Borough after April 1, 1990. Credits are granted to municipalities for affordable public housing units, alternative living arrangements, rehabilitation of housing units which do not meet minimum building code requirements and are occupied by low and moderate households and housing units which are affordable but do not have deed restrictions of other income controls. These later two types of affordable housing are described below:

Alternative Living Arrangements

Alternative living arrangements are structures in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas. Class A, B, C, D and E boarding homes regulated by the New Jersey Department of Community Affairs; residential health care facilities regulated by the New Jersey Department of Health; group homes for the developmentally disabled and mental ill regulated by the New Jersey Department of human Services; and congregate care facilities are example of alternative living arrangements.

None of these are present in the Borough of Neptune City.

Housing Rehabilitation Program

A municipality may obtain credit for housing units which have been rehabilitated under the Monmouth County Housing Improvement Program. The rehabilitation would have been required to have been completed after April 1, 1990 and each unit which is rehabilitated for \$10,000 or more and is regulated for a period of six (6) years in accordance with the COAH regulations for rehabilitation programs is eligible as a credit against the Township Fair Share obligation.

In the future, the Borough should publicize the availability of rehabilitation funds to lower income homeowners of the Borough so that more Borough residents can participate in, and take advantage of this program.

Credits For Units Created Without Affordability Controls

The Borough has received credit against its housing obligation for standard units constructed between April 1, 1980 and December 15, 1986 that are currently occupied by a low and moderate income household, but which are not subject to affordability controls.

VIII. CONFORMITY WITH THE NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Planning Commission adopted the State Development and Redevelopment Plan (State Plan) in June of 1982. An Executive Order of the Governor issued in 1994 directs all State agencies to utilize the State Plan as a coordinating document for the overall development of the State of New Jersey. The State Plan contains numerous general policies, as well as detailed mapping of policy areas.

This Plan is intended to be utilized to coordinate and guide State infrastructure investments and to help administer the Mount Laurel doctrine for low and moderate income housing. The Borough of Neptune City cooperated with the Monmouth County Planning Board during the Cross Acceptance Process for preparing the State Plan.

Neptune City is located in the State Plan's Planning Area 1 (PA-1), Metropolitan Planning Area.

In addition, significant areas of the Borough are designated Critical Environmental Sites (CES) in the State Plan. These designations support the adjusted Fair Share obligation in the Borough.

Within the Metropolitan Planning Area, communities are fully developed or almost fully developed, with little vacant land available for new development. The Environmentally Sensitive Planning area in Neptune City is located along the Shark River. In addition there are extensive areas of brackish waters and wetlands which prohibit further development along the Shark River which discharges into the Atlantic Ocean.

The State Plan intends to maintain large contiguous areas of undisturbed habitat and open space to protect environmentally sensitive features contained in to PA-5 areas and along the tidal and freshwater streams which are integral elements of the lower estuary.

IX. COMPLIANCE PLAN

Implementation of the Fair Share obligation previously identified is presented below as a Compliance Plan. In a separate section, entitled the Fair Share Plan, the Borough will provide support documentation for the various Housing Plan components, ordinances which have been or are proposed to be adopted in order to implement applicable components and other specific measures that the Borough will utilize to implement the Housing Plan Element.

A. REHABILITATION COMPONENT

The Borough of Neptune City will pursue an Intergovernmental Services Agreement with the County of Monmouth Community Development Program which administers a local Housing Rehabilitation Program. Units rehabilitated after April 1 1990 are eligible credits and the current rehabilitation program will be able to address the indigenous need of 26 units between 1990 and 1999.

Based on the average cost of rehabilitating housing units, inflation rates and administrative

costs; it is anticipated that the average cost for each unit rehabilitated will be \$10,000. The expenditures for the Rehabilitation Program will be consistent with COAH regulations on rehabilitation contained in N.J.A.C.5:93-5.1 et seq.

B. NEW CONSTRUCTION COMPONENT

The new construction component of the Neptune City Housing Plan is 22 units. This is determined by subtracting the 15 indigenous need units in the rehabilitation component from the pre-credited need total allocated by COAH of 37 affordable units. The new construction component includes affordable housing units which were constructed in the Borough after April, 1980 in accordance with the COAH Substantive Regulations contained in N.J.A.C. 5:93-1 et seq.

The new construction component has been addressed through credits to which the Borough is entitled for existing inclusionary affordable senior housing and alternative living arrangements as described below.

Neptune City is entitled to credits to its pre-credited housing allocation for housing which was developed for and remains as affordable housing. Housing eligible for credits is identified as follows:

1. Senior Citizen Housing

Neptune City has provided Senior Citizen Housing since 1979. In accordance with the COAH Substantive Rules (N.J.A.C. 5:93) of The Council on Affordable Housing, the Borough is entitled to credit only for units built after April 15, 1980.

The Senior Citizen residential complex constructed in 1979 has 60 units.

2. Mobile Homes

For many years, the Borough has provided for mobile homes as affordable housing units in the community. These units are located in one park, on West Sylvania Avenue. In 1970 the Borough adopted a Mobile Home Park Ordinance which required licensing of mobile homes and set physical as well as rent control standards in the mobile home park. This residential environment has provided a viable and affordable place to live for residents.

Presently, 84 units exist in the Sylvania Mobile Home Park.

The 1990 Census recorded 84 mobile homes in the Borough of Neptune City, which was same as in 1980. This number has not changed, reflecting the constant level of units, and the inability to provide for any more units, now or in the future.

Since mobile homes do not appreciate as conventional housing, their value will remain basically the same, or depreciate over time. This situation encourages a built-in market affordability control and permits this type of housing unit to be affordable to low and moderate income households without specific affordability control measures. The Borough, therefore is entitled to credits for the units in accordance with the Credits without Controls provision of N.J.A.C. 5:93-1 et seq.

3. Alternative Living Arrangements

There are alternative living arrangements within the Borough which may be eligible for credit. These include the Motel now under rehabilitation and the Medi-Center Nursing Care facility.

4. Rental Bonus Credits

The New Jersey Council on Affordable Housing (COAH) 1994 Substantive Rules provide for "bonus credits" to be granted for types of housing which the COAH encourages to be developed because of special needs of the residents. These include rental housing of senior citizens and non-rentor households and alternative living arrangements including group homes and boarding homes. There are not any of these facilities existing within the borough at this time.

The 1994 COAH Substantive Rules also provide for bonus credits for senior citizen rental units at the rate of one-third credit for each unit. Neptune City has a Senior Citizen residence completed prior to April 1, 1980, occupied in 1979.

A summary of the credits and bonus credits applicable to the allocated affordable housing obligation which comprises the Compliance Plan for the Borough of Neptune City is presented on **Table 9 "Compliance Plan, Borough of Neptune City"**.

C. ADJUSTMENT FOR LIMITED DEVELOPABLE LAND

The COAH Substantive Regulations contained in N.J.A.C. 5:93-1 *et seq.* provide an adjustment process for municipalities which do not have vacant developable land or land suitable for redevelopment which could be utilized in meeting its affordable housing allocation.

While it is not necessary for the Borough of Neptune City to establish an adjustment for its allocated housing need, the Borough does not have available, vacant, developable land for building the new construction component for low and moderate income housing units. The Borough is predominantly developed with single-family homes, although other housing types are present and permitted.

In addition, the Borough is located within the New Jersey Coastal Management Area, which is regulated by the New Jersey Department of Environmental Protection in accordance with the Coastal Area Facilities Review Act (C.A.F.R.A.) and regulations under the Act contained in N.J.S.A. 7:7E-1.1 *et seq.* which has regulations which restrict development in saline and freshwater wetlands and wetland transition areas.

Because available land in these areas, the Borough of Neptune City would not be able to zone for inclusionary affordable housing developments.

X. FAIR SHARE PLAN

A Fair Share Plan is a separate document which has been defined by the COAH as a:

"plan or proposal, which is in a form that can be readily converted into an ordinance, by which the municipality proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of low and moderate income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low and moderate income housing, addresses the development regulations to implement the housing element, and addresses the requirements of N.J.A.C. 5:93-7 through 11 which include inclusionary developments, development fees, controls on affordability, cost generation and affirmative marketing."

Fair Share Plans include development regulation, an affirmative marketing program and administrative procedures as necessary to implement the Housing Plan Element. The Borough

of Neptune City will not present a formal Fair Share Plan, unless required, to document how the remaining vacant land could be developed to meet the COAH-allocated need. Credits for which the Borough is entitled for the existing inclusionary senior citizen and alternative living arrangements which have been developed in the Borough of Neptune City after April 1, 1980 have been included in the determination of the perceived need.

Neptune City has attempted to address its obligation through a variety of projects which have been constructed since April 1, 1980 and which were eligible for credit under the COAH Substantive Regulations contained in N.J.A.C. 5:93-1 *et seq.* These units fall within the affordability guidelines as a result of local market conditions, but are not deed-restricted to a 30 year affordability program, as COAH presently requires.

Implementation of the Fair Share obligation is presented as a Compliance Plan. The Borough will support the various Housing Plan components and ordinances which have been adopted in order to implement applicable components and specific measures as necessary to implement the Housing Plan Element.

There is not the available vacant, buildable space for the Borough of Neptune City to meet the Affordable Housing quota as determined by the State COAH. The Borough will continue to work with existing rehabilitation programs and proposed new construction to maintain the balance of housing available to residents of the Borough and the Region.

CIRCULATION PLAN

CIRCULATION PLAN ELEMENT

The Circulation Plan element describes the various classifications of roadways as they exist within the Borough. These classifications are based on accepted Federal standards. The different levels of service are described below, and are depicted on the Circulation Map on the next page.

Regional Roadways

While no major regional roadways exist in the Borough of Neptune City the regional highway system has a direct effect on local traffic movement and the local street system. Route 18 which connects to I-195 is nearby, as are interchanges for the Garden State Parkway. The proximity of Neptune City to other seashore communities with a seasonal attraction is reflected by heavier traffic on the local roadways.

Primary Arterial Roadways

A primary arterial roadway serves as a regional connector for the vehicular movement of people and goods. Ideally, there is limited access to these roads from adjacent properties.

New Jersey State Highways 33 and 35 are in this classification as they provide access to the Borough of Neptune City from areas North, South and West, notably the New York and Philadelphia metropolitan areas. A proposed replacement bridge over the Shark River at Route 35 is not expected to have any impact on the Borough road systems.

Secondary Arterial Roadways

A secondary arterial roadway serves as an inter-municipal connector for the vehicular movement of people and goods. In addition, these roadways serve as main traffic arteries within the community.

West Sylvania is a Secondary Arterial within the Borough.

Major Collector Roadways

Major collector roadways carry traffic from local streets and major traffic generated and uses to and from the arterial roads.

Major collector roadways in the Borough of Neptune City are Steiner Avenue, Sixth Avenue, East End Avenue and Memorial Drive.

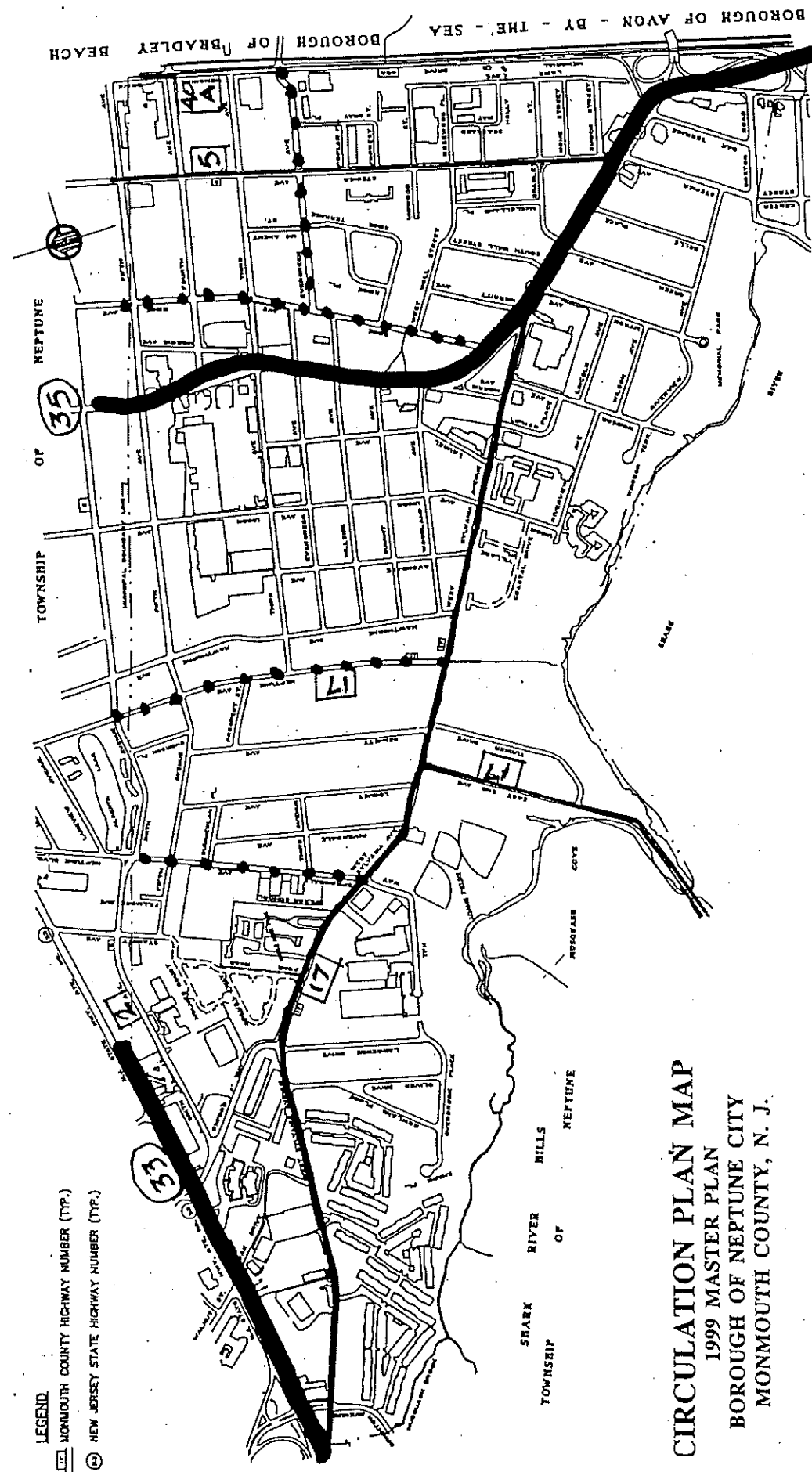
Minor Collector Roadways

Minor collector roadways serve to collect traffic from major residential areas and provide access to major collector and arterial roadways.

Minor collector roadways the Borough of Neptune City are Neptune Avenue, Ridge Avenue, Evergreen Avenue and Springdale Avenue.

Local Streets and Local Connectors

Local streets have the primary function of providing access to abutting properties. They also serve as easements for the various public utilities and provide light and air to adjacent buildings. Local streets should have a minimum right-of-way of fifty (50) feet, with suitable shade tree and utility easements. Future streets provided within a subdivision of other private development, which could



LEGEND
 [Shield] MONMOUTH COUNTY HIGHWAY NUMBER (TYP.)
 [Shield] NEW JERSEY STATE HIGHWAY NUMBER (TYP.)

CIRCULATION PLAN MAP
 1999 MASTER PLAN
 BOROUGH OF NEPTUNE CITY
 MONMOUTH COUNTY, N. J.

- PRIMARY ARTERIALS
- SECONDARY ARTERIALS
- MAJOR COLLECTORS
- MINOR COLLECTORS

ROAD MAP
 OF THE
 BOROUGH OF NEPTUNE CITY
 MONMOUTH COUNTY, N.J.
 PREPARED BY
LEON S. AVAKIAN INC.
 CONSULTING ENGINEERS
 NEPTUNE, N.J.
 Feb. 6, 1998

BOROUGH OF AVON - BY - THE - SEA
 BOROUGH OF BRADLEY BEACH

be expected to carry traffic volumes of less than 1000 vehicles per day, would be classified as local streets.

Some local street serve as "Local Connectors". While not included in the Federal Functional Classification, local collectors do serve a dual function of property access and traffic collection. Local collectors may serve as "through" street in major subdivisions and planned developments. Design standards based upon traffic intensity, usage and other circumstances should be evaluated to determine pavement width, need for sidewalks and other street design standards.

Roadway Jurisdiction

In general, primary arterial roads should be a State responsibility, and secondary arterial roads should be a combined State and County responsibility.

In the Borough of Neptune City, the State of New Jersey is responsible for the Primary Arterial roads of State Highways 33 and 35. The secondary arterial of West Sylvania Avenue is now maintained by the County of Monmouth.

Major Collector Roads are Sixth Avenue and Steiner Avenue are also maintained by the County of Monmouth. In addition, the County maintains the Major Collectors of Memorial Drive and East End Avenue, in addition to the Minor Collector of Neptune Avenue.

The Borough of Neptune City has responsibility for all other public streets. Private roads within the Townhouse and Garden Apartment complexes are maintained by the respective associations.

Intersection Problems

Discussions with the Neptune City Police Department and Borough officials identified three (3) intersections of concern. The intersection of West Sylvania Avenue and Springdale Avenue has been recommended by the Monmouth county Engineering Department to have a signal installed, as of September 1997.

Two other intersections of concern are located on Memorial Drive, a County Road. Intersections with Evergreen and Fourth Avenues are considered dangerous, as having been the site of repeated accidents.

Traffic Accidents

According to the Borough Police Department, traffic accidents for the past three (3) years are as follows:

	<u>Total</u>	<u>Reported</u>	<u>Non-Reportable</u>
1995	287	219	68
1996	295	218	77
1997	213	154	59

Public Transportation

New Jersey Transit operates rail service to points north to New York City and south to Point Pleasant from the Bradley Beach/ Neptune Station, located at the northeast border of the Borough.

Regional bus service is provided by TCT Suburban Lines. Service along Routes 35 and 33 provide service to Freehold. Connections at the Asbury Park Transportation Center provides access to Philadelphia and Atlantic City via Routes M20 and 317.

UTILITY SERVICE PLAN ELEMENT

UTILITY SERVICE PLAN ELEMENT

Provision of adequate utilities is critical to maintaining the health, safety and welfare of the resident public. In addition these utilities are critical to the proper development of land, and maintaining existing developed land. The various utilities are described below, and presented on a map on the following page.

Water Facilities

Potable water is supplied to the residents of Neptune City through New Jersey American Water Company. At present, the water source is located off-site and is distributed through the borough.

Sanitary Sewage

The Borough of Neptune City is serviced by the Neptune Township Sewerage Authority Regional Sewerage Authority, located in Neptune Township. The Borough sends (untreated) raw sewerage directly to the treatment plant. Pumping stations are located in the Borough at Laird Avenue, Overbrook Place and East End Avenue.

Solid Waste Disposal

Solid waste is collected in Neptune City by a private contractor, with twice a week pick-up at each residence. At present, waste is disposed of at the Monmouth County Reclamation Center in Tinton Falls.

Leaves and vegetative waste is collected and stored at the Public Works facility on TFH Way. A recycling drop-off center is also located here. The adopted Recycling Plan is included in the Appendix of this Master Plan.

Storm Drainage and Flood Control

Status of the storm water infrastructure.

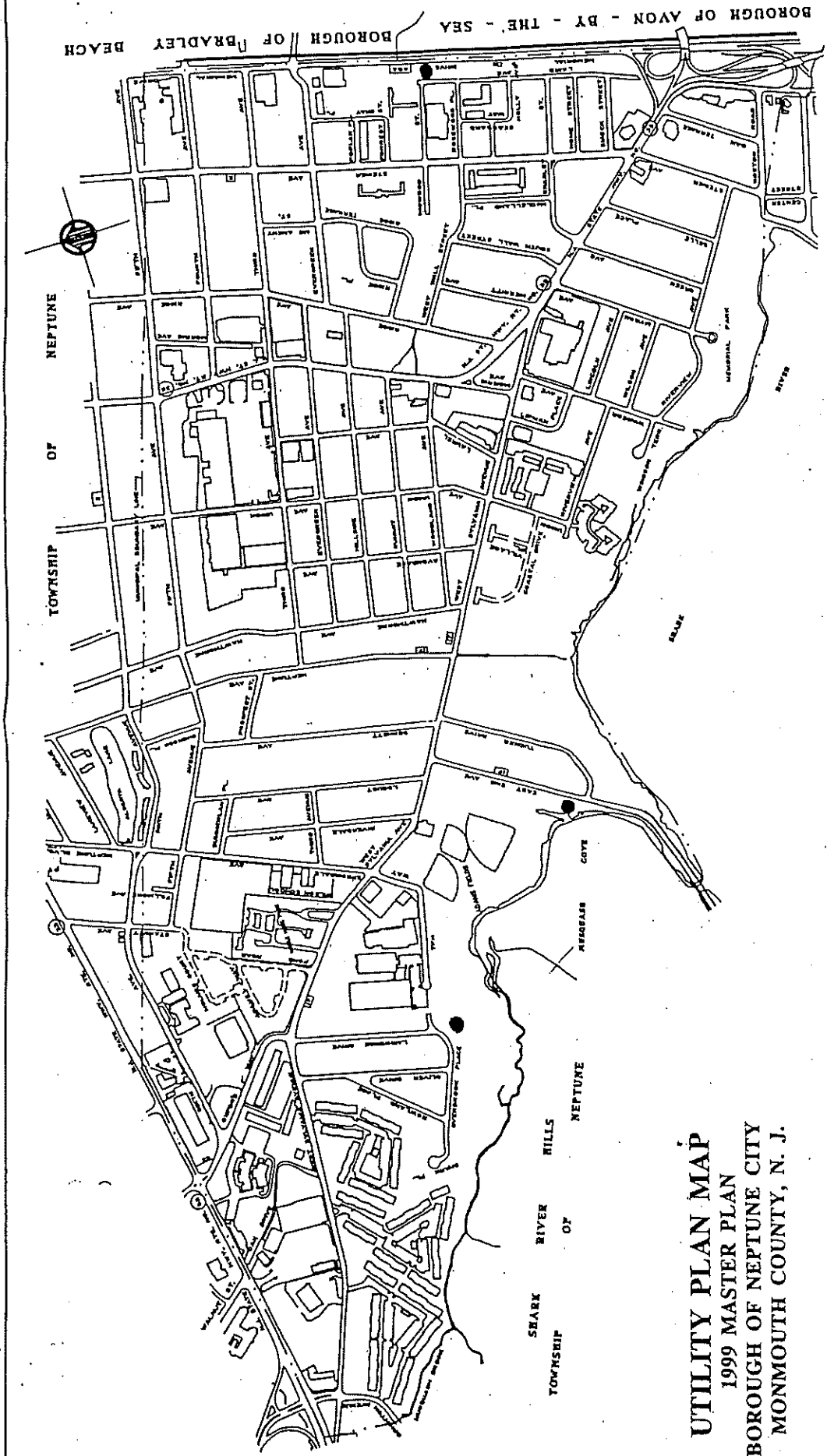
According to the Flood Emergency Management Act (FEMA) Map H & I - 01, most of the Borough is located in Flood Zone C, with three (3) areas identified as flood prone Zone A. This was last revised in 1978, and current conditions indicate this may not be accurate at this time.

Public Works Department

The Department moved to a new facility on TFH Way in 1996. As of this report, equipment is being replaced on an as-needed basis. There is sufficient manpower and equipment to meet the needs of the Borough at present and for the projected future.

Regional Utilities

Electricity is supplied by the GPU, located in Allenhurst, New Jersey. Natural Gas is supplied by New Jersey Natural Resources, located on Wall, New Jersey. Both utilities project sufficient reserves and capacity to accommodate the projected growth in Neptune City.



UTILITY PLAN MAP
 1999 MASTER PLAN
 BOROUGH OF NEPTUNE CITY
 MONMOUTH COUNTY, N. J.

● PUMP STATION LOCATIONS

PREPARED BY
LEON S. AVAKIAN INC.
 CONSULTING ENGINEERS
 NEPTUNE, N.J.
 Feb. 9, 1999

BOROUGH OF AVON - BY - THE - SEA
 BOROUGH OF BRADLEY BEACH

NEPTUNE TOWNSHIP

SHARK RIVER HILLS OF NEPTUNE TOWNSHIP

COMMUNITY FACILITIES PLAN ELEMENT

COMMUNITY FACILITIES PLAN ELEMENT

Community Facilities available within a municipality represent the government and social structure designed to support, protect and serve a community. These are uses which are available to all residents, without the need for a membership.

Those facilities which exist in the Borough of Neptune City are described below, and located on the Community Facilities Map on the following page.

Municipal Building

The Borough of Neptune City Municipal Building is located on West Sylvania Avenue, near the intersection of N.J.State Highway 35. It was constructed in 1912 specifically to house the daily functions for Borough government. Renovations to make the facility accessible per the Americans With Disabilities Act (ADA), are being completed in 1997.

Offices included in this building include the Administrator, Assessor, Building Inspector, Tax Collector, Health Officer, Magistrate and Violations Clerk. The Borough Council and Municipal Court share a meeting room. The Police Department is also located within this building.

Recent renovations provided access for the disabled population to the second floor meeting room, larger Police Department accommodations, better work space for the Borough administration and a larger Library.

Adequate parking is provided adjacent to the building.

Borough Library

The Public Library is located in the municipal building. It is part of the Monmouth County Regional Library system, and is connected to the Internet via the "Libraries 2000" program.

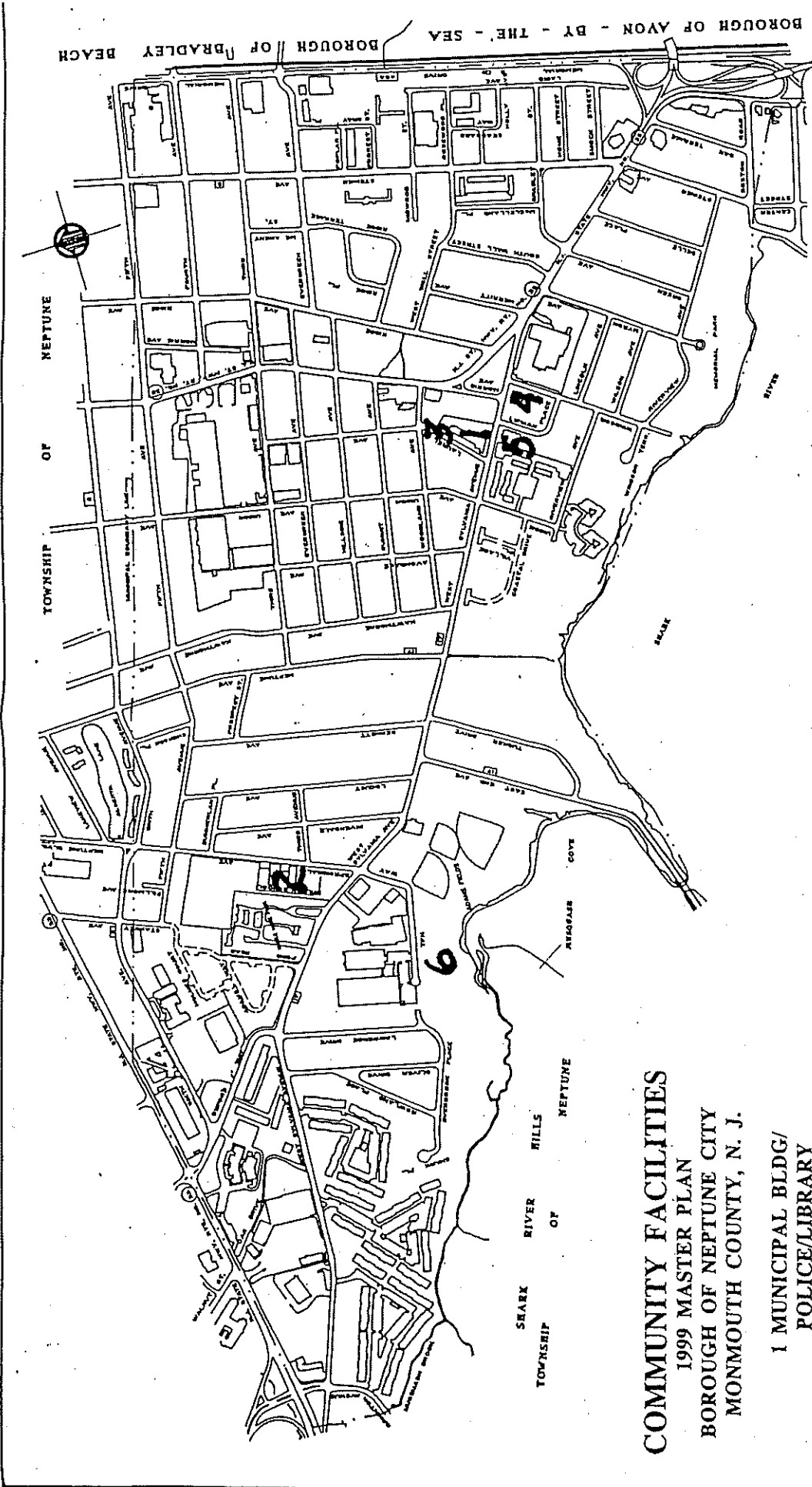
There are over 10,000 volumes in the collection. A "Friends of the Library" group has been formed to provide additional resources to maintain the quality of service provided.

Borough Schools

The Woodrow Wilson School is located on West Sylvania Avenue, on the corner of Springdale Avenue. It was constructed in 1929, with additions and renovations in subsequent years.

Discussions with the Superintendent identified that projected growth would be accommodated within the existing structure and facilities. At present there are 459 pupils in grades Kindergarten through Eighth grades (K-8). There are 32 teachers and 7 support staff. The 25 classrooms are sufficient for the current and projected enrollment.

There is an all-purpose cafeteria/ auditorium, and the playground area is open to the residents of the Borough during daylight hours when school is not in session. The present structure meets all codes and needs as required.



COMMUNITY FACILITIES
 1999 MASTER PLAN
 BOROUGH OF NEPTUNE CITY
 MONMOUTH COUNTY, N. J.

- 1 MUNICIPAL BLDG/
POLICE/LIBRARY
- 2 ELEMENTARY SCHOOL
- 3 FIRE DEPARTMENT
- 4 FIRST AID
- 5 METHODIST CHURCH
- 6 PUBLIC WORKS

PREPARED BY
LEON S. AVAKIAN INC.
 CONSULTING ENGINEERS
 NEPTUNE, N.J.
 FEB. 8, 1998

Borough Police Department

The Borough of Neptune City hired its first full-time police officer on June 1, 1910. At present the Borough police force consists of 17 officers and 7 dispatchers. This complement is expected to remain stable, and is broken down as follows :

Chief of Police, Captain, Lieutenant, (2) sergeants, Corporal and patrolmen

There were 2897 summonses issued in 1997. Non-violent crimes dropped to 270 incidents in 1997 from 408 in 1991.

At present the force utilizes two (2) one (1) man patrol cars per shift. As for special units, there is a sergeant and two patrolmen assigned to the detective bureau. Two (2) patrolmen are assigned to bicycle patrol.

The vehicular force consists of eight (8) vehicles: a van for prisoner transport; two (2) unmarked cars. There are five (5) marked patrol cars - 1996 Ford Crown Victoria, and Chevrolet Caprices from 1996, 1994, 1993, 1991.

This number of patrol units is not sufficient, as an unmarked car could be replaced with a regular patrol vehicle. The fleet could use two (2) additional vehicles so cars could be assigned to more patrolmen. This would enable cars to be rotated in order to increase vehicle life.

The physical space was renovated in 1997, and meets all state requirements. However, there are some local needs which still could be met. These include a larger locker room to incorporate showers. A separate squad room for the patrols to operate in would be beneficial to operations.

As of the renovation, cramped spaces exist in the female locker room, the supervisors's office and the detective bureau. The desk area is being expanded, but could use additional renovations to maximize operations.

Regarding communications, the Borough is presently connected to the Monmouth County Computer Link. There have been some operational problems with this, and as a result, discussions are underway with Neptune Township to enter into a local aid agreement. If there is still a perceived need, it would cost the Borough approximately \$100,000 to institute its own record-keeping system.

Borough Fire Department

Preliminary discussions have revealed that the maximum proposed development can be serviced by the existing staff and equipment. The equipment is in good shape, response time is within four (4) minutes. Mutual aid agreements with neighboring towns provide necessary support in emergency situations. These include Bradley Beach, Glendola, and Neptune Township for a second aerial truck.

Under the present situation, the Borough relies on a mutual aid agreement for the aerial truck in Avon. If another hi-rise building is constructed, insurance regulations will require Neptune City Borough to acquire its own aerial fire truck.

Neptune City Fire Department owns the property of the Fire House. The operations are funded by the Borough. United Fire Company is the firefighters, and they own the building. They will celebrate their 100th anniversary in 1999.

Emergency Management Plans are on file as required.

The volunteer force answers in excess of 100 calls per year, approximately 20 of these are structure fires.

The force consists of a Chief, Assistant Chief, Captain, Lieutenant, a Chief Engineer, and four (4) engineers, in addition to the fire fighters.

Borough First Aid Squad

The Neptune City First Aid Squad is located at 97 West Sylvania Avenue, near the Municipal Building. The building which was refurbished in 1998, contains garage bays for vehicles, office and storage space and a meeting room.

There are presently 36 volunteer members of the squad.

There are two response vehicles at the present time. The First Aid squad answers about 600 calls a year, most of which are during the summer months. Casualties are transported to Jersey Shore Medical Center, on N.J. State Highway 33, in Neptune.

Borough Churches

The Methodist Church located on West Sylvania Avenue is the only house of worship located in the Borough of Neptune City.

Borough Historic Sites

Several houses were identified as "Century Houses". There is no protection for these sites, and it is up to the homeowners to maintain and protect these landmarks.

Borough Senior Citizen Facilities

There is a senior citizen housing complex located in the borough. Activities are provided there for residents. Most recreation activities for Senior Citizens are sponsored in cooperation with Neptune Township.

The Borough Recreation Commission has been approached to expand this area of their programming. The senior citizens group has approached the Borough for a permanent meeting place for their various activities rather than using the meeting room in the complex.

PARKS AND RECREATION PLAN ELEMENT

PARKS AND RECREATION PLAN ELEMENT

Park and open space areas enhance the quality of life in the Borough of Neptune City by providing opportunities for public recreation, and moderating residential development densities. Open space can also enhance the aesthetic quality of the environment and preserve natural resources such as forests and wetlands.

With an abundance of water frontage in the Borough, open space becomes a viable resource. It is important that existing sites be maintained and provision of new sites be considered a priority for planning the future of the Borough.

Existing parks and recreation sites are owned by the Borough of Neptune City and the Board of Education. These areas total 12.91 acres, or 2 percent of the total land area of the Borough. The Map on the following page identifies these areas.

These sites are identified as follows:

Memorial Park, Riverview Avenue	4.72 acres Facilities
Adams Fields West Sylvania Avenue	6.63 acres Facilities
Pocket Park Steiner Avenue	1.03 acres Facilities
Pocket Park Laird Avenue	0.53 acres Facilities

In addition,

School Grounds (open on a limited basis) Springdale Avenue	5.0 acres Facilities
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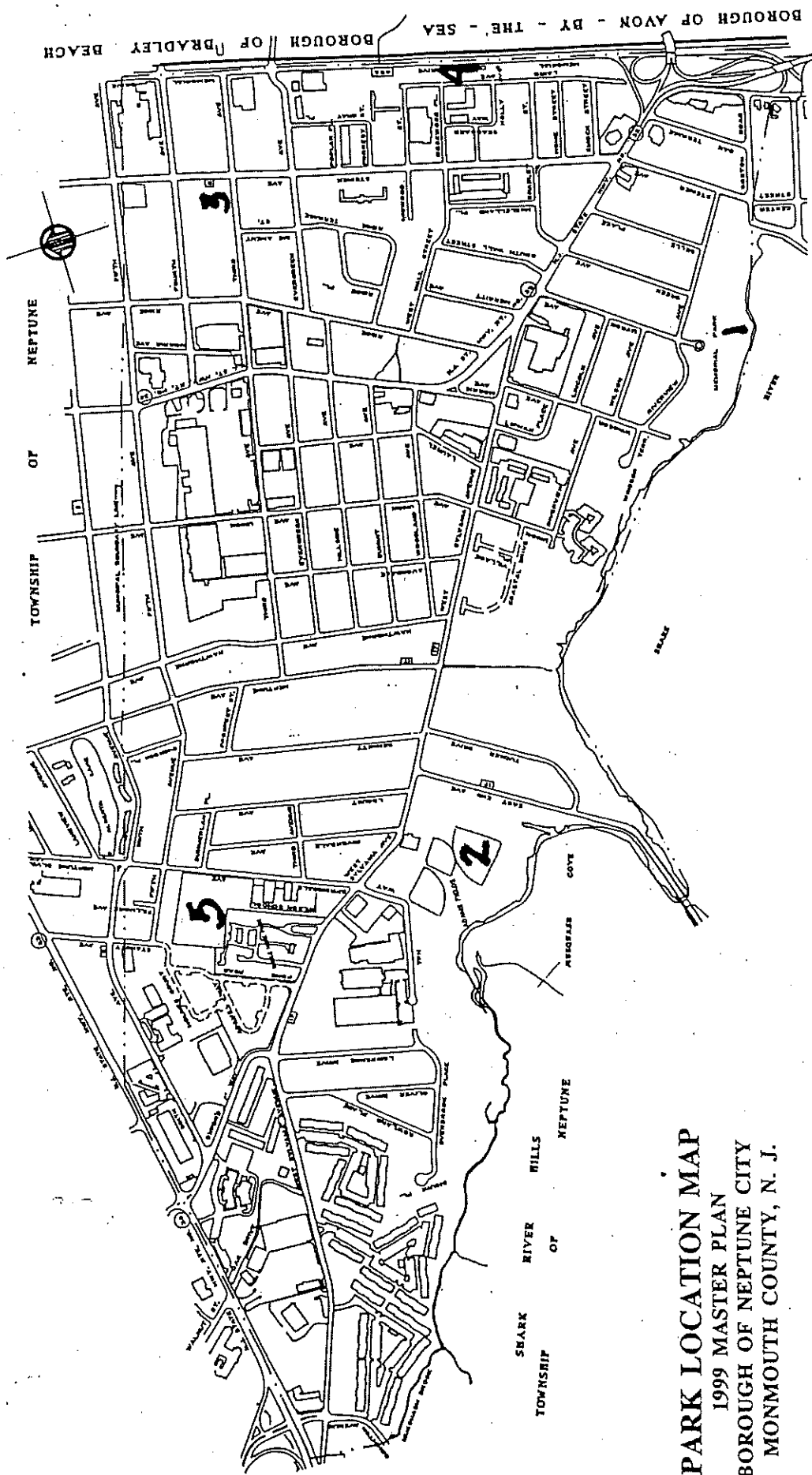
The National Recreation Association recommends as a general standard, one (1) acres of park and recreation area for each 100 residents. Under this guideline, Neptune City should have 51 acres set aside for the resident population instead of the 17.91 acres.

At present this recommended standard is not being met. With facilities located in several areas of the Borough, there are, however, recreation opportunities within walking distance for most of the population in Neptune City.

The nearest regional park operated by the Monmouth County Park System is Shark River Park and Golf Course located in Neptune Township. The State of New Jersey operates the Allaire State Park in Howell Township. Public oceanfront beaches are located in Asbury Park, Ocean Grove, Bradley Beach, Avon-By-The Sea and Belmar.

The Borough of Neptune City Recreation Commission sponsors a variety of activities which benefits all segments of the population. The most popular and visible event is the annual Neptune City Day.

On-going events include Pee-wee wiffleball programs, Sports nights, Fun and Games sessions for various age groups, a variety of Bus trips and an adult softball league. In addition, there is an active Little League program and organized teams for children of all ages.



PARK LOCATION MAP
 1999 MASTER PLAN
 BOROUGH OF NEPTUNE CITY
 MONMOUTH COUNTY, N. J.

- 1 MEMORIAL PARK
- 2 ADAMS FIELD
- 3 POCKET PARK
- 4 POCKET PARK
- 5 SCHOOL GROUNDS

PREPARED BY
LEON S. AVAKIAN, INC.
 CONSULTING ENGINEERS
 NEPTUNE, N.J.
 Feb. 9, 1999

BOROUGH OF AVON - BY - THE - SEA
 BOROUGH OF BRADLEY BEACH

TOWNSHIP OF NEPTUNE

SHARK RIVER MILLS
 OF NEPTUNE
 TOWNSHIP

CONSERVATION PLAN ELEMENT

CONSERVATION PLAN ELEMENT

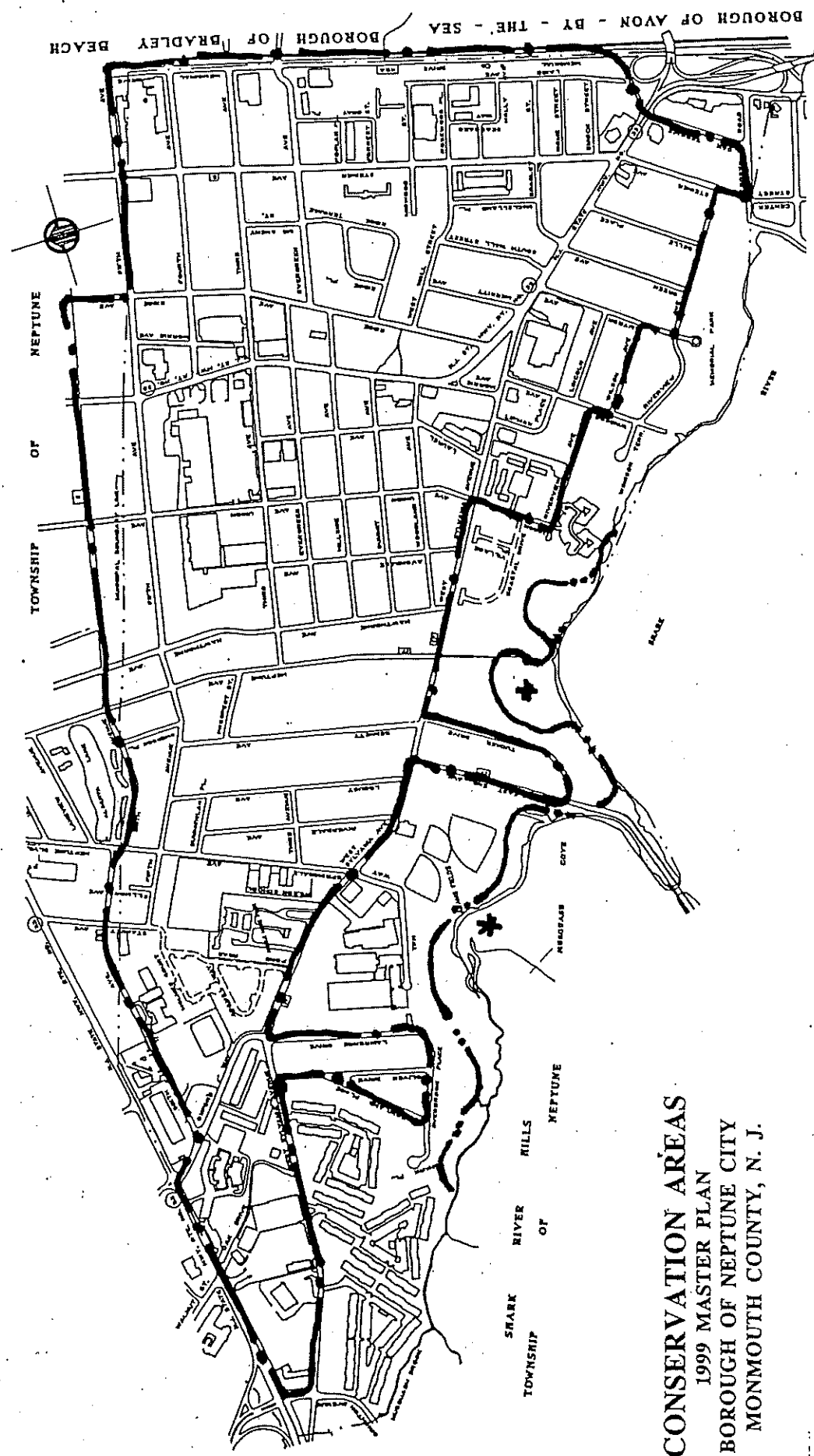
Areas of concern in the Borough of Neptune City include the upland wetland areas, existing river frontage, wooded areas in locations of steep slopes or sensitive drainage areas and ECRA (Contaminated) sites.

The wetland areas have been identified in an effort to preserve and maintain them. Musquash Cove is the site of the heron rookeries, and care should be taken to protect this environment.




Contaminated areas of former industrial sites have been cleaned up through State and Federal programs and are now available for redevelopment.

On December 7, 1998, the New Jersey Department of Environmental Protection and the State Planning Commission designated "Interim Coastal Centers". This includes portions of the Borough of Neptune City. The primary impact of this designation is that the maximum amount of impervious coverage could not exceed 70 percent in the delineated area.

The affected area includes areas along the Shark River and Musquash Cove, and some areas along State Highways 33 and 35. This is delineated on the Conservation Areas Map on the following page. A complete description of the designated area is included as a Separate Report on Page 48.



CONSERVATION AREAS
 1999 MASTER PLAN
 BOROUGH OF NEPTUNE CITY
 MONMOUTH COUNTY, N. J.

-  IDENTIFIED WETLANDS
-  NJDEP COASTAL CENTER BOUNDARY
-  HERON ROOKERIES

PREPARED BY
LEON S. AVAKIAN INC.
 CONSULTING ENGINEERS
 NEPTUNE, N. J.
 FEB. 8, 1999

ECONOMIC DEVELOPMENT PLAN ELEMENT

ECONOMIC DEVELOPMENT PLAN ELEMENT

In the previous Master Plan re-examinations, the Planning Board was concerned over the land use being able to maintain economic vitality for the Borough. In just 0.9 square miles, the Borough of Neptune City contains over 200 businesses, two (2) major Shopping Centers, seven (7) garden apartment complexes and several popular restaurants.

At present, the Neptune City Shopping Center, the largest commercial operation, which has been refurbished appears to be a viable operation for the foreseeable future.

In addition, TFH Publications, which owns three (3) distinct large sites is a major factor in economic stability. The tax revenue received from these properties compared to the minimal municipal services required represents a benefit to the Borough.

Jobs provided by these two (2) major operations, in addition to the many smaller businesses affords a variety of employment opportunities for Borough residents. While providing employment stability, the Borough of Neptune City also needs to recognize the physical appearance of the buildings along major roadways. Aesthetics are an important factor in attracting and maintaining viable economic assets.

Recently, more "home offices" and smaller scale businesses have been started in the Borough, as in many other developed towns. The presence and vitality of these smaller businesses should be recognized and supported in future land use decisions.

Additional economic stability can be obtained from the Industrial area off Steiner Avenue. With the current trend to light industrial uses, these sites, if redeveloped properly, could become an additional benefit to the Borough.

Light industrial uses which could be included as Permitted Uses would include electronic assembly (not manufacture); Warehouse/shipping activities; off-site (mini) storage facilities; printing; recycling activities.

HISTORIC PRESERVATION PLAN ELEMENT

HISTORIC PRESERVATION PLAN ELEMENT

The Borough of Neptune City was incorporated on October 4, 1881. The original area included what is now Avon-By-The-Sea and the southern part of Bradley Beach. Avon-By-The-Sea was incorporated in 1900, and the eastern part of Neptune City was incorporated into Bradley Beach in 1907, leaving the 0.9 square mile Borough which exists today.

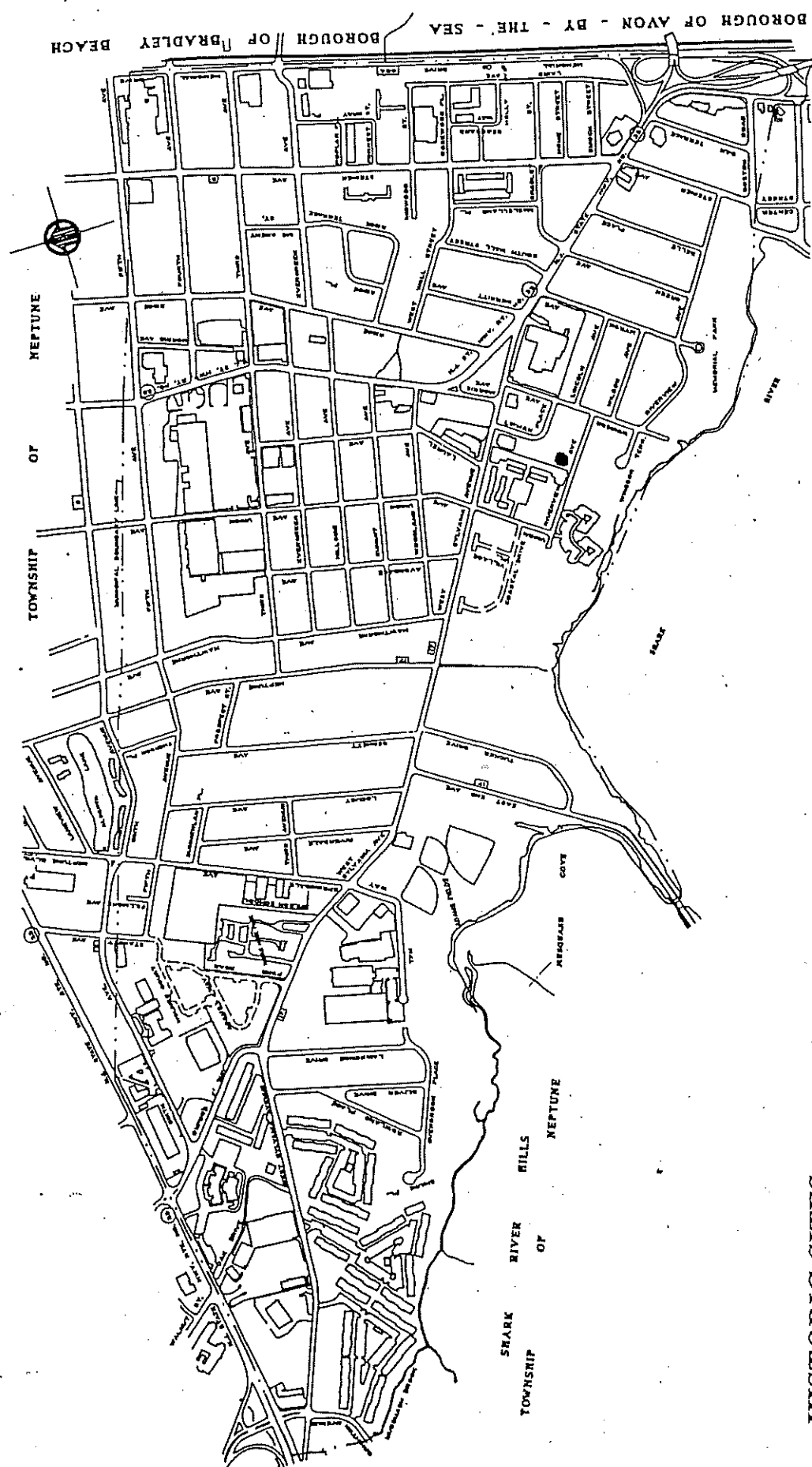
Information for this section was obtained from the "Monmouth County Historic Sites Survey" prepared in 1988 and from Borough resources. Excerpts from the Survey are included on Page 52, as a Separate Report. Sites are located on the Historic Resources Map on the following page.

Two (2) sites were identified in the Borough of Neptune City. One was the Steiner and Sons Mill on the Northwest Corner of Memorial Drive and Fourth Avenue (demolished April 1999). The other is a residence at 102 Riverview Avenue, which was identified for its significance in having no exterior renovations.

There are several locally significant structures which are included in the local history compiled by Richard Comstock.

In addition, there is a small, seven (7) grave cemetery located off of Oak Drive.

Efforts should be made to preserve the exteriors of these identified structures to the extent possible through zoning and code enforcement so future generations can appreciate the character of the Borough of Neptune City as it has evolved through the years.



HISTORIC SITES
1999 MASTER PLAN
BOROUGH OF NEPTUNE CITY
MONMOUTH COUNTY, N. J.

PREPARED BY
LEON S. AVAKIAN INC.
 CONSULTING ENGINEERS
 NEPTUNE, N. J.
 Feb. 8, 1998

BOROUGH OF AVON - BY - THE - SEA
 BOROUGH OF BRADLEY BEACH

TOWNSHIP OF NEPTUNE

SHARK RIVER
 MILL HILLS
 OF NEPTUNE
 NEPTUNE RIVER

**RESOURCE CONSERVATION AND
RECYCLING PLAN ELEMENT**

RESOURCE CONSERVATION AND RECYCLING PLAN ELEMENT

A key component to conserving our natural resources is the ability to minimize use of these finite resources. This can be achieved through following design and construction guidelines established by the State of New Jersey, and enforced by the local Construction Officer.

In addition, adhering to the mandatory recycling policies established by the county of Monmouth, and adopted by the Borough of Neptune City can minimize landfill activity and place re-useable materials back into the production stream.

Water Conservation

A conscious effort should be made by the Borough of Neptune City to have all homeowners consider water conserving fixtures for new installations or when replacements are made. Suggested flow rates for water-conserving fixtures are:

- Kitchen faucets - 2.5 gallons per minute
- Bathroom faucets - 1.0 gallons of water per minute
- Toilets - 3.5 gallons per flush
- Shower heads - 2.0 gallons per minute

Restrictions on lawn watering, car washing and unnecessary uses should be considered for enforcement, especially during the summer months, when demand for water is greater.

New Construction Guidelines

Conservation techniques for new construction have been established by the New Jersey Department of Environmental Protection (N.J.D.E.P.), which can be adopted by the Borough of Neptune City. These energy conservation measures for residential construction are intended to maximize energy efficiency in new construction.

Conservation techniques would include, but are not limited to, the following:

Siting - locating units with long axis within 30 degrees of due south, minimal shading, limiting glass on north, east and west walls to a maximum of 100 square feet.

Windows - double pane with wood frame or thermal break, with low infiltration rating.

Doors - metal faced insulated door with magnetic weather-stripping.

Insulation - ceiling: R-30 or R-38
walls : R-17 or R-19
floor over vented crawl space: R-11 or R-19

Water Heating - off peak metering/storage water heater; complete insulation of hot water piping; installation of heat traps on water lines.

Heating - clock-controlled thermostat, heat pump and high efficiency heating units.

Cooling - whole house fan and efficient air conditioner units.

Appliances - high efficiency models are now available for most household appliances.

Landscaping - evergreens along north and west sides of structure, deciduous shading on south, east and west windows.

Stormwater Management

There is an ongoing concern over a drainage problem on State Highway 35 at Third Avenue. Periodic flooding is a result of a regional situation, and the overall drainage area is under examination with the NJDOT. Alternate solutions have been proposed and are under investigation and review.

Recycling Plan

A Recycling Plan was prepared and adopted by the Borough of Neptune City in 1986. This Plan still meets all County and State requirements. It is included by reference in this section, and is included as a Separate Report on Page 57.

SUMMARY OF PLAN ELEMENTS

SUMMARY OF PLAN ELEMENTS

The preceding studies have presented the existing conditions in the Borough of Neptune City as of December, 1998.

Of major concern is the Existing Land Use, for that directs the future development and redevelopment of the Borough. In addition, this provides the basis for ratables from which the amount of tax revenues determines the economic stability of the Borough.

At this time, there are approximately 20 vacant acres with development potential in the Borough of Neptune City. These include scattered residential lots, some commercial sites along State Highway 35 and redevelopment opportunities in the Industrial Zone. Reviewing appropriate uses for the Industrial Zone may make those properties more marketable.

A Housing Plan was prepared in accordance to State Law. This plan showed that although the Borough of Neptune City has a need to provide an additional 55 affordable housing units, there is insufficient vacant land to accommodate this. There already exists sufficient dwelling units affordable to low and moderate income households to meet the present demand.

The present road and street system is sufficient to meet existing and proposed conditions. Access and pedestrian safety issues at Laurel Avenue and West Sylvania Avenue need to be addressed. The on-going sidewalk program will improve pedestrian safety. Continued road resurfacing will not only improve the visual appeal of the Borough, but maintain safe driving and bicycling conditions.

A chronic drainage problem at State Highway 35 and Third Avenue should continue to be investigated as this concern also appeared in previous Master Plan re-examinations.

The Community Facilities have been improved in recent years, and are more than adequate to meet to needs of Borough residents.

Although the Borough recreation facilities fall short of the recommended standards, the existing facilities meet the Borough needs. Efforts to acquire and protect remaining wetlands areas should be encouraged.

Environmental concerns include flood prone areas and protecting the heron rookeries. Former industrial sites which were contaminated have now been remediated, and are now available for redevelopment.

Economic stability is achieved through the mix of residential, commercial and industrial uses present within the Borough. The presence of TFH Publications and the Neptune City Shopping Center are key to the continued viable balance of large and small business opportunities.

Consideration of a change to a light industrial designation may open up redevelopment of properties between Steiner and Memorial Drive to businesses which reflect current trends in technology. In addition, recognition of smaller businesses which are located along the major roadways will encourage additional development in this direction.

PROPOSED LAND USE FOR THE BOROUGH OF NEPTUNE CITY

This section represents the final recommendations adopted by the Planning Board of the Borough of Neptune City. Conditions described in the Summary provided the basis for this plan, followed by comments and input from the Board.

It was important to the Planning Board to retain the residential character of the Borough of Neptune City, and protect the existing neighborhoods. As a result, any remaining vacant areas were given a Single Family Residential Land Use designation.

Encouragement of neighborhood-scale business was important, since these uses preserve the neighborhood integrity while providing necessary services for residents of the Borough of Neptune City and the immediate surrounding area. As a result, the Residential Limited Commercial Area was expanded to address this need along West Sylvania Avenue and Steiner Avenue.

The importance of Commercial uses to the on-going viability of the Borough of Neptune City was recognized by the Planning Board. It was determined there were two (2) distinct types of commercial activities. One type was the Highway Commercial uses located along State Highways 33 and 35. These included major shopping centers and business with a regional attraction.

The second type were commercial uses which were smaller and scale and located in the "Downtown" area of the Borough. This area is where Sylvania Avenue becomes Route 35 to the Borough Boundary with Neptune Township, and proposed Limited Commercial.

The existing Industrial area located between Steiner Avenue and Memorial Drive was seen to be an important part of the Land Use of the Borough of Neptune City. It was recognized that previous uses which may have been in the area were not in keeping with the current residential character.

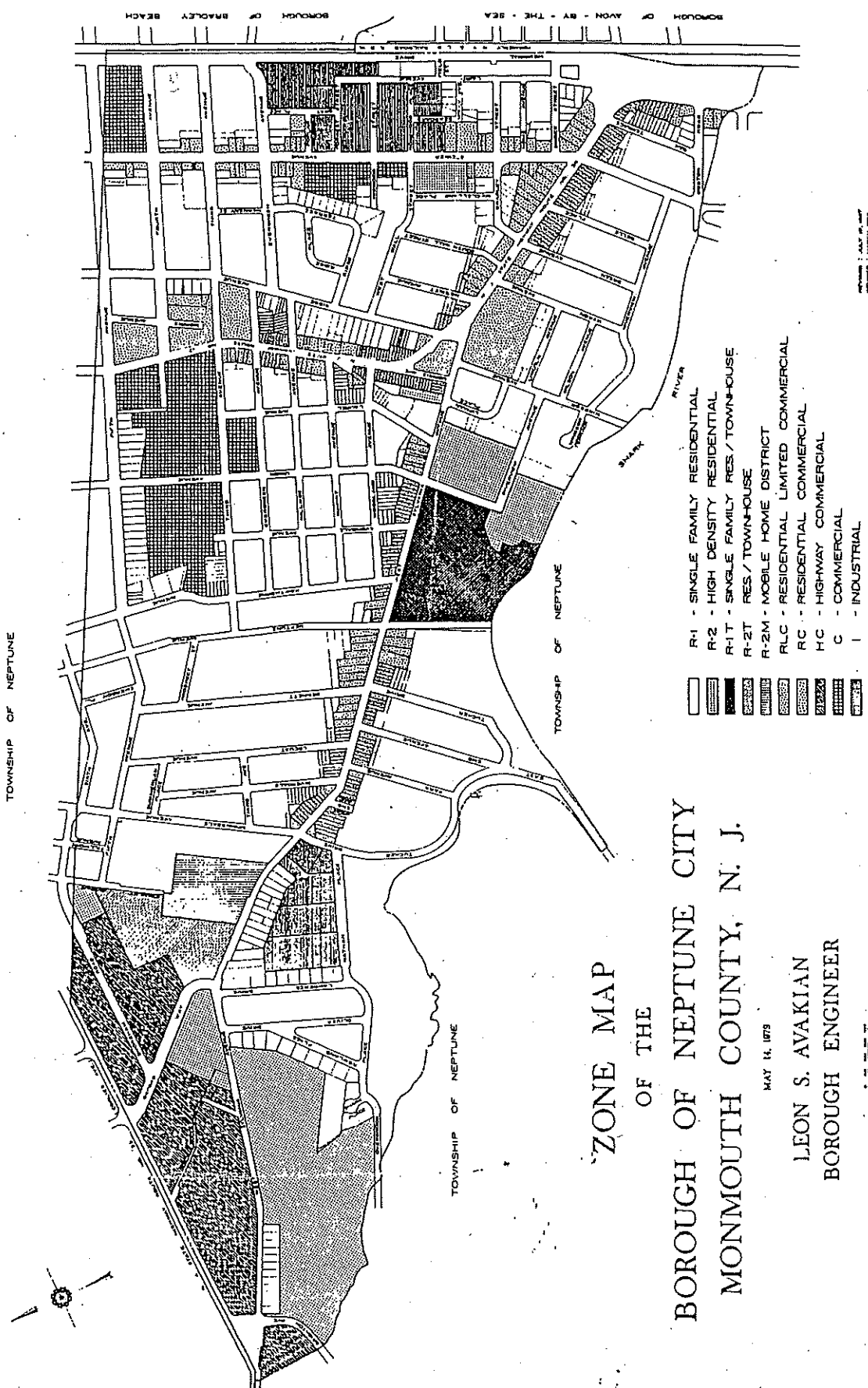
Consideration was given to designating the area for Light Industrial uses. This could permit a variety of uses which would include commercial bus garages, construction companies, hardware and wholesale supply facilities, along with light manufacturing or assembly uses.

In addition, limited Industrial uses could be encouraged, which would include office and/or research facilities of a smaller scale than above and more restricted in scope of use.

These changes are presented on the "Proposed Land Use Map", located on the following page. A comparison of the proposed permitted uses and the existing permitted uses is presented in the Appendix.

The intention of the proposals contained in this Master Plan for the Borough of Neptune City is to preserve the residential integrity of the Borough, while maintaining a healthy economic balance with respect to the natural environment which exists.

APPENDIX

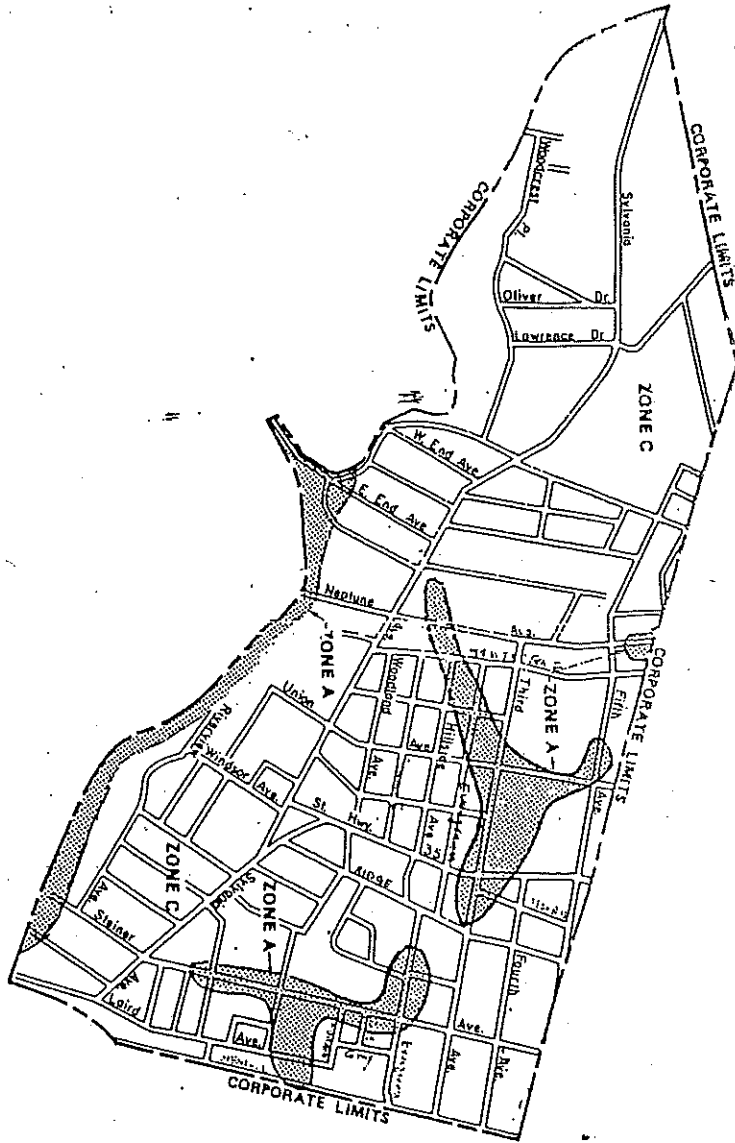


ZONE MAP
 OF THE
BOROUGH OF NEPTUNE CITY
MONMOUTH COUNTY, N. J.

MAY 14, 1979

LEON S. AVAKIAN
 BOROUGH ENGINEER

PREPARED BY
 LEON S. AVAKIAN
 BOROUGH ENGINEER
 NEPTUNE CITY, N. J.



H&I-01	DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Federal Insurance Administration	APPROXIMATE SCALE	
	BOROUGH OF NEPTUNE CITY, NJ (MONMOUTH CO.)	1000 0 1000 2000 3000 FEET	FLOOD HAZARD BOUNDARY MAP H - 01 FLOOD INSURANCE RATE MAP I - 01
			MAP REVISED AUGUST 11, 1978

COMPARISON OF EXISTING AND PROPOSED
PERMITTED LAND USES
FOR THE
BOROUGH OF NEPTUNE CITY

**COMPARISON OF EXISTING AND PROPOSED
LAND USES FOR
THE BOROUGH OF NEPTUNE CITY**

The following compares what uses now are permitted, and what changes would be permitted to occur in the proposals contained in the Master Plan for the Borough of Neptune City - 1999.

Existing Uses in RLC ZONE

Single Family Dwellings
Retail Stores and Shops:
 grocery stores
 delicatessens
 liquor stores
 hardware stores
 dry good stores
 meat/poultry stores
 flower shops
 luncheonette
 haberdashery
 apparel shops
 shoe stores
 stationary stores
 book stores
Personal Service Establishments:
 barber shops
 beauty shops
 dry cleaning shops
 tailor shops
 self-service laundries
 appliance repair shops

Business and Professional
 Offices and Banks

Existing Uses in RC ZONE

Same as Permitted in RLC Zone
Restaurants
Motor vehicles, trailer, camper
 and boat.....
Motels and Hotels
Conditional Uses:
Automobile and Marine repair
 facilities
Service and gasoline filling
 stations
Hospitals and Nursing homes

Proposed Uses in RLC Zone

Single Family Dwellings
Retail Stores and Shops:
 grocery stores
 delicatessens
 liquor stores
 hardware stores
 dry good stores
 meat/poultry stores
 flower shops
 luncheonette
 haberdashery
 apparel shops
 shoe stores
 stationary stores
 book stores
Personal Service Establishments:
 barber shops
 beauty shops
 dry cleaning shops
 tailor shops
 self-service laundries
 appliance repair shop

Business and Professional
 Offices and Banks

Proposed Uses in LC Zone

Same as Above
Conditional Uses:
Motor vehicles, trailer, camper
 and boat.....
Motels and Hotels
Restaurants
Automobile and Marine repair
 facilities
Service and gasoline filling
 stations
Hospitals and Nursing homes

Existing Uses in HC ZONE

Same as Permitted in RC Zone
Restaurants, diners,
drive-in restaurants, and
other eating and drinking
establishments
Municipal Buildings and Services

Proposed Uses in HC Zone

Same as Permitted in LC Zone
Restaurants, diners,
drive-in restaurants, and
other eating and drinking
establishments
Municipal Buildings and Services

Existing Uses in C ZONE

Same as Permitted in RLC Zone
Restaurants
Theaters, assembly halls,
bowling alleys and similar
public recreation uses
Municipal Buildings and Services
Warehousing (adjacent to
Memorial Drive)

Proposed Uses in HC Zone

Same as Permitted in LC Zone
Restaurants
Theaters, assembly halls,
bowling alleys and similar
public recreation uses
Municipal Buildings and Services
Warehousing (adjacent to
Memorial Drive)

By consolidating the zones, the Borough is emphasizing the smaller scale, personal service establishments which complement a residential scale area.

By making the existing vehicle repair facilities a conditional use, the Borough is able to create some control over expansion, code enforcement and change of ownership/use - no new uses can be created where it is presently non-existing.

The more intense, traffic-oriented uses are restricted to the visible highway areas of Routes 33 and the northerly part of Route 35. Route 35 /Sylvania Avenue has smaller lots, and this is the area with automotive uses where Board members expressed a concern regarding future commercial development.

Steiner Avenue uses are consistent with the proposed Zone. Again, the Motel site becomes a conditional use, so any re-use of the site would be encouraged to become more consistent with the zoning.

Existing Uses in I Zone

“Industrial, manufacturing and research uses such as, but not limited to storage buildings and yards, not including junk or salvage yards; manufacture of light machinery such as appliances; fabrication of metal products; fabrication of wood products; laboratories; food processing; fabrication of glass products; and industrial uses, manufacturing and research that could locate in a predominantly residential suburban community without creating a loss of desirably and value to the residential sectors of the community; provided that such uses conform on all respects to performance standards.....

Warehouses

Public utility and service activities of an industrial nature, such as repair and maintenance yards, storage facilities, depots and stations.

Municipal Buildings and services...

Administration offices for the above uses

Proposed Uses in LI Zone

Light Industrial, manufacturing and research uses which are contained within a structure or enclosed space, so as not to permit noise, odors or visual disturbance to the neighborhood. These uses include, but are not limited to storage buildings and yards - not including junk or salvage yards; manufacture of light machinery such as appliances; fabrication of metal products; fabrication of wood products; laboratories; food processing; fabrication of glass products; **electronics assembly; "pick and pack" distribution operations** and **Light Industrial uses, manufacturing and research** that could locate in a predominantly residential suburban community without creating a loss of desirability and value to the residential sectors of the community; provided that such uses conform on all respects to performance standards.....

Warehouses

Public utility and service activities of an industrial nature, such as repair and maintenance yards, storage facilities, depots and stations.

Municipal Buildings and services...

Administration offices for the above uses

The intent of the Light Industrial Zone is to create an atmosphere for "clean" contemporary uses which will provide jobs for the residents of the Borough of Neptune City, and the region while not impacting the quality of life for the Borough by creating additional traffic, noise or demands on public services of the existing utility infrastructure.

SEPARATE REPORTS

**"COASTAL TOWN" DEFINITION
FOR THE
BOROUGH OF NEPTUNE CITY**



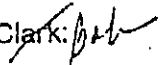
State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF STATE PLANNING
PO BOX 204
TRENTON NJ 08625-0204

CHRISTINE TODD WHITMAN
Governor

JANE M. KENNY
Commissioner

December 3, 1998

Robert Clark
Director
Monmouth County Planning Board
Hall of Records Annex
1 East Main Street
Freehold, New Jersey 07728-1255

Dear Mr. Clark: 

On November 4, 1998, the New Jersey Department of Environmental Protection (DEP) informally released proposed changes to the Rules on Coastal Zone Management, NJAC 7:7E. In accordance with legislative mandates, changes have been made to integrate concepts of the State Development and Redevelopment Plan (State Plan) into the coastal rules. The Rule is expected to be published officially on December 7, 1998.

To achieve the highest level of consistency between CAFRA and the State Plan, the new rule adopts the State Plan concepts of encouraging development in compact forms and limiting it in outlying and environmentally sensitive areas. To accomplish this, DEP has proposed impervious coverage limitations for planning areas and designated centers. Interim "coastal center" boundary delineations are being proposed in the Rule to allow developed communities in the CAFRA area an interim application of the more generous impervious cover limits proposed for designated centers. The delineations include nearly all of the communities listed as existing Towns, Regional Centers, Villages and Hamlets in Appendix C of the 1992 State Development and Redevelopment Plan.

Attached is a list of coastal municipalities and DEP mapped coastal centers. Note that information on relevant Pinelands designations has also been included to enhance coordination. At DEP's request, we are asking that communities which were omitted from the initial DEP rule and wish to be mapped by DEP be identified in a letter from the County Planning office to OSP before February 8, 1999, the last day for public comment on the rule. The letter need only include the municipality and, if applicable, the name of the existing community or development area. DEP will then consider these communities for delineation in a second CAFRA rule proposal later in 1999.

Mr. Clark
Page 2
December 3, 1998

The delineation of a "coastal center" boundary by DEP is for CAFRA regulatory purposes only and does not constitute designation as a center by the State Planning Commission. We understand that DEP will consider minor boundary changes to these "coastal centers" through the rule's public comment process. Substantial boundary changes to accommodate significant additional development should be proposed through the process of center designation or plan endorsement, as proposed in the Preliminary SDRP and scheduled to be incorporated into the re-adopted SDRP (late 1999).

Please address questions on the SDRP to: William Purdie, Coastal Area Field Representative, NJ Office of State Planning, Department of Community Affairs, PO Box 204, Trenton, NJ 08625-0204; 609-292-3730. Questions specific to the new CAFRA rules should be addressed to Joseph Kocy, Office of Environmental Planning, NJDEP, PO Box 418, Trenton, NJ 08625-0418; 609-292-9440.

A great amount of effort has been applied to integrate SDRP concepts into the new CAFRA Rule and to accommodate the existing development patterns of coastal communities. We look forward to working collaboratively with coastal communities, counties and DEP to protect resources and plan for wise growth in the coastal region.

Sincerely,



Herb Simmens
Director

HS:mek
Enclosure

//

F. Neptune City coastal town

1. The coastal town boundary extends from the intersection of Sixth Avenue and Memorial Drive south on Memorial Drive to State route 35, northwest on State route 35 to Oak Terrace, southwest on Oak Terrace to Boston Road, west on Boston Road to Steiner Avenue, north on Steiner Avenue to Riverview Avenue, northwest on Riverview Avenue to Windsor Avenue, northeast on Windsor Avenue to Riverview Avenue, northwest on Riverview Avenue to Union Avenue, northeast on Union Avenue to Sylvania Avenue, northwest on Sylvania Avenue to Tucker Drive, southwest on Tucker Drive to East End Avenue, northeast on East End Avenue to Sylvania Avenue, northwest on Sylvania Avenue to Lawrence Drive, south on Lawrence Drive to Shack Place, west on Shack Place to Rowland Place, northeast on Rowland Place to Oliver Drive, north on Oliver Drive to Sylvania Avenue, west on Sylvania Avenue to State route 33, east on State route 33 to Oxford Way, southeast on Oxford Way to Shoreham Road, east on Shoreham Road to Bryant Avenue, east on Bryant Avenue to Sixth Avenue, and east on Sixth Avenue to Memorial Drive.

TABLE H
PERCENTAGES FOR CALCULATING IMPERVIOUS COVER
LIMITS UNDER N.J.A.C. c)

Site Location	Impervious Cover Percentage
Designated urban center Designated urban center core	90%
Designated regional center Coastal regional center Core within a designated or coastal regional center Core not contained in a center Neighborhood within a designated urban center Node	80%
Designated town Coastal town Core within a designated or coastal town Neighborhood within a designated regional center or coastal regional center	70%
Designated village Coastal village Neighborhood within a designated town or coastal town	60%
Designated hamlet Coastal hamlet	50%
Planning Area 1	50%

HISTORIC STURCTURES REPORT
FOR THE
BOROUGH OF NEPTUNE CITY

BOROUGH OF NEPTUNE CITY

106 W. SYLVANIA AVENUE
MAIL ADDRESS, P.O. BOX 2098, NEPTUNE CITY, N.J. 07753
TELEPHONE: AREA 732-776-7224
FAX: 732-776-8906

ROBERT J. DEEVES
MAYOR

JOEL POPKIN, RMC-CTC
ADMINISTRATOR
MUNICIPAL CLERK
TAX COLLECTOR



COUNCIL
JOSEPH FRED A
WILLIAM KROLL
BARBARA SHAFER
JACK LONG
SUSAN MITCHELL
THOMAS A. ARNONE

July 18, 2000

Attached please find the Original Municipal Recycling Plan for the Borough of Neptune City which was approved by the County of Monmouth in 1987. This will serve as the Recycling Plan Element of the Master Plan.

Joel Popkin
Municipal Clerk

MONMOUTH COUNTY PLANNING BOARD

FREEHOLD • NEW JERSEY

RALPH A. SICILIANO
CHAIRMAN
PAUL KIERNAN, JR.
VICE-CHAIRMAN
KATHRYN E. WILSON
SECRETARY
JOHN SCHUSTER III
COUNSEL



HALL OF RECORDS ANNEX
POST OFFICE BOX 1255
FREEHOLD, NEW JERSEY 07728-1255
TELEPHONE 201 • 431-7460

ROBERT W. CLARK, P.P.
DIRECTOR

Municipal recycling plan and draft ordinance should be sent to the County no later than February 27, '87

MUNICIPAL RECYCLING PROGRAM - GUIDANCE DOCUMENT

In order for the County to evaluate local programs and to determine where assistance is needed, specific information on the proposed recycling programs is essential. This form should help municipal officials review their own programs and identify potential weaknesses.

Municipalities are required to submit draft ordinances and a recycling program description to the Recycling or Solid Waste Coordinator before February 27, 1987. Failure to submit any information to the County before the April 1st, 1987 deadline imposed by the NJDEP may compromise dumping privileges at the County Reclamation Center. Program information submitted is not binding; changes are expected as the programs are developed. Municipalities may submit this completed form in satisfaction of requirements for a local program description.

NAME OF MUNICIPALITY Boro of Neptune City
PERSON COMPLETING FORM Norman Cottrell Sr.
Title Supt. Public Works Dept. Phone 775-1607

MUNICIPAL RECYCLING ORDINANCE

- 1. Please attach copy of draft/adopted recycling ordinance.
- 2. Ordinance includes following provisions:
 - All residents to source separate items for recycling yes
 - Leaves handled separately for recycling/composting yes
 - Non-residential establishments to recycle high-grade paper and corrugated cardboard, in addition to other yes
 - Penalties established for unauthorized collection yes
 - Penalties established for non-compliance yes
 - Specific mention of official/agency charged with developing collection/marketing of recyclables yes
 - Specific mention of official/agency authorized to enforce penalty clauses of the ordinance yes
 - Implementation dates for beginning recycling program in accordance with County/NJDEP schedule yes

3. When does the municipality anticipate adoption of the ordinance (no later than April 1, 1987)? Nov. 24, 1986
4. If the municipality already has a mandatory recycling ordinance, has it been reviewed for compliance with the new recycling plan? yes no
5. If amendments are necessary, by when do you anticipate adopting the amended ordinance? _____

RECYCLING OF VEGETATIVE WASTE (Leaves, other)

1. How will leaves be collected for recycling? (check any applicable)
 curbside, loose curbside, bagged _____
 brought to central collection point by generator _____
 other (specify) Placed in containers during no pickup dates.
2. What equipment will be used to pick up leaves?
 dump trucks _____ vacuum truck no pickup _____
 other (specify) refuse truck.
3. Who will be picking up leaves to be recycled?
 municipal DPW municipal contractor _____
4. Where will leaves be brought?
 municipal compost site Neptune Twp site #1334 B
 privately operated site _____
 County site at Reclamation Center _____ farmer _____
5. List names and addresses of all sites to be used - if a compost site, include the NJDEP Registration number.
 (A) #1334B Block S3 Lot 7 Heck & West Lake, Bangs Ave, S1-8 Lot 13
Neptune Twp, N.J.
 (B) _____

6. Do you plan to recycle any other types of vegetative waste, either via composting, chipping/shredding, or other means?
Chipping brush

7. If your municipality presently has a registered leaf compost site, but it is reaching capacity or is expected to cease operation in the near future, please comment below.
 remaining capacity _____
 expected closure date _____
 other comment _____

8. When will leaves be collected?

April 1 to May 1---October 1 to December 1. at curbside.

9. Where will residents bring leaves in between scheduled pickups?

Leaves will be placed in containers for regular brush pickup the 1st&3rd Mondays and 1st&3rd Fridays each month.

RECYCLING PAPER, GLASS & ALUMINUM FOOD/BEVERAGE CONTAINERS

1. Residential Recycling (beginning no later than Oct. 1, 1987)

* Scheduled startup date: May 8, 1987

* Materials to be recycled:

Newspaper X Glass Bottles and Jars X

Aluminum Cans X Tin/Bimetal Cans (by April 1, 1988) _____

Other materials required by municipal ordinance:

Leaves

* Who will collect the above materials from residents?

Municipal DPW x Municipal Contractor _____

Residents must bring to central dropoff site(s) _____

* How often will recycling collections be scheduled?

once/week _____ twice/month X once/month _____

other arrangements _____

* Where will residents bring recyclable materials between the scheduled collections? (location/materials handled)

Public Works Garage, Laurel Ave, Neptune City

* What provisions will be made for apartments, condominiums or other multi-family dwellings?

not applicable X special shed/containers _____

other arrangements _____

* How will materials be collected? (check all that apply)

curbside _____ same day as regular trash pickup X

special recycling collection day _____

newspapers: tied in small bundles X placed in bags X

glass: color separated _____ mixed colors in one container X

aluminum: separated X mixed with glass containers _____

Will all recyclables be collected the same day? yes X no _____

no collection, must be brought to dropoff center _____

dropoff center provided as complement to curbside service _____

2. Non-residential Recycling (beginning no later than April 1, 1988)

- * Scheduled startup date: none
- * Materials to be recycled:
- Newspaper _____ Glass Bottles and Jars _____
- Aluminum Cans _____ Corrugated Cardboard _____
- Hi-grade Paper _____ Tin/Bimetal Cans _____
- Other materials required by municipal ordinance:
- _____

* Who will collect the above materials from these establishments?

Municipal DPW _____ Municipal Contractor _____

Only small establishments served by municipality; larger businesses and institutions to make their own arrangements X

Municipal service limited to only some of the mandated items, which will include:

glass, aluminum cans, papers, leaves.

No municipal recycling service to non-residential _____

Other comment: _____

3. Asphalt/Concrete/Wood Recycling (begin no later than Oct. 1, 1988)

- * Scheduled startup date: none

* Note: In most cases, municipal involvement is expected to be limited to notification that such materials will not be picked up with other refuse. Demolition and construction contractors will have to accumulate and bring to designated site(s).

- * Will municipality have location for small contractors and/or local residents to bring such materials? yes _____ no X

Other comment: Contractors required to remove material from site.

Boro picks up homeowners small material 4 days a month.

- * Please describe any direct municipal service that you are considering to handle such materials:

same as above

VOLUNTEER GROUP RECYCLING EFFORTS

1. Does the municipality intend to use existing volunteer recycling groups as the recyclers for any of the mandated materials?

yes _____ no X

will only be used for dropoff center between pickups _____

volunteer groups will provide curbside pickups _____

2. Please list all existing recycling programs run by volunteer organizations in your municipality (sponsor/location of site/materials handled/days & hours of operation/contact person).

A. none

contact person: _____ phone: _____

B. _____

contact person: _____ phone: _____

C. _____

contact person: _____ phone: _____

3. If the municipality will depend on the volunteer organization to provide recycling services for any mandated materials, how will the municipality guarantee the continued operation of the efforts, if the personnel or site are no longer available?

none

4. What assistance does the municipality presently provide to such volunteer recycling efforts? (equipment, site, funding, etc.)

none

PUBLICITY/MONITORING/ENFORCEMENT

1. Briefly describe how and when notification of the program will be distributed to:

residents: Newspaper, Hand delivered literature to each home
non-residential: mailed to business

2. What type of continuing educational and publicity activities is the municipality considering?

mailed literature, newspaper advertisements.

3. How will the municipality assess the effectiveness of the recycling program?

continued on road supervision by coordinator.

4. Who will specifically be authorized to enforce the recycling requirements? (public works, police, etc.)

Police Dept, Coordinator, Code enforcement officer.

5. What types of enforcement techniques are being considered?

warning notices X escalating fines _____

cessation of regular garbage pickup service X

community service _____ other: _____

6. Note: Maintaining records of the quantities and types of items recycled is important for determining the success or problems with the program. In addition, documentation of recycling efforts qualifies the town for the State "rebate program" which will be funded at a higher level in the future.

Who will be responsible for maintaining records on recycling?

Coordinator Norman Cottrell Sr.

Where will this person obtain weight receipts and other such records from?

Twp Neptune for Leaves--Monmouth Waste for Papers--Twp of Neptune for Glass & Aluminum Cans.

RECYCLING BUDGET (Equipment, Labor, other expenses)

1. Note: Passage of the State Mandatory Recycling Bill is expected early 1987. This bill will eliminate CAP restrictions and the bidding requirements for sale of recyclable material.

2. Please list any new equipment which might be purchased for the recycling program, and the approximate cost: (including bldgs.)

Recycler 6 \$16,000.00

3000 6 gallon buckets \$4820.00

Dump truck \$20,000.00

3. Please list the number of personnel and anticipated salaries:

2 men \$38,359.00 total for men

4. Please list any existing equipment to be used part time or full time for the recycling program:

refuse truck, dump trucks, loader.

5. Please list anticipated expenses for the following:
- publicity: _____
- legal advertisement/attorney: _____
- additional insurance: _____
- other(specify): _____
6. Does the municipality expect to contract the collection with a private hauler? yes _____ no _____ not sure _____
- What is the estimated annual cost? _____
7. TOTAL ANTICIPATED EXPENSES (annual, except equipment)
- equipment _____ (annual amortization) _____
- labor _____
- publicity _____
- legal _____
- contractor _____
- other _____
- Total (annual equipment plus full amount of other costs)
- \$ _____
8. How will the municipality provide for these expenses in their annual budget?
- _____
- _____

RECYCLING COORDINATOR

1. Which person will have the primary responsibility for the development and implementation of the recycling program?
- Name Norman Cottrell Sr. phone 775-1607
- Title Supt. Public Works.
2. Will this be a new position, or an additional responsibility of an existing municipal employee?
- new position X existing municipal employee 6
- hired consultant 0 part time 1 full time 6
- comment: _____
3. Who is the elected official with primary responsibility for the conduct of the recycling program?
- Mayor
4. Will the recycling coordinator's duties, responsibilities and powers be described in the municipal ordinance?
- yes x no _____ comment: _____
5. Will the municipality appoint a recycling committee to supervise the recycling program and make recommendations?
- yes X no _____ Chairperson _____

MARKETS FOR RECYCLABLE MATERIALS

1. Although the County intends to provide a backup location at the Reclamation Center for all mandated materials, the municipality will have to deliver clean, separated, marketable items. Certain minimum specifications are required for each material. (A facility for handling mixed glass and metal containers will be available by April 1, 1988, should the private market not develop such, but initially glass will have to be separated by color and separate from aluminum, in order to be marketable.)
2. List the private market and its specifications for each of the following materials: (markets the municipality intends to use)

NEWSPAPER: Name/Location Monmouth Processing Co
Sunset Ave, Ocean Twp
Delivered X Will provide pickup/container
specification

HI-GRADE PAPER: Location

Delivered Will provide pickup/container
specification

CARDBOARD: Name/Location

Delivered Will provide pickup/container
specification

MIXED PAPER: Location Monmouth Processing Co
Sunset Ave Ocena Twp.
Delivered X Will provide pickup/container
specification

GLASS: Name/Location Twp of Neptune
Twp Yard, Neptune Bulvd.
Delivered X Will provide pickup/container
specification - colors separated mixed

ALUMINUM: Name/Location Twp of Neptune
Twp Yard, Neptune Bulvd.
Delivered X Will provide pickup/container
specification

** ATTACH DOCUMENTATION OF MARKET CONTACTS (letters/contracts)**

3. Please list backup markets for the basic recyclables:

County Reclamation Center XX

others:

Material: Glass Backup Market Monmouth Recycling C
492 Joline Ave. Long Branch, N.J

Material: Aluminum Cans Backup Market Same as above

Material: Papers Backup Market County Reclamation
Center.

4. MIXED GLASS/ALUMINUM - Has your municipality considered collecting mixed glass and aluminum containers in one load?

yes no X comment: _____

Note: At least one private company has spoken of opening such a facility, but needs municipal commitments in order to secure his private financing (Monmouth Recycling Corp.).

If yes, has your municipality provided a "letter of intent" to collect glass/aluminum in this fashion and deliver it to this facility in Long Branch? yes X no

comment: _____

*** A LIST OF AREA MARKETS FOR EACH OF THE ABOVE AND OTHER MANDATED MATERIALS IS PROVIDED AS AN APPENDIX TO THE MANDATORY RECYCLING PLAN. MARKETS SHOULD NOT BE LISTED UNLESS THE IDENTIFIED MARKET HAS BEEN CONTACTED. A LETTER FROM THE MARKET INDICATING ITS WILLINGNESS TO ACCEPT THE MATERIAL SHOULD BE SECURED!!

The County Planning Board will be sponsoring municipal workshops on mandatory recycling. Please let us know if you have a location in your municipality, and are willing to host a workshop. Contact the Recycling or Solid Waste Coordinator at: (201) 431-7460.

OFFICIAL SIGNATURE (if this form is being submitted by the municipality as its "recycling plan")

"I have reviewed the information provided, and this fairly represents the proposed recycling program for our municipality."

SIGNATURE Norman Gottlieb Sr. TITLE Coordinator

DATE 3-10-87

** to be signed by an elected or the chief administrative official of the municipality ...

Please note that the municipal response on use of the county compost site will not affect the ability of individual residents or small businesses (landscapers, independent contractors) to use the site.

II. MONMOUTH COUNTY RECYCLING DROPOFF CENTER (Tinton Falls)

(The Recycling Center will only be for the use of municipal vehicles or authorized private contractors - no individuals will be permitted to use the site due to traffic concerns)

- A. NO Municipality to use as primary recycling depository
YES Municipality will only use as backup to existing market arrangements

B. The following equipment will be used for the municipal recycling collections:

(1) Curbside Collection Equipment

RECYCLING TRAILER - REFUSE TRUCK - PICKUP TRUCK

(2) At Centralized Municipal Recycling Center

RECYCLING TRAILER - SHED FOR PAPERS

C. Recyclables will be collected by:

- YES Municipal Equipment and Employees
 _____ Municipal Contractor (name _____)

D. The municipality anticipates that the following type and volume of recyclables will be brought to the County Recycling Center:

None Glass Bottles and Jars, color separated (estimated cubic yards per week _____)

None Newspapers (cubic yards per week _____)

None Aluminum Cans (cubic yards per week _____)

After April 1, 1988, the Recycling Center will be accepting some additional materials - Does your municipality foresee bringing any of the following materials to the Tinton Falls site?

None tin and bi-metal cans None high grade paper

None corrugated cardboard

E. Are you collecting mixed bottles and cans? X yes _____ no

III. SIGNATURE

Norman Cathell
 Municipal Recycling Coordinator

10-19-87
 Date

MUNICIPAL RECYCLING PROGRAMS

Name of Municipality NEPTUNE CITY

ORDINANCE

Date of adoption NOV 24 1986 Amended JULY 10, 1987
Certified copy submitted Yes No
Needs amending Yes No

RECYCLING COORDINATOR

Name NORMAN COTTRELL Phone 775-1607

RECYCLING PROGRAM

Starting date: Residential JULY 8TH 1987 Other _____

Materials preparation
Newspapers TIED IN BUNDLES Glass MIXED Alum. CANS

Collection method
Curbside w/dropoff Curbside only _____ Dropoff only _____
Collector: DPW Hauler (name) _____
Contract signed: yes _____ No _____

Frequency TWICE A MONTH

Dropoff location MUNICIPAL GARAGE Hours 24 HRS. A DAY

Volunteer programs:
Organizations _____
Materials NONE

NO PLAN SUBMITTED

MARKET ARRANGEMENTS

Newspapers MOYMOUTH RECYCLING
Glass bottles and jars MOYMOUTH RECYCLING
Aluminum cans MOYMOUTH RECYCLING + MOYMOUTH RECYCLING
Documentation provided: Yes No

LEAVES

Collection method
Curbside Loose _____ Bagged _____ Dropoff _____ Dropoff only _____
Collector: DPW Hauler (name) _____

Compost location NEPTUNE TWA

The foregoing corrections/additions represent our current recycling program

The information provided on the foregoing form is an accurate representation of our current recycling program.

Signed Norman Cottrell Date 10-19-87
Recycling Coordinator

THIS FORM MUST BE FILLED OUT AND RETURNED (pre-addressed, stamped envelope is included) IF THE MUNICIPALITY ANTICIPATES USING EITHER THE COUNTY LEAF COMPOST SITE AND/OR THE RECYCLING DROPOFF CENTER!

NAME OF MUNICIPALITY BORO OF NEPTUNE CITY

I. MONMOUTH COUNTY LEAF COMPOST SITE (Freehold Township)

A. Our municipality intends to use the county leaf site:

- (1) No as the primary depository of all leaves collected by the municipality or its contractor(s)
(List all contractors that will be authorized to bring municipal leaves to county site)

None

- (2) No as a backup site should the existing municipal site or arrangements with local farms/nurseries not prove adequate to handle volume of leaves collected

- (3) No municipality does not intend to make use of county site, except in an emergency situation

B. Based on our best estimates, our municipality anticipates the following volume of leaves to be brought to the county site:

None cubic yards of leaves for fall 1987 season

We will be using the following types of trucks/equipment to transport the leaves to the site:
(please describe type and capacity of all vehicles to be used)

C. Based on our leaf collection schedule, we anticipate weekly deliveries as follows: (provide info on weekly basis)

<u>DURING THE MONTH OF</u>	<u>CUBIC YARDS PER WEEK</u>	<u># TRUCKS PER WEEK</u>
OCTOBER, 1987	_____	_____
NOVEMBER, 1987	_____	_____
DECEMBER, 1987	_____	_____
JANUARY, 1988	_____	_____

(concluded on other side)



BRUSH — TREE LIMBS — WOOD

Brush, tree limbs, and wood shall be cut to a maximum length of 4 feet and tied in bundles to be placed at curbside the night before collection.

Collections Will Be:

1st & 3rd Mondays and
1st & 3rd Fridays of each month.

***CONTRACTORS, GARDENERS, LAWN SERVICES
AND LANDSCAPERS SHALL BE RESPONSIBLE TO
REMOVE BUILDING MATERIALS AND LAWN
DEBRIS FROM THE JOB SITE.

FOR NEWSPAPERS, GLASS AND ALUMINUM

ZONE -1 — Memorial Drive West to Hwy. #35 —
5th Ave. to Hwy. #35 including north-
side of Hwy. #35
2nd & 4th MONDAYS

ZONE -2 — Neptune Ave. West to Brighton Ave.
— Corlies Ave. south to Overbrook
Drive and south to Shark River Bridge.
2nd & 4th WEDNESDAYS

ZONE -3 — Hwy. #35 West to Hawthorne Ave. —
5th Ave. south to Riverview Ave. —
southside of Hwy. #35 to Boston Rd.
2nd & 4th FRIDAYS