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**HOUSING ELEMENT/FAIR SHARE PLAN  
MASTER PLAN REVISION**

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**SEA GIRT BOROUGH**  
Monmouth County, New Jersey

Prepared by

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#### MASTER PLAN REVISION

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# **SEA GIRT HOUSING ELEMENT/FAIR SHARE PLAN**

## **MASTER PLAN REVISION**

### **INTRODUCTION**

This document consists of two principal parts. The first section is a Housing Element/Fair Share Plan prepared pursuant to the rules of the New Jersey Council on Affordable Housing. The Plan seeks to address the Borough's 124 unit affordable housing obligation by way of a vacant land adjustment, given the fact that there are no vacant developable parcels within the Borough that are capable of yielding any significant number of affordable units. The nine unit indigenous need is to be addressed by a housing rehabilitation plan.

The second portion of this document constitutes a Land Use Element Plan revision which specifically addresses a concern that the Borough has for the development of its single-family residential districts. The concern is one of incompatible infill residential development. The Borough is experiencing a trend which is occurring in a number of municipalities where infill development of vacant parcels and demolition and reconstruction on developed lots results in housing which is inconsistent with the established pattern of development and adversely affects the Borough's mature streetscape.

This Plan recommends certain changes to the Zoning Ordinance which will guide development into a more compatible form. Specifically, it is recommended that the floor area ratio standards be deleted, that the side yard standards be reconsidered and that the height requirements be changed.

The current minimum side yard requirement for single-family residential development is five feet. The recommended revision is that one side yard be permitted as five feet; however, the combined side yards must be either 15 feet or 20 percent of the lot width, whichever is greater.

With respect to the height standard, it is recommended that a maximum height of 2-1/2 stories and 30 feet be adopted. This is a change from the current 2-1/2 stories and 35 foot standard. The definition of building height should be revised to mean the vertical distance to the highest point on the flat, shed or mansard roof and the average distance between the eaves and the ridge level for gable, hip and gambrel roofs.



**HOUSE ELEMENT/  
FAIR SHARE PLAN**

## INTRODUCTION

The Mt. Laurel II decision,<sup>1</sup> handed down by the New Jersey Supreme Court in January 1983, requires all municipalities to provide a realistic opportunity for the construction of housing affordable to low and moderate income households.

In response to the Mt. Laurel II decision, the Fair Housing Act was adopted in 1985 and signed by the Governor (Chapter 222, Laws of New Jersey, 1985). The Act established a Council on Affordable Housing (COAH) to insure that the mandate of Mt. Laurel II would be implemented by all New Jersey municipalities.

The Fair Housing Act also required municipalities in the State to include an adopted housing element in all master plans. The principal purpose of the housing element is to provide methods of achieving the goal of access to affordable housing in order to meet the municipality's present and prospective low and moderate income housing needs. Low income households are defined as those with incomes no greater than 50 percent of the median household income, adjusted for household size, of the housing region in which the municipality is located. Moderate income households are those with incomes no greater than 80 percent and no less than 50 percent of the median household income, adjusted for household size, of the housing region.

Sea Girt Borough is located in the COAH East Central Housing Region (Region 4, see COAH Housing Region map) which consists of Monmouth, Ocean and Mercer Counties. The median household income for a family of four in this Region is \$58,984.

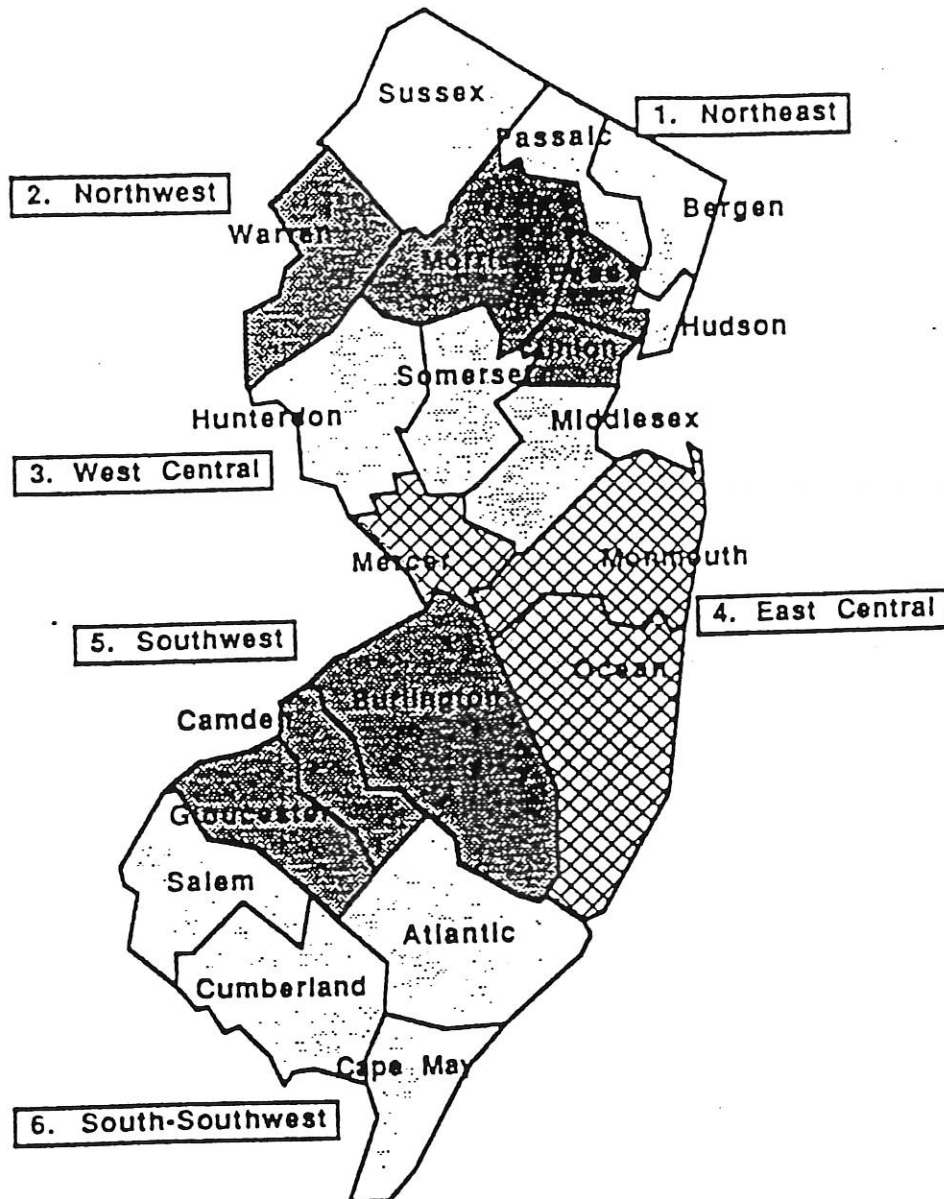
The Municipal Land Use Law and COAH require that the housing element of a community's Master Plan include the municipality's strategies for addressing its present and prospective housing needs and must contain at least the following:

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<sup>1</sup> South Burlington County NAACP v. Mt. Laurel Borough, 92 NJ 158, (1983).

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income household and substandard housing capable of being rehabilitated;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

# NEW JERSEY COUNCIL ON AFFORDABLE HOUSING HOUSING REGIONS (1993-1999)



GROUP 1 NORTHEAST	GROUP 2 NORTHWEST	GROUP 3 WEST CENTRAL	GROUP 4 EAST CENTRAL	GROUP 5 SOUTHWEST	GROUP 6 SOUTH- SOUTHWEST
BERGEN	ESSEX	MIDDLESEX	MONMOUTH	CAMDEN	ATLANTIC
PASSAIC	MORRIS	SOMERSET	OCEAN	GLOUCESTER	CAPE MAY
HUDSON	UNION	HUNTERDON	MERCER	BURLINGTON	CUMBERLAND
SUSSEX	WARREN				SALEM

## EXECUTIVE SUMMARY

1. The Borough of Sea Girt has been assigned an affordable housing obligation of 124 units by COAH for the period 1993 to 1999. This obligation consists of a local component known as indigenous need; a regional component known as reallocated present need and prospective need; and a component consisting of the Borough's unmet COAH obligation from 1987 to 1993 known as prior cycle prospective need. The Borough has an indigenous need of 9 units, which may be satisfied through the rehabilitation of substandard housing units. The Borough has a new construction obligation of 115 housing units (see Table 1).
2. The Borough's rehabilitation obligation of 9 housing units will be addressed through the establishment of a municipal rehabilitation program. COAH rules require a minimum expenditure of \$10,000 per housing unit for rehabilitation, which translates into a total program cost of \$90,000. It is recommended that the Borough dedicate funding in this amount for implementation of the rehabilitation program. Alternatively, the Borough may attempt to secure grants and loans for all or part of the cost of the program.
3. The Borough is an established community that lacks sufficient vacant land to satisfy its new construction obligation of 115 units. The Borough seeks a vacant land adjustment pursuant to 5:93-4.2 in recognition of its fully developed character.

Table 1

LOW AND MODERATE INCOME HOUSING OBLIGATION  
Borough of Sea Girt, Monmouth County, New Jersey

A.	Indigenous Need	11	units
B.	Present Need	15	units
C.	Prospective Need	<u>52</u>	units
D.	Total Need (B + C)	67	units
E.	Prior Cycle Prospect Need	51	units
REFINEMENTS			
F.	<i>Filtering</i>	-6	units
G.	<i>Residential Conversions</i>	0	units
H.	<i>Spontaneous Rehabs</i>	-2	units
I.	<i>Demolitions</i>	<u>13</u>	units
J.	Total Refinement	5	units
K.	Pre-Credited Need (D + E + J)	124	units
EDITS AND REDUCTIONS			
	Units Constructed or Transferred		
L.	RCAs	0	units
M.	New Construction	0	units
N.	Rehabilitated post 1990	0	units
O.	Prior-Cycle Credits	0	units
P.	Total Pre-Reduction Credits	0	units
REFINED HOUSING OBLIGATION			
Q.	Calculated Need (K - P)	124	units
R.	Indigenous Need (A - H - N)	9	units
S.	Inclusionary Component (Q - R)	115	units
HOUSING PLAN ALTERNATIVES		MAXIMUM NUMBER	
	Rehabilitation (A - H - N)	9	units
	Regional Contribution Agreement [.5(K - N) - L]	62	units
	Minimum # of Rental Units [.25*S]	29	units
	Maximum # of Senior Citizen Units		
	With no RCA [.25(K - R - L) - M (senior citizen units)]	29	units
	With RCA [.25(K - R - (L + new RCA)) - M (sr. cit. units)]	13	units
	Accessory Apartments	10	units

## DEMOGRAPHIC CHARACTERISTICS

### POPULATION

The Borough of Sea Girt experienced significant population growth from 1930 to 1980, as shown in Table 2. The Borough's population increased by 2,264 or 587 percent during this period. In contrast, the Borough's population decreased from 2,650 in 1980 to 2,099 in 1990. This represents a decline of 551 or approximately 21 percent during the decade.

Sea Girt and Monmouth County have experienced similar population trends during the period 1930 to 1990, with the exception of the decade 1980 to 1990. The Borough's growth has been more erratic than that of the County, which has experienced population gains throughout this period. The majority of Sea Girt's population growth occurred between 1930 and 1960 when the number of residents increased from 386 to 1,798. This is a gain of 1,412 or 366 percent over the 30 year period. The Borough's population growth moderated between 1960 and 1980 and actually decreased from 2,650 in 1980 to 2,099 in 1990. This represents a population loss of 551 or 21 percent during the decade. In comparison, the County experienced its greatest growth from 1940 to 1970 when the population increased from 161,238 to 461,849. This is a gain of 300,611 or 186 percent during the period. Unlike Sea Girt, the County also had a population increase of 49,951 or 10 percent from 1980 to 1990.

Recent information from the N.J. State Data Center indicates that Sea Girt has resumed moderate population growth. The Borough has an estimated 1996 population of 2,143, which represents an increase of 44 or 2 percent over 1990 population of 2,099. This trend may be caused by a modest in-migration of young families, housing turnover as long-time residents leave the community and an increase in year-round residency. Monmouth County is experiencing continued population growth. The County has an estimated 1996 population of 591,182, which is an increase of 38,058 or approximately 7 percent over 1990 population of 553,124.

Table 2

POPULATION GROWTH, 1930 TO 1996  
Borough of Sea Girt and Monmouth County

*Borough of Sea Girt*

Year	Population	Population Change	
		Number	Percent
1930	386	--	--
1940	599	213	55.2
1950	1,178	579	96.7
1960	1,798	620	52.6
1970	2,207	409	22.7
1980	2,650	443	20.1
1990	2,099	-551	-20.8
1996*	2,143	44	2.1

*Monmouth County*

Year	Population	Population Change	
		Number	Percent
1930	147,209	--	--
1940	161,238	14,029	9.5
1950	225,327	64,089	39.7
1960	334,401	109,074	48.4
1970	461,849	127,448	38.1
1980	503,173	41,324	8.9
1990	553,124	49,951	9.9
1996*	591,182	38,058	6.9

\* Population estimate from the N.J. State Data Center

Source: New Jersey State Data Center, New Jersey Population Trends, 1986 to 1997.



## POPULATION COMPOSITION BY AGE

The Borough of Sea Girt's population decline between 1980 and 1990 resulted in population losses in most age groups, as shown in Table 3. There were decreases in every age group with the exception of those in the 35 to 44 and 65 and over categories. The largest decrease occurred in the number of residents age 15 to 24, which declined by 225 or 52 percent. The Borough also experienced significant declines in the age groups 5 to 14, 45 to 54 and 25 to 34. They decreased by 34 percent, 29 percent and 20 percent respectively. In addition, smaller decreases occurred in the number of residents age 55 to 64 and under 5, which declined by 16 percent and 13 percent respectively. In contrast, the number of residents age 35 to 44 remained constant at 240 and the number of residents age 65 and over increased by 1 or .2 percent.

Table 3

### POPULATION BY AGE, 1980 AND 1990 Borough of Sea Girt

	1980		1990		Change, 1980-90	
	<u>No. of Persons</u>	<u>Percent</u>	<u>No. of Persons</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 5	82	3.1	71	3.4	-11	-13.4
5-14	301	11.4	200	9.6	-101	-33.6
15-24	432	16.3	207	9.9	-225	-52.1
25-34	258	9.7	207	9.9	-51	-19.8
35-44	240	9.1	240	11.4	0	0
45-54	385	14.5	275	13.1	-110	-28.6
55-64	381	14.4	320	15.3	-61	-16
65 and Over	<u>571</u>	<u>21.5</u>	<u>572</u>	<u>27.3</u>	<u>1</u>	<u>0.2</u>
TOTAL	2,650	100.0	2,092	100.0	-558	-21.1

Source: U.S. Bureau of the Census, 1980 and 1990

The populations of Sea Girt and Monmouth County are significantly different in terms of age distribution, as shown in Table 4. The majority of residents in the Borough, or 55.7 percent of the total population, are age 45 or older. Between 1980 and 1990, the largest percentage population increases occurred in the age groups 35 to 44 and 65 and over. The percentage of residents age 35 to 44 increased from 9.1 percent to 11.4 percent while the percentage of residents age 65 and over increased from 21.5 percent to 27.3 percent. Residents age 65 and over comprise the largest population block in the Borough. In contrast, the majority of residents in the County or 51.2 percent are age 34 or younger. Between 1980 and 1990, the largest percentage population increases occurred in the age groups 25 to 34 and 35 to 44. The percentage of residents age 25 to 34 increased from 14.9 percent to 16.5 percent while the percentage of residents age 35 to 44 increased from 12.8 percent to 16.7 percent. The largest population block in the County is residents age 35 to 44, who represent approximately 17 percent of the total population, followed closely by residents age 25 to 34. Overall, the Borough's percentage of residents age 65 and over is more than double that of the County's despite a general aging of the population throughout the County.

The median age in Sea Girt increased from 45.3 years in 1980 to 48.6 years in 1990. This is significantly higher than the population of the County, which had a median age of 32.3 in 1980 and 35 in 1990. Given the Borough's present population distribution and fully developed character, its population is becoming increasingly "top heavy" due to the continued aging of its residents.

Table 4

PERCENTAGE POPULATION DISTRIBUTION, 1980 AND 1990  
Borough of Sea Girt and Monmouth County

	1980		1990	
	<u>Borough</u>	<u>County</u>	<u>Borough</u>	<u>County</u>
Under 5	3.1	6.2	3.4	7.0
5-14	11.4	16.3	9.6	13.3
15-24	16.3	16.8	9.9	14.4
25-34	9.7	14.9	9.9	16.5
35-44	9.1	12.8	11.4	16.7
45-54	14.5	11.1	13.1	11.5
55-64	14.4	9.9	15.3	9.1
65 and Over	<u>21.5</u>	<u>11.8</u>	<u>27.3</u>	<u>12.7</u>
TOTAL	100.0	100.0	100.0	100.0
Median Age:	45.3	32.3	48.6	35.0

Source: U.S. Bureau of the Census, 1980 and 1990

## INCOME

The Borough of Sea Girt is an affluent community with a significantly higher median household income and per capita income than either Monmouth County or New Jersey, as shown in Table 5. The Borough had a 1989 median household income of \$58,659, which is greater than the County's 1989 median household income of \$45,912 or the State's 1989 median household income of \$40,927. The Borough's median household income increased by approximately 110 percent from \$28,000 in 1979 to \$58,659 in 1989. This exceeds the State increase of approximately 107 percent but is less than the County increase of 118 percent during this period. Sea Girt's strong income growth is also reflected in per capita money income. The Borough had 1989 per capita money income of \$32,274, which is 150 percent greater than 1979 per capita money income of \$12,887. In comparison, the County and State had 1989 per capita money income of \$20,565 and \$18,714 respectively. The rate of growth in Borough per capita money income surpassed the County and State during this period.

Table 5

HOUSEHOLD AND PER CAPITA INCOME, 1979 AND 1989  
Borough of Sea Girt, Monmouth County and State of New Jersey

	1979 Median Household <u>Income</u>	1989 Median Household <u>Income</u>	% <u>Change</u>	1979 Per Capita <u>Money Income</u>	1989 Per Capita <u>Money Income</u>	% <u>Change</u>
Borough	\$28,000	\$58,659	109.5	\$12,887	\$32,274	150.4
County	\$21,061	\$45,912	118	\$8,539	\$20,565	140.8
State	\$19,800	\$40,927	106.7	\$8,127	\$18,714	130.3

Source: U.S. Bureau of the Census, N.J. State Department of Labor

The majority of households in Sea Girt have higher income levels than Monmouth County as a whole, as shown in Table 6. In 1989, 176 households or 20.3 percent of all households in the Borough had income of \$100,000 or more. In comparison, 22,125 households or 11.2 percent of all households in the County had income of \$100,000 or more. The Borough had 492 households with income of \$50,000 or more in 1989. This represents 56.6 percent of all households in Sea Girt. In comparison, the County had 89,769 households with income of \$50,000 or more in 1989. This represents 45.5 percent of all households in the County. The Borough and County each had 24.1 percent of all households with income of less than \$25,000 in 1989.

Table 6

HOUSEHOLD INCOME DISTRIBUTION, 1989  
Borough of Sea Girt and Monmouth County

Income	Borough		County	
	Number of Households	Percent	Number of Households	Percent
Less than \$5,000	38	4.4	4,980	2.5
\$5,000 - \$9,999	48	5.5	11,016	5.6
\$10,000 - \$14,999	64	7.4	10,213	5.2
\$15,000 - \$24,999	59	6.8	21,354	10.8
\$25,000 - \$34,999	55	6.3	23,945	12.1
\$35,000 - \$49,999	113	13.0	36,047	18.3
\$50,000 - \$74,999	142	16.3	45,204	22.9
\$75,000 - \$99,999	174	20.0	22,440	11.4
\$100,000 - \$149,999	85	9.8	14,369	7.3
\$150,000 or more	<u>91</u>	<u>10.5</u>	<u>7,756</u>	<u>3.9</u>
TOTAL	869	100.0	197,325	100.0

Source: U.S. Bureau of the Census, 1990

## EXISTING HOUSING CHARACTERISTICS

### HOUSEHOLD SIZE

The Borough of Sea Girt contains a greater concentration of small households than Monmouth County, as shown in Table 7. A household is defined as one or more persons, whether related or not, living in a dwelling unit. Approximately 65 percent or nearly two-thirds of all households in the Borough contain one or two persons. The most common household contains two persons and accounts for 38.2 percent of all households in Sea Girt. This is followed by one person households, which represent 26.6 percent of all households in the Borough. This is significantly different than the County's household characteristics. One and two person households account for approximately 52 percent of all households in the County. The most common household contains 2 persons and accounts for 29.9 percent of all households in Monmouth County. However, there are also a significant percentage of households with three or more persons. These households represent 48 percent of all households in the County and include a significant number of families with children.

Sea Girt also experienced a decline in average household size between 1980 and 1990, as shown in Table 7. The Borough's average household size decreased from 2.61 in 1980 to 2.41 in 1990. This a decline of almost 8 percent during the decade. Monmouth County's average household also decreased during this period, however, it remains larger than the Borough. The County's average household size decreased from 2.90 in 1980 to 2.74 in 1990, which is a decline of approximately 6 percent.

Several demographic and social trends during the late 1960s and 1970s have contributed to the reduction in household size. These include the tendency to marry at later ages, increases in divorce rates, increases in the number of elderly living alone and the desire by single working persons to live on their own. Collectively, these trends have resulted in decreases in household size in the Borough and the County. In Sea Girt's case, the age of the population is a significant factor that contributes to small household size.

Table 7

HOUSEHOLD SIZE CHARACTERISTICS, 1990  
Borough of Sea Girt and Monmouth County

<u>Household Size</u>	<u>Borough</u>		<u>County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 person	232	26.6	43,434	22.0
2 persons	333	38.2	59,035	29.9
3 persons	127	14.6	35,802	18.1
4 persons	113	13.0	35,813	18.1
5 persons	45	5.2	15,526	7.9
6 or more persons	<u>21</u>	<u>2.4</u>	<u>7,962</u>	<u>4.0</u>
TOTAL	871	100.0	197,570	100.0
<u>Average Persons Per Household</u>				
1980	2.62		2.9	
1990	2.41		2.74	

*Source:* U. S. Bureau of the Census, 1980 and 1990

The types of households in Sea Girt are listed in Table 8. There are 232 one-person households representing 26.6 percent of all households in the Borough. The majority of these, 160 households, are occupied by persons age 65 and over. Overall, there are 416 households in the Borough with one or more persons age 65 and over. This represents 48 percent of all households in Sea Girt.

The balance of the households in Sea Girt consist of those with two or more persons. There are 639 households with two or more persons and 519 of these are occupied by married couple families. This represents 81 percent of all households with two or more persons in the Borough. The remainder are occupied by other family households and non-family households.

Table 8  
TYPES OF HOUSEHOLDS, 1990  
Borough of Sea Girt

<u>Type of Household</u>	<u>Number in Subgroup</u>	<u>Total</u>
<u>One Person</u>		232
Male Householder	64	
Female Householder	168	
<u>Two or More Persons</u>		639
Married Couple Family	519	
<u>Other Family</u>		
Male Householder, No Wife	19	
Female Householder, No Husband	79	
<u>Non-Family*</u>		22
Male Householder	13	
Female Householder	9	
<u>One or More Persons, 65 and Over</u>		416
One Person	160	
Two or More Persons	256	

\* Not a member of a family; roomers, boarders, resident employees, foster children, etc. , are included in this category.

Source: U. S. Bureau of the Census, 1990

## STRUCTURAL CHARACTERISTICS AND OCCUPANCY OF HOUSING UNITS

The Borough of Sea Girt's housing stock consists primarily of older, relatively large single-family detached homes that are occupied by their owners. The Borough had 1,270 year round housing units in 1990, as shown in Table 9. This is an increase of 92 housing units or almost 8 percent since 1980. The number of vacant housing units was 399, representing 31 percent of total year round housing. The amount of vacant housing is overstated, however, because information from



the U.S. Bureau of the Census does not reflect the Borough's status as a summer resort with a significant amount of seasonal occupation.

Sea Girt's housing stock is older and almost one-third of all units were constructed before 1940. The majority of homes, 69 percent or 832 units, were constructed before 1960. Due to the Borough's fully developed character, only 75 housing units were constructed between 1980 and 1990. This represents just 6 percent of Sea Girt's total housing stock. The trend of limited new housing construction has continued into the 1990's.

The overwhelming majority of the housing stock in Sea Girt consists of single-family detached homes, as shown in Table 9. In 1990, there were 1,203 single-family detached homes representing approximately 95 percent of the total housing stock. The remaining 5 percent consisted of 4 single-family attached units, 41 multi-family units, 1 mobile home and 21 other types of units. The Borough issued 59 building permits for single-family detached houses between 1991 and 1997, further increasing the housing supply.

The majority of housing units in Sea Girt contain six or more rooms. Approximately 89 percent of all housing or 1,132 units had at least six rooms in 1990. There were 138 housing units with five or fewer rooms. This represents just 11 percent of the Borough's total housing stock. The preponderance of housing with six or more rooms reflects the large percentage of single-family detached homes, which tend to have more rooms than higher density units.

Finally, Sea Girt has significantly more owner-occupied housing units than renter-occupied housing units. Owner-occupied housing comprises approximately 87 percent of all occupied units while renter-occupied housing comprises 13 percent of all occupied units.

Table 9  
HOUSING DATA, 1990  
Borough of Sea Girt

<u>Year Round Housing Units</u>	<u>Number</u>	<u>Percent</u>
Occupied	871	68.6
Vacant	<u>399</u>	<u>31.4</u>
	1,270	100.0
<u>Tenure of Occupied Units</u>		
Owner Occupied	757	86.9
Renter Occupied	<u>114</u>	<u>13.1</u>
	871	100.0
<u>Year Structure Built</u>		
1989 - March 1990	26	2.23
1985 - 1988	44	3.7
1980 - 1984	5	0.4
1970 - 1989	87	7.2
1960 - 1969	210	17.4
1940 - 1959	437	36.3
Before 1940	<u>395</u>	<u>32.8</u>
	3,944	100.0
<u>Units at Address</u>		
Single-Family Detached	1,203	94.7
Single-Family Attached	4	0.3
Two or More Units	41	3.2
Mobile Home	1	0.1
Other	<u>21</u>	<u>1.7</u>
	1,270	100.0
<u>Number of Rooms</u>		
One	3	0.2
Two	6	0.5
Three	16	1.3
Four	45	3.5
Five	68	5.4
Six or More	<u>1,132</u>	<u>89.1</u>
	1,270	100

Source: U.S. Bureau of the Census, 1990.

## HOUSING SALES

The Borough of Sea Girt has experienced a significant increase in the sales price and value of housing since 1965, as shown in Table 10. The median sales price for housing in the Borough increased from \$32,500 in 1965 to \$415,600 in 1990. This represents an increase of \$383,100 or 1,179 percent during the 25 year period. The Borough's median housing sales price is also more than double that of Monmouth County and New Jersey. It is \$235,200 or approximately 130 percent greater than the County's median housing sales price of \$180,400. It is also \$253,300 or approximately 156 percent greater than the State's median housing sales price of \$162,300. This trend is expected to continue in the future because of the strong housing market and the Borough's desirability as a place to live and work.

Table 10

### MEDIAN HOUSING SALES PRICES, 1965 TO 1990 Borough of Sea Girt, Monmouth County and New Jersey

<u>Year</u>	<u>Borough</u>	<u>County</u>	<u>State</u>
1965	\$32,500	\$16,000	\$17,750
1970	\$47,900	\$23,500	\$23,000
1975	\$68,750	\$40,000	\$39,500
1980	\$118,000	\$60,000	\$57,500
1985	\$193,499	\$85,000	\$84,000
1988	\$390,000	\$158,000	\$141,900
1990	\$415,600	\$180,000	\$162,300

*Source:* Rutgers Regional Report, Vol. II: New Jersey Home Prices, Sternlieb and Hughes, 1990.

## GROSS RENTS

The Borough of Sea Girt has a limited number of rental housing units and relatively high rent levels, as shown in Table 11. In 1990, 78 percent of the 91 rental units with cash rent had gross rents of \$600 or more per month. The Borough's 1990 median rent was \$734 per month. This is significantly higher than Monmouth County's median rent of \$567 per month and New Jersey's median rent of \$521 per month.

Table 11

### GROSS RENTS, 1990 Borough of Sea Girt

	<u>Units</u>	<u>Percent of Units</u>
Less than \$300	6	5.6
\$300 - \$349	2	1.9
\$350 - \$399	0	0
\$400 - \$449	3	2.8
\$450 - \$499	3	2.8
\$500 - \$549	2	1.9
\$550 - \$599	4	3.7
\$600 - \$649	14	13.0
\$650 - \$699	4	3.7
\$700 - \$749	11	10.2
\$750 - \$999	23	21.3
\$1,000 or more	<u>19</u>	<u>17.6</u>
TOTAL UNITS W/ CASH RENT	91	84.3
No Cash Rent:	17	15.7
Median Monthly Rent:	\$734	

Source: U.S. Bureau of the Census, 1990

## HOUSING CONDITIONS

Housing conditions in the Borough of Sea Girt are generally excellent, as shown in Table 12. All housing units in the Borough have complete plumbing and kitchen facilities. There is only one housing unit with more than one (1) person per room, which is an indicator of overcrowding. In fact, approximately 89 percent or the majority of all housing units in the Borough have less than 0.50 persons per room.

Table 12

### INDICATORS OF HOUSING CONDITIONS, 1990 Borough of Sea Girt

	<u>Number</u>	<u>Percent</u>
<u>Status of Plumbing Facilities</u>		
Having complete plumbing facilities	1,270	100
Lacking complete plumbing facilities	0	0
<u>Status of Kitchen Facilities</u>		
Having complete kitchen facilities	1,270	100
Lacking complete kitchen facilities	0	0
<u>Occupied Units by Persons Per Room</u>		
0.50 or less	771	88.5
0.51 to 1.00	99	11.4
1.01 - 1.50	1	0.1
1.51 or more	0	0

Source: U. S. Bureau of the Census, 1990

## ESTIMATED FUTURE HOUSING CONSTRUCTION

The rate of new housing construction in the Borough of Sea Girt has slowed considerably over the past three decades because of the community's fully developed character and lack of vacant land. As shown in Table 13, 115 residential building permits were issued by the Borough during the 15 year period from 1983 to 1997. All of the permits were for single-family detached housing units. Approximately 32 housing units were demolished, resulting in a maximum net increase of 83 housing units during this period. The actual increase may be lower because, typically, a small number of permits are not exercised each year.

Table 13

### DWELLING UNITS AUTHORIZED BY BUILDING PERMITS, 1983 TO 1997 Borough of Sea Girt

<u>Year</u>	<u>Total</u>	<u>Single-Family</u>	<u>2-4 Family</u>	<u>5+ Family</u>	<u>Demolitions</u>
1997	17	17	0	0	N/A
1996	12	12	0	0	N/A
1995	7	7	0	0	3
1994	9	9	0	0	6
1993	7	7	0	0	2
1992	5	5	0	0	3
1991	2	2	0	0	1
1990	5	5	0	0	3
1989	3	3	0	0	2
1988	9	9	0	0	8
1987	3	3	0	0	2
1986	6	6	0	0	1
1985	11	11	0	0	1
1984	13	13	0	0	0
1983	<u>6</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTALS:	115	115	0	0	32

*Source:* Summary of Residential Building Permits, 1983-1992, N. J. Department of Labor.

## 2005 HOUSING PROJECTION

The Borough of Sea Girt is expected to have modest housing growth through 2005, as shown in Table 14. This growth will be generated by in-fill residential development on the Borough's remaining vacant land. The 2005 housing projection is based upon the number of housing units in 1990; the net number of housing units constructed from 1991 to 1997 (residential building permits issued - demolitions); and an estimate of the net number of housing units to be constructed from 1998 to 2005 (based on the average number of residential building permits issued and demolitions performed from 1991 to 1997).

The Borough had 1,270 housing units in 1990. The net number of housing units constructed from 1991 to 1997 was 44 (59 residential permits issued - 15 demolitions). It is estimated that 6 housing units per year will be constructed in the Borough from 1998 to 2005, resulting in an overall increase of 48 housing units. This translates into a projected 2005 housing stock of 1,362.

Table 14

### PROJECTION OF HOUSING UNITS, 2005 Borough of Sea Girt

1990 Housing Units	1,270
+ Net Housing Construction, 1991-1997	44
+ Projected Housing Construction, 1998-2005	<u>48</u>
PROJECTED HOUSING UNITS IN 2005	1,362

## **EMPLOYMENT DATA**

### **PRIVATE SECTOR COVERED EMPLOYMENT**

The Borough of Sea Girt is a largely residential bedroom community with a limited employment base, as shown in Table 15. Employment in the Borough fluctuated between 1986 and 1996 in concert with trends in the State and national economy. Sea Girt lost employment during the economic recessions of the late 1980's and early 1990's, however, the Borough has since recovered and added additional jobs. The Borough's covered employment increased from 951 in 1986 to 1,325 in 1996. This is an employment peak and represents a gain of 374 jobs or approximately 39 percent during the period.

Despite Sea Girt's limited employment base, its population to jobs ratio of 1.62 to 1 compares favorably to the Counties in the COAH East Central Housing Region. As shown in Table 15, Monmouth County, Ocean County and Mercer County had 1996 population to jobs ratios ranging from a low of 2.50 to 1 to a high of 4.58 to 1. The Borough's population to jobs ratio is significantly lower than that of the Counties, indicating that it has a relatively large number of jobs for a community of its size.



Table 15  
EMPLOYMENT DATA, 1986 TO 1996  
Borough of Sea Girt and Monmouth County

<u>Year</u>	<u>Borough</u>			<u>County</u>		
	<u>Number of Jobs</u>	<u>Difference Number</u>	<u>Percent</u>	<u>Number of Jobs</u>	<u>Difference Number</u>	<u>Percent</u>
1986	951	--	--	161,207	--	--
1987	938	-13	1.4	171,520	10,313	6.4
1988	954	16	1.7	175,707	4,187	2.4
1989	1,052	98	10.3	178,154	2,447	1.4
1990	980	-72	-6.8	170,419	7,735	-4.3
1991	1,065	85	8.7	163,333	-7,086	-4.2
1992	886	-179	-16.8	164,925	1,592	1
1993	997	111	12.5	172,156	7,231	4.4
1994	1,204	207	20.8	175,765	3,609	2.1
1995	1,236	32	2.7	179,137	3,372	1.9
1996	1,325	89	7.2	181,804	2,667	1.5
Employment Change, 1986-1996		374	39.3		20,597	12.8

<u>Area</u>	<u>1996 Population</u>	<u>1996 Covered Employment</u>	<u>Population to Jobs</u>
Borough of Sea Girt	2,143	1,325	1.62 to 1
Monmouth County	591,182	181,804	3.25 to 1
Mercer County	330,226	132,254	2.50 to 1
Ocean County	474,102	103,508	4.58 to 1

*Source:* For Employment - NJ Department of Labor, Covered Employment Trends, 1986-1996  
For Population - NJ State Data Center

## COMPARATIVE EMPLOYMENT DATA

The Borough of Sea Girt has a greater number of residents employed in the Executive/Administrative/Managerial and Professional Specialty sectors than Monmouth County, as shown in Table 16. The majority of Borough residents or 24.6 percent are employed in the Professional Specialty sector of the economy. This includes doctors, lawyers, planners and

engineers. The other top employment sectors in the Borough are Executive/Administrative/Managerial, Sales and Administrative Support/Clerical. These occupations account for 22.1 percent, 15.7 percent and 15.3 percent of all employment in Sea Girt, respectively. These occupational concentrations are similar to those of Monmouth County.

## **COMMUTING TO WORK**

The majority of residents in the Borough of Sea Girt commute to work by driving alone, as shown in Table 16. Approximately 79 percent of all workers from the Borough drive to work alone, compared with 75 percent of all workers in Monmouth County. The Borough also has a lower rate of public transportation usage, 5.6 percent versus 7.4 percent for the County. The same pattern exists for carpooling. Approximately 6 percent of Borough residents carpooled to work compared with 11.4 percent for the County. On the other hand, almost 8 percent of Sea Girt residents walked to work or worked at home. Only 5.7 percent of County residents walked to work or worked at home.

Sea Girt residents also had a mean travel time to work of 24.1 minutes, which is less than the County mean travel time of 27.3 minutes. This indicates that, on average, Borough residents work closer to home than County residents.

Table 16

COMPARATIVE EMPLOYMENT DATA, 1990  
Borough of Sea Girt and Monmouth County

<u>Employment by Occupation</u>	<u>Borough</u>		<u>County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Executive, Administrative and Managerial	211	22.1	45,563	16.6
Professional Specialty Occupation	235	24.6	48,326	17.6
Technicians and Related Support	14	1.5	10,717	3.9
Sales	150	15.7	38,796	14.1
Administrative Support and Clerical	146	15.3	44,894	16.3
Private Household Occupations	0	0	804	0.3
Protective Service Occupations	11	1.2	5,080	1.8
Service	61	6.4	23,450	8.5
Farming, Forestry and Fishing	17	1.8	3,257	1.2
Precision Production/Crafts/Repairs	74	7.7	27,314	9.9
Machine Operators, Assemblers and Inspectors	18	1.9	9,166	3.3
Transportation	12	1.3	9,532	3.5
Handlers, Equip't Cleaners, Laborers	<u>6</u>	<u>0.6</u>	<u>8,231</u>	<u>3.0</u>
TOTAL	955	100.0	275,140	100.0
 <u>Commuting to Work</u>				
Drove alone	753	79.1	204,691	74.64
Carpool	57	5.99	31,153	11.36
Public Transportation	53	5.57	20,403	7.44
Other means	13	1.37	2,358	0.86
Walked or worked at home	<u>76</u>	<u>7.98</u>	<u>15,632</u>	<u>5.7</u>
TOTAL	952	100	274,238	100
 Mean travel time (minutes):	 24.1		 27.3	

Source: U.S. Bureau of the Census, 1990

## **PROJECTED EMPLOYMENT**

The Borough of Sea Girt experienced an employment increase of 374 jobs or 39 percent from 1986 to 1996. However, the Borough is fully developed and does not have sufficient available land for large-scale commercial or industrial development. Although employment may increase the future, any gain is projected to be modest.

## VACANT LAND ANALYSIS

The Borough of Sea Girt is an established, fully developed community with limited vacant land as shown in Table 17. The Borough has 23 vacant properties with a total area of 197,400 square feet or 4.5 acres. This represents less than 1 percent of Sea Girt's total land area of 1.06 square miles. The vacant properties range in size from 6,600 square feet to 15,000 square feet. The average size of a vacant property is 8,583 square feet. Approximately 48 percent of all vacant properties, or 11 parcels, are 7,500 square feet in area. The properties are dispersed throughout the Borough, making assembly into larger parcels for development unfeasible. From a planning perspective, the vacant properties are suitable for the infill development of single-family detached homes that are consistent with the residential character of the Borough. They are unlikely to be developed with other forms of housing because of their small size and scattered location.

Table 17

### VACANT PROPERTIES, 1998 Borough of Sea Girt

Block	Lot(s)	Owner/ Location of Property	Lot Size (s.f.)	Assessed Value
1	7 and 9 (formerly 7-10)	Ferro, Michael J., Et Al, Trustees/ 5 Ocean Avenue	15,000	\$945,000
1	18 (formerly 18-19)	Travisano, Ronald/ 6 The Terrace	7,500	\$337,500
2	33 (formerly 33-34)	Kressman, Joseph H./ 3 Chicago Boulevard	7,500	\$363,300
4	33.01 (formerly 33-34)	Toscano, Samuel Jr. & Barbara/ 3 New York Boulevard	7,500	\$405,000
8	6 (formerly 29-30)	Crane, Warren/ 1 Seaside Place	12,000	\$526,500
13	25 (formerly 25-26)	Faupel, Jacqueline K./ 188 Trenton Boulevard	7,000	\$246,500
13	29 (formerly 29-30)	Bubbaprop, LLC/ 114 Trenton Boulevard	7,000	\$281,500
13.01	2.01 (formerly 2)	Corrigan, John P. Jr./ 720 Morven Terrace	10,250	\$558,100

Table 17 Continued

VACANT PROPERTIES, 1998  
Borough of Sea Girt

Block	Lot(s)	Owner/ Location of Property	Lot Size (s.f.)	Assessed Value
28	37.01 (formerly 37-39)	Whitehead, Marjorie S. & D.W. Ambrose/ 210 Philadelphia Boulevard	11,250	\$328,100
31	Part of 29 (formerly 29-30)	Robbins, Margaret, Et Al/ 218 Washington Boulevard	8,000	\$230,000
37	21 (formerly 21-22)	Tribano, Calvin W. & Mabel L./ 321 Trenton Boulevard	7,500	\$240,600
41	15 (formerly 15-16)	Rosano, Henri L. & Chantal/ 315 Philadelphia Boulevard	7,500	\$228,000
51	1 (formerly 1-2)	Hauck, Kenneth E./ 401 Baltimore Boulevard	7,500	\$196,900
55	4.02 (formerly 7-9)	Sobkowicz, Janet/ 409 Washington Boulevard	11,100	\$219,600
55	Part of 28 (formerly 31-32)	Mathers, Charles & Margaret/ 404 Crescent Parkway	7,500	\$220,000
66	11 (formerly 11-14)	Guida, Jennie/ 513 Chicago Boulevard	11,700	\$257,100
67	11 (formerly 11-12)	Wright, John G. & Henry O./ 505 Beacon Boulevard	6,600	\$30,300
68	7 (formerly 7-8)	De Boer, John C. & Florence/ 607 Beacon Boulevard	7,500	\$150,000
69	3 (formerly 3-4)	Monteverdi, Claudia/ 603 Chicago Boulevard	7,500	\$154,300
69	11 (formerly 11-12)	Donnelly, Edward J. & Mary/ 611 Chicago Boulevard	7,500	\$160,000
71	13	Amend, Joan D./ 600 Brooklyn Boulevard	6,750	\$136,600
72	4 (formerly 3-5)	Caldwell, Carlyle G./ 408 Bell Place	7,500	\$160,000
84	2 (formerly 2-4)	Hall, Joan C./ 621 Chicago Boulevard	8,250	\$160,000

# **MASTER PLAN REVISION**

## MASTER PLAN REVISION

This Master Plan revision recommends changes in two specific areas to address land use issues which have arisen. The first revision deals with the zoning designation of the 165 + acre parcel known as District 4 in the Borough's Zoning Ordinance. The parcel is the site of the State Military Encampment and is located south of Sea Girt Avenue, east of the railroad, north of Stockton Lake and west of the Atlantic Ocean.

Based upon an assessment of the impacts that would be generated by the development of District 4 in accordance with the recommendations of the 1995 Master Plan Reexamination, it is recommended that a new land use designation be adopted to acknowledge the existing developed character of the parcel and to provide for the most appropriate use of the parcel in the future. The new recommended designation is an Open Space and Government Use category. This district would permit all the existing uses of the parcel and other open space and government uses, including active and passive recreation.

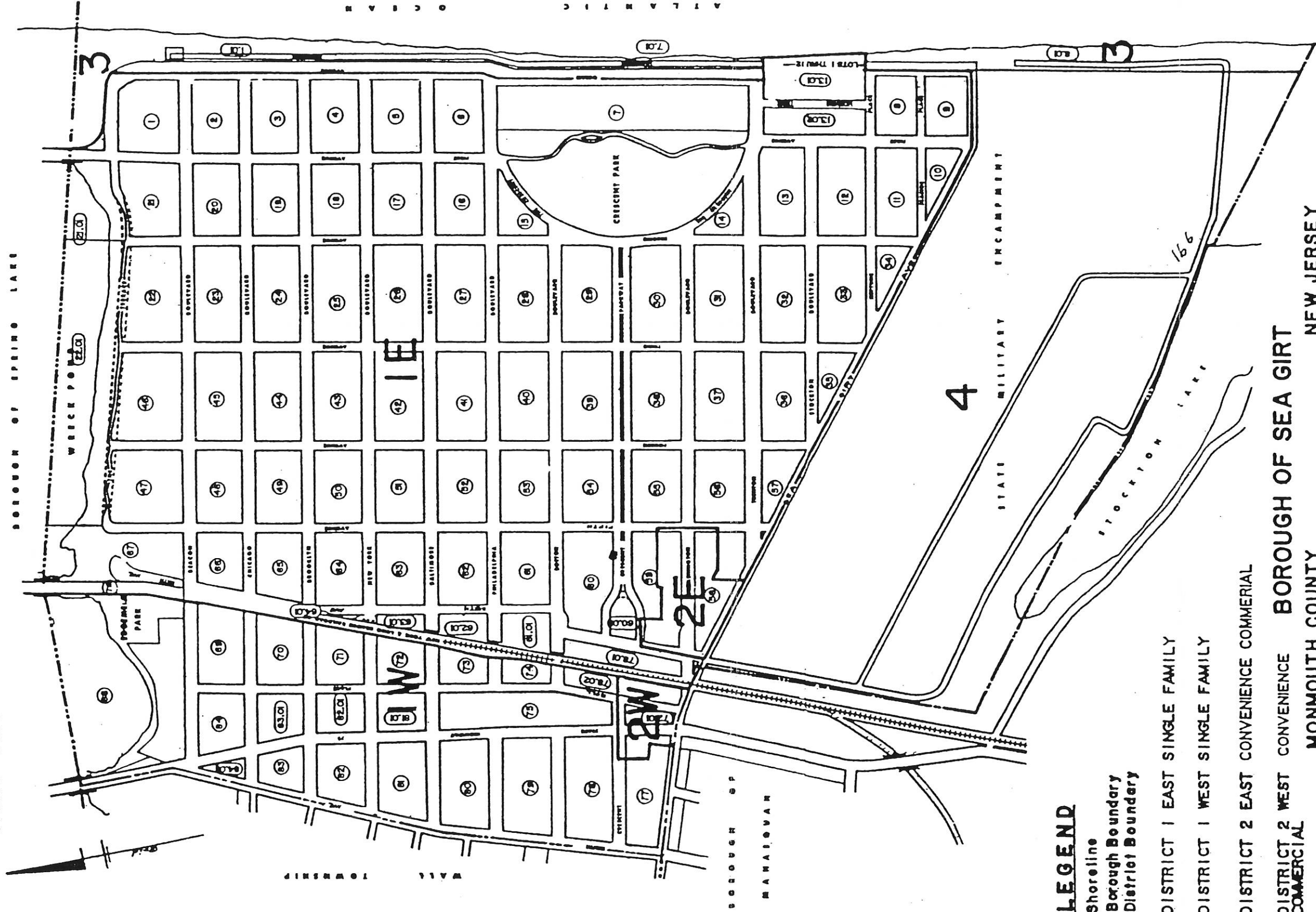
Based upon our review, there is no reason to believe that the use will cease any time in the foreseeable future. However, if it is found that the parcel is no longer necessary for its present function, then the most appropriate use would be a State Park or recreation facility. The parcel represents one of the single largest tracts in common ownership along this area of the coast. If the State decides that it should not be used for its present military function, then the site is ideally suited for active and passive recreation as shown on the draft Master Plan Map.

A second significant change to the Borough's Land Use Plan Element deals with the issue of incompatible single-family development. Sea Girt is experiencing a trend toward infill development and redevelopment at a scale which is incompatible with the established residential character of the Borough and in a way that significantly alters the Borough's mature streetscape.



BOROUGH OF  
SPRING LAKE HEIGHTS

BOROUGH OF SPRING LAKE



### LEGEND

Shoreline  
Borough Boundary  
District Boundary

DISTRICT 1 EAST SINGLE FAMILY

DISTRICT 1 WEST SINGLE FAMILY

DISTRICT 2 EAST CONVENIENCE COMMERCIAL

DISTRICT 2 WEST CONVENIENCE COMMERCIAL

DISTRICT 3 BEACH

DISTRICT 4 OPEN SPACE/  
GOVERNMENT USE

BOROUGH OF SEA GIRT

MONMOUTH COUNTY

NEW JERSEY

## Master Plan Draft

November 1998

Scale In Feet  
1" = 400'

BIRDSALL ENGINEERING, INC.

*William T. Birdsall*

WILLIAM T. BIRDSALL P.E. LIC. NO. 25533

BOROUGH ENGINEER

A typical Sea Girt home is located on a 50 by 150 foot lot, as shown on the diagram labeled "Typical Sea Girt Lot." The homes are generally set back approximately 40 feet from the street right-of-way with an attached or detached garage located to the rear of the principal structure. Side yards are typically five or more feet on one side and 8 to 15 feet on the driveway side of the dwelling. Widths of curb cuts are generally at a minimum and large lawn areas and mature street trees are located adjacent to the road right-of-way.

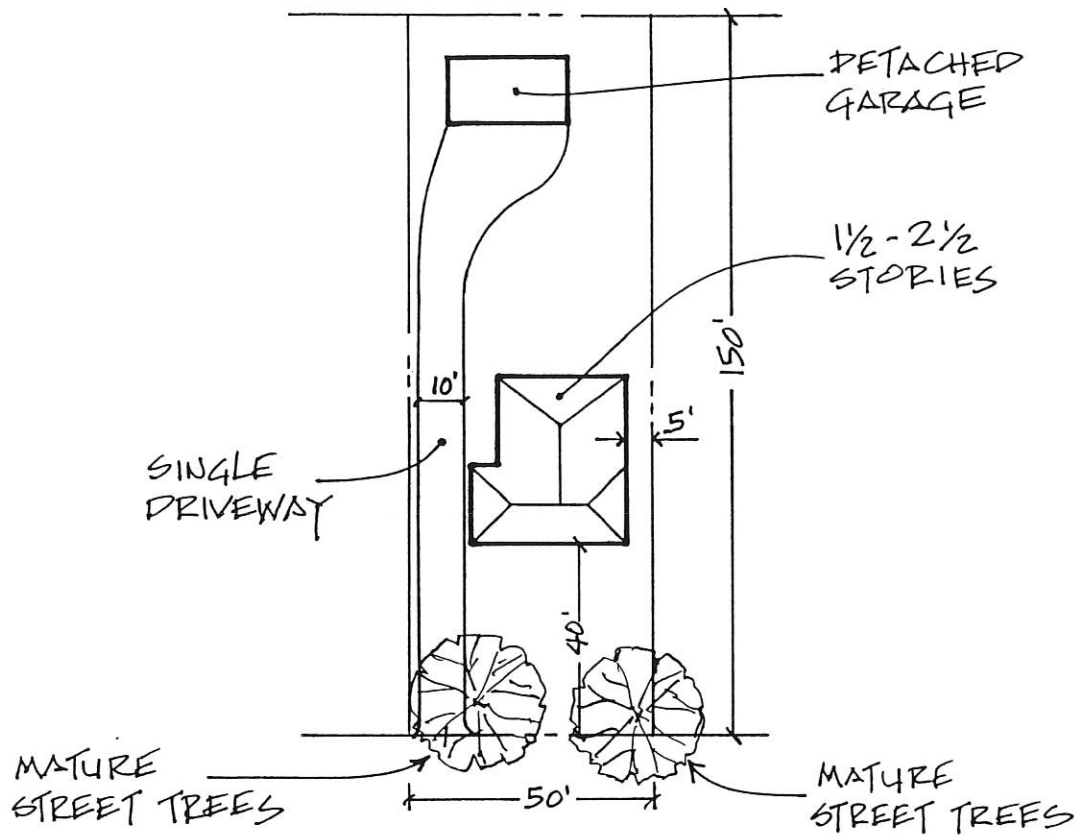
A problem arises when a lot is either developed or redeveloped or when multiple lots are assembled. In the development of a single lot, it is possible for a home to be set back 40 feet off the street with side yards of five feet each. An integral two-car garage could be located with its doors facing the right-of-way, as shown on the diagram labeled "Incompatible Infill Lot."

A two-car driveway occupies much of the front yard area. This creates a situation where the building's facade when viewed from the street is more massive, garage doors become one of the dominant features of the streetscape. Large amounts of pavement eliminate much of the green area between the homes and the right-of-way and street trees may be removed. Curb cuts become wider on the street and on-street parking is reduced.

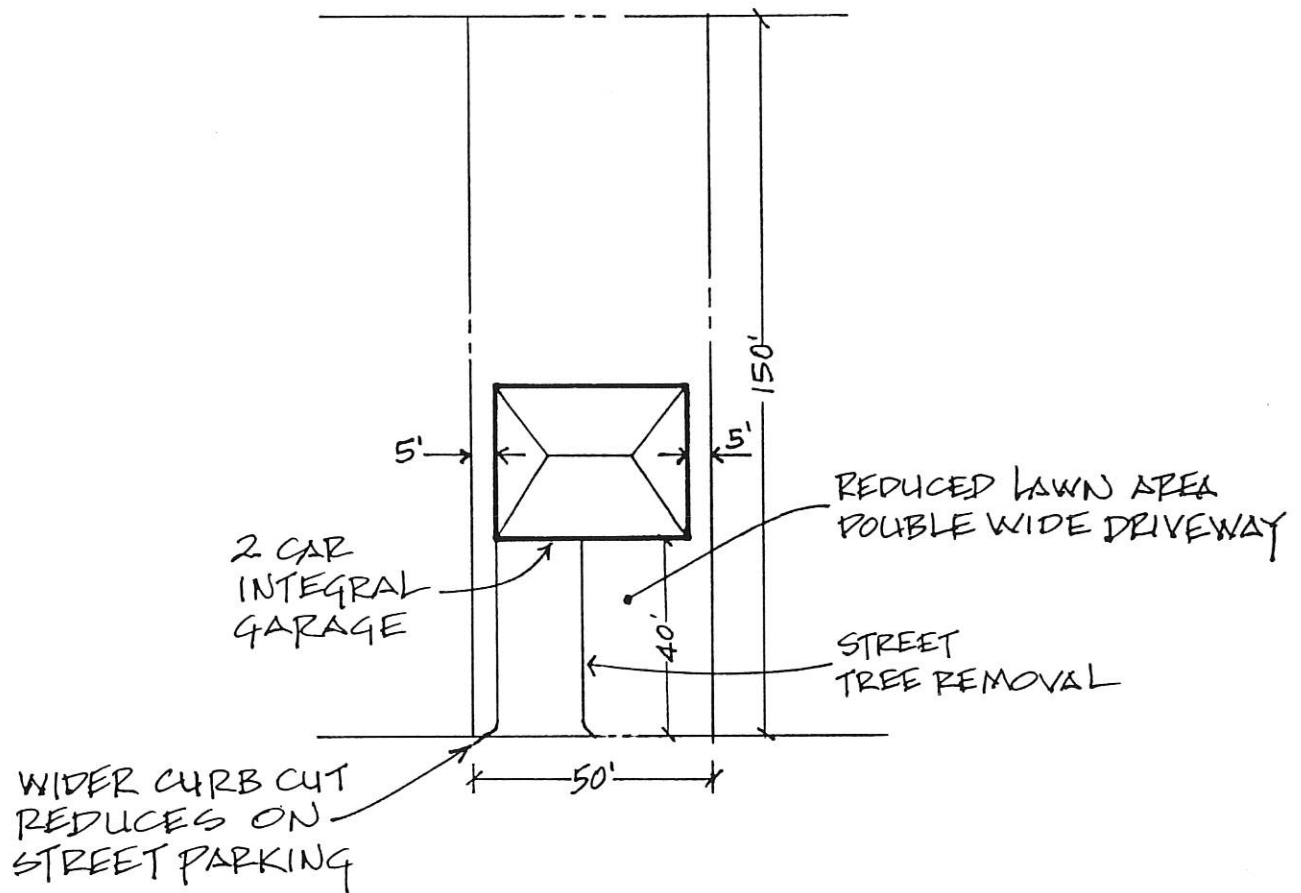
In a scenario where two parcels are assembled, it is possible to produce a home which has a 90 foot wide facade. This is nearly three times the average home width as shown on the diagram labeled "Merged Double Lot Redevelopment." When coupled with an integral garage, the result is a form of development which is intrusive given the current neighborhood context.

In an effort to stem the problem of incompatible development, the Borough previously adopted a floor area ratio standard. The floor area ratio varies with lot size. The standard allowed for a lower floor area ratio on larger lots than on smaller ones. For a 50 x 150 foot lot, the floor area ratio standard is .56. For a 100 x 150 foot lot, the floor area ratio is .48. Adjustments were made in the floor area ratio to permit integral garages up to 600 square feet.

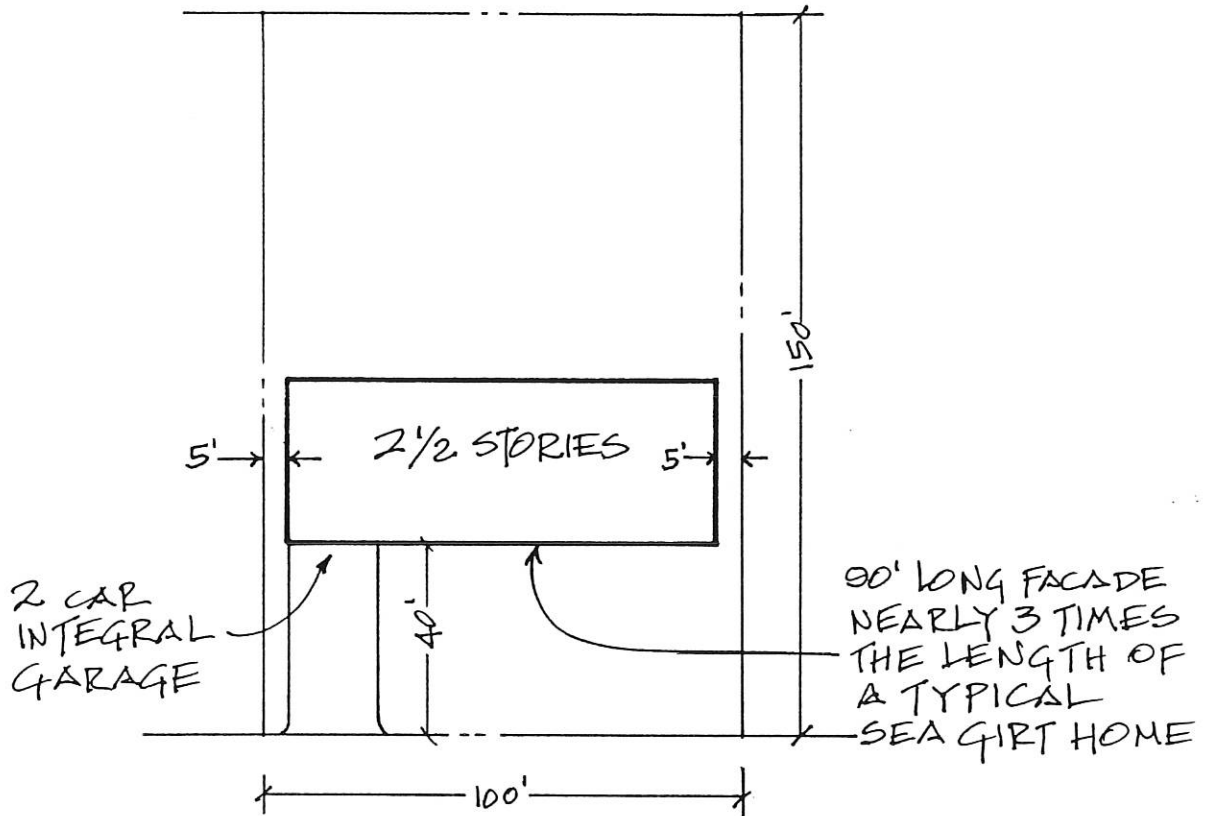
## Typical Sea Girt Lot



## Incompatible Infill Lot



## Merged "Double" Lot Redevelopment



It is recommended that the floor area ratio standards be deleted for two reasons. First, floor area ratios, like densities, should be uniform throughout a zone. The concept of varying floor area ratio with lot area is probably not an acceptable one from a legal perspective. Second, by virtue of the adjustment for integral garages, the floor area ratio standards were encouraging development to take an undesirable form.

Two revisions to the Zoning Ordinance are suggested which will guide residential development into a more compatible form. The first revision is a change to the side yard standards. At present, the minimum side yard requirement in the residential zone is five feet. Although many existing structures have one side yard of approximately five feet, most do not have both side yards at five feet. In many instances, the driveway to a detached garage located to the rear occupies one side yard typically placing the principal structure about 10 feet off that lot line. A revised standard would place the minimum side yard at five feet; however, a minimum combined side yard setback of 15 feet or 20 percent of the lot width, whichever is greater, is recommended. In this way, the existing pattern of spacing between homes is maintained and the ability to create very massive facades on merged lots is reduced somewhat.

The existing principal building coverage of 20 percent should be retained but accessory buildings should be exempted from the coverage limitation. In this way, the use of detached garages is encouraged but not specifically required.

The second residential change relates to the way height is regulated. At present, the height is measured as the vertical distance from the center point of the front setback line to the maximum elevation of the building. This can lead to very high structures when the natural grade is altered in the front yard area and structures are placed on pilings or high basements. For that reason, it is recommended that a structure's height conform to the limit when measured along any of the building's walls or above the existing grade of the adjacent street cartway. This is illustrated in the Building Height diagram on the following page.

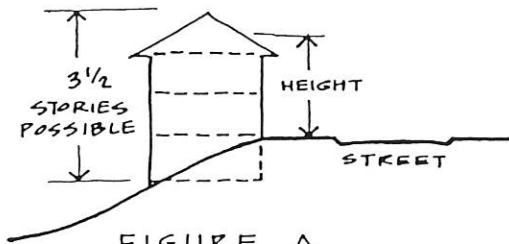


FIGURE A

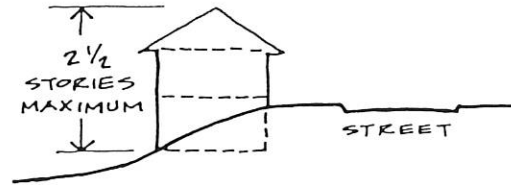
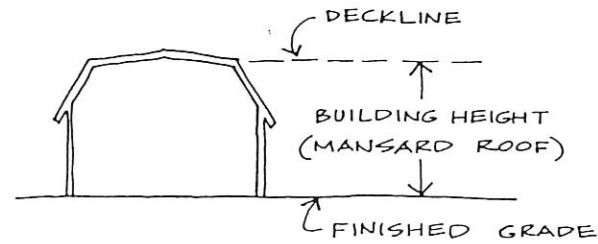
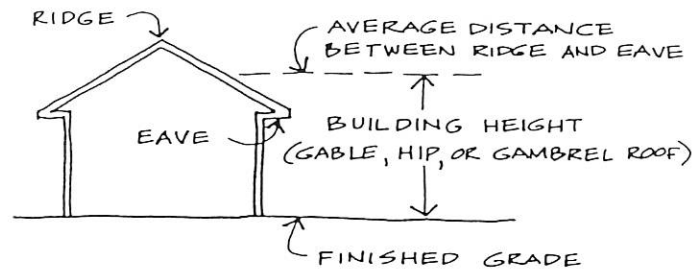
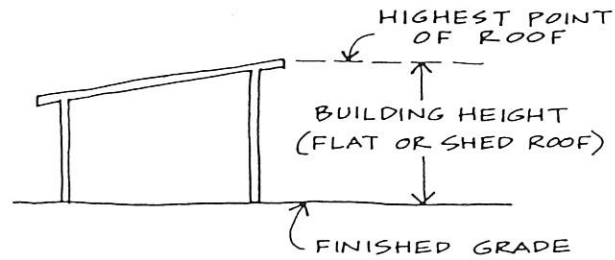


FIGURE B



BUILDING HEIGHT

In order to provide a generally accepted definition of height and to not penalize structures which create architectural interest by way of pitched roofs, the following definition is recommended:

*Building height: The vertical distance to the top of the highest roof beams on a flat or shed roof, the deck level on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip and gambrel roofs. The maximum height permissible should be 30 feet as opposed to 35 feet (see diagram).*



# **APPENDIX 1**

## **CONCEPTUAL PLAN - DISTRICT 4**

## **APPENDIX 1**

### **CONCEPTUAL PLAN - DISTRICT 4**

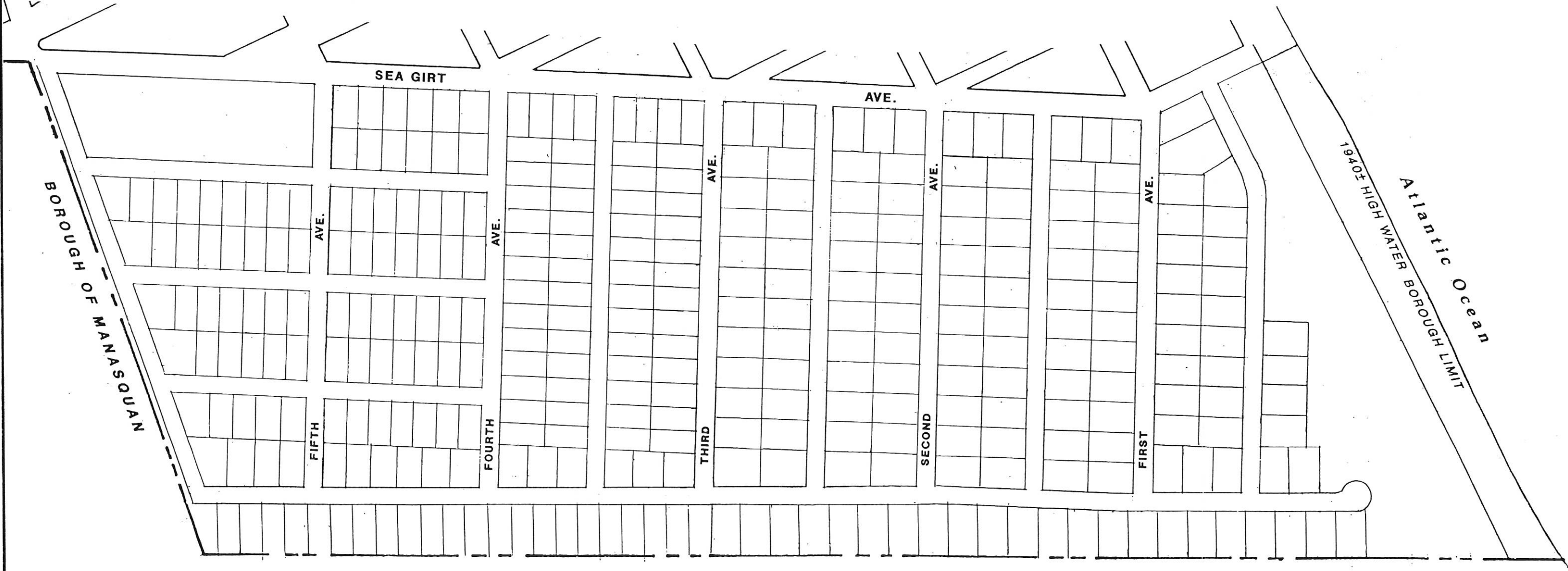
A concept plan for the 164  $\pm$  acre parcel known as District 4 was prepared. The Concept Plan was drafted in accordance with the recommendations made in the Planning Board's August 15, 1995 Reexamination of the Sea Girt Master Plan and Sea Girt Development Regulations.

Specifically, the Plan recommended revision of the land use element to provide for residential and commercial development of the parcel.

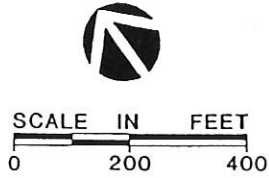
Angled extensions of 1st through 5th Avenues were proposed. In the blocks between the extended line of 1st Avenue and 3rd Avenue, development with 15,000 square foot lots with a minimum frontage of 100 feet was recommended. In the blocks to the west of the extended westerly line of 3rd Avenue, 11,250 square foot lots on 75 foot frontage were recommended. Additionally, a limited commercial extension was included for the westerly area of District 4 near the present access road into the District.

Based upon these recommendations, a sketch Concept Development map was prepared (see accompanying map). As a result, the site would yield approximately 151 15,000 square foot lots and 181 11,250 square foot lots. A commercial area of approximately 200,000 square feet was reserved in the vicinity of 5th Avenue and Sea Girt Avenue.

**Concept Development**  
**District 4**



- No.  
of Lots
- 181 - 11,250 s.f. Lots
  - 151 - 15,000 s.f. Lots
  - 1 - 216,000 Commercial Site



## **APPENDIX 2**

### **FISCAL IMPACT ANALYSIS**

## APPENDIX 2

### FISCAL IMPACT ANALYSIS

A fiscal impact analysis was prepared for the conceptual development of District 4 in accordance with the 1995 Master Plan Reexamination Report. The methodology used was the per capita multiplier method. This is an average costing approach which established per pupil and per resident cost. These costs were then applied to the projected students and residents. The local purpose tax and the school district tax were applied to the projected market value to establish property tax revenue. Costs and revenues were then compared to establish a net surplus or deficit.

Based upon standard multipliers, the residential portion of the development produced 1,204 new residents based upon an average of 3.625 persons per unit. Additionally, 345 public school students were generated.

When costs and revenues were compared, the net annual deficit to the school district and local government was near \$3 million. This assumed that the commercial portion would produce no additional service costs.

This high deficit is explained in large part by the fact that the Borough currently enjoys a very low tax rate and provides fairly extensive services. For example, the per pupil cost from the tax levy are about \$10,000 per year. The proposal would increase the Borough's population by more than 50 percent. This kind of project would be very difficult to absorb in a developed municipality such as Sea Girt. Radical changes in municipality services would be necessary in order to accommodate this kind of development.

**FISCAL IMPACT ANALYSIS**  
**(PER CAPITA MULTIPLIER METHOD)**

**SEA GIRT DATA**

1998 Total Tax Rate	\$1.39
<i>Municipal:</i>	\$0.436 per \$100
<i>School:</i>	\$0.485 per \$100
<i>County</i>	\$0.424 per \$100
1998 Equalization Ratio:	100.0%
1996 Population Estimate (NJDOL):	2,050
1998 School Enrollment:	274 students
1998 Net Valuation Taxable:	\$560,991,250
<i>Residential Property Valuation:</i>	\$526,791,850
<i>Proportion of Residential Value to Total Local Property Value:</i>	93.90%
1998 Local Tax for Municipal Purposes:	\$2,445,922
<i>Residential Induced Expenditures:</i>	\$2,296,812
<i>Municipal Costs Per Capita:</i>	\$1,120
1998 School Expenditures:	
Supported by Local Tax Levy:	\$2,720,808
<i>Per Pupil Costs:</i>	\$9,930

PROJECT DESCRIPTION	No. of	Value per	Total	Total
Development	Units	Unit	Market	Assessed
			Value	Value
4-Bedroom	151	\$650,000	\$98,150,000	\$98,150,000
4-Bedroom	181	\$550,000	\$99,550,000	\$99,550,000
Commercial project			\$5,000,000	\$5,000,000

#### RESIDENTIAL DEVELOPMENT MULTIPLIERS\*

Development	Persons per Household	Standard Multipliers			
		Schoolchildren per Household	Schoolchildren by Age		
			Age 5-11	Age 12-14	Age 15-17
Single-Family 4-bedroom	3.625	1.040			

\*Multipliers obtained from Exhibits IL1 and IL3 in Development Impact Assessment Handbook. ULI, 1994.

#### Application of Multipliers\*

Development	No. of Persons	No. of Schoolchildren			Total
		Age 5-11	Age 12-14	Age 15-17	
4-Bedroom	547	157			157
4-Bedroom	656	188			188
Commercial project	0				0

\*Perceived inconsistencies in calculations are due to mathematical rounding internal to this model.

**RESIDENTIAL DEVELOPMENT COSTS - PER CAPITA METHODOLOGY\***

Development	Municipal Expenditures	School Expenditures	Total Expenditures
4-Bedroom	\$613,277	\$1,559,400	\$2,172,677
4-Bedroom	\$735,120	\$1,869,215	\$2,604,335
Commercial project	\$0	\$0	\$0

\*Perceived inconsistencies in calculations are due to mathematical rounding internal to this model.

**MUNICIPAL AND SCHOOL REVENUES\***

Development	Municipal Revenues	School Revenues	Total Revenues
4-Bedroom	\$427,934	\$476,028	\$903,962
4-Bedroom	\$434,038	\$482,818	\$916,856
Commercial project	\$21,800	\$24,250	\$46,050

\*Perceived inconsistencies in calculations are due to mathematical rounding internal to this model.

**LOCAL FISCAL IMPACT\***

Development	Municipal Surplus or (Deficit)	School Surplus or (Deficit)	Total Fiscal Impact (Rev. - Expend.) (Deficit)
4-Bedroom	(\$185,343)	(\$1,083,373)	(\$1,268,716)
4-Bedroom	(\$301,082)	(\$1,386,397)	(\$1,687,479)
Commercial project	\$21,800	\$24,250	\$46,050
PROJECT TOTAL	(\$464,625)	(\$2,445,520)	(\$2,910,145)

\*Perceived inconsistencies in calculations are due to mathematical rounding internal to this model.