

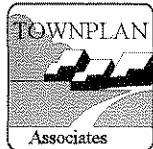
*Master Plan Amendment*  
**LAND USE PLAN ELEMENT**

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**MANALAPAN TOWNSHIP**  
*Monmouth County, New Jersey*

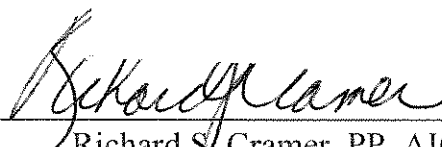
*Revision to Pages 11-7, 11-8, 11-8.1, Table 11-1, Recommended Standards of Population Density and Development Intensity, and Figure 9 - Master Plan M*

Prepared February 6, 1998 by:



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*Document*  
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Adopted on March 26, 1998  
by the Manalapan Township Planning Board

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*This original of this document has been signed and sealed in accordance with N.J. Law.*

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## EXECUTIVE SUMMARY

This is an amendment to the Township land use plan element as previously adopted on May 23, 1991. The amendment recommends locations for the future development of age restricted housing within the Township. It also includes minor revisions or correction to ensure consistency between the land use element, the housing element, and the zoning ordinance of the Township

Currently, there is one age restricted housing development in the northern Township, Covered Bridge. It is fully developed with 1,486 housing units. The 1991 land use element recommended a location north of Millhurst Road for age restricted development. The recommendation was never implemented.

The senior population throughout the State and in Monmouth County will increase significantly over the next fifteen years. The population projections published by the New Jersey Department of Labor and Industry indicate that, between 1990 and 2010, the statewide population 55 years and over will increase almost 23%. Within Monmouth County, the population 55 years and over is projected to grow 57%, an increase of 68,000 people over the 1990 level.

To encourage future construction of senior citizen community housing within the Township, this amendment revises the land use element's recommended locations for age restricted housing development. The recommendation for age-restricted housing and court homes north and south of Millhurst Road are deleted and the area is recommended for Rural-Agricultural (R-AG) uses. Two additional locations for age restricted housing are proposed. One would be part of the planned Golf Course Residential Community (GCRC) development at Battleground Country

Club. The second would be located south of Craig Road near the Route 9 corridor. The two locations would yield approximately 250 units of age-restricted single family detached housing.

Because the shelter and care requirements of the elderly are diverse, it is also recommended that the permitted land uses in Residential Transition (R-T) and the Limited Business (LB) areas be expanded to include alternative living facilities and residential health care uses. Currently, these zones permit nursing homes. Assisted living facilities are residences for the frail elderly that provide rooms, personal care, and supervision of self-administered medication. Residential health care facilities are usually occupied by the frail elderly and provide health monitoring services under professional nursing supervision.

The other proposed amendments to the land use element ensure consistency between the land use element, the housing element, and the zoning ordinance of the Township. These include:

*A change to the recommendations for the R-4 and the R-5 classifications based upon the existing development in Bucks Head and Forest Hills and the plan for the development of affordable housing in the Samaritan Center (Pergolaville).*

*Identification of the ML-TH (Mount Laurel Townhouse) site at Tracy Station.*

*Corrected description of the location of the C-3 Commercial areas.*

*Corrected land use element mapping of the recommended locations of R-40, R-40/20, R-30, and LB-M development to be consistent with the zone plan and/or with existing development.*

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The following pages and maps amend the Master Plan of Manalapan Township as to its land use element presented on pages 11-7, 11-8, Table 11-1 Recommended Standards of Population Density and Development Intensity, and Figure 9 - Master Plan, as adopted on May 23, 1991, and subsequently amended.

The Master Plan text to be deleted is shown as a ~~strikeout thus~~. Proposed text is underlined thus.

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Relationship to Existing and Proposed Zone Plan

The Land Use Element Map (Figure 9) in conjunction with Table 11-1 (Standards of Development Intensity) establishes the location and type of zone districts intended. The districts and intensity standards have been derived from the existing Zone Plan. The major innovations being recommended to the Zone Plan are listed below:

1. Air hazard overlay district;
2. Critical area overlay district;
3. Limited Business Districts for Millhurst, Tennent, Smithburg, and Wilson Avenue;
4. Public Use District;
5. Expansion of the OP-10 District west along Pine Brook Road;
6. ~~That portion of the R-AG District north and south of Millhurst Road which overlaps the planned sewer service area will be designated to conditionally permit R-40/20 single-family development and planned developments provided the developer extends sewer and water service to support the higher densities;~~

Additional locations in the Township for age-restricted housing should be provided as part of the Golf Course Residential Community on the Battleground Golf Course and as part of a new zone district to be established south of Craig Road.

7. R-5 4 district applied to Bucks Head/Forest Hills and R-5 district applied to Pergolaville;
8. Replace I-3 and I-3M districts with an LI-Light Industrial designation that deletes residential options;
9. Expand R-40/20 designation to Millhurst Road in anticipation of sewer service;
10. Deletion of BOS designation;
11. Deletion of redundant zone district categories (RC-1, RC-2, RC-3, OP-TH, and C-H);

12. Redesignation of RC-4 district as R-TH/TH, two-family and townhouses;
13. Expand R-R to north of Lamb Lane;
14. Require an overall concept plan for all phased developments, office park developments, and office/industrial park developments;
15. Cluster option for R-R and R-AG;
16. Establish standards and guidelines to improve the design, layout, building relationships, and visual appearance of development;
17. Establish standards and guidelines to require that building and development design be arranged in conjunction with existing site physiography to minimize regrading and soil import or export;
18. Landmark Corridor Overlay District;
19. Creation of a new SED-5 district along Route 33 south of the Knob Hill Golf Course. The SED-5 district will provide, in the future, for limited recreational uses including golf, training centers, bowling, and tennis;
20. Revise office park provisions to allow for a mix of ancillary uses for employee convenience and to help reduce automobile trips. Such uses would include day care, child recovery, restaurants, retail, and banks Hotel/conference centers would be permitted as a conditional use within major office parks.
21. Permit helistops as an accessory use to major development within the SED-20 and SED-20/W zone districts with standards to control setback from residential areas;
22. The creation of a C-4 district north of Symmes Drive. This is a highway commercial district limited to uses characterized by low peak hour traffic generation such as hotels and theaters.
23. Establish a maximum site improvement ratio by zone district;

24. Establish a minimum improvable area requirement by zone district.
25. Permit assisted living facilities and residential health care facilities in the areas planned for Residential Transition (R-T) and Limited Business (LB).

TABLE 11-1

RECOMMENDED STANDARDS OF POPULATION DENSITY  
AND DEVELOPMENT INTENSITY

<u>DISTRICT</u>	<u>DESCRIPTION</u>	<u>STANDARD</u>
R-40	Single-family detached dwellings along Washington's Advance.	40,000 sf./du minimum lot area
R-40/20	Single-family detached dwellings with cluster lot option. Located mainly in the northern Township on undeveloped lands adjoining R-20 neighborhoods.	40,000 sf./du minimum which may be clustered on 20,000 sf. Lots on tracts of 30 acres or more.
R-30	Single-family detached dwellings north of Craig Road.	30,000 sf./du minimum lot area.
R-20	Developed single-family detached dwellings in northern Township and limited locations of existing housing in rural areas.	20,000 sf./du minimum, variable lot size/cluster option.
R-5 4	Subdivisions of single-family detached dwellings west of Pension Road adjacent to Old Bridge Township <del>and at Pergetaville.</del>	4 5,000 sf./du minimum lot area.
R-5	Subdivision of single-family detached affordable dwellings for low- and moderate-income households in accordance with the <u>Township Housing Element and Fair Share Plan.</u>	3,000 sf./du minimum lot area.
R-T	Single-family locations in suburban areas fronting on major roads and providing a transition to commercial or office districts. Conversion of dwelling and infill. Office use permitted provided a residential scale is maintained. <u>Nursing homes, assisted living facilities, and residential healthcare facilities are also permitted.</u>	20,000 sf./du minimum; for nonresidential; 40,000 sf. lot area minimum; 0.18 maximum site improvement ratio.
<u>ML-TH</u>	<u>Townhouse development with a mandatory set-aside of affordable dwellings for low- and moderate-income households in accordance with the Township Housing Element and Fair Share Plan.</u>	<u>10 du/gross acre maximum with a 20% set-aside of affordable units. Minimum tract area of 10 acres.</u>
R-TF-TH	Two-family and townhouse dwellings located in areas of existing or approved development along Pension Road and Wilson Avenue.	Two-family dwelling -- 10,000 sf. Minimum lot area.

<u>DISTRICT</u>	<u>DESCRIPTION</u>	<u>STANDARD</u>
R-20-PRC	Planned retirement community. Covered Bridge, along Route 9 South. Townhouses and clusters of patio homes are permissible.	6 du/gross acre maximum.
R-20/PD	Planned residential development option for designated area south of Craig Road. Townhouses and patio homes permitted under the planned development option.	R-20 standards for conventional or clustered detached dwellings. 5 du/gross acre for planned development.
C-2-M	Neighborhood business area with multi-family option. Limited to an existing area of approved development between Route 9 and Tennent Road.	C-2 standards apply to nonresidential. For attached housing, 8du/gross residential acre.
C-1	Regional commercial shopping center district located northwest of the intersection of Craig Road and Route 9. Presently developed as the Manalapan Mall with expansion area available for mixed commercial uses.	0.20 maximum site improvement ratio; 15 acres minimum lot size.
C-2	Neighborhood shopping center districts included as a convenience to suburban residential areas. Locations are designated along Route 9, at the intersection of Gordons Corner Road and Pease Road (Yorktowne), at Union Hill Road adjacent to Marlboro Township.	0.18 maximum site improvement ratio; 4 acres minimum lot size.
C-3	General commercial districts confined to locations along Route 9 and Route 33 and Wilson Avenue. Allows for a range of retail, service and office use.	0.18 maximum site improvement ratio; 40,000 sf. minimum lot area.
C-4	Highway commercial district northwest of Symmes Drive and Route 9, limited to uses characterized by low peak hour traffic generation. The commercial use mix is intended to complement the C-1 district to the south. Uses will include hotels of at least 100 rooms, theaters, indoor commercial recreation, such as health clubs and racquet clubs. Commuter parking facilities also would be permitted.	0.18 maximum site improvement ratio; 20 acres minimum lot size.
LB-Tennent LB-Wilson Avenue LB-Millhurst LB-Smithburg	Limited business districts confined to Tennent, Millhurst, Smithburg, and Wilson Avenue. Assisted living facilities and residential healthcare facilities also permitted. See Land Use Element text for Limited Business description and additional use recommendations	0.15 maximum site improvement ratio, except 0.18 will be permitted in the Wilson Avenue District. Assisted living facilities and residential facilities require an affordable housing agreement with the Township for a set-aside or an in-lieu contribution.



<u>DISTRICT</u>	<u>DESCRIPTION</u>	<u>STANDARD</u>
LJ	Light industrial districts planned for offices, research facilities, warehousing, wholesaling, and light manufacturing. Locations are along the Conrail Line southwest of Englishtown and Tennent.	3 acres minimum lot area; 0.20 maximum site improvement ratio.
OP	Office professional district limited to professional and business offices. Locations along Franklin Lane and at the Route 9/Briarhill Drive intersection.	20,000 sf. minimum lot area; 0.18 maximum site improvement ratio.
OP-3	Office district allowing professional and business offices. Located along Taylors Mills Road/Route 9 and Craig Road.	3 acre lot minimum area; 0.20 maximum site improvement ratio.
OP-10	Office district providing for major office park development. Located on larger tracts along Route 9.	10 acre lot minimum area; 0.20 maximum site improvement ratio.
<u>OP-10/PRC-MLC</u>	<u>Office district south of Craig Road which permits planned retirement community development. The retirement community is subject to an in-lieu contribution for affordable housing.</u>	<u>OP-10 standards for office development. Planned retirement communities permitted at a maximum density of 2.3 units per acre on a minimum tract of 50 acres. The retirement community option requires an affordable housing agreement with the Township.</u>
GCRG	Golf course residential community located within the Route 33 corridor. Provides for major planned residential development on the site of Battleground Country Club, and preservation of the golf course, and a mandatory component of age restricted housing that equals at least 20% of the total proposed dwelling units.	1.1 du/gross acre maximum; minimum of 60% of tract must be reserved as open area.
CD	Consent districts created by settlement of Mt. Laurel litigation. Provides two locations for major planned residential development along the Route 33 corridor and for the set-aside of affordable dwelling units.	As provided by Court Order.
SED-5	Special economic development district for smaller parcels within the Route 33 corridor. Uses restricted to nonretail, commercial, office, research facilities, lodging and limited recreation uses related to golf, tennis, and bowling.	5 acres minimum lot area. 0.20 maximum site improvement ratio.

*Mantoloking Township Master Plan – Land Use Element Amendment*

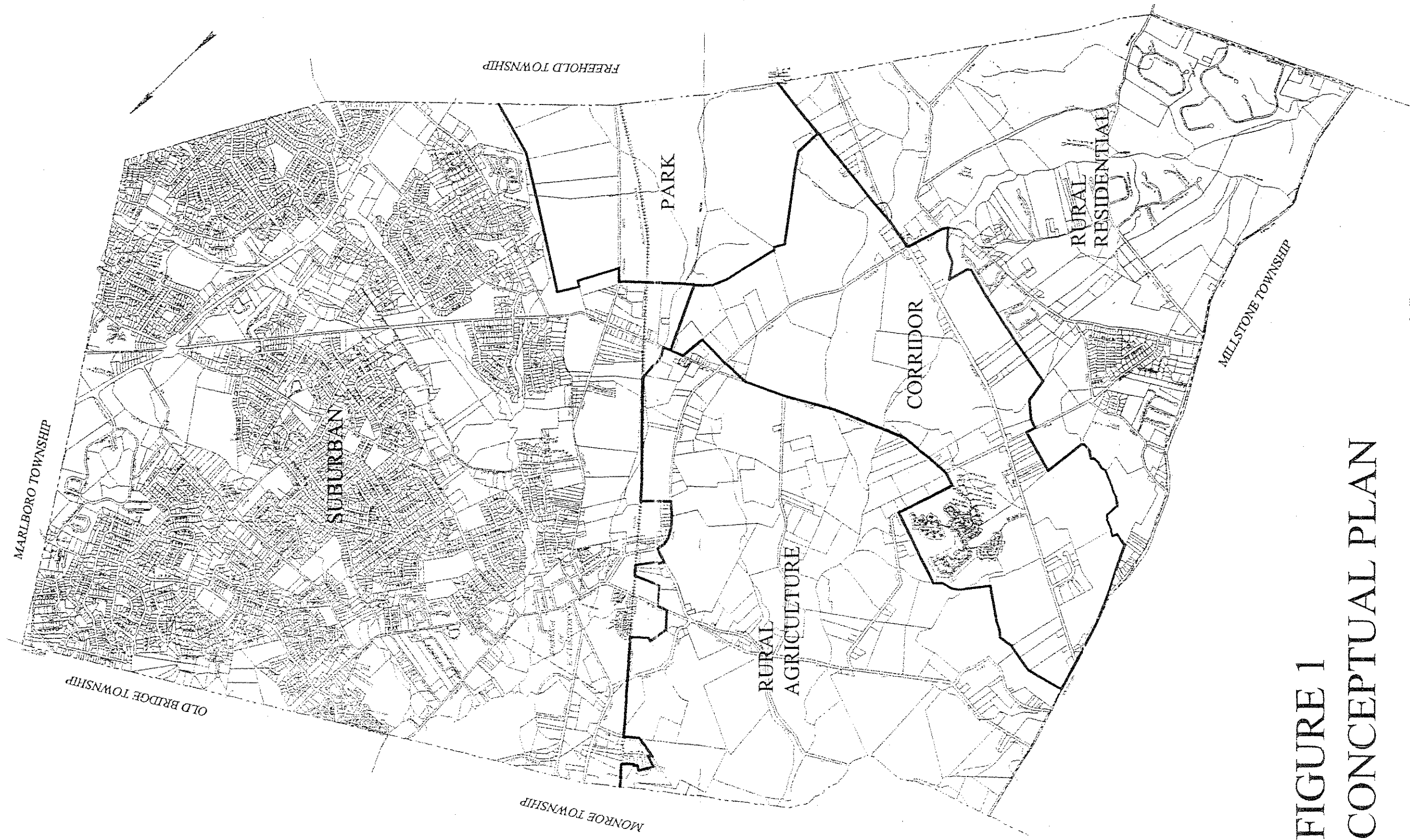
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<u>DISTRICT</u>	<u>DESCRIPTION</u>	<u>STANDARD</u>
SED-20	Special economic district to permit major campus development of offices, office parks, office industrial parks, and office/warehouse distribution facilities. Limited to locations within the Route 33 corridor.	20 acre minimum lot area; 0.15 maximum site improvement ratio.
SED-20/W	SED-20 with warehouse distribution centers permitted.	20 acre minimum lot area; 0.25 maximum site improvement ratio for warehouse distribution centers; .015 maximum site improvement ratio other uses.
R-AG	Rural agricultural district intended for open space/conservation uses and agricultural/horticultural operations. Nonfarm dwellings permitted at low density. Located north of Route 33 corridor. and west of Millhurst Road.	60,000 sf. lots.
R-AGR-CH	Planned sewer service area south of Millhurst Road. R-AG standards apply until sewer and water are provided.	R-AG development permitted as of right. If the developer provides sewer and water, development may proceed based upon R-40/20 standards of as-courthomes. Court-homes are attached single-family dwellings developed at a maximum of 1.3 units per gross acre on tracts with sufficient noncritical area. Homes are clustered around private courts that provide vehicle access. If the court-home option is followed, a contribution toward future Mt. Laurel obligation will be required in accordance with COAH regulations.
R-AG/PRC-2	Planned sewer service area north of Millhurst Road. R-AG standards apply until sewer and water are provided.	R-AG development permitted as of right. If sewer and water are provided, development may proceed based upon R-40/20 standards or as a planned retirement community. Planned retirement communities only will be permitted at a maximum of three dwelling units per gross acre where the total noncritical area is 50 acres or more. Contributions toward future Mt. Laurel obligation, no access to Main Street/Tennent Road unless needed for efficient circulation, and a green belt of continuous open space are required.

<u>DISTRICT</u>	<u>DESCRIPTION</u>	<u>STANDARD</u>
R-R	Rural residential development districts intended for low density residential development and agricultural uses. Located principally south of Route 33.	80,000 sf/du minimum; clustering of larger tracts on 60,000 sf. Lots.
PB	Public use district intended for major public facilities including schools, parks, government offices, and public utilities.	To be based upon facility type.
Air Hazard Overlay	Overlay adjacent to Old Bridge Airport. District delineation required by N.J.S.A. 40:55D-28B.	To be based upon N.J.A.C. 16:62-1 and underlying land use designation.
Critical Area Overlay	Overlay consisting of wetlands, wetlands transition areas, floodways, flood hazard areas, steep slopes, and stream corridors. Uses limited to open space, conservation, agriculture, or recreation associated with the underlying zone designation.	Each lot shall have a minimum contiguous improvable area for the location of structures including buildings, parking lots, and loading areas which is not encroached upon by one or more features that define the critical area overlay.
Landmark Corridor Overlay	Overlay along Freehold Road and Main Street, through Monmouth Battleground State Park. Contains many sites of historical significance.	Development with 1,000 feet of corridor to be scrutinized for compatibility with historic values. Standards based on underlying land use classifications. Architecture to be compatible with local vernacular styles of the 18 <sup>th</sup> and 19 <sup>th</sup> Centuries.

# MANALAPAN TOWNSHIP

Monmouth County, New Jersey

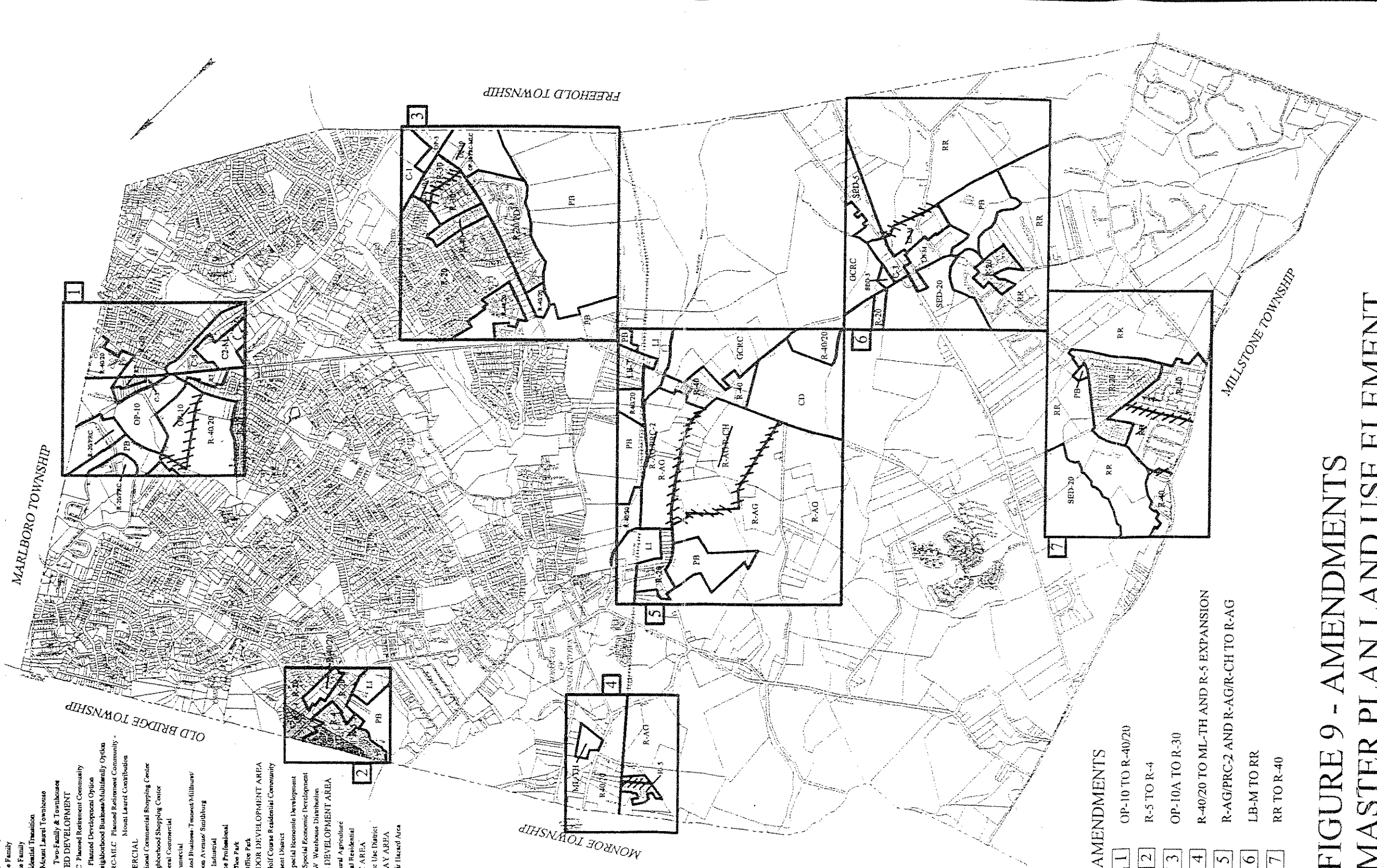


## FIGURE 1 CONCEPTUAL PLAN

**LAND USE ELEMENT**

- SUBURBAN DEVELOPMENT AREA
- RESIDENTIAL
  - R-40 Single Family
  - R-40/20 Single Family
  - R-30 Single Family
  - R-20 Single Family
  - R-3 Single Family
  - R-4 Single Family
  - R-T Residential Transition
- ML-TH Mount Laurel Township
- R-TE/TH Two-Family & Townhouse
- PLANNED DEVELOPMENT
  - R-20PRC Planned Retirement Community
  - R-20PD Planned Development Option
  - C2-M Neighborhood Business/Multifamily Option
  - OP-10PRC-AI/C Planned Retirement Community - Mount Laurel Contribution
- COMMERCIAL
  - C-1 Regional Commercial Shopping Center
  - C-2 Neighborhood Shopping Center
  - C-3 General Commercial
  - C-4 Commercial
  - LB Limited Business/Tenueset/Millinery/Women Avenue/Scotchburg
- LI Light Industrial
- OP Office Professional
- OP-3 Office Park
- OP-10 Office Park
- CORRIDOR DEVELOPMENT AREA
- GCRC Golf Course Residential Community
- CD Convent District
- SED-2 Special Economic Development
- SPD-20 Special Economic Development
- SED-20W Warehouse Distribution
- RURAL DEVELOPMENT AREA
  - R-AO Rural Agriculture
  - R-R Rural Residential
- PUBLIC AREA
  - PB Public Use District
- OVERLAY AREA
  - AI Air Hazard Area

**MANALAPAN TOWNSHIP**  
Monmouth County, New Jersey



- AMENDMENTS**
- 1 OP-10 TO R-40/20
  - 2 R-5 TO R-4
  - 3 OP-10A TO R-30
  - 4 R-40/20 TO ML-TH AND R-5 EXPANSION
  - 5 R-AG/PRC-2 AND R-AG/R-CH TO R-AG
  - 6 LB-M TO RR
  - 7 RR TO R-40

**FIGURE 9 - AMENDMENTS  
MASTER PLAN LAND USE ELEMENT**

