MASTER PLAN

AMENDMENT TO THE LAND USE PLAN ELEMENT

LB-M LIMITED BUSINESS – MILLHURST DISTRICT
LB-W LIMITED BUSINESS - WILSON AVENUE DISTRICT

SED-20 SPECIAL ECONOMIC DEVELOPMENT DISTRICT
SED-20/W SPECIAL ECONOMIC DEVELOPMENT / WAREHOUSE DISTRIBUTION DISTRICT
SED-5 SPECIAL ECONOMIC DEVELOPMENT DISTRICT

C-3 GENERAL COMMERCIAL DISTRICT

MANALAPAN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR THE
MANALAPAN TOWNSHIP PLANNING BOARD

Prepared August 2012 By:

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Adopted_____ by the Manalapan Township Planning Board

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

BACKGROUND

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

This is an amendment to the Township 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]

The Township Planning Board completed a reexamination of the Master Plan and adopted a Master Plan Reexamination Report on December 8, 2011. The report recommends that, consistent with the principles and objectives of the Master Plan, the Township should study the Master Plan to identify and recommend new commercial uses that are suitable to the Township and that should be encouraged to locate in Manalapan to help the Township achieve its long term development objectives.

Subsequent to the completion of the reexamination report, and taking note of the decline in development activity and related economic opportunities that has occurred subsequent to the recession of 2007, the Planning Board amended the Master Plan in February 2012 to recommend that additional uses be permitted in the SED Special Economic Development Districts and the OP Office Park District.

The Board has continued its planning process and reviewed concept plans submitted by interested parties for further revisions to the Township land use plan. As a consequence of its public review and deliberations, the Planning Board has determined to further amend the Master Plan to revise the Land Use Plan Element recommendations.

The recommendations further the economic development of the Township by allowing additional commercial activities, which are suitable to the location and environment that can generate employment opportunities and expand the services available to Township residents. The recommendations also further the historic preservation goals of the Township and encourage planned commercial development.

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

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[1] Manalapan Township Master Plan, page 10-1
[2] Manalapan Township Master Plan, page 10-2

- SED-20 Special Economic Development District
- SED-20/W Special Economic Development / Warehouse Distribution District
- SED-5 Special Economic Development District
- C-3 General Commercial District
- LB-M Limited Business – Millhurst District
- LB-W Limited Business - Wilson Avenue District

The locations within the Township that are affected by this Master Plan Amendment are shown on the Master Plan Amendment key map and the detail maps appended to this document.

LB-M LIMITED BUSINESS – MILLHURST DISTRICT

The Limited Business Millhurst District is one of four limited business districts planned by Manalapan. Located south of Route 33 on Sweetmans Lane (County Route 527), Millhurst is a place of early settlement of the Township and is the location of the historic Clifford Snyder Grist Mill. The Grist Mill is a Township landmark that has been recently reconstructed by its owner. Millhurst is also the location of the Millhurst Dam and Millhurst Pond. Monmouth County recently completed a rehabilitation of the dam and reconstructed the Sweetmans Lane Bridge (MN-10) over the Manalapan Brook. The Millhurst district includes existing business uses, undeveloped land, and community facilities.

The Monmouth County Inventory of Historic Places identifies the Grist Mill as an eligible site for the National Register of Historic places, and the Grist Mill is one of seven historic sites in Manalapan identified by the New Jersey State Historic Preservation Office (SHPO) on the State Register of Historic Places (State ID# 4134). The County inventory identifies the historic landmarks of the Township in the basic studies section of the Township Master Plan as referenced in the Master Plan Historic Preservation Element. The Master Plan describes the Snyder Grist Mill as one of about a half dozen grist mills remaining in Monmouth County and only one of two which have not been converted to another use. Originally called Craig's Mill, it is one of the earliest mill sites in the Township. It is notable for its use of rolling machinery in the milling process, an improvement over the earlier grindstone process. It is among the last mills in the County to cease operation and was still operating in 1929.

Millhurst is also significant to the Township as a recreational and environmental resource because of Millhurst Pond and Thompson Grove Park. The Township Master Plan Trail Plan adopted in 2009 proposes connecting and providing public access along the pond from Sweetmans Lane to Thompson Grove Park. The trail plan emphasizes connectivity and linkages to business districts, parks, and the natural and historic environment and the development of complete streets for all users, including pedestrians and bicyclists.

As originally proposed by the Master Plan, the uses of the Millhurst district would include professional and business offices, veterinary clinics, banks, antique shops, places of worship, schools, day care centers, post offices, and municipal facilities. The initial Master Plan boundaries for Millhurst did not extend to the west of Sweetmans Lane to include the Grist Mill.

Millhurst Vision Statement

The Planning Board envisions Millhurst as a vibrant business district and community focal point with a distinctive identity that connects Millhurst to Manalapan's history. All new uses, development, or redevelopment and expansion within Millhurst harmonize with the theme of the historic importance of this area of the Township.

Recommendations

The uses permitted in the Millhurst district should be expanded to include additional uses appropriate to the vision and the concept of Millhurst as a limited business district and community focal point.

To implement the vision, the Master Plan is amended to include the following additional recommendations for the Millhurst district.

- The boundary of the Millhurst Limited Business District should be extended west of Sweetmans Lane to include the historic Clifford Snyder Grist Mill. (See Detail Area Map 2).

- The uses permitted by the zone plan for the Millhurst Limited Business District should be expanded to include additional appropriate non-residential uses such as category one restaurant uses,[3] educational uses, data centers, flex space buildings, and other limited retail uses and service uses consistent with the Master Plan vision for Millhurst.

- Civic uses such as museums and community and recreation facilities sponsored by the Township should be encouraged.

- The entirety of the Millhurst Limited Business District should be included within the planned sewer service area and public water service area of the Township.

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[3] The Township Development Regulations define a category one restaurant as a restaurant which is designed for and whose primary function is the preparation and service by employees of meals to a customer or customers seated at a table at which the meal is consumed. A category one restaurant operates without substantial carry-out service; with no delivery service; with no drive through, drive-in, or service in vehicles; and without service at counters or bars unless the restaurant is licensed to serve alcoholic beverages.

- Public access to the Millhurst Pond should be secured along the pond from Sweetmans Lane to Thompson Grove Park.

- Sweetmans Lane should be a complete street for all users, including pedestrians and bicyclists.

- New development and redevelopment should provide distinctive and architecturally coordinated buildings and site development that adhere to the architectural and building design requirements and the landmark design requirements of the Township development regulations.

LB-W LIMITED BUSINESS - WILSON AVENUE DISTRICT

The Limited Business Wilson Avenue District located on Wilson Avenue (County Route 527) north of Englishtown is one of four limited business districts planned by Manalapan. (See Detail Area Map 1).

As originally proposed by the Master Plan, the uses of the Wilson Avenue district would include professional and business offices, veterinary clinics, banks, antique shops, places of worship, schools, day care centers, post offices, retail uses, and municipal facilities.

The uses permitted by the zone plan for the Wilson Limited Business District should be expanded to include additional appropriate non-residential uses such as educational uses, data centers, and fitness and health clubs.

SED-20 SPECIAL ECONOMIC DEVELOPMENT DISTRICT
SED-20/W SPECIAL ECONOMIC DEVELOPMENT / WAREHOUSE DISTRIBUTION DISTRICT
SED-5 SPECIAL ECONOMIC DEVELOPMENT DISTRICT

The SED districts in Manalapan are organized into three land use classifications. The Township planned the smaller parcels to promote economic development for non-retail commercial uses that included office, research facilities, lodging, and limited recreation uses. The Township originally planned the larger parcels for major campus development of offices, office parks, office industrial parks, and office and warehouse distribution facilities. The three SED zone plan classifications are:

- SED-5 Special Economic Development ~ Minimum Lot Size Required 5 acres.
- SED- 20 Special Economic Development ~ Minimum Lot Size Required 20 acres.
- SED–20/W Special Economic Development ~ Warehouse Distribution Minimum Lot Size Required 20 Acres.

In February 2012, the Planning Board amended the Master Plan for the SED districts to recommend that additional uses to be permitted under the zone plan.

Subsequent to the February amendment, the Planning Board continued to review the SED districts. As a result of the continued review by the Board, the Master Plan is further amended to recommend that automobile sales agencies, category one restaurants, and supermarkets be allowed in the SED districts as described below.

Automobile Sales Agencies

Automobile sales agencies should be allowed as a conditional use of the SED-5, SED-20, and the SED-20/W districts. The following are the recommended conditions for approving an automobile sales agency.

- Any automobile sales agency land use must comply with the requirements of the Township overlay zone for the landscaped greenbelt on NJSH 33.

- The location of automobile sales agencies shall be limited to the SED-20, SED-20/W, and the SED-5 zones located west of the intersection of NJSH 33 with Millhurst Road. The length of the highway segment where automobile sales agency development would be permitted is approximately 2.9 miles. East of Millhurst Road, automobile sales agency development on NJSH 33 would be inappropriate because of the State highway access limitations and the proximity of Monmouth Battleground State Park and the Golf Course Residential Community at Battleground Country Club to the business portion of NJSH 33.

- To maintain the NJSH 33 corridor as a location for a variety of non-residential uses to support the economic development of the Township, the proliferation of automobile sales agencies shall be controlled by a condition that requires a minimum spacing between automobile sales agencies. The minimum distance required between automobile sales agencies located on the same side of NJSH 33 should be approximately one half mile.

Supermarkets and Restaurants

The Planning Board recognizes the need for basic uses to serve the needs of the population that has grown in the southern half of the Township. Supermarkets are not currently permitted by the zone plan for the SED districts and restaurants are permitted only as part of a planned development use.

The Planning Board recommends that supermarkets and restaurants be permitted under the zone plan as conventional uses of the SED-20, SED-20/W, and the SED-5 districts that front on NJSH 33.

SED-20/W SPECIAL ECONOMIC DEVELOPMENT / WAREHOUSE DISTRIBUTION DISTRICT SOUTH OF NJSH 33

The Planning Board adopted the Master Plan Housing Plan Element and Fair Share Plan in April 2010. The New Jersey Council on Affordable Housing (COAH) subsequently certified the plan as compliant with the Township affordable housing obligation. The housing plan designates a location on Millhurst Road (Block 66.21, Lot 1, "the panhandle site") in the CD Consent District for a future municipally sponsored 100 percent affordable housing development of 120 units consisting of age restricted housing, special needs housing, and family housing to address the Township's future housing obligation for the period from 2004 to 2018 (the third round fair share). In designating the Millhurst Road location, the Master Plan reserves the right to substitute a different site to meet the Township affordable housing needs, as determined by the Township.

Subsequent to COAH certification of the Township plan, the future housing obligation of the Township became indeterminate as a result of the Appellate Division decision in October 2010 that COAH's method of calculating the third round fair share was invalid.

COAH has not yet revised its method of calculating the third round fair share and the future obligation of the Township continues to be indeterminate.

At such time as the State finally determines the future housing obligation of the Township, the Planning Board recommends a review be initiated as to the suitability of the SED-20/W Special Economic Development Warehouse Distribution District located on the south side of NJSH 33 as an alternative to Block 66.21, Lot 1 (the "panhandle site') for addressing the future Township housing obligation. Nothing herein shall be construed as a determination or a recommendation that any such areas are suitable for either inclusionary or 100% affordable development.

C-3 GENERAL COMMERCIAL DISTRICT (NJSH 33)

The C-3 land use district is located both on NJSH 33 and NJSH 9 in the Township. The district permits general commercial uses.

The economic development of the non-residential zones of the NJSH 33 corridor is less extensive and has proceeded much more slowly than the commercial development of the NJSH 9 corridor.

To encourage the continued economic development of the NJSH 33 corridor, the permitted uses of the C-3 district that fronts on NJSH 33 should be expanded to include educational uses, data centers, and flex space, which are uses that the Master Plan was previously amended to recommend for inclusion in the SED districts on NJSH 33.

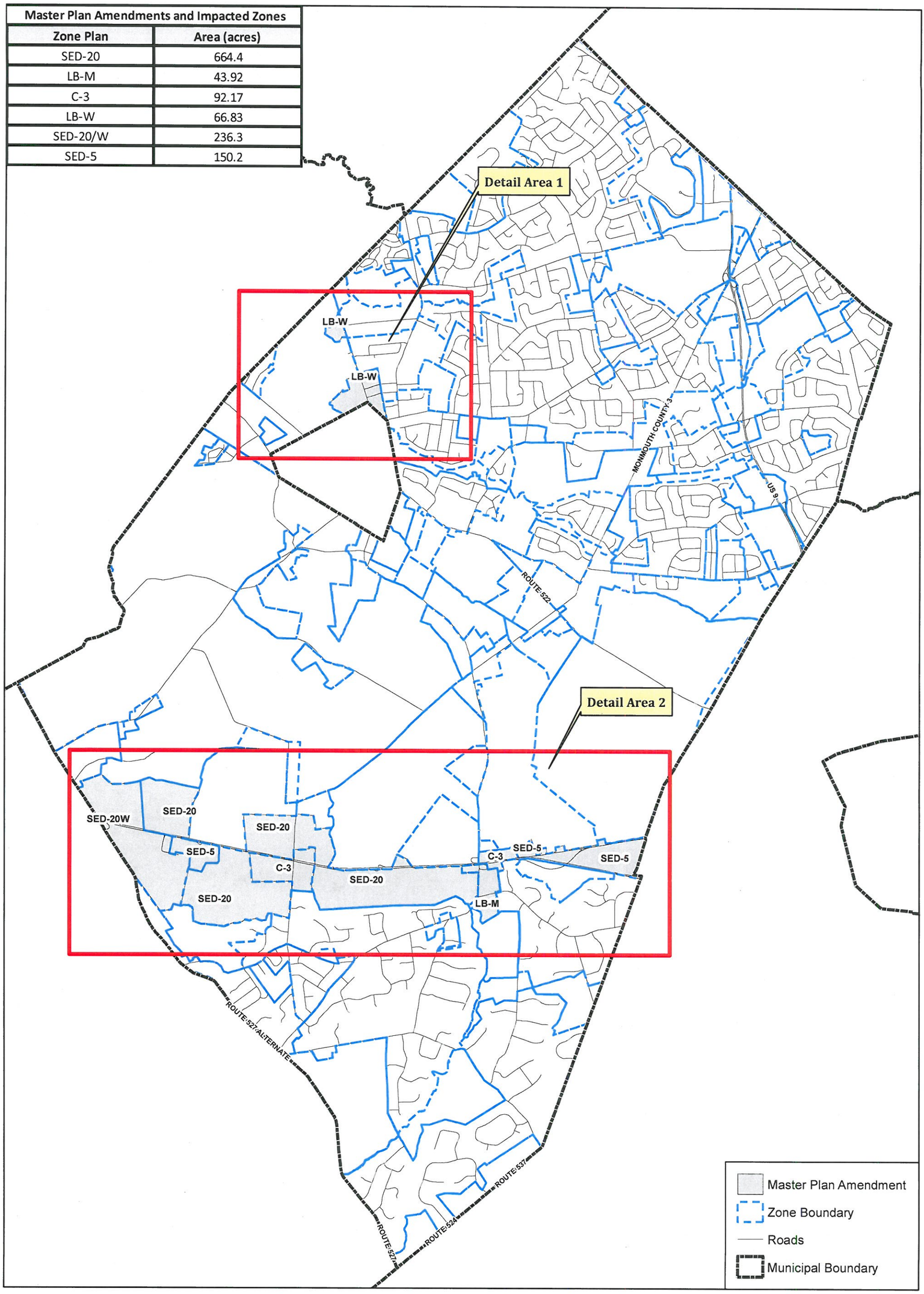
APPENDIX

Master Plan Amendment Key Map

Master Plan Amendment: Detail Area 1 LB-W Land Use District

Master Plan Amendment: Detail Area 2 SED, LB-M, and C-3 Land Use Districts

Master Plan Amendments and Impacted Zones	
Zone Plan	Area (acres)
SED-20	664.4
LB-M	43.92
C-3	92.17
LB-W	66.83
SED-20/W	236.3
SED-5	150.2



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Master Plan Amendment Key Map
Manalapan Township
Monmouth County, New Jersey

Prepared by: ARR, July 11, 2012; Revised through July 31, 2012
Source: NJDOT; Manalapan Township; Monmouth County GIS
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NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

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0 750 1,500 3,000 Feet

Master Plan Amendment
Zone Boundary
Municipal Boundary
Tax Parcel

Master Plan Amendment: Detail Area 1
Manalapan Township
Monmouth County, New Jersey

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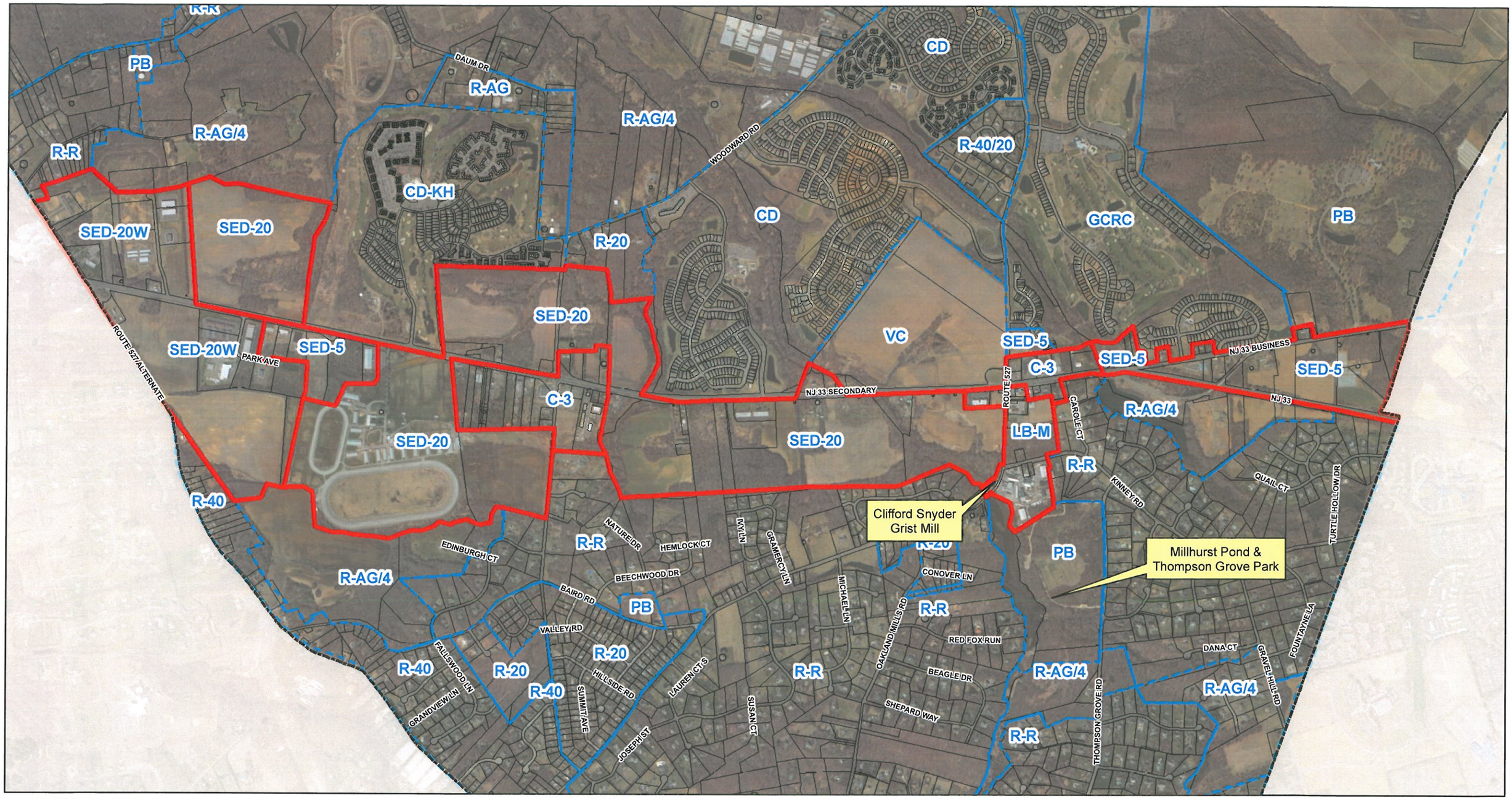

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0 1,500 3,000 6,000 Feet

Master Plan Amendment
Zone Boundary
Municipal Boundary
Tax Parcel

Master Plan Amendment: Detail Area 2
Manalapan Township
Monmouth County, New Jersey

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