# *MASTER PLAN*

## *AMENDMENT TO THE LAND USE PLAN ELEMENT FOR THE SED SPECIAL ECONOMIC DEVELOPMENT DISTRICTS AND THE OP OFFICE DISTRICTS*

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**MANALAPAN TOWNSHIP**
**MONMOUTH COUNTY, NEW JERSEY**
JANUARY 26, 2012

PREPARED FOR THE
**MANALAPAN TOWNSHIP PLANNING BOARD**

Prepared By:

T&M ASSOCIATES

Eleven Tindall Road
Middletown, New Jersey 07748

RICHARD S. CRAMER, P.P., A.I.C.P
*NJ PROFESSIONAL PLANNER LICENSE 02207*

Adopted _____ by the Manalapan Township Planning Board

The original of this document has been signed and sealed in accordance with New Jersey Law

## *PURPOSE*

The Manalapan Township Planning Board periodically reviews and amends the Township Master Plan to address changing conditions and maintain a current plan for the future of the Township.

This is an amendment to the Township of Manalapan Master Plan Land Use Element to better advance the principles and objectives of the Township Master Plan as adopted by the Planning Board.

A basic principle of the Township Master Plan is that the long term community interest is best served by identifying and reserving appropriate locations for the development of an economic base.[1] The stated objectives of the Township Master Plan include maintaining and attracting beneficial commercial uses and providing sufficient space and appropriate locations for commercial uses.[2]

This Master Plan amendment recommends expanding the permitted uses of the zone plan for the SED and the OP zone districts of the Township. The recommendations are made to further the economic development of the Township by allowing additional commercial activities that can generate employment opportunities and expand the services available to Township residents.

The following zone districts are the subject of the use recommendations of this amendment:

- OP Office Professional
- OP- 3 Office Park
- OP –10 Office Park
- SED-5 Special Economic Development
- SED- 20 Special Economic Development.
- SED–20/W Special Economic Development

## *BACKGROUND*

Since the onset of the recession in 2007 and its aftermath, there has been a significant decline in the growth of commercial and office development and related economic opportunities. Commercial and office vacancies have increased and there has been substantial job loss. New Jersey lost 23,800 jobs from 2000 to 2008 and an additional 170,000 private sector jobs from January 2008 to June of 2009. The Rutgers Center for Urban Policy Research estimates that it could take until 2020 for the State to return to the 2000 job level. [3]

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[1] Manalapan Township Master Plan, page 10-1
[2] Manalapan Township Master Plan, page 10-2
[3] Methodology and Software of the Impact Assessment of the New Jersey State Plan, Rutgers Center for Urban Policy Research, May 17, 2010, page 19.

The impacts have been felt by all areas of the State. Monmouth County continues to be adversely affected. Manalapan Township is the fourth largest municipality by population in Monmouth County. The County unemployment rate increased from 3.7 percent in 2007 to 8.5% in 2009.[4] As of August 2011, the County unemployment rate was an estimated 8.2%.[5]

As a result of the prolonged impact of the recession of 2007 and the decline of commercial and office development, and pursuant to a Master Plan Reexamination completed in December 2011, the Planning Board recommended that further study be given to expand the opportunities for the commercial growth and development of the Township's economic base by identifying new commercial uses that would be suitable to the Township and help achieve its long term development objectives.

A technical planning report identifying additional commercial uses for the OP and the SED zone districts was completed and presented to the Planning Board.[6]

***RECOMMENDATION***

It is consistent with the principles and objectives of the Master Plan to expand the opportunities in the SED and the OP zone districts for the commercial growth and development of the Township economic base to help address current circumstances and conditions and provide for the future of the Township. The introduction of new commercial uses that are suitable to the Township and compatible with adjacent development will help the Township progress toward its long term development objectives.

Accordingly, the following additional uses as tabulated below are recommended for inclusion in the zone plan for the OP zone districts and the SED zone districts of the Township.

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[4] Central Regional Community Fact Book, Monmouth County Edition, NJ Department of Labor and Workforce Development, April 2011.
[5] U.S Bureau of Labor Statistics, September 28, 2011.
[6] Planning Report SED Special Economic Districts and OP Office Districts, prepared by T&M Associates, Richard S. Cramer, PP, AICP, January 25, 2012.

| Proposed Use | Proposed Zone(s) |
|---|---|
| Adult Day Care Facility – A day care facility for adults licensed by the State of New Jersey Department of Health and Senior Services. | OP, OP-3, OP-10, SED-5, SED-20, SED-20/W |
| Artisan/Craft Product Manufacturing - A facility manufacturing and/or assembling small products primarily by hand such as jewelry, pottery, and other ceramics as well as small glass, and meal art and craft products. This use may include an area for the retail sale of the items crafted on site. | SED-5, SED-20, SED-20/W |
| Automobile Sales Agencies – This use would permit showrooms, office space, and vehicle repair or maintenance facilities of automobile sales agencies. The use should be limited to sites with frontage on and access from N.J.S.H 9. The site locations and the use should be controlled by appropriate standards and requirements and be subject to a minimum spacing standard between automobile sales agencies. | OP-3, OP-10 |
| Business Support Services. - An establishment that provides services as a principal use to other businesses such as blueprinting, copying, and quick printing services; computer related services; and repair services for computers, electronics, and similar types of office business equipment. | OP, OP-3, OP-10 |
| Commuter Parking Facilities | OP-3, OP-10, SED-5, SED-20, SED-20/W |
| Data Centers - Facilities to house data and communication equipment such as servers for computer and data processing, off-site redundant data storage for corporations, and internet service firms. | OP, OP-3, OP-10, SED-5, SED-20, SED-20/W |
| Educational Uses – Facilities providing specialized education, training, or instruction to groups or individuals such as art schools, tutoring services dance schools, gymnastics, language schools, music schools, drama schools, business schools, and substantially similar types of educational uses. | (OP, OP-3, OP 10, SED-5, SED-20, SED-20/W). |
| Fitness/Health Club - Facilities such as a fitness center, gymnasium, health or athletic club which providing training and/or equipment for aerobic exercise, running and jogging, game courts, and similar activities. | OP, OP-3, OP-10, SED-5, SED-20, SED-20/W |
| Flex Space - A building occupied by two (2) or more uses permitted in the zone and/or two or more of the following uses: contractor's offices and shops; establishments for production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products; warehousing establishments; wholesale trade establishments; and offices. Flex Space requires appropriate off-street parking standards based upon the mix of uses. | SED-5, SED-20, SED-20/W |
| Hotel, including extended stay hotels. (Motels and convention centers are permitted in the SED-5, 20 and 20W zones. Hotels and extended stay hotels are similar uses and relate to the convention center use and should be added as a permitted principal use.) | OP-10, SED-5, SED-20, SED-20/W |
| Kennel, Animal Boarding, Animal Day Care. | SED-5 |

| Proposed Use | Proposed Zone(s) |
|---|---|
| Laboratory Testing – A facility for testing, analysis, and/or research such as medical labs or soils and materials testing labs. | OP, OP-3, OP-10 |
| Laboratory, Dental – A facility that manufactures or customizes a variety of products to assist in the provision of oral health care by a licensed dentist such as crowns, bridges, or dentures. | OP, OP-3, OP-10 |
| Media Production - Facilities for motion picture, television, sound, computer, and other media communications production. | OP, OP-3, OP-10, SED-5, SED-20, SED-20/W |
| Planned Commercial Development – Limited to the OP-10 zone that fronts N.J.S.H. 9 at its intersection with Symmes Drive, the Township should permit a planned commercial development for the development of the zone district (approximately 37 acres) as a single entity based on an overall plan. The individual uses within the planned commercial development should be limited to the uses allowed by the C-1 zone and the OP-10 zone and to promote public uses. The planned commercial development should further be limited to a maximum total building floor area of 105,000 square feet. A mix of retail anchor tenants would be permitted whose floor area would range from 25,000 to 50,000 square feet. | OP-10 |
| Planned Development - The use provisions for planned office parks and planned-office industrial parks in the SED-20 and the SED-20/W districts need to be clarified as recommended by the Township Master Plan Reexamination Report to distinguish clearly the provisions and standards for conventional office and industrial development from the standards and coverage limitations for planned office parks and planned industrial parks. | SED-20 and SED-20/W |
| Recreation Center, Indoor – Facilities for recreation within a building, including, but not limited to, tennis, platform games, swimming, exercise rooms, and similar activities. | (SED 20 and SED 20/W) |
| Renewable Energy/Small Energy Systems - Facilities for the production of solar energy or wind energy. (Such facilities have been treated under the Township code as a local utility subject to conditional use requirements, but a recent application for ground mounted solar farm of 8 acres in the SED-5 zone could not meet the conditions and was compelled to seek a use variance. Updated standards that are specific to renewable energy facilities should be added). | ( SED-5, SED 20 and SED 20/W) |