



Borough of Sea Girt

Master Plan Reexamination Report

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Consulting Engineers - Community Planning Group

Master Plan Reexamination Report

Prepared for:

**The Borough of Sea Girt
Monmouth County, New Jersey**

**ADOPTED
June 20, 2018**

Prepared By:



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

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INTRODUCTION

The Borough of Sea Girt is a charming, quiet seaside community located along the Atlantic Ocean in southeastern Monmouth County, New Jersey in the one square mile between Stockton Lake to the south and Wreck Pond to the north. The Borough has been developing as a residential community since 1875, when it was purchased by a group of Philadelphia land developers. Though it began as a vacation destination, the development of the North Jersey Coast Rail line, which includes nearby stops in Manasquan and Spring Lake, and highway infrastructure brought additional means of commuting that opened the Borough to additional year-round residents. The current year-round population of Sea Girt is estimated at 1,683 (ACS 2015 5-year data), swelling substantially in the summer months.

Today the Borough is almost completely built out residential community. Commercial uses are concentrated along the western extent of Washington Boulevard, near the Borough's border with Manasquan, and along 7th Avenue. Borough facilities and services are concentrated along Bell Place between Baltimore Boulevard and Sea Girt Avenue. The Borough is in the unique position of containing the Sea Girt Army Camp, a training center for the New Jersey National Guard in operation since 1887. The Borough is bordered by the Atlantic Ocean to the east, Spring Lake and Spring Lake Heights to the north, Wall to the west, and Manasquan to the west and the south. Sea Girt is part of the continuous string of Monmouth County shore towns, each of which have a distinctive character that adds to the vibrancy of variety of the Jersey Shore in this region.

Previous land use planning policies have focused on protecting the existing character and natural resources of the Borough by confronting infill development trends that sought to place large and out of character structures amongst traditional housing types.



LEON S. AVAKIAN, Inc.
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Aerial Imagery

Source: Mr SID tiles MG3 (2015) from NJGIN

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Borough of Sea Girt
Monmouth County, New Jersey

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PURPOSE

This report constitutes the 2018 Master Plan Reexamination Report for the Borough of Sea Girt, prepared pursuant to the requirements of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89. The Reexamination Report's purpose is to review and evaluate municipal planning documents and development regulations on a periodic basis to reflect the changing needs of the Borough and to affirm the continued relevance of policies that were previously set forth. Sea Girt adopted its last Reexamination Report in May of 2008, following a Reexamination Report conducted in 2001.

The findings and recommendations contained in the Reexamination Report are based upon the review of the following documents:

- Sea Girt Borough Code Land Use Volume (Chapters 14-18);
- Master Plan Reexamination Report, 2001, HGA;
- Master Plan Reexamination Report, 2008, Leon S. Avakian, Inc.;
- Updated State and County planning documents;
- 2010 US Census Data; and
- 2015 American Community Survey Data

PUBLIC INVOLVEMENT PROCESS

While Reexamination Reports typically do not require or involve a large degree of public input, the Borough chose to design a process that included and encouraged public participation. In addition to the formal public hearing at the June 20, 2018 Planning Board meeting, the Board held two public input sessions during the April and May regular Planning Board meetings. The process was advertised with an article in the Coast Star Newspaper, through Borough newsletters, and on public information boards. The April input session was attended by approximately 40 members of the public who provided verbal comments on the issues currently facing Sea Girt. Further public comment on the first draft Reexamination Report was also solicited at the May 16, 2018 Planning Board meeting, attended by approximately 10 members of the public.

The Planning Board invited and encouraged written comments from the public and municipal stakeholder groups, receiving several such letters. A discussion of the issues raised by the public input is included below in Section C – Changes in Planning Assumptions.



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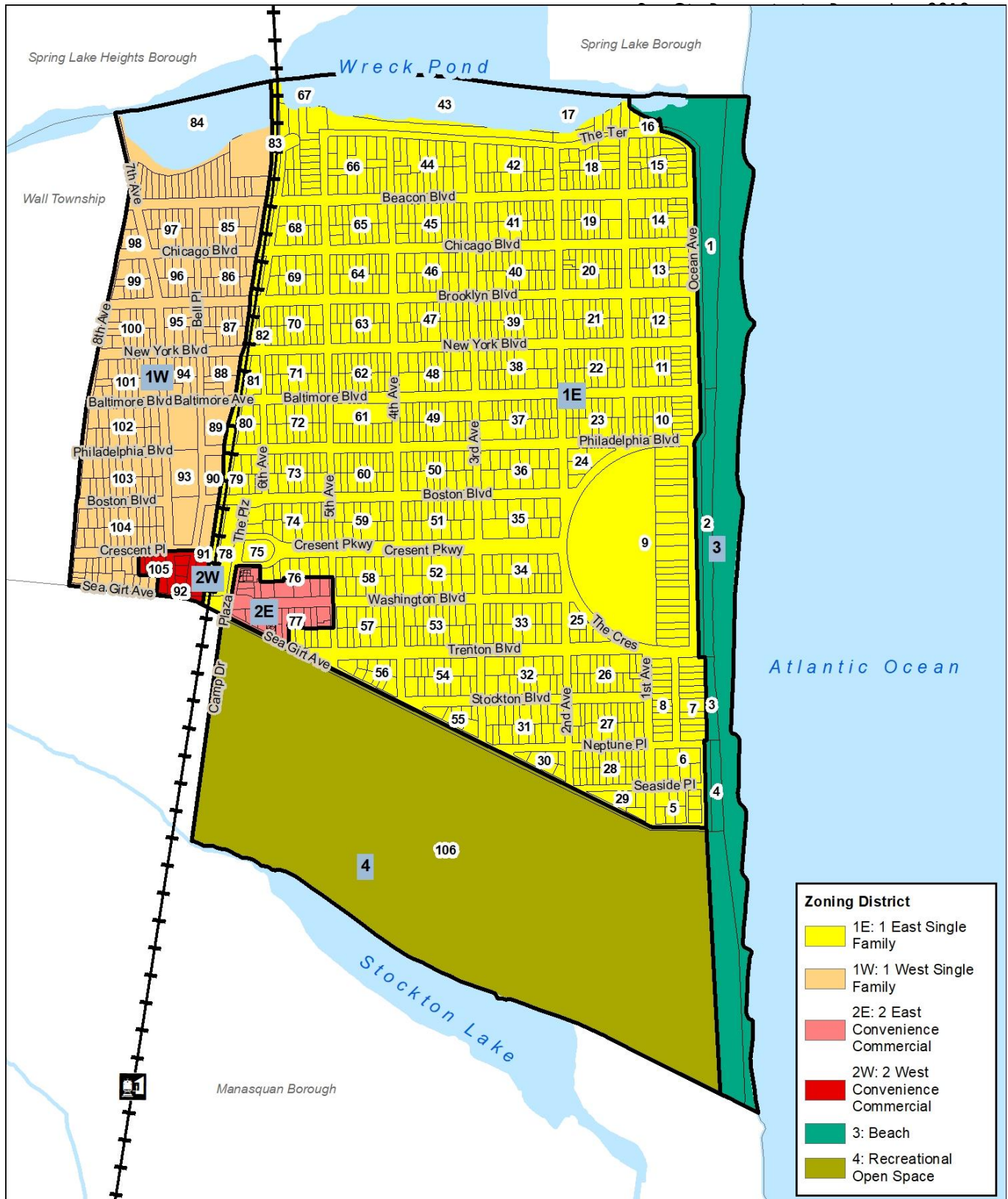
Existing Land Use

Borough of Sea Girt
Monmouth County, New Jersey

Source: parcels NJGIN (with corrections), MODIV data Monmouth County Assessment Database (thru Mar 1, 2018). Building footprints (2012), Monmouth County GIS.

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Existing Zoning

Borough of Sea Girt
Monmouth County, New Jersey

Source: parcels NJGIN (with corrections),
ModIV data Monmouth County Assessment
Database (current as of Mar 1, 2018)

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REQUIREMENTS OF PERIODIC REEXAMINATION

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

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last re-examination report;
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- C. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives;
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

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

SECTION A. Goals, Objectives & Issues at the Time of the 2008 Reexamination Report

The first provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include the “major problems and objectives relating to land development in the municipality at the time of the adoption of the last re-examination report.” The 2008 Master Plan Reexamination undertook a review of the issues identified in the 2001 Reexamination Report and their status at that time. The following provides a summary of Borough issues and goals as discussed in 2008.

LAND USE PLANNING ISSUES 2008

1. Preserve the character of the Borough’s built and natural environment

The 2008 found that several concerns regarding the bulk and form of new residential development styles had been exacerbated between 2001 and 2008. New residential units being proposed were often outsized for the lot in comparison with traditional Sea Girt homes and development patterns. The stated issues were as follows:

- Development and subdivision of corner lots; and
- Teardowns of existing homes for redevelopment with subsequent construction that is out of scale and inconsistent with the surrounding development, and that significantly alters the Borough’s mature streetscape.

2. Address potential future uses for the Sea Girt Army Camp

Located at the Borough’s southern border, the Sea Girt Army Camp property is a 168-acre parcel owned by the State of New Jersey care of the U.S. Department of Defense. In 2008, there was some concern that were the National Guard training use discontinued, eventually the property could be developed with residential uses. Located adjacent to the beachfront and above Stockton Lake, the parcel represents one of the single largest tracts in common ownership along this area of the coast.

The 2008 Reexamination Report continued the view previously articulated in 2001 that were the State to decide that it should not be used for its present military function, then the site is ideally suited for active and passive recreation. The 2008 Reexamination went a step further, including implementable ordinance changes for the District 4 Zone in which the Army Camp is located.

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

The second provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include the extent to which such problems and objectives have been reduced or have increased since the last Master Plan or Reexamination. The analysis below discusses the Borough's planning issues, objectives, and recent recommendations each in turn to determine whether they are ongoing, have been completed or addresses, or are no longer relevant due to changes in context.

STATUS OF LAND USE PLANNING ISSUES

The status of the two issues discussed in the 2008 Reexamination Report are as follows:

1. Preserve the character of the Borough's built and natural environment

Since the 2001 Reexamination Report, the Borough implemented land use regulation revisions targeted at preserving the traditional character of residential development. Traditionally, lots in the Borough were developed on 50 by 150 foot lots with elements that preserved the streetscape. Narrow side yard driveways led to detached rear yard garages, limiting curb cuts. Street trees provided coverage along sidewalks. Development began to shift toward wide, double-wide driveways and large curb cuts, the loss of street trees, and the expansion of building footprints to accommodate front-loading internal garages.

In response, the Borough changed side yard setback requirements, changed building height definitions, and limited accessory structure footprints. However, the Borough continues to face issues related to non-traditional bulk characteristics and spillover impacts from intensive accessory uses.

2. Address potential future uses for the Sea Girt Army Camp

Future land use planning for the Army Camp tract has been addressed. Subsequent to the 2008 Reexamination Report, the Borough Council passed Ordinance 09-2008 re-zoning the property to District 4 Recreational Open Space on June 25, 2008. Permitted uses include those permitted in the beach zone, active recreational use, passive recreational use, environmentally sensitive areas and buffers, and government use, with accessory uses of municipal facilities, museums. Parking, and wireless telecommunication facilities permitted as well.

STATUS OF LAND USE PLANNING PRINCIPLES, OBJECTIVES & POLICIES

The Borough's recent Reexamination Reports have considered land use and master planning issues but have not included a thorough reexamination of comprehensive planning goals and objectives. Meanwhile, the New Jersey Municipal Land Use Law at N.J.S.A. 40:55D-2, which lists the statutory purposes of zoning, has been updated in recent years with additional objectives that acknowledge the necessity of incorporating suitability and resiliency goals as issue areas with direct consequences for the health and welfare of residents. Consequently, the current reexamination process includes a thorough and comprehensive reconsideration of planning goals and objectives across all Master Planning elements. The updated goals and objectives arrived at by the Planning Board as a result of this process are presented in Section D below.

SECTION C. Significant Changes in Assumptions, Policies and Objectives

The third provision of 40:55D-89 of the MLUL requires that a Reexamination Report address the "extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives."

Since the Borough adopted its 2008 Reexamination Report, the overall character of the Borough has not changed, nor have there been substantive changes in land use, environmental conditions or circulation patterns in the Borough. Over the six-year planning horizon anticipated by this Reexamination Report, the Borough's principal challenge is to manage and direct the gradual evolution of land use patterns within its built-out context in such a way as to maintain its character as a seaside residential community.

There have been some significant changes at the state, county and local level affecting the assumptions, policies and objectives forming the basis of the Master Plan. This section discusses the following changes in conditions and assumptions:

- Local demographic characteristics;
- Impacts from Superstorm Sandy as an Impetus for Sustainability and Resiliency Planning;
- Circulation planning; and
- State and County regional planning.

CHANGES IN LOCAL DEMOGRAPHIC CHARACTERISTICS

Population

In 2015, Sea Girt had an estimated total population of 1,683. This number represents a population decrease of 465 persons (21.6 percent) since the year 2000. An overall downward population trend has been occurring in Sea Girt since 1980, the year in which population peaked at 2,650. Population experienced a brief period of increase in the decade 1990 to 2000 but returned to a downward trend. Monmouth County, in comparison, experienced a slight population decrease between 2010 and 2015, but had been experiencing consistent population increases up to that point.

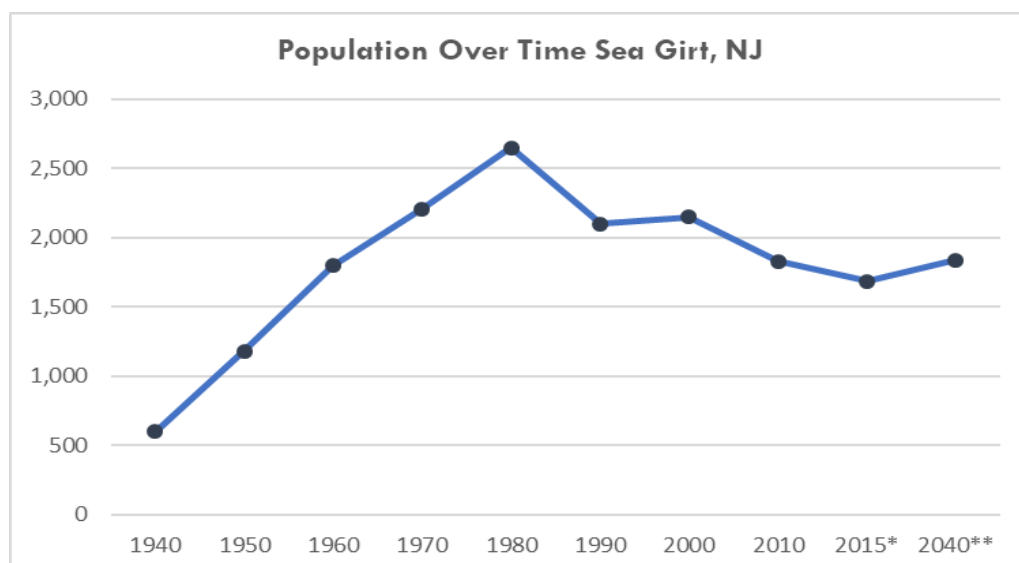
Table 1: Population Trends, 1940-2015

Year	Sea Girt			Monmouth County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1940	599	-	-	161,238	-	-	4,160,165	-	-
1950	1,178	579	96.7%	225,327	64,089	39.7%	4,835,329	675,164	16.2%
1960	1,798	620	52.6%	334,401	109,074	48.4%	6,066,782	1,231,453	25.5%
1970	2,207	409	22.7%	461,849	127,448	38.1%	7,171,112	1,104,330	18.2%
1980	2,650	443	20.1%	503,173	41,324	8.9%	7,365,011	193,899	2.7%
1990	2,099	-551	-20.8%	553,124	49,951	9.9%	7,730,188	365,177	5.0%
2000	2,148	49	2.3%	615,301	62,177	11.2%	8,414,350	684,162	8.9%
2010	1,828	-320	-14.9%	630,380	15,079	2.5%	8,791,894	377,544	4.5%
2015*	1,683	-145	-7.9%	629,185	-1,195	-0.2%	8,904,413	112,519	1.3%
2040**	1,840	157	9.3%	696,900	67,715	10.8%	-	-	-

Source: U.S. Census Bureau Decennial Census (table DP-1)

*U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates (table B01003)

**Projections from North Jersey Transportation Planning Authority



Age

The age composition of Sea Girt has shifted noticeably since 2000. According to American Community Survey 5-Year Estimates, significant changes occurred in many age groups. The number of pre-school, elementary, and middle school aged children decreased significantly over this period, as has the number of adults in age cohorts ranging from 25 to 60 years. Conversely, the Borough has seen a significant increase in the number of residents aged 85 years and older. The greatest percentage increases occurred in the 85 years and over age cohort, which increased by 41 percent, and the 20 to 24 age cohort, which increased by 38.5 percent.

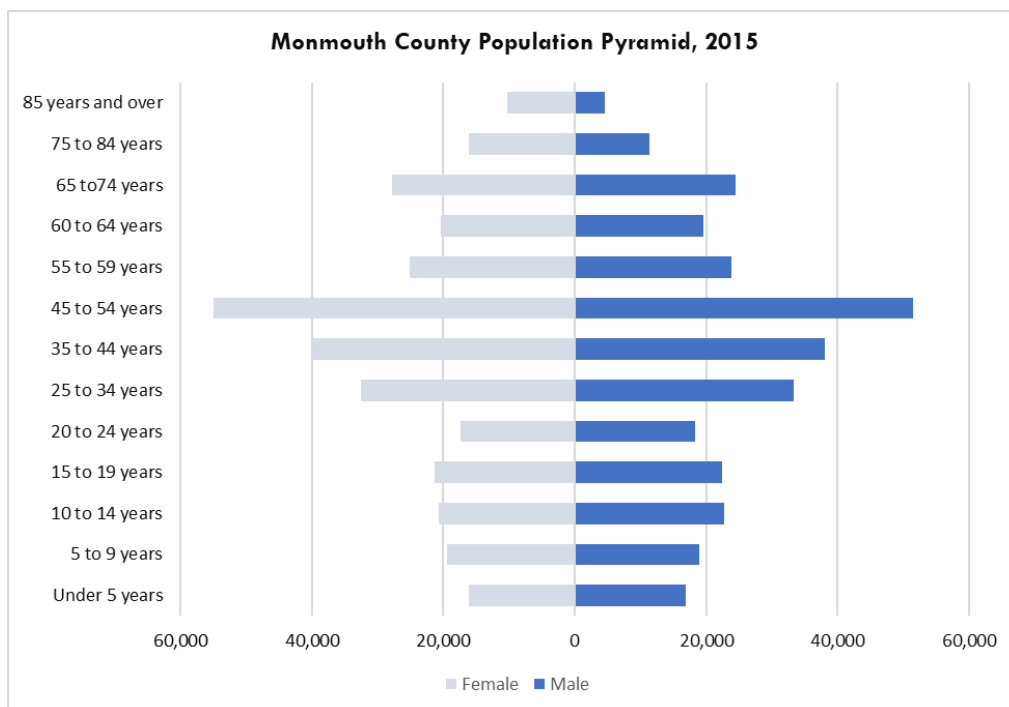
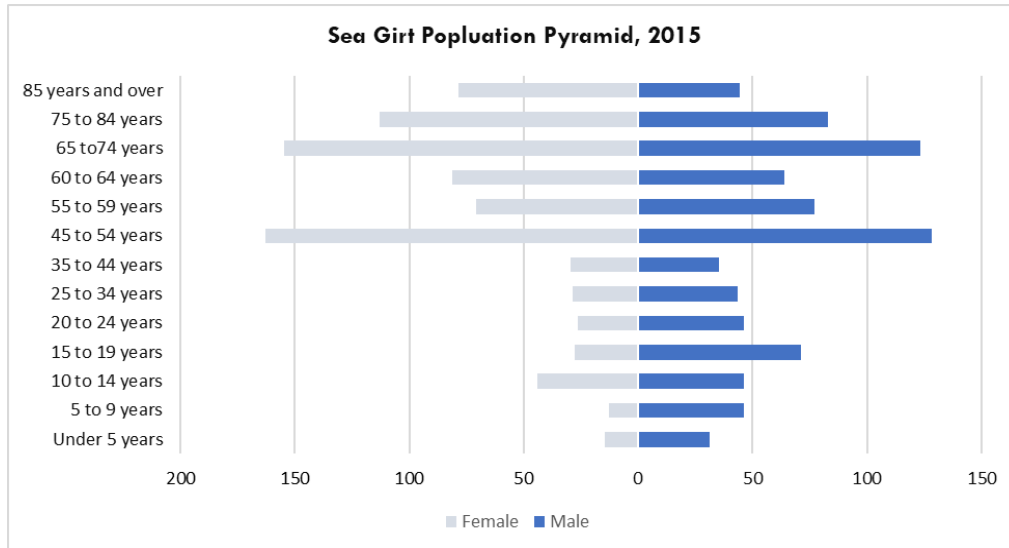
Table 2: Population by Age Cohort, Sea Girt, 2000-2015

Population	2000		2015		Change 2000-2015
	Number	Percent	Number	Percent	
Total population	2,148	100.0%	1,683	100%	-21.6%
Under 5 years	96	4.5%	45	2.7%	-53.1%
5 to 9 years	131	6.1%	59	3.5%	-55.0%
10 to 14 years	129	6.0%	90	5.3%	-30.2%
15 to 19 years	103	4.8%	99	5.9%	-3.9%
20 to 24 years	52	2.4%	72	4.3%	38.5%
25 to 34 years	106	4.9%	73	4.3%	-31.1%
35 to 44 years	292	13.6%	64	3.8%	-78.1%
45 to 54 years	311	14.5%	291	17.3%	-6.4%
55 to 59 years	196	9.1%	148	8.8%	-24.5%
60 to 64 years	141	6.6%	145	8.6%	2.8%
65 to 74 years	281	13.1%	278	16.5%	-1.1%
75 to 84 years	223	10.4%	196	11.6%	-12.1%
85 years and over	87	4.1%	123	7.3%	41.4%
2000 US Census Bureau (table DP-1) U.S. Census Bureau, American Community Survey 2011-2015 (table DP-05)					

The median age of Sea Girt residents increased by 5.6 years between 2000 and 2015. This trend is consistent with the general “graying” of America as the Baby Boom Generation continues to age. While the State, County, and Borough all experienced increases in median age over this timeframe, the Borough experienced the largest increase. The Borough’s median age of 55.9 years is approximately 14 years older than the overall County median age of 42.3 years.

Table 3: Median Age

Year	Sea Girt	Monmouth County	New Jersey
2000	50.3	37.7	36.7
2015	55.9	42.3	39.4
Change	5.6	4.6	2.7
U.S. Census Bureau, 2000 Decennial Census (table DP-1)			
U.S. Census Bureau, American Community Survey 2011-2015 (table DP-05)			



Households

A household is defined as one or more persons, related or not, living together in a housing unit. 2015 ACS 5-Year Estimates note that there were approximately 742 households in Sea Girt. Approximately 75 percent of the Borough's households were comprised of one or two persons, with the two-person category containing the greatest number of households. A smaller percentage (57%) of Monmouth County households fell into these categories. The Borough exhibited a lower percentage of three and four-or-more person households than the County. The Borough's average household size reflects these trends, at 2.3 persons per household compared to the County's 2.7-person per household figure.

*Table 4: Household Characteristics
Sea Girt and Monmouth County, 2015*

	Sea Girt		Monmouth County	
	Number	Percent	Number	Percent
Total Households	742	100.0%	233,105	100.0%
1-person	233	31.4%	60,419	25.9%
2-persons	323	43.5%	72,772	31.2%
3-persons	83	11.2%	39,624	17.0%
4 or more persons	103	13.9%	60,290	25.9%
Average Household Size	2.26		2.67	
U.S. Census Bureau, American Community Survey 2011-2015 (tables S2501 & B25010)				

Income

Sea Girt experienced an estimated 27.4 percent increase in per capita income between 2000 and 2015, which was a lower rate of increase than that of Monmouth County (39.6%) and the State (35.5%). Although the Borough experienced the lowest increase in per capita income of the three geographic regions studied, the Borough's per capita income of \$81,391 in 2015 is significantly higher than the County's \$43,469 per capita income figure and the State's \$36,582 per capita income.

Table 5: Per Capita Income and Median Household Income

	2000 Per Capita Income	2015 Per Capita Income	Percent Change	2000 Median Household Income	2015 Median Household Income	Percent Change
Sea Girt	\$63,871	\$81,391	27.4%	\$86,104	\$108,333	25.8%
Monmouth County	\$31,149	\$43,469	39.6%	\$64,271	\$85,242	32.6%
New Jersey	\$27,006	\$36,582	35.5%	\$55,146	\$72,093	30.7%
U.S. Census Bureau, 2000 Decennial Census (tables DP-3 and P082)						
U.S. Census Bureau, American Community Survey 2011-2015 (tables S1902 and S1903)						

In terms of median household income, households in Sea Girt earned more than households in Monmouth County and the State overall in 2015. The median income in Sea Girt was \$108,333, approximately \$23,000 more than county median household income and \$36,000 more than state median household income. Between 2000 and 2015, the median household income increased 25.8 percent, less than the 32.6 percent increase experienced in Monmouth County and the 30.7 percent increase for the State overall.

The income distribution for the Borough deviates from that of the County. The income brackets containing the highest percentage of households in Sea Girt are the \$200,000 or more range (22.5%), followed by the \$100,000 to \$149,999 range (17.4%). The highest percentage of households for the County overall fall into the \$100,000 to \$149,999 range (18.7%).

Table 6: Household Income Distribution

	Sea Girt		Monmouth County	
	Number	Percent	Number	Percent
Total Households	742	100.0%	233,105	100.0%
Less than \$10,000	17	2.3%	9,486	4.1%
\$10,000 to \$14,999	26	3.5%	7,152	3.1%
\$15,000 to \$24,999	33	4.4%	16,568	7.1%
\$25,000 to \$34,999	27	3.6%	16,469	7.1%
\$35,000 to \$49,999	35	4.7%	20,691	8.9%
\$50,000 to \$74,999	101	13.6%	33,078	14.2%
\$75,000 to \$99,999	106	14.3%	29,102	12.5%
\$100,000 to \$149,999	129	17.4%	43,498	18.7%
\$150,000 to \$199,999	93	12.5%	24,853	10.7%
\$200,000 or more	167	22.5%	32,208	13.8%
U.S. Census Bureau, American Community Survey 2011-2015 (table B19001)				

Employment

The 2015 ACS reports on the work activity of residents aged 16 years and older. The Borough's working age population was 1,463 persons (86.9 percent of the overall population), approximately 749 of whom were part of the labor force (51.2%). Approximately 48.8 percent of the Borough's working age residents were not participating in the labor force, perhaps because of the high proportion of retirement-age residents. All of Sea Girt's labor force was employed in civilian jobs. Approximately 3.9 percent of Borough residents are estimated to be unemployed at this time, lower than the estimated unemployment rate of Monmouth County overall (5.2%).

Table 7: Employment Status

	Sea Girt		Monmouth County	
	Number	Percent	Number	Percent
Population 16 years and over	1,463	86.9%	505,316	80.3%
In labor force	749	51.2%	333,780	66.1%
Civilian Labor Force	749	100.0%	333,439	99.9%
Employed	692	47.3%	307,183	60.8%
Unemployed	57	3.9%	26,256	5.2%
Armed Forces	0	0.0%	341	0.1%
Not in labor force	714	48.8%	171,536	33.9%
U.S. Census Bureau, American Community Survey 2011-2015 (table DP03)				

Employment by Industry

An analysis of employees (over the age of 16) by economic sector indicates that employed working age individuals in Sea Girt were involved in a range of economic sectors. As depicted in Table 8 below, the highest concentration of workers (23.4%) are employed in the educational, health, and social services sectors. The other sectors employing over 10 percent of Borough's residents were finance, insurance and retail estate; arts, entertainment, and recreation; professional, scientific, and management services, and manufacturing.

Table 8: Workforce by Sector

Industry	Sea Girt	Monmouth County
Civilian employed population 16 years and over	100.0%	100.0%
Agriculture, forestry, fishing and hunting, mining	0.0%	0.3%
Construction	7.5%	7.0%
Manufacturing	11.0%	6.0%
Wholesale Trade	2.0%	3.1%
Retail Trade	2.3%	11.7%
Transportation and Warehousing, and Utilities	2.3%	5.0%
Information	5.1%	3.6%
Finance and insurance, and real estate and rental and leasing	14.0%	10.2%
Professional, scientific, and management, and administrative and waste management services	11.0%	12.7%
Educational services, and health care and social assistance	23.4%	23.5%
Arts, entertainment, and recreation, and accommodation and food services	11.1%	8.9%
Other Services, except public administration	3.5%	4.1%
Public administration	6.8%	4.1%
U.S. Census Bureau, American Community Survey 2011-2015 (table DP03)		

Housing Stock

There are approximately 1,281 total housing units in Sea Girt, which consist almost entirely of detached single-family homes (96.3%). Figures show the extent to which the Borough is a location for seasonal summer homes. Approximately 42 percent of the Borough's housing stock is vacant, with 91 percent of these vacant units listed as vacant for seasonal, recreational, or occasional use.

Table 9: Housing Units by Type, 2015

Units in Structure	Total	Percent
Total	1,281	100.0%
1 Unit, detached	1,234	96.3%
1 Unit, attached	5	0.4%
2 Units	8	0.6%
3 or 4 Units	0	0.0%
5 to 9 Units	4	0.3%
10 to 19 Units	0	0.0%
20 Units or more	4	0.3%
Mobile/manufactured home	26	2.0%
Boat, RV, van, etc.	0	0.0%
U.S. Census Bureau, American Community Survey 2011-2015 (DP04)		

Table 10: Housing Units by Vacancy Status, 2015

	Total	Percentage
Total Housing Units	1,281	100%
Occupied	742	57.92%
Vacant Housing Units	539	42.1%
For Rent/Rented Not Occupied	33	6.1%
For Sale Only	11	2.0%
Sold, not occupied	5	0.9%
For Seasonal, Recreational or Occasional Use	490	90.9%
Other Vacant	0	0.0%
U.S. Census Bureau, American Community Survey 2011-2015 (table B25004)		

According to ACS 5-Year Estimates, most housing units in Sea Girt were valued at over \$1,000,000. Table 11 provides a breakdown of home values for owner-occupied units within the Borough. Less than 10 percent of owner-occupied housing units in Sea Girt were worth less than \$500,000. The median value of an owner-occupied housing unit was \$1,153,700 at the time of the survey estimate. In comparison, most housing units in Monmouth County overall were valued in the next highest bracket, between \$300,000 and \$499,999. The median value of an owner-occupied home in Monmouth County was \$768,600 less than that of the Borough.

Table 11: Value of Owner-Occupied Housing Units, 2015

	Sea Girt		Monmouth County	
	Number	Percent	Number	Percent
Total	692	100.0%	173,378	100.0%
Less than \$50,000	20	2.9%	4,274	2.5%
\$50,000 to \$99,999	9	1.3%	2,597	1.5%
\$100,000 to \$149,999	6	0.9%	4,625	2.7%
\$150,000 to \$199,999	10	1.4%	8,214	4.7%
\$200,000 to \$299,999	0	0.0%	33,465	19.3%
\$300,000 to \$399,999	Category not reported		66,926	38.6%
\$300,000 to \$499,999	18	2.6%	45,369	26.2%
\$500,000 to \$999,999	208	30.1%	7,908	4.6%
\$1,000,000 or more	421	60.8%	Category not reported	
Median Value	\$1,153,700		\$385,100	
U.S. Census Bureau, American Community Survey 2011-2015 (table DP04)				

The number of rental units in the Borough is estimated at 37, with a median monthly contract rent estimated at \$2,292. The County's median contract rent was about \$1,000 dollars less, at \$1,238. The highest percentage of renters paid between \$2,000 or more for rent (78.4%), followed by those who paid \$1,000 to \$1,499 (21.6%).

In terms of residential growth, for the period January 2000 through December 2016, the Borough issued building and demolition permits authorizing the development of a net of 20 additional residential units. The majority of the Borough's building permits were authorized in 2016, with another peak in 2012. Superstorm Sandy occurred on October 22, 2012, causing significant property damage in shore communities. The demolitions and new constructions observed in 2013/2014 may have been related to storm repairs and reconstructions.

Table 12: Building Permits and Demolition Permits Issued, 2000 – 2016

Year	1 & 2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2000	-	-	-	6	6	0
2001	-	-	-	16	15	1
2002	-	-	-	21	21	0
2003	-	-	-	26	21	5
2004	18	0	0	18	16	2
2005	28	0	0	28	23	5
2006	20	0	0	20	20	0
2007	16	0	0	16	15	1
2008	21	0	0	21	18	3
2009	9	0	0	9	6	3
2010	8	0	0	8	12	-4
2011	11	0	0	11	12	-1
2012	18	0	0	18	9	9
2013	19	0	0	19	16	3
2014	13	0	0	13	11	2
2015	16	0	0	16	19	-3
2016	18	0	0	18	24**	18
Total	215	0	0	284	264	20

*The DCA Construction Reporter did not begin to report housing permits by type until 2004.

** 2016 demolition figures taken from local permitting data as opposed to the DCA state database.

Population and Employment Projections

The most recent forecasts completed by the North Jersey Transportation Planning Authority project to the year 2040. The population of Sea Girt is expected to reach 1,840 dispersed across 820 year-round households. Due to the built-out nature of the Borough, there is limited opportunity for rapid job growth. The 2013 NJTPA report predicts Sea Girt's employment will increase by 40 jobs, or 3.7%, between 2010 and 2040.

SUSTAINABILITY AND RESILIENCY

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

Sustainability is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Many municipalities have started to address sustainability issues by forming a citizen-led Green Teams and participating in *Sustainable Jersey*, the statewide program that has established a framework for implementing sustainable practices across many community development dimensions. Sea Girt is not yet an actively participating community. On 2011, the Borough passed a Resolution Supporting Participating in the Sustainable Jersey Program. However, no Green Team has been formed, and the Borough has yet to pursue and level of certification.

Resiliency is defined as the capacity of a system to withstand disturbance while still retaining its fundamental structure, function, and internal feedbacks. In many municipalities, community resilience to natural disaster was put to the test like never when Superstorm Sandy hit New Jersey in October 2012. Shore communities such as Sea Girt faced staggering levels of damage from wind, storm surge wave action, and riverine flooding. The Department of Community Affairs reports that 90 homes in Sea Girt were damaged, 21 of which sustained damage in the major to severe categories.

One pillar of resiliency is the use of mitigation techniques before disaster strikes in order to anticipate and potentially avoid likely threats to life and property. In June 2015, Monmouth County adopted a FEMA-approved Multi-Jurisdictional Natural Hazard Mitigation Plan, which includes municipal-level analyses of risk. The County Plan ranked local susceptibility to hazards on a low-medium-high scale for each municipality. High risk hazards identified for Sea Girt were hurricane and tropical storm, Nor'easter, flood, and storm surge. Medium-risk hazards for Sea Girt include extreme temperatures, extreme wind, tornado, winter storm, costal erosion, and wave action.¹ The County Plan included estimates of potential damage for some of these hazards, including the following for Sea Girt:

- Exposure in flood hazard areas, in terms of assessed value of buildings: **\$469,081,700**
- Exposure in storm surge areas, number of people: **1,520**
- Additional future losses (2050) with Sea Level Rise of 2 feet ("highest" scenario): **\$27,167,506**

¹ Multi-Jurisdictional Hazard Mitigation Plan – Monmouth County, New Jersey, Page 3e-8 (pdf page 315).

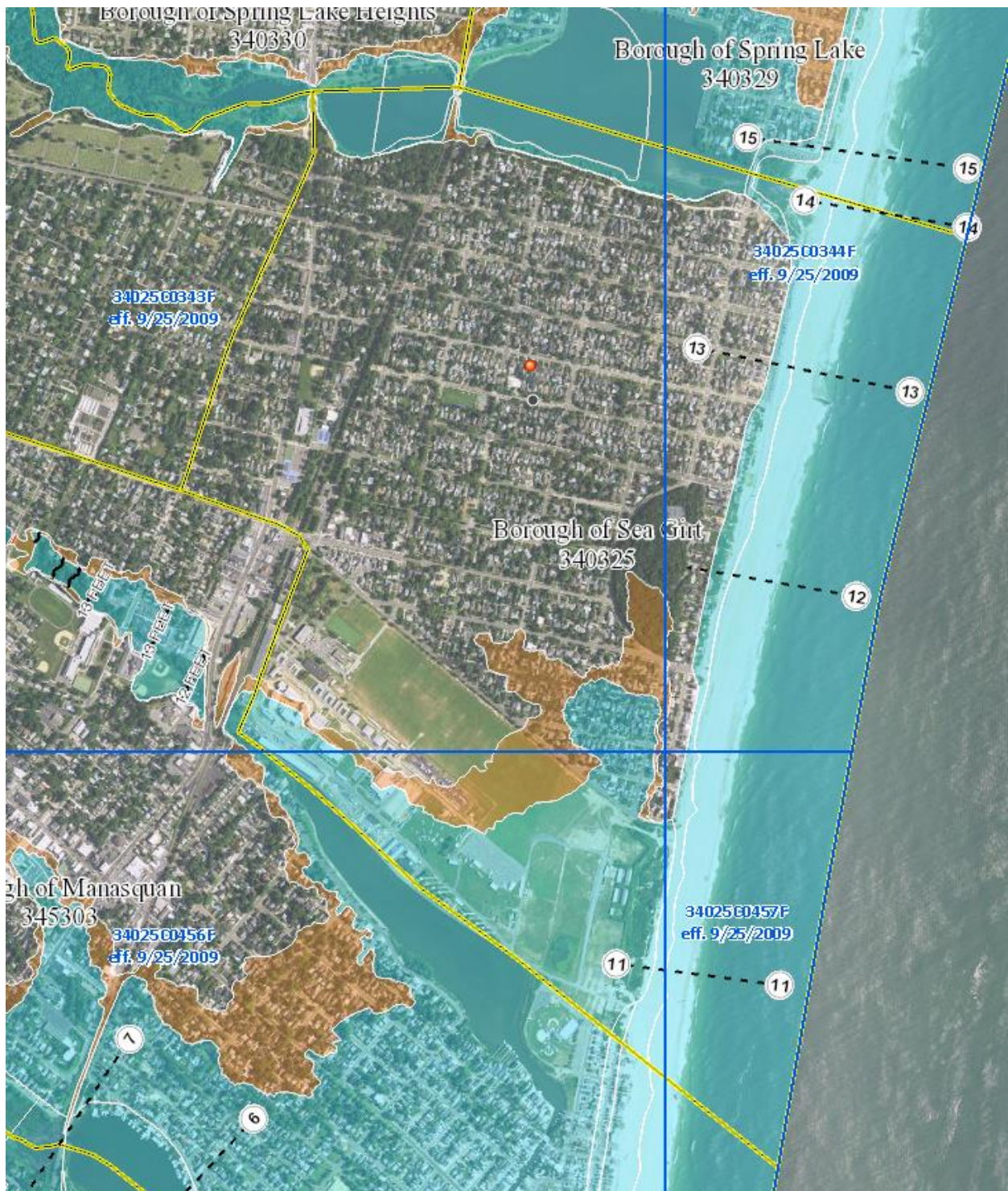


Image downloaded from the FEMA National Flood Hazard Layer Viewer, showing effective Special Flood Hazard Areas in Sea Girt as the areas in blue. As can be seen, the areas most effected by potential flood risk are in the southeastern corner of the Borough.

To combat these issues, the Borough proposed eight Hazard Mitigation Actions that were included in the County Hazard Mitigation Plan, summarized in the chart below.

Mitigation Action or Program	Target Locations / Effects
Baltimore Boulevard Outflow Pipe Extension	Baltimore Boulevard, extending outflow pipe in order to reduce clogging, backup and flooding in the middle easterly portion of the Borough
Elevating homes in the floodplain– funding assistance through HMGP grant	189 homes in the southeastern/low-lying portions of town
Installing and upgrading generators	Department of Public Works buildings (new generator), Water Treatment Plant (upgrade) and Municipal Building/Police and Fire (upgrade) - preserving operations at critical public facilities
Install new alert horn and siren system	Borough-wide emergency public awareness
Install new emergency signage	One temporary sign trailer, and two solar-powered permeant signs in the flood zone areas – hazard notification
Establish AM Radio station	Borough-wide public notification, to be housed in the Boro Hall
Re-open Wreck Pond to the Ocean	Wreck Pond Inlet, border of Sea Girt and Spring Lake, to allow water to drain back to the Ocean more quickly
Dredge Wreck Pond	Remove sediment loading in the eastern end of the pond that has reduced its impoundment capacity

The effects of Superstorm Sandy provide an opportunity for coastal municipalities to reexamine policies related to flooding and natural disasters as well as resiliency towards future storm events. Sea Girt does have an adopted Flood Damage Prevention Ordinance in place. The ordinance acknowledges that flood losses are caused by the cumulative effect of obstructions in areas of special flood hazard, which increase flood heights and velocities. The most recently issued effective FEMA FIRMs are established as defining the extent of the Special Flood Hazard Area, where the code regulates the method, material, elevation, and other attributes of new construction and substantial rehabilitation. The goals of these efforts, driven home by the devastation of Sandy, are to protect human life and health, minimize expenditure of public money for costly flood control projects, and to minimize the need for rescue and relief efforts during flood events, among others.

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

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

- Ensure that future capital projects are designed and constructed to incorporate features that are resilient to storm- and flood-related impacts;
- Integrate hazard mitigation into Master Plan elements; and
- Provide greater awareness of environmental protection and stewardship to provide for a more sustainable future.

ECONOMIC DEVELOPMENT

The Borough has a well-defined commercial area that runs the length of one block of Washington Avenue, between 6th Avenue to the north and 5th Avenue to the south. The buildings in the commercial district are typically two-stories in height, between two and three tenant spaces per lot or building. Occupants include restaurants, salons, a number of real estate offices, architectural, law and financial firms, an auto garage, health offices, and a couple of retail establishments. The district is relatively low density, and includes many positive aspects of downtown commercial corridors, such as limited front yard setbacks, ample sidewalks, and parking limitations placing off-street parking in rear yard areas.

LOCAL REDEVELOPMENT AND HOUSING LAW

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

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

STORMWATER MANAGEMENT

On January 5, 2004, the New Jersey Department of Environmental Protection (NJDEP) adopted new rules to establish and implement a Municipal Stormwater Regulation Program. The rule is part of a comprehensive approach being taken by the State to address the water quality and the water quantity

problems that arise from nonpoint pollution and the loss of groundwater recharge areas. The rules set forth at N.J.A.C. 7:8- 4.3(a) required that a municipality adopt a municipal stormwater management plan as an integral part of its master plan. The Borough Planning Board satisfied the planning requirement and adopted the stormwater management plan on April 1, 2005, and has amended the plan through November 19, 2008. N.J.A.C. 7:8-4.3(b) states that within one year of the adoption of the stormwater management plan, the municipality must adopt stormwater control ordinances to implement the plan. The Borough adopted a stormwater control ordinance in 2007 through Ordinance No. 2007-02. It is recommended that the Borough review their stormwater ordinance as the NJDEP stormwater regulations require a municipality to reexamine the municipal stormwater management plan at each reexamination of the municipality's master plan in accordance with N.J.S.A. 40:55D-89.

The New Jersey Stormwater Best Management Practices Manual (BMP) was created to provide guidance in order to address the standards in the Stormwater Management Rules, N.J.A.C. 7:8. This manual provides examples of ways to meet the standards contained in the rule. The Borough incorporated BMP's into the stormwater control ordinance of 2007 through Ordinance No. 2007-02 as stated above. However, it is recommended that the Borough continually review this ordinance and its Best Management Practices to incorporate the standards of forthcoming editions of the BMP Manual as they are released.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

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

The SDRP's principal mechanism for guiding growth is its Planning Area classification system, whereby land areas are categorized along a spectrum from urban to environmentally sensitive. Each category is associated with a particular set of goals, policies, and objectives for land development or preservation. The 2001 SDRP identifies Sea Girt as part of the Metropolitan Planning Area (PA 1), which is characterized by mature settlement patterns, the need to rehabilitate housing, the recognition that redevelopment will be the most predominant form of growth, and a growing need to revitalize and regionalize services and systems.

According to the SDRP, the PA-1 Metropolitan Planning Area intends to:

- Provide much of the State's future development;
- Revitalize cities and towns;
- Promote growth in compact forms;

- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

Furthermore, some of the SDRP Policies for PA 1 are as follows:

- Promote redevelopment and development in Cores and neighborhood Centers;
- Promote a diversification of land uses;
- Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse;
- Promote economic development by encouraging strategic land assembly, site preparation and infill development;
- Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure; and
- Promote design that enhances public safety, encourages pedestrian activity and reduces depend on the automobile.

Almost the entirety of the Borough, with the exception of the western most block between Seventh Avenue and Manasquan Turnpike, is located in the Coastal Area Facilities Review Act (CAFRA) zone. CAFRA was enacted in order to counteract development pressures that threatened the quality of waterfront and aquatic natural resources in areas along New Jersey's shoreline. With the passage of CAFRA, the New Jersey Department of Environmental Protection received the authority to regulate all major development within the delineated CAFRA area, thereby controlling the water pollution, beach deterioration, and exacerbated stormwater runoff associated with increased development in this environmentally, economically, and culturally important area of the State.

The State Planning Commission and NJDEP coordinate planning policy in the CAFRA zone. NJDEP adopted rules that incorporate portions of the State Plan and the State Plan Policy Map into the Rules on Coastal Zone Management. A number of statewide planning policies included in the SDRP reference the coastal region of New Jersey, including:

1. Rely on the plans and regulations of the NJDEP which may incorporate policies of the State Plan as a basis for implementing the objectives of the federal Coastal Zone Management Act and CAFRA. Coordinate efforts to establish an intergovernmental coastal management program.
2. Promote well-planned coastal communities that sustain economies and the natural environment. Manage development to protect and enhance the special uses and unique qualities of the coastal area.

3. Coordinate growth management plans and policies with response planning and mitigation for disasters.
4. Promote coastal maintenance and restoration and encourage recreational opportunities and public access.

Reciprocally, the CAFRA legislation integrates State Plan goals, objectives, and mapped planning areas. The standard State Plan Areas become “Coastal” Planning Areas in the CAFRA zone. CAFRA section N.J.A.C. 7:7-13.15 envisions that the Metropolitan Coastal Planning Area as a built-out area of the state where most development occurs as redevelopment. Policy objectives are as follows:

1. Guide development and redevelopment to ensure efficient use of scarce land while capitalizing on the inherent public facility and service efficiencies of concentrated development patterns;
2. Accommodate a variety of housing choices through development and redevelopment;
3. Promote economic development by encouraging redevelopment efforts such as infill, consolidation of property, and infrastructure improvements, and by supporting tourism and related activities;
4. Promote high-density development patterns in coastal urbanized areas to encourage the design and use of public transit and alternative modes of transportation to improve air quality, to improve travel among population and employment centers and transportation terminals, and to promote transportation systems that address the special seasonal demands of travel and tourism along the coast;
5. Encourage the reclamation of environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, beaches, scenic vistas, and habitats;
6. Promote public recreation opportunities in development and redevelopment projects, and ensure meaningful public access to coastal waterfront areas; and
7. Encourage the repair or replacement of existing infrastructure systems where necessary to ensure that existing and future development will cause minimal negative environmental impacts.

Since the last Borough Reexamination in 2008, the State released the final draft of the State Strategic Plan in 2011, meant as an update to the 2001 SDRP. While the State Strategic Plan has not been officially adopted, and the SDRP is still the official State Plan, it is still prudent to plan with updated State goals and objectives in mind so as to be prepared for its eventual implementation, or the implementation of a State Plan with similar goals. The 2011 State Strategic Plan articulates a number of goals as Garden State Values (GSV), stated as follows:

- GSV #1: Concentrate development and mix uses.
- GSV #2: Prioritize Redevelopment, infill, and existing infrastructure.
- GSV #3: Increase job and business opportunities in priority growth investment areas.

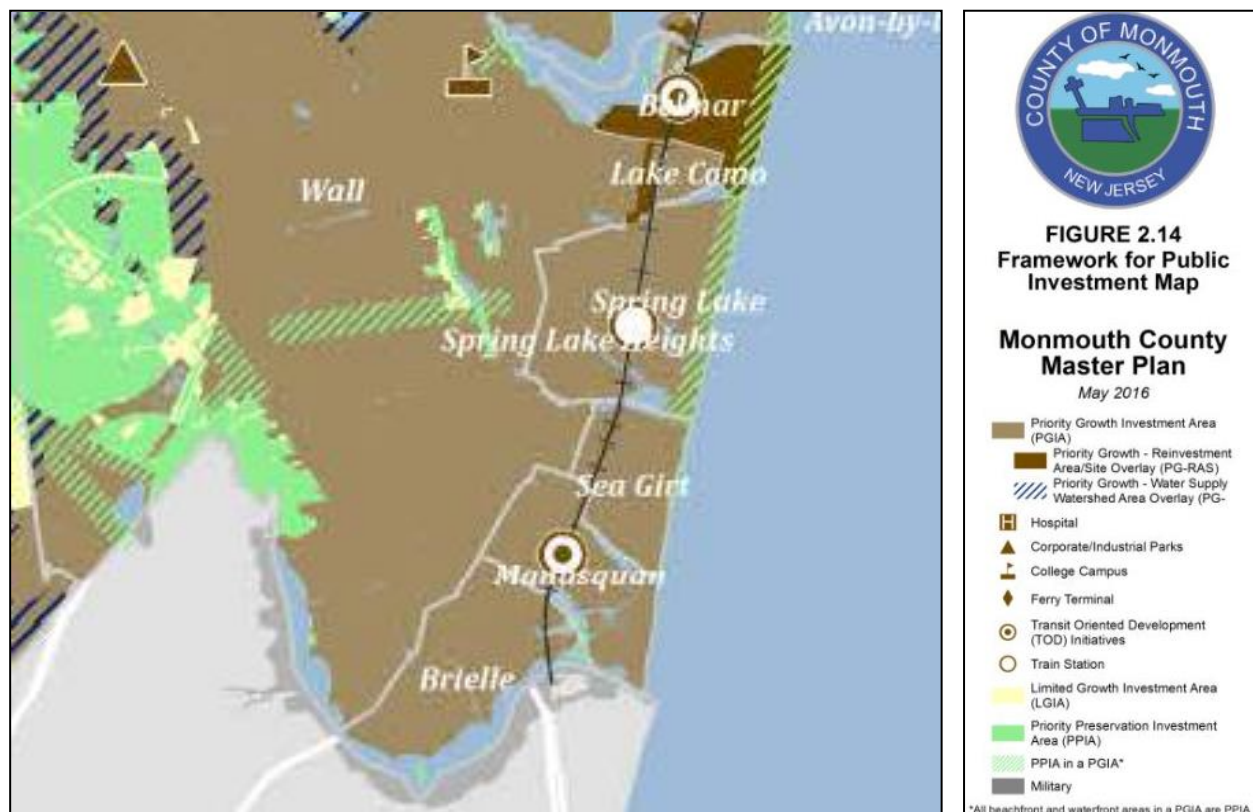
- GSV #4: Create High-Quality, Livable Places.
- GSV #5: Provide Transportation Choice & Efficient Mobility of Goods.
- GSV #6: Advance Equity.
- GSV #7: Diversify Housing Options.
- GSV #8: Provide for Healthy Communities through Environmental Protection and Enhancement.
- GSV #9: Protect, Restore and Enhance Agricultural, Recreational and Heritage Lands.
- GSV #10: Make Decisions within a Regional Framework

MONMOUTH COUNTY MASTER PLAN UPDATE 2016

The most recent Monmouth County Master Plan was adopted in 2016. The County Plan establishes a new regional land use planning system called the Monmouth County Framework for Public Investment. The entirety of Sea Girt is located in the Priority Growth Investment Area.

Priority Growth Investment Area (PGIA)

The PGIA is situated where there is either existing or planned infrastructure that lend to development and redevelopment opportunities. PGIA's are considered the locations for meeting most of the county's future population and employment growth. Public investments related to the efficient development and redevelopment of previously developed sites and optimization of existing settlement patterns should be encouraged. However, the PGIA also includes many established communities seeking to maintain their existing development pattern and character [description taken from the 2016 county plan].



NEW ISSUES RAISED IN THE CURRENT REEXAMINATION PROCESS

As described above, the Borough undertook a series of public input sessions and encouraged the submission of comments in writing throughout the drafting of the Reexamination Report. Members of the public raised a number of salient issues that were taken up by the Master Plan Reexamination Report Subcommittee as the impetus for new and revised goals, objectives, and recommendations found in Section D below. Commonly cited issues included the following areas of concern:

1. Tree preservation

Many residents and the Shade Tree Commission raised the issue of tree removal as negatively impacting the Borough. The dual aesthetic and functional importance of trees for assisting with water sequestration, erosion control, and air quality were raised. In many instances, new builds result in the clear-cutting of trees, which is a problem for many residents, particularly old trees and the Borough's signature hollies. The Shade Tree Commission provided Spring Lake's tree removal ordinance as an example from which the Borough could craft its own tree preservation goals and removal permit requirements.

2. Overdevelopment and building bulk

The issue of maintaining Sea Girt's traditional character was first on the list of concerns for many of those who provided their input. As property changes hands, older, smaller-scale traditional homes are being torn down and replaced with structures that maximize height and coverage allowances. The bulk of these buildings is a departure from the norm of previous historical decades that lends the Borough its unique affect and feel. Residents raised many possible avenues for controlling bulk, including lower height limitations for certain lot sizes, stricter regulations for accessory structures, the prevention of yard encroachments, and additional architectural standards and the formation of an architectural review board.

Overdevelopment below ground may also be impacting existing residents, with many voicing concerns regarding the development of water seepage and other issues that seems to have accompanied the installation of new homes on newly-subdivided land.

3. The future of downtown Sea Girt

Disagreement arises around the future vision for downtown Sea Girt. Some residents voiced the opinion that the downtown district is not set up for growth due to lack of parking and limited customer draw. However, another contingent of residents would like to see particular attention paid to the downtown area so that it might become a more vibrant, fun, activated corridor that provides increased opportunities for retail shopping and a post-beach and post-school destination for visitors and young people. Additional stores could also provide ready, walkable access to everyday needs like groceries and services as the population ages.

4. Improvements to specific community facilities

Some comments focused on the use and status of parks, schools, and other community facilities. Edgemere Park was singled-out as potentially in need of improvement. Another resident raised the possibility of encouraging more students to walk to school by providing safe crossings and routes. There is general concern with the decrease in grade-school age population cohorts in the Borough, and the implication this may have for the Borough's school facilities. While not for certain, the need to plan for future land uses of these sites may arise in the coming decades. In hand with the decrease in school-aged children, the Borough is seeing an increase in senior age cohorts. Facilities, recreation, and open space planning should ensure that the needs of all segments of the population are met. Finally, community members and stakeholders emphasized the need to evaluate all community facilities, such as parks, library, municipal buildings, and others, to ensure that existing facilities match population needs and serve residents effectively.

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

The following goals, objectives and actions are recommended in order to align the Borough's policies and regulations with the changes in planning issues, circumstances, and assumptions that have been set forth in the previous sections B and C, and to reinforce the Borough's vision for future development.

GUIDING VISION

Sea Girt's development regulations and land use policies aim toward the establishment and continued enjoyment of an exceptional quality of life for existing and future residents through preservation of the Borough's traditional development patterns and stewardship of its abundant costal features, celebrating the natural and built environments that are the Borough's defining characteristics.

COMPREHENSIVE GOALS

1. Maintain consistency with the purposes of the Municipal Land Use Law (MLUL) as contained within N.J.A.C.4 0:55D-2;
2. As a built-out community, manage and direct the gradual evolution of land use patterns in such a way as to maintain its character as a seaside residential community. Promote land use patterns that balance the needs of high quality development with the continued functioning of valuable natural ecosystem services;
3. Encourage the development of active and passive recreation opportunities that meet the needs of year-round residents and visitors alike;
4. Enhance the Borough's commercial district as a walkable, pedestrian friendly location to promote a vibrant downtown core;
5. Pursue the efficient and cost-effective provision of public services;
6. Promote the health, safety, and welfare of Borough residents by recognizing the threats posed by natural and man-made hazards and engage in hazard mitigation planning.
7. Promote the wellbeing of future generations of Borough residents by engaging in sustainability and resiliency planning, supporting land use and community development policies that provide for the needs of current residents without compromising the needs of future residents.
8. Establish policies, codes and standards that promote the use of sustainable development practices, including but not necessarily limited to: green building practices, infrastructure, public and private buildings, open space and recreation, local waste and recycling among other strategies;

OBJECTIVES

1. Institute development regulations that maintain the character and scale of buildings, as well as the traditional streetscape elements of the established residential neighborhoods in the Borough;
2. Encourage those public and private actions necessary to develop and sustain the long-term vitality of the Borough's key commercial areas.
3. Continue to promote the health, safety, and general welfare and to minimize public and private losses due to flood conditions through provisions designed to
 - a. Protect human life and health;
 - b. Minimize of expenditure of public money for costly flood control projects;
 - c. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 - d. Minimize prolonged business interruption; and
 - e. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard.
4. Promote energy efficiency, conservation and increased use of renewable energy to reduce waste and increase recycling; to encourage sustainable green building practices; to reduce the use of hazardous materials and eliminate toxic substances; to reduce greenhouse gas emissions and to plan for mitigating the effects of climate change; to encourage materials reuse and recycling.
5. Collaborate with other government, non-government and private entities to create the most efficient and effective means for realizing community planning goals, while minimizing the financial burden on the Borough.

PLANNING RECOMMENDATIONS

Land Use and Housing

1. Continually evaluate ordinances on a routine to reduce points of inconstancy and non-clarity, utilizing the annual zoning reports and other such observations of ways in which the land use ordinance could be strengthened or improved.
2. The Borough's zoning map and regulations were updated in 2008 by ordinance 09-2008, amending the zoning classification of District 4 from Residential to Recreational Open Space. The ordinance included several amendments to section 17-3.1, 17-3.4 and 17-4.1. These changes are not reflected on the online version of the Borough's land use volume available on ClerkBase, nor in the zoning map linked therein. The amendments enacted by Ordinance 09-2008 should be formally inserted into the Land Use Volume.
3. Reevaluate the Borough's existing building bulk requirements and amend those requirements that have not been effective or helpful in preserving the Borough's traditional scale and development patterns.
4. Consider alternative approaches that have not yet been instituted for reducing the impacts on neighboring properties of structures that would have imposing bulk conditions, such as additional architectural design standards or revised definitions of architectural building elements.
5. Investigate the potential of a residential floor area ratio (FAR) standard for controlling the bulk of structures in combination with the alternative approaches recommended above.
6. Clarify building coverage standards that currently conflict.
7. Consider the possibility of establishing an Architectural Review Board to act in an advisory capacity to the Planning Board regarding the consistency of development proposals with the Borough's design standards. Such design standards would need to be developed as a pre-cursor or as the first item of consideration for such a Board, with input from subject matter experts in architecture and architectural characteristics specific to Sea Girt.
8. Continue to promote the protection of neighborhood characteristics by enforcing buffer areas between non-residential and residential areas.
9. Reactivate the Planning Board Review Subcommittee to take an active role in periodically suggesting land development ordinance amendments and other land development related ordinances that implement that intent, goals, objectives, and recommendations of the Master Plan and most recent Reexamination Report.
10. Evaluate the building requirements for principal and accessory buildings and structures located in the Special Flood Hazard Area to see where regulations might be strengthened to bolster flood protection.

11. Enact a more specific standard for the measurement of seasonal high water to more closely regulate and control potential disruptions to the water table from new construction, and to ensure consistency in implementing the Borough's development regulations.
12. Pursue the development of a historic preservation plan.

Recreation and Conservation

1. Prepare an updated Open Space, Recreation, and Conservation Master Plan Element that updates the Borough's recreation and open space inventory, analyzes the adequacy of existing facilities in meeting the needs of all age groups and population segments, and identifies specific properties for targeted open space, conservation, or recreation preservation. Any Open Space, Recreation and Conservation Plan Element should be structured in such a way as to permit the Borough to pursue State and other grants.
2. Prepare a Natural Resource Inventory, to be sure that land use regulations and planning policy is made based on a full understanding of current environmental conditions in the Borough and to assist in tracking changes over time.
3. Preserve the Borough's remaining trees in order to continue to enjoy the aesthetic and environmental benefits of tree cover.
4. Enact a Tree Preservation Ordinance that would regulate the removal of certain qualifying trees, require a tree inventory and inspection, institute a fee-based tree removal permit requirement, and limit the timing for cutting trees prior to the start of construction, among other actions.
5. Continue to upgrade green spaces.



Sustainability, Resiliency, and Hazard Mitigation

1. Implement the eight Borough-specific hazard mitigation actions included in the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan (2015).
2. Continue to review and reevaluate methods to reduce vulnerabilities to future natural disasters.
3. Continue to review the Borough's Flood Hazard standards and building construction requirements and revise according to the latest FEMA data and recommendations.
4. Participate in the Natural Flood Insurance Program Community Rating System program.
5. Form a Green Team that can work toward the achievement of *Sustainable Jersey* certification.
6. Given the amount of redevelopment that occurs within Sea Girt as a built-out municipality, pursue policies and programs that encourage recycling of construction materials and salvageable improvements.

Circulation

1. Promote multi-modal transit options that provide infrastructure for pedestrians and cyclists to comfortably navigate.
2. Develop a complete streets policy.
3. Conduct a sidewalk audit to determine gaps in the pedestrian circulation network and to identify areas where pedestrian infrastructure is not up to code, such as the width of handrails coming off the beach.
4. Encourage the development of a Safe Route to School program to create safer walking conditions for students and promote walking to school.
5. The safety of cyclists in the Borough's main commercial corridor on Washington Boulevard is a concern, where bicycles ride in the street behind angled parked cars. To address this issue, study the potential for either re-routing cyclists around this busy traffic area, or installing bicycle-specific infrastructure that would allow safe passage.
 - a. Consult the County on this issue and work toward a common solution, because Washington Boulevard is a County road.
6. Consider locations in the Borough where pedestrian, cyclist and motorist safety would be enhanced by changed parking arrangements, such as one-side only parking requirements.

Community Facilities

1. Evaluate and assess the usage of community facilities in order to determine where resources could be used most effectively and where there may be gaps in service.
2. Acknowledge the potential impacts of public, semi-public, and institutional uses on surrounding residential neighborhoods and regulate these uses accordingly to mitigate impacts from anticipated intensive use.
3. Consider the implementation of a Civic Zone for existing public and semi-public uses.
4. Implement the community facilities-related hazard mitigation actions included in the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan, including:
 - a. Install and upgrade generators at the public works, water treatment plant, and municipal / police and fire buildings
 - b. Institute the elements of an upgraded community warning and information system, including the establishment of an AM radio station, better emergency signage, and a new siren system.
5. Work with the Board of Education in long-term planning for the Borough's school facilities.
6. Examine public and semi-public bulk and performance standard requirements to ensure that any such facilities would have adequate land for required accessory needs such as parking, stormwater management, utilities, and the like.



Economic Development

1. Consider encouraging or implementing the following activities in the Borough's commercial district:
 - a. Improving streetscapes through unified signage, facades, public walkways and landscaping;
 - b. Improving vehicular, bicycle and pedestrian circulation; and
 - c. Instituting a unified wayfinding signage program.
2. Review first-floor permitted uses in commercial districts to ensure that uses allowed at ground level promote vibrant day, evening and weekend foot traffic.
3. Coordinate with the Chamber of Commerce in efforts to draw a variety of businesses that bring foot-traffic to the downtown.

Utilities

1. Prepare emergency management plans with contingencies and backups for utility service interruptions due to natural or man-made disasters.
2. Continue to update the Borough's Stormwater Management Plan and stormwater regulations as new Best Management Practices are promulgated, including standards from the following sources:
 - a. Improve stormwater management by implementing policies and practices as outlined by the New Jersey Department of Environmental Protection (NJDEP) and the Environmental Protection Agency (EPA).
 - b. "NJ Stormwater Best Management Practices Manual" -NJDEP.
 - c. "Green Infrastructure in NJ" -NJDEP.
 - d. "Green Streets: Sustainable Stormwater Management" -EPA.
 - e. "Stormwater to Street Trees: Engineering Urban Forests for Stormwater Management"- EPA.
3. Improve drainage system maintenance to ensure that all storm drains are free and clear of debris before major storm events.

RECOMMENDED ORDINANCE CHANGES

During the Reexamination review process, a number of potential new ordinances and helpful points of clarification of existing ordinances were considered. These ordinance changes are presented below by category, with possible specific language or structure suggested on topic where in-depth discussions took place.

Definition Amendments (§17-2)

The land use ordinance would benefit from the addition and/or amendment of the following terms. New suggested text is provided in underlined italics, while suggested deletions are shown with strikethrough text.

- A. *Building area* is the maximum horizontal cross-sectional area of the principal building or structures excluding cornices, eaves, gutters, rakeboard or chimney not projecting more than eighteen (18”) inches, and excluding any structure the height of which is twenty four (24”) ~~sixteen (16”)~~ inches or less above natural elevation.
- B. *Building coverage* is the percentage of the lot area that is covered by the building area *plus any porches and / or area within the outside dimensions of a covered or enclosed breezeway which may connect an otherwise detached garage. Calculations of building coverage may exclude area within the outside dimensions of an integral or attached garage that are uncovered by upper stories.*
- C. *Dormer* – *A projection from a sloping roof that contains a window which shall not exceed ten (10) feet in length measured along its long wall and is set back a minimum of two (2) feet from the exterior vertical building wall beneath the dormer. An exception is made for a dormer that results from stairs on an outside wall, which is permitted to be flush with the exterior vertical building wall against which the stairs are constructed.*
- D. Half story – shall be defined as attic space above the ~~first or~~ second story which shall have a pitched roof to begin ~~at~~ *within 12 inches of* the ceiling joists line of the story below and which pitch shall have a minimum slope of thirty (30%) percent. Such attic space, if finished, shall have a minimum vertical wall of five (5) feet in a finished area including deck and balcony space not to exceed fifty (50%) percent of the second story living space in the case of a two and one-half (2 1/2) story structure. Chimneys shall not be elevated more than three (3) feet above the established ridge height. Decorative structures such as, but not limited to, railings, widow walks, parapets, etc., are not allowed to be more than an additional two (2) feet above the established ridge height. *Dormers attached to half-stories must meet the setback requirements included in the definition of dormers.*

- E. Home office - An office activity carried on for gain by a resident in a dwelling unit as an accessory use.
- F. House of Worship – Churches and similar places of worship, parish houses, convents, and church schools and libraries that are owned and operated by duly incorporated religious organizations.
- G. Lot, Corner – shall mean a lot at the junction of and abutting two (2) or more intersecting streets where the interior angle of intersection does not exceed one hundred thirty-five (135) degrees. Corner lots shall have a front, a rear and side yards. The front yard shall be the smaller of the two (2) lot lines co-existent with the street line. The rear yard shall be the side opposite the front. The remaining sides shall be considered side lot lines.
- H. Porch – A roofed entrance, piazza, or portico not more than one (1) story in height. A front “porch” shall not be enclosed permanently or temporarily with any type of material nor shall there be any construction between the roof and the floor of the porch except for columns or posts necessary for the support of the roof or an open safety railing which shall present no more than a minimal obstruction to view provided, however, that an open wire mesh removal screening may be permitted during the spring and summer months. Porches shall be considered part of the principal building for the purpose of calculating building coverage. Porches shall not be considered habitable floor area. Average front yard setbacks shall be measured from the building line, not the porch line.
- I. School - Any building or part thereof which is designed, constructed or used for education of students up to and through the secondary level.

Schedule of Limitations Chart Amendments (§17-4)

The Borough’s Schedule of Limitations Chart should be updated to address inconsistencies, make clarifications, and amend some of the Borough’s bulk standards as follows:

- A. The schedule does not yet incorporate the 2008 ordinance that rezoned District 4 from Single Family to Recreation Open Space, an inconsistency that should be rectified.
- B. It is also recommended that the Borough further clarify the chart by creating a new row for Conditionally Permitted Use by zone, separate from a Principally Permitted Use row. At present, the permitted use row seems to blend the two, given that conditions are embedded within the entry for some permitted uses. The more expeditious way to handle the enumeration of uses is to leave the chart unencumbered with the lengthy set of conditions, and to instead create a Conditional Use Requirements Section with the principal body of the ordinance. One of the reserved sections of the ordinance, such as §17-5.2, could be used for this purpose.

- C. It is recommended that the Borough edit the yard requirement for properties on Sea Girt Avenue, as the wording of the standard is currently unclear.
- D. It is recommended that the Borough refine the side setback requirement so that 75-foot wide lots are included in the 30% side yard setback by adding the phrase “greater than or equal to 75 feet in width” in this standard.
- E. See Appendix A for the suggested revisions to the Schedule of Limitations Chart.

New Conditional Use Requirements Subsection (possibly §17-5.2)

As described above, the clarity of Sea Girt’s ordinance would be enhanced by including a dedicated section for conditional uses. It is recommended that initially, the following three uses be included in the Conditional Use Requirements subsection with the condition criteria defined therein:

- A. Home Office – conditions in accordance with the Borough’s latest home office ordinance. The conditions currently existing could then be removed from the Schedule of Limitations Chart.
- B. Schools – conditions related to minimum lot size, minimum yard depth, minimum street frontage, maximum building height, parking area location, buffers, proper relationship of particular structures, proper relationship of parking areas, driveways, and approaches to roadway and traffic flow, proper maintenance of natural features, and other such matters.
- C. Houses of Worship – conditions related to minimum lot size, minimum yard depth, minimum street frontage, maximum building height, parking area location, buffers, proper relationship of particular structures, proper relationship of parking areas, driveways, and approaches to roadway and traffic flow, proper maintenance of natural features, and other such matters.

The addition of conditions to the latter two use categories is recommended given the amount of concern regarding the future of Sea Girt’s public schools and changes that might occur with facility needs in the future, and that these uses presently occupy some of the largest tracts of land in the Borough. Future land use planning for these uses must ensure adequate site attributes for these large public and semi-public uses in this largely built-out Borough.

Accessory Buildings and Structures in Residence Districts Amendments (§17-5.1)

The following recommendations are made for amendments to this subsection:

- A. In order to retain a cohesive appearance, it was suggested that flag poles be regulated to a standard height and total number or total square footage limitation.
- B. The prohibition of dwelling units in basement areas below accessory garage structures and limitation of the use of areas under a garage to storage space.

- C. A comprehensive amendment to and reorganization of section 17-5.1 in order to clarify requirements for accessory structures, group like standards, and simplify regulations where appropriate.
- D. In particular, it is recommended that the Borough simplify the measurements for height and roof pitch for detached structures.
- E. In addition to standards for accessory structures, subsection **17-5.1** also contains standards related to lot coverage and building coverage. At present, the reference point for building coverage in subsection (i) (first floor area) conflicts with the reference point contained in the definition of building coverage in section **17-2** (building area). It is recommended that the definition of building coverage be amended as described above, and that subsection **17-5.1** be amended as follows:

§17-5.i Building Coverage. The maximum permitted building coverage on any residential lot shall be the equivalent of twenty (20%) percent of lot size, calculated as described in the definition of building coverage ~~by dividing the first floor area, as that term is defined in Section 17-2., of the principal building by the total square footage of the lot.~~

Mechanical Equipment Amendments (§17-5.4)

The following clarifying amendment is recommended for the mechanical equipment standard:

All exterior mechanical equipment, including units for heat, ventilation, air-conditioning, pool pumps and accessories, heat pumps, other than individual air-conditioners, to serve a building shall be located in the rear yard and/or on the top story of either the principal building or accessory buildings, either inside or outside. If installed in the yard, they shall comply with the rear yard and setback provisions. If installed in or on the buildings they shall not be visible from the front or side street and shall be located behind physical buffer such as a parapet wall or solid short fence so as to dampen noise effects on or from the neighboring properties.

Amendment of Exceptions to Front Yard Requirements to Permit Porches (new §17-6.2.b)

Residents and stakeholders often discussed the emergence of bulky, cookie-cutter homes and over-loaded back yard amenity spaces as common themes of concern for the Borough. One potential factor in the bulk and accessory structures is the limitation against front porches that extend from the building line. Allowing porches would also have the effect of adding variety to the streetscape. It is recommended that, in conjunction with the suggested definition of porch provided above, the Borough add the following language permitting front yard porches of limited size to encroach into the front yard setback:

17-6.2 Exception to Front Yard Requirements.

- a. When more than fifty percent of the street frontage in any block is developed, the required front yard for any building to be erected shall have a depth not less than the average depth of the front yards of all existing buildings in the block, but in no case shall the setback requirement be greater than forty (40) feet. (Ord. #579, A VI, §2)
- b. An open and unscreened entrance porch as defined herein leading to the first floor and extending no more than the width of the front façade may project no more than eight feet, not including steps, into a required front yard area, provided the floor of the porch is within three feet of the adjoining ground level. Porches shall be considered part of the principal building for the purpose of calculating building coverage. Porches shall not be considered habitable floor area. Average front yard setbacks shall be measured from the building line, not the porch line.

Addition to the Borough's Land Development Submission Checklist (§15-1.10.b)

The negative impacts that filling or raising the ground elevation of a lot can have on surrounding properties is a common concern in the Borough. While there is an ordinance in place that prohibits changing the natural topography of land without the approval of the Borough Engineer (§17-4.3), the Borough could take the additional measure of requiring applicants to submit topographic data from previous years in order to verify that the topography has not been changed in the interim.

Clarification of Restoration of a Non-Conforming Structure Ordinance (§17-5.12.c)

It is recommended that the Borough consider expanding the regulations related to the permitted restoration of a damaged non-conforming structure to include a definitive formula on how the fifty percent cubic feet threshold is calculated. A more definite approach will assist in consistent application of this standard.

Adoption of a Tree Preservation Ordinance

The loss of the Borough's tree canopy was a persistent issue for both individual residents and stakeholder groups. It is recommended that the Borough address this issue through the adoption of a tree preservation ordinance. Multiple individuals independently arrived at the Borough of Spring Lake's tree preservation ordinance as a fruitful model upon which Sea Girt could base an ordinance. Tree Preservation Ordinances typically include the following sections:

- A. Purpose – the input of the Sea Girt Shade Tree Commission presents a clear purpose, which could be stated as follows:

The purpose of this article is to control and regulate the indiscriminate or excessive removal, clear-cutting and destruction of trees, so that Borough residents may continue to enjoy the

benefits of a plentiful tree cover, including increased property values, absorption of greenhouse gases, reduction of stormwater run-off, shading and cooling, and improved air quality.

- B. Definitions
- C. Applicability
- D. Tree removal project permit process
- E. Conditions of issuance of permits
- F. Tree removal project permit application

The Borough of Spring Lake's application requires Applicants to provide the date, block and lot number of the property, location, whether it is new construction, whether it is taking place on a vacant lot, the identity of the Applicant/Owner, their phone number and address, the identity of the tree removal contractor, their address, the number of trees to be removed, species, and caliper, the purpose of removing the tree(s), the date of receipt of the required Tree Replacement Plan, the signatures of the Applicant and Code official, and method of payment.

The back of the permit application includes all pertinent information related to the requirements of the Tree Replacement Plan, replacement requirements organized by the size of the tree removed, the rates for paying in to the Replacement Fund in lieu of planting replacement trees, based on tree size, the penalty of removal without a permit, and recommended street tree varieties.

- G. Appeal
- H. Tree replacement plan
- I. Replacement tree value calculations
- J. Tree replacement fund
- K. Violations and penalties

In discussion with the Subcommittee, it was also suggested that the Borough go a step beyond the components provided in the Spring Lake precedent to establish a procedure and time limit according to which a lot scheduled for development cannot be clear cut or have a large portion of its vegetation removed far in advance of the beginning of construction, nor in advance of obtaining zoning and building permits.

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

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

Appendix A: Revised Schedule of Limitations (§17-4)

<p style="text-align: center;">Schedule of Limitations Borough of Sea Girt (Section 17-4)</p>				
	DISTRICT 1 EAST and 1 WEST and 4 SINGLE FAMILY	DISTRICT 2 EAST and 2 WEST CONVENIENCE COMMERCIAL	DISTRICT 3 BEACH	DISTRICT 4 RECREATIONAL OPEN SPACE
PURPOSE	To maintain this substantial portion of the Borough for single family residential uses tougher with the necessary public and quasi-public uses required for the normal functioning of the Borough such as fire house, town hall, school, library, parks and churches.	To preserve the existing primary area of commercial concentration in the Borough and permit such uses that meet the daily and other convenience needs of the Borough within the zoning district area designated in order to be compatible with the overall low density residential character of the Borough. It is intended that major shopping and commercial needs such as those relying on major highway access or serving a regional market be met in locations other than the Borough where more intensive business activities are already established or where major tracts of land are available to develop modern shopping center facilities.	The purpose of this district is to preserve the existing natural beach area and dunes which are present in the Borough. In addition, the uses permitted are selective in recognition of the periodic flooding or high tides which occur throughout the year and hence are designed to prohibit structures which would house or require personnel to be in the structures at the time of a hurricane, heavy storm or threat of flooding.	<u>To provide for and preserve passive and active recreational uses, adequate light, air and open space to promote the establishment of appropriate population densities and to preserve the environment, open space, environmentally sensitive areas and valuable natural resources.</u>

<p style="text-align: center;">Schedule of Limitations (continued) Borough of Sea Girt (Section 17-4)</p>				
	DISTRICT 1 EAST and 1 WEST	DISTRICT 2 EAST and 2 WEST CONVENIENCE COMMERCIAL	DISTRICT 3 BEACH	DISTRICT 4 RECREATIONAL OPEN SPACE
PRINCIPALLY PERMITTED USE ON AND/OR IN BUILDING	<ol style="list-style-type: none"> 1. Single family dwelling. 2. Municipal buildings and facilities. 3. Schools for the purpose of general academic instruction and accredited by the New Jersey Department of Education. 4. Churches. 5. Municipal parks and playgrounds. 6. Public libraries. 7. See subsections 17-5.9 and 17-5.15 8. Home Office Use in residential zones; Home office use, meaning an office activity carried on for gain 	<ol style="list-style-type: none"> 1. Restaurants, tea rooms, luncheonettes and grills, but not including fast food restaurants. Fast food restaurants are prohibited. 2. Stores and shops for the retail sale of groceries, meats, fruits, vegetables, alcoholic beverages, stationery, newspapers, appliances, wearing apparel, antiques, gifts and other similar retail uses. 3. Service uses such as beauty salons, barber shops, tailors, banks, 	<p>The permitted uses in District 3 shall be the boardwalk, not more than one (1) Municipal pavilion, which may serve refreshments, open beach area, and Ocean Avenue with its designated curbside parking spaces.</p>	<p><u>Beach Zone; Active Recreational Use; Passive Recreational Use; Environmentally Sensitive Areas and Buffers; Government Use.</u></p>

	<p>by a resident in a dwelling unit, shall be permitted accessory use in residential zone districts, provided:</p> <ul style="list-style-type: none"> a.—The use is limited solely to office use; b.—The use is operated by or employs in the residence only a resident or residents who are permanent full-time residents of the dwelling unit, and no other person; c.—No non-resident employees, customers or business invites or guests shall visit the dwelling unit for business purposes; d.—The use shall be located in only one (1) room of the dwelling unit, which shall not be served by an entrance separate from the household; e.—Interior storage of materials shall only consist of office supplies; f.—There shall be no change to the exterior of buildings or structures because of the use, and no outside appearance of a business use, including, but not limited to, parking, storage, signs or lights; g.—The use operates no equipment or process that creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with telephone, radio or television reception, detectable by neighboring residents; h.—The use does not require any increased or enhanced electrical or water supply; i.—The quantity and type of solid waste disposal is the same as other residential uses in the zone district; j.—The capacity and quality of effluent is typical of normal residential use, and creates no potential or actual detriment to the sanitary sewer system or its components; k.—Delivery trucks shall be limited to U. S. Postal Service, United Parcel Service, Federal Express and other delivery services providing 	<p>professional offices, post office and other similar service uses.</p> <ul style="list-style-type: none"> 4. Apartments above businesses not to exceed two (2) per lot. 5. Service stations. See subsection 17-5.20. 6. See subsections 17-5.9 and 17-5.15. 		
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	<p><i>regular service to residential uses in the zone district;</i></p> <p>1. <i>All vehicular traffic to and from the home office shall be limited in volume, type and frequency to what is normally associated with other residential uses in the zone district.</i></p>		
<p><u>CONDITIONALLY PERMITTED USE ON AND/OR IN BUILDING</u></p>	<p>1. <u>Schools</u></p> <p>2. <u>Houses of Worship</u></p> <p>3. <u>Home Office</u></p>		
<p>PERMITTED ACCESSORY USE</p>	<p>1. Fences and walls (See subsection 17-5.11).</p> <p>2. Garages providing space for a maximum of three (3) automobiles. In no case shall the garage be higher than the dwelling house.</p> <p>3. See Section 17-5.</p> <p>4. Private residential pools in accordance with subsection 17-5.22.</p>	<p>1. Garages</p> <p>2. Off-street parking</p>	<p>Not applicable.</p> <p><u>Municipal Facilities;</u> <u>Museums; Wireless</u> <u>Telecommunication</u> <u>Facilities; Parking.</u></p>
<p>HEIGHT LIMITS</p>	<p>1. All buildings, other than Accessory Buildings, schools, libraries, Municipal Buildings and other Municipal facilities, shall be at least twenty-two (22) feet in height, but shall not exceed thirty-five (35) feet in height nor have more than two and one-half (2 1/2) stories. Height shall be measured from the crown of the road to the maximum elevation of the building, covered or uncovered.</p>	<p>1. No building shall exceed thirty-five (35) feet in height nor have more than two and one-half (2 1/2) stories.</p> <p>2. No building shall be less than fourteen (14) feet in height.</p>	<p>Pavilions shall not exceed fourteen (14) feet above the level of the boardwalk.</p>
<p>AREA AND YARD REQUIREMENT</p>	<p>1. Not lot for a single-family dwelling or church shall be less than fifty (50) feet in width, one hundred fifty (150) feet in depth, and seven thousand five hundred (7,500) square feet in area. See subsection 17-6.1</p> <p>2. Each single-family dwelling shall contain a minimum principal building coverage of nine hundred thirty-seven point five (937.5) square feet and a maximum permitted building coverage on any residential lot shall be the equivalent of twenty (20%) percentage of lot size.</p>	<p>1. No lot shall be less than fifty (50) feet in width, one hundred fifty (150) feet in depth, or seven thousand five hundred (7,500) square feet in area. See subsection 17-6.1.</p> <p>2. There shall be no more than one (1) building per lot.</p> <p>3. All buildings shall have a minimum setback of fifteen (15) feet from the street line, thirty (30) feet from the rear lot line and six (6) feet from each</p>	<p>Not applicable.</p>

	<p>3. Single family dwellings, schools, churches, libraries, municipal buildings and other municipal facilities in both districts shall have a minimum setback of forty (40) feet from the front lot line and thirty (30) feet from the rear lot line except along Sea Girt Avenue, the minimum setback shall be twenty-five (25) feet on one side. Side yard setbacks shall be a total of 15 feet with a minimum of ten (10) feet on one side. On lots <i>greater than or equal to more than</i> seventy-five (75) feet in width, the total side yard setbacks shall be thirty (30%) percent of the lot width with a minimum of ten (10%) percent on any one side. There shall be no minimum requirements for any future municipal facilities that may be constructed in The Plaza area between the railroad and Sixth Avenue from Washington Boulevard to Boston Boulevard and except further as allowed in subsection 17-6.2. For corner lots, there shall be a side yard of not less than fifteen (15) feet on that side of the lot nearest the street. Other front, side and rear yard provisions shall apply. In the case of a corner lot, the smaller of the two (2) lot lines co-existent with the street line shall be considered the front lot line.</p> <p>4. The maximum permitted impervious coverage on any residential lot shall be the equivalent of thirty-five (35%) percentage of lot size.</p>	<p>side lot line. For corner lots there shall be a side yard of not less than fifteen (15) feet on that side of the lot nearest the street; other front, side and rear yard provisions shall apply. In the case of a corner lot, the smaller of the two lot lines co-existent with the street line shall be considered the front lot line.</p> <p>4. Building Coverage in the District 2 East and 2 West Convenience Commercial District will be restricted to the amount of property remaining after the above described setbacks have been met, inclusive of compliance with parking, drainage and accessibility requirements, <u>except for residential lots, where building coverage is limited to 20 percent of the lot area.</u></p>		
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