

Borough of Allenhurst  
Monmouth County  
*Master Plan Reexamination Report*

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June 2018



Prepared by

**H|G|A**

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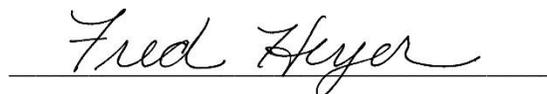
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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.



Susan S. Gruel, P.P. #1955



Fred Heyer, PP, AICP, CUD, LEED- AP ND, CNUa

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## **INTRODUCTION**

This report constitutes a Master Plan Reexamination Report for the Borough of Allenhurst as defined by the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89). The purpose of the Reexamination Report is to review and evaluate the local Master Plan and Development Regulations on a periodic basis in order to determine the need for updates and revisions. The Municipal Land Use Law (MLUL) requires that this review be conducted at least every 10 years and requires it be conducted by the Planning Board. The Borough adopted its last Master Plan in 2008. This Reexamination Report also serves as an amendment to the 2008 Master Plan.

This report has been prepared in order to satisfy the review requirement of NJSA 40:55D-89. Section A of this report identifies the goals and objectives which were established in the 2008 Master Plan. Sections B and C describe changes that have occurred in the Borough, County and State since the adoption of that Plan. Finally, Sections D and E discuss recommended actions to be addressed by the Borough.

## **PERIODIC REEXAMINATION**

New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89) requires the Reexamination Report to contain the following:

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

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## **A. The Major Problems and Objectives Relating to Land Development in the Borough at the Time of the Adoption of the Last Master Plan**

The Borough's 2008 Master Plan reflects similar goals and objectives as the 1999 Master Plan. The primary goal of both plans is to preserve the Borough's unique character as an historic and tranquil suburban residential community.

### **2008 Master Plan Recommendations**

#### *Land Use Element*

1. Maintain the present allocation of land use.
2. Revise the existing Development Ordinance as appropriate and in a manner that will facilitate its administration and enforcement in maintaining the present allocation of land use.

#### *Housing Element*

3. Maintain and enforce the present Development Ordinance which permits only single-family residences of limited height.
4. Modify appropriate regulations in the Development Ordinance to assure the continued availability of affordable housing in a manner consistent with the Land Use Objectives.

#### *Circulation Element*

5. Retain the existing layout, design, and level of maintenance of streets and resist any changes in land use that would further inhibit traffic flow on Ocean Avenue and Main Street.

#### *Utility Services Element*

6. Encourage the various utility service providers to use underground distribution to the extent technically and economically feasible in any future replacement or expansion of their systems.

#### *Community Services Element*

7. Maintain the Borough's own Police Department and First Aid Squad at their present staffing level and assure that it is provided with up-to-date facilities and equipment.

#### *Recycling Element*

8. Maintain the Borough's own waste disposal service at the present level and assure that it is provided with up-to-date equipment and facilities.

#### *Historic Preservation Element*

9. Continue to utilize and vigorously enforce the Historic Preservation Ordinance adopted in 2003.

#### *Recreation Element*

10. Operate the recreational program on a voluntary basis. Preserve and maintain the areas for recreational use and assure they are not encroached upon for any other use.

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*Conservation Element*

11. Continue to maintain a high standard of care for the Borough's natural resources. Continue to participate in County and Regional agencies devoted to conservation of these resources. Seek out the maximum level of technical and financial assistance from the County, State, and Federal Agencies involved with the protection of these resources.

*Economic Element*

12. Attract and support businesses in the Business Office and Commercial Zones which provide convenient services to the residents of the Borough or otherwise add to the Borough's residential character.

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**B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date**

Many of the Goals and Objectives from the 2008 Master Plan continue to be relevant, while others should be revised to reflect the current status of the Borough.

1. Preserve the Borough's unique character as an historic and tranquil suburban residential community.

A residential district study of the Borough was conducted in May 2016. The study examined the physical environment that defines the Borough's character and made recommendations for standards to preserve the key elements of this character. Recommendations to regulate the intensity of development included limiting building coverage and building height. The study also proposed increasing minimum side yard setbacks and setting standards for driveways, curb cuts, front yard coverage, street trees, and garage doors. These recommendations were adopted in amendments to the Land Use Procedures, Development Regulations, and Historic Preservation Ordinance #2017-12.

*Land Use Element*

2. Maintain the present allocation of land use.

The 2016 Residential District Study identifies the importance of preserving the Borough's well-maintained historic homes as well as the public realm, that is, the public right-of-way and the private front yards.

3. Revise the existing Development Ordinance as appropriate and in a manner that will facilitate its administration and enforcement in maintaining the present allocation of land use.

The Development Regulations Ordinance has been revised to include Ordinance #2017-12 regarding residential development regulations. This revision updates the procedures for filing applications for developments, the definitions for development regulations, the bulk regulations for all residential districts, the driveway and curb cut regulations, the historic review process, and the guidelines for new construction and additions in the Allenhurst Historic District.

Ordinance #2018-02 has been introduced to address accessory uses and houses of worship in response to the settlement of Case 3:18-cv-00941-BRM-TJB. The plaintiffs in this case alleged the Borough's land use regulations violate the Religious Land Use and Institutionalized Persons Act of 2000. The settlement agreement permitted the plaintiffs to use real property located within the Borough as a place of worship. The proposed revision #2018-02 of the Development Regulations Ordinance redefines accessory uses and houses of worship. It also amends the land use regulations to permit houses of worship with standards in specified districts and stipulates the quantity of off-street parking for houses of worship.

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*Housing Element*

4. Maintain and enforce the present Development Ordinance which permits only single-family residences of limited height.

The 2016 Residential District Study proposes revisions to the Borough's zoning ordinance to define height standards in relation to habitable floor area. These changes were incorporated in the 2017-12 revision of the Development Regulations Ordinance. This revision specifies that building heights in the residential district shall not exceed two and one-half (2 ½) stories in height or thirty-five (35) feet in height. Furthermore, residential dwellings shall have no more than three (3) stories of habitable space, which shall include any portion or all of any one-half (1/2) story.

5. Modify appropriate regulations in the Development Ordinance to assure the continued availability of affordable housing in a manner consistent with the Land Use Objectives.

The Borough of Allenhurst adopted a Housing Element and Fair Share Plan in July 2009. The purpose of the plan was to provide methods of achieving the goal of access to affordable housing to meet the Borough's low- and moderate-income housing needs.

*Circulation Element*

6. Retain the existing layout, design, and level of maintenance of streets and resist any changes in land use that would further inhibit traffic flow on Ocean Avenue and Main Street.

The Borough received \$170,000 in funding through the NJDOT Transportation Trust Fund program for curb, sidewalk, and miscellaneous roadway related improvements at the easterly end of Allen Avenue. The Borough also recently received an additional \$330,000 from the NJDOT Transportation Trust Fund program for roadway related improvements to Cedar Ave.

Ordinances that have been adopted related to the use of streets include the Traffic Ordinance 2015-17, the Street and Sidewalks Ordinance 2017-10 and the Street Parking Ordinance 2017-11. Ordinance 2015-17 implements changes to time limit parking in the business district, prohibits parking at certain hours on certain streets, and relocates and adds on-street handicapped parking spaces. Ordinance 2017-10 regulates the restoration of the street surface after it has been broken into or damaged as a result of excavation work. Ordinance 2017-11 amends on-street parking on Allen Avenue and Corlies Avenue.

*Utility Services Element*

7. Encourage the various utility service providers to use underground distribution to the extent technically and economically feasible in any future replacement or expansion of their systems.

This objective still remains valid.

*Community Services Element*

8. Maintain the Borough's own Police Department and First Aid Squad at their present staffing level and assure that it is provided with up-to-date facilities and equipment.

This objective still remains valid.

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*Recycling Element*

9. Maintain the Borough's own waste disposal service at the present level and assure that it is provided with up-to-date equipment and facilities.

This objective still remains valid.

*Historic Preservation Element*

10. Continue to utilize and vigorously enforce the Historic Preservation Ordinance adopted in 2003.

Ordinance 2017-12 updates the Historic Review Process and New Construction sections of the Design Guidelines for the District with respect to the Historic Preservation Ordinance. Section 6 – New Construction and Additions provides design guidelines for new development that is harmonious with the existing architecture and character of the district.

*Recreation Element*

11. Operate the recreational program on a voluntary basis. Preserve and maintain the areas for recreational use and assure they are not encroached upon for any other use.

The Allenhurst Beach Club was extensively damaged by Superstorm Sandy in 2012. Renovations which have been completed include new stamped concrete around the pool, replacement of the pool's drainage system, and replacement of the lower boardwalk and new shade pavilions. New pavilions, ticket booths, a cabana entrance deck, small cabana decks, a kayak rack and a new bandstand are also proposed subject to funding.

*Conservation Element*

12. Continue to maintain a high standard of care for the Borough's natural resources. Continue to participate in County and Regional agencies devoted to conservation of these resources. Seek out the maximum level of technical and financial assistance from the County, State, and Federal Agencies involved with the protection of these resources.

In 2015, the Borough received a grant for \$200,000 through the Monmouth County Municipal Open Space program for Allen Avenue Park. The park adds 0.068 acres to Allenhurst's recreation and open space for a total of 11.86 acres. The Borough also has improvements planned for the Railroad Plaza Park and has received \$120,000 in CDBG funds for Phase I improvements and \$250,000 for Phase II improvements. Phase II includes new playground equipment, a rubber bond safety play surface, irrigation and grass/sod.

*Economic Element*

13. Attract and support businesses in the Business Office and Commercial Zones which provide convenient services to the residents of the Borough or otherwise add to the Borough's residential character.

In 2017, the Borough revised the portion of its Building code concerning Licenses and Businesses Regulations. The regulations require businesses to procure a license from the Borough prior to conducting any trade, profession, or business in the Borough.

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The Borough is considering incentivizing new development in the Main Street redevelopment area by offering a liquor license. However, redevelopment has not yet occurred.

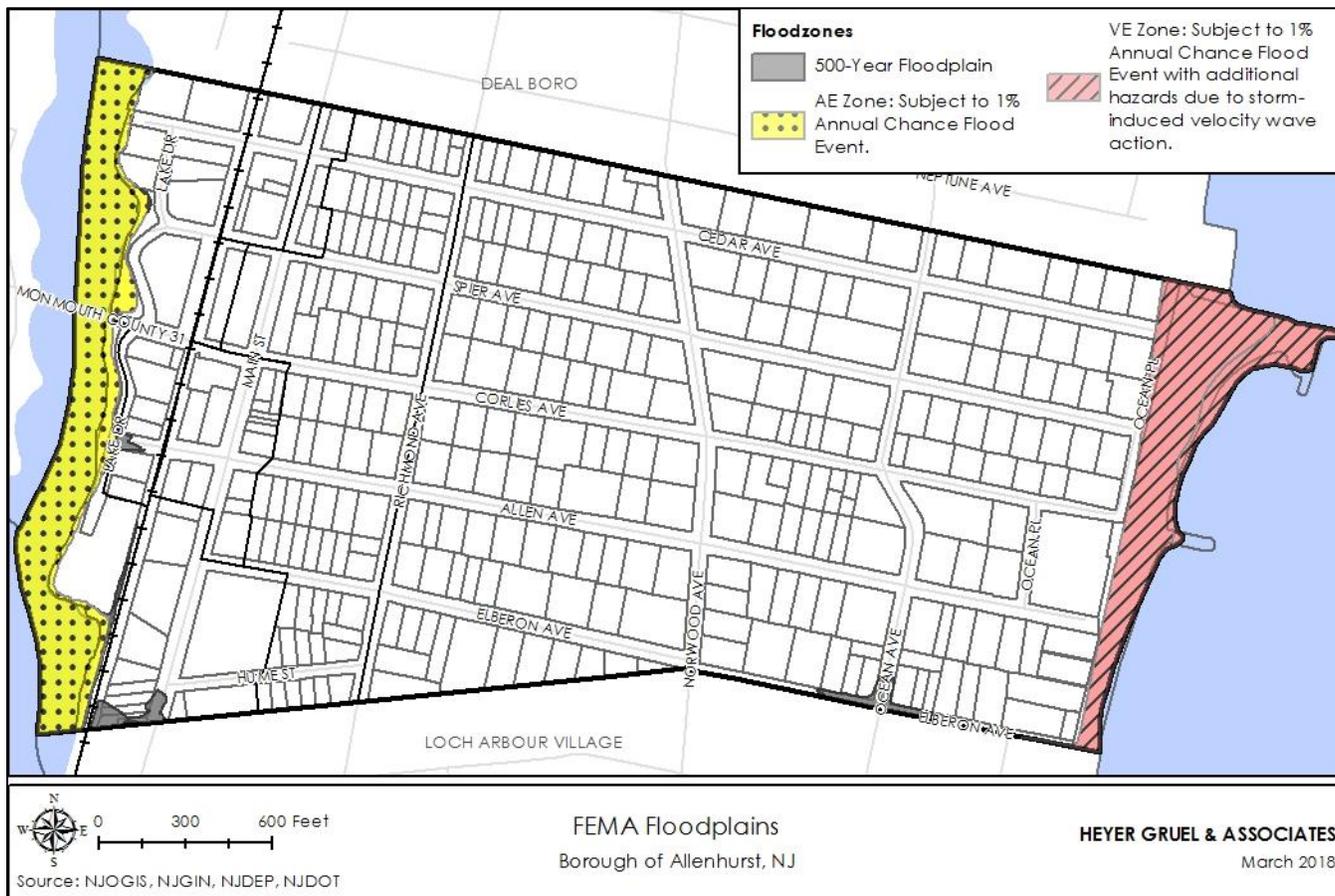
**C. The extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives**

Since the Borough's 2008 Master Plan, there have been changes in the assumptions, policies and objectives that must be addressed. These include but are not limited to demographic characteristics, housing conditions, employment, affordable housing, and regional plans.

**Hurricane Irene and Superstorm Sandy**

New Jersey was hit by two major storm events within 14 months of each other. On August 28, 2011, Hurricane Irene struck the State, causing a total of roughly \$1 billion in damage State-wide. Severe flooding occurred along rivers across New Jersey due to a record amount of rainfall. Allenhurst experienced flooding and damage throughout the Borough. On October 29, 2012, Superstorm Sandy hit the coast of New Jersey and devastated communities and neighborhoods. The storm caused catastrophic damage in Monmouth County. Allenhurst experienced power outages, flooded streets, and damage to the Beach Club. Superstorm Sandy exceeded the damage of Hurricane Irene, causing over \$30 billion in losses Statewide.

Because of the damage the Borough of Allenhurst sustained from both major storm events, resiliency and sustainability planning has become a prominent tool in the Borough's development practices. In 2017, FEMA released new Flood Insurance Maps, increasing the flood zone and base flood elevations.



Allenhurst's flood zone is limited to its oceanfront beach and the shoreline of Deal Lake. The impacts from Irene and Sandy have spurred the implementation of additional sustainability measures to preserve the Borough and its waterfront.

Allenhurst has met the Army Corps of Engineers (AOCE) requirements for Shore Protection Projects. The beaches have been replenished by the AOCE in the past several years. The elevation of the beach sand has been raised by 8-10 feet. The sea walls that are in place provide adequate protection against wave runup and erosion.

**2017 Allenhurst Municipal Public Access Plan (MPAP)**

In 2017, the Borough of Allenhurst prepared the Allenhurst Municipal Public Access Plan (MPAP). The MPAP is pending review and approval from the New Jersey Department of Environmental Protection (NJDEP) in accordance with N.J.A.C. 7:7-16.9. Allenhurst's MPAP presents a "public access vision" for the Borough, and lays out goals and objectives regarding the Borough's public access to the waterfront. The MPAP additionally consists of an inventory of public access locations as well as plans to preserve and enhance access based on community needs and State standards.

The Implementation Plan (Section IV of the MPAP) includes three Proposed Access Improvements:

1. Maintain Existing Public Access

The Borough has ordinances in affect that mostly pertain to rules and regulations for the residents' use of the Beach Club and beach including funding, expenses, cost of beach badges, beach club fees, and cabana fees.

2. Preserving Public Access
3. The Borough has provided several means of public access to the beach with ADA ramps. The Borough will consider permanently preserving public access to the beach and ocean by listing these locations on the Recreation and Open Space Inventory (ROSI). Signage Implementation

The Borough has provided standard traffic signs and "Welcome to the Borough of Allenhurst" signs. However, no signage currently exists that directs the public to points of beach access. The Borough will consider implementing such signs in the future.

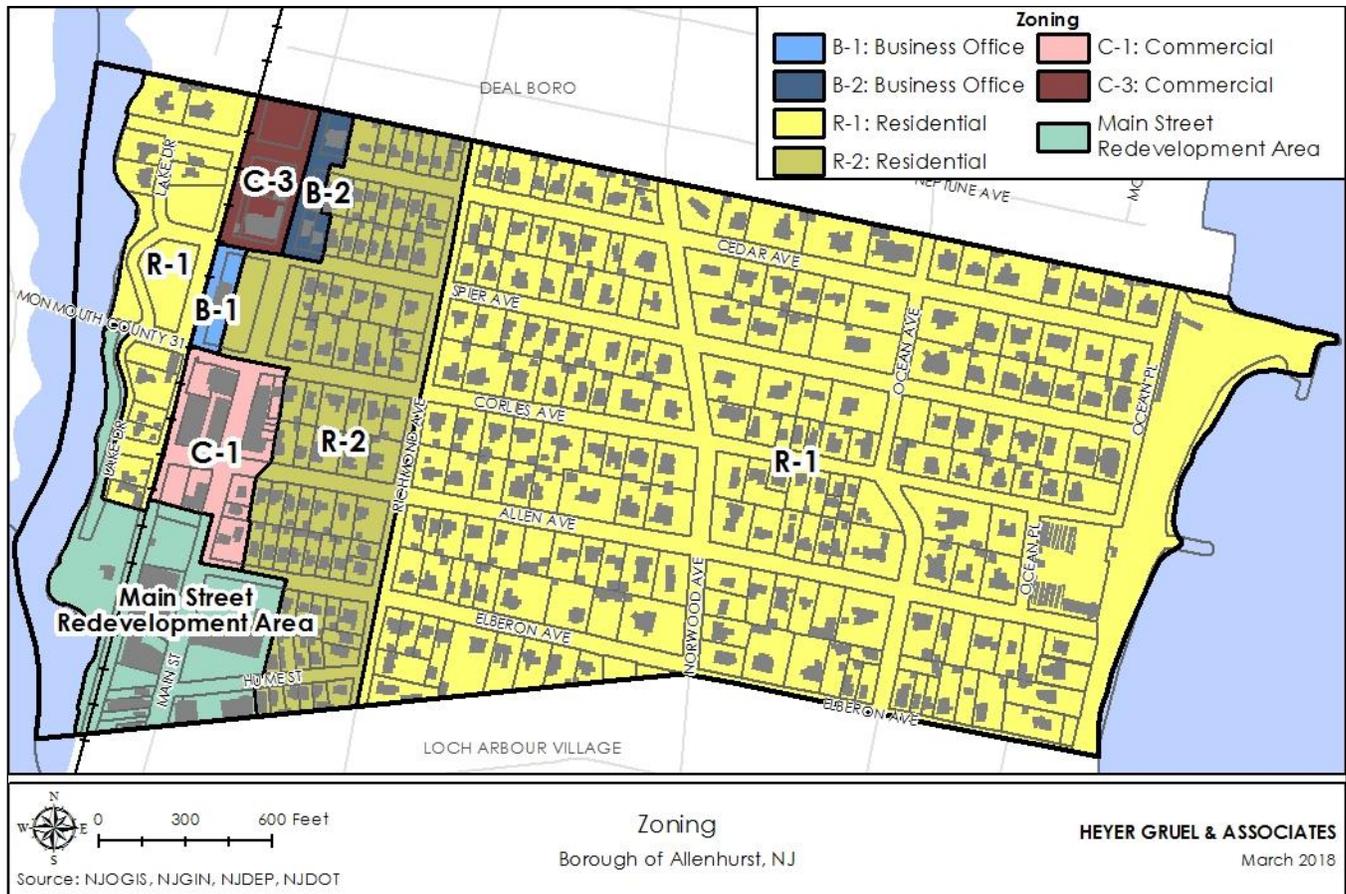
### Recreation and Open Space

Planning for open space and recreation opportunities for its residents continues to be a central goal for the Borough of Allenhurst. The Borough currently contains 11.86 acres of recreation and open space, including the beach, beach club, parks and a new playground. Where feasible, the Borough should consider acquisition of additional open space land when land becomes available.

Recreation and Open Space Inventory (ROSI)		
Name	Location	Acres
Beach	Ocean Place – Block 3 Lot 1	4.14
Allenhurst Beach Club	Ocean Place/Allen Ave – Block 3 Lot 2	1.84
Allenhurst Park	Lake Drive – Block 28 Lot 3	0.62
Allenhurst Park	Lake Drive – Block 27 Lot 3	0.62
Allenhurst Park	Corlies Ave – Block 29 Lot 1	1.00
Allenhurst Park – Train Station	Corlies Ave/Main Street – Block 23 Lot 1	0.68
Allenhurst Park – Train Station	Corlies Ave/Main Street – Block 13 Lot 1	0.51
Allenhurst Park	Lake Drive – Block 31 Lot 3	2.38
Allen Avenue Park		0.07
<b>Total</b>		<b>11.86</b>

### Main Street Redevelopment Plan

The Main Street Redevelopment Plan, adopted in November 2007, proposes redevelopment of the southwestern portion of the Borough particularly along Main Street. This Plan includes a new park along Main Street with housing on the east side of Main Street. The Plan also recommends adaptively re-using the existing Art Deco Jersey Central Power & Light (JCP&L) buildings and enhancing retail and housing opportunities along Main Street. JCP&L is in the process of receiving approval from the BPU for the sale of the property. The Borough is currently negotiating with a potential redeveloper.



### Residential Historic District

The Allenhurst Residential Historic District was created in 1999. It is recognized on both the National and State Historic Registers. The boundaries of the Historic District are coterminous with the boundaries of the Borough. The 2014 Monmouth County Historic Sites Inventory lists 29 properties of which one, the Allenhurst Railroad Station, is on the National Register of Historic Places (NRHP) and eight are eligible for NRHP status. The Borough issued Design Guidelines for the District under the Historic Preservation Ordinance in 2003.



### Demographic Characteristics

Since the 2008 Master Plan, the 2010 Census was completed and published. The following sections highlight some of the key findings.

#### Population

The population trends experienced in Allenhurst, Monmouth County and New Jersey from 1930 through 2010 are shown below from the U.S. Census Bureau Decennial Census and the American Community Survey. There were 496 residents in Allenhurst in 2010, which represents a significant decrease of 222 people from 2000. The Borough's population grew most rapidly between 1940 and 1950 by 45.8% and continued to increase over the following two decades. The peak population of 1,012 people occurred in 1970. Since 1970, the population has declined every decade resulting in the Borough's lowest population of 496 people in 2010. The estimated 2016 population is also 496 people.

The Borough's population somewhat mirrors trends at the County and State level. When population increases of less than 10% occurred at the County and State level (1940, 1980, 1990, 2010), the population of the Borough decreased. Likewise, when drastic population changes occurred at the County and State level (1950-1970), the Borough experienced growth.

Population Trends									
Year	Allenhurst			Monmouth County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		#	%		#	%		#	%
1930	573	-	-	147,209	-	-	4,041,334	-	-
1940	520	-53	-9.2%	161,238	14,029	9.5%	4,160,165	118,831	2.9%
1950	758	238	45.8%	225,327	64,089	39.7%	4,835,329	675,164	16.2%
1960	795	37	4.9%	334,401	109,074	48.4%	6,066,782	1,231,453	25.5%
1970	1,012	217	27.3%	461,849	127,448	38.1%	7,171,112	1,104,330	18.2%
1980	912	-100	-9.9%	503,173	41,324	8.9%	7,365,011	193,899	2.7%
1990	759	-153	-16.8%	553,124	49,951	9.9%	7,730,188	365,177	5.0%
2000	718	-41	-5.4%	615,301	62,177	11.2%	8,414,350	684,162	8.9%
2010	496	-222	-30.9%	630,380	15,079	2.5%	8,791,894	377,544	4.5%
2016	496	0	0.0%	627,532	-2,848	-0.5%	8,915,456	123,562	1.4%

Source: U.S. Census Bureau, 2016 American Community Survey 5-Year Population Estimate

### Age

The median age of the residents of Allenhurst in 2010 was 47.2 years. Analysis of age group characteristics provides insight into the actual changes in population. This comparison is helpful in determining the impacts these changes have on housing needs, community facilities and services for the Borough. As detailed in the table below, Allenhurst experienced notable shifts since 2000. The only increase was in the 55 to 64 age cohort, which saw an increase of 3.9%. All other cohorts in the Borough experienced a decline, with the under 5 age cohort experiencing a reduction of 23 people or 57.5% from 2000. In terms of absolute numbers, the 25 to 34 age cohort experienced the greatest reduction of 48 people or 45.7%.

Population by Age 2000 and 2010, Allenhurst						
Population	2000		2010		Change, 2000 to 2010	
	Number	Percentage	Number	Percentage	Number	Percentage
Total population	718	100.0%	496	100.0%	-222	-30.9%
Under 5 years	40	5.6%	17	3.4%	-23	-57.5%
5 to 14	71	9.9%	48	9.7%	-23	-32.4%
15 to 24	66	9.2%	56	11.3%	-10	-15.2%
25 to 34	105	14.6%	57	11.5%	-48	-45.7%
35 to 44	102	14.2%	59	11.9%	-43	-42.2%
45 to 54	123	17.1%	81	16.3%	-42	-34.1%
55 to 64	77	10.7%	80	16.1%	3	3.9%
65 and over	134	18.7%	98	19.8%	-36	-26.9%

Source: US Census Bureau

### Households

A household is defined as one or more persons, either related or not, living together in a housing unit. In 2010 there were a total of 217 households in the Borough of Allenhurst. More than half of the households

(68.7%) were occupied by two persons or less. The average household size in the City was 2.29, lower than that of the County's average of 2.66.

<b>Household Size- Occupied Housing Units, 2010 Borough of Allenhurst and Monmouth County</b>				
	<b>Borough</b>		<b>County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Total Households</b>	<b>217</b>	<b>100.0%</b>	<b>233,983</b>	<b>100.0%</b>
1-person household	81	37.3%	58,515	25.0%
2-person household	68	31.3%	70,212	30.0%
3-person household	28	12.9%	39,342	16.8%
4-person household	18	8.3%	39,138	16.7%
5-person household	17	7.8%	17,701	7.6%
6-person household	2	0.9%	5,777	2.5%
7-or-more-person household	3	1.4%	3,298	1.4%
<b>Average Household Size</b>	<b>2.29</b>		<b>2.66</b>	
Source: US Census Bureau 2010, Table H13 and H12				

<b>Household Size and Type, 2010 Borough of Allenhurst</b>				
			<b>Total</b>	<b>Percent</b>
<b>Total Households</b>			<b>217</b>	<b>100.0%</b>
<b>1 person household</b>			<b>81</b>	<b>37.3%</b>
	Male householder		38	46.9%
	Female householder		43	53.1%
<b>2 or more person household</b>			<b>136</b>	<b>62.7%</b>
<b>Family households</b>			<b>115</b>	<b>53.0%</b>
	Married Couple Family		96	83.5%
		With own children under 18 years	33	34.4%
		No children under 18 years	63	65.6%
<b>Other Family</b>			<b>19</b>	<b>8.8%</b>
	Male householder, no wife present		6	31.6%
		With own children under 18 years	2	33.3%
		No own children under 18 year	4	66.7%
	Female householder, no husband present		13	68.4%
		With own children under 18 years	0	0.0%
		No own children under 18 year	13	100.0%
<b>Nonfamily Households</b>			<b>21</b>	<b>9.7%</b>
	Male householder		14	66.7%
	Female householder		7	33.3%
<b>Average Family Size</b>			<b>3.09</b>	
Source: US Census Bureau 2010, Table P19, 2012-2016 ACS Table S1101				

*Income*

As measured in 2016, the median household income in Allenhurst was \$85,313, roughly \$1,984 less than Monmouth County and \$11,611 more than the State of New Jersey's median income.

<b>Per Capita and Household Income</b>		
	<b>2016 Per Capita Income</b>	<b>2016 Median Household Income</b>
Allenhurst	\$71,358	\$85,313
Monmouth County	\$44,504	\$87,297
New Jersey	\$37,538	\$73,702

Source: 2012-2016 American Community Survey 5-year Estimates, Tables B19301 and B19013

The distribution for household income for Allenhurst in 2016 is listed below. The most common income bracket was \$200,000 or more, which was earned by 24.2 percent of the households. This range was followed by those households that earned \$75,000 to \$99,999 (16.6%). In the Borough, 32.2 percent of the households earned less than \$50,000, compared to 29.4 percent of the County's households.

<b>Household Income Borough of Allenhurst and Monmouth County, 2016</b>				
	<b>Allenhurst</b>		<b>Monmouth County</b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
<b>Total Households</b>	<b>211</b>	<b>100.0%</b>	<b>232,868</b>	<b>100.0%</b>
Less than \$10,000	4	1.9%	9,466	4.1%
\$10,000 to \$14,999	5	2.4%	7,400	3.2%
\$15,000 to \$24,999	6	2.8%	15,848	6.8%
\$25,000 to \$34,999	31	14.7%	16,030	6.9%
\$35,000 to \$49,999	22	10.4%	19,799	8.5%
\$50,000 to \$74,999	19	9.0%	32,802	14.1%
\$75,000 to \$99,999	35	16.6%	28,457	12.2%
\$100,000 to \$149,999	16	7.6%	43,288	18.6%
\$150,000 to \$199,999	22	10.4%	25,657	11.0%
\$200,000 or more	51	24.2%	34,121	14.7%
<b>Median Household Income</b>	<b>\$85,313</b>		<b>\$87,297</b>	

Source: 2012-2016 American Community Survey 5-year Estimates, Table B19001

*Employment*

The 2012-2016 5-year American Community Survey estimates reveal that 65.0% of Allenhurst's 16 and over population is in the labor force. The County's employment status is similar to that of Allenhurst. About one-third of both the Borough's and County's over 16 population are not in the labor force (35.0% and 34.3%, respectively)

<b>Employment Allenhurst and Monmouth County, 2016 Estimates</b>				
	<b>Allenhurst</b>		<b>Monmouth County</b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
Population 16 years and over	432	100.0%	506,199	100.0%
In labor force	281	65.0%	332,595	65.7%
Civilian Labor Force	281	65.0%	332,241	65.6%
Employed	268	62.0%	309,640	61.2%
Unemployed	13	3.0%	22,601	4.5%
Armed Forces	0	0.0%	354	0.1%
Not in labor force	151	35.0%	173,604	34.3%

Source: 2012-2016 American Community Survey 5-Year Estimates, Table DP03

According to data from the New Jersey Department of Labor and Workforce Development, the highest number of covered jobs in Allenhurst was in 2005 when 260 jobs were covered by unemployment insurance. Private employment has fluctuated in Allenhurst since 2005, when the number of covered jobs decreased to 226 in 2007 and then 194 in 2011. Since 2012, the number of covered jobs has increased slightly to 218.

<b>Private Wage Covered Employment 2005 – 2016*</b> <b>Allenhurst</b>			
<b>Year</b>	<b>Number of Jobs</b>	<b># Change</b>	<b>% Change</b>
2005	260	-	-
2006	245	-15	-5.8%
2007	226	-19	-7.8%
2008	242	16	7.1%
2009	236	-6	-2.5%
2010	199	-37	-15.7%
2011	194	-5	-2.5%
2012	223	29	14.9%
2013	239	16	7.2%
2014	241	2	0.8%
2015	235	-6	-2.5%
2016	218	-17	-7.2%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates  
\*There are some questions related to the accuracy of these statistics.

*Existing Housing Conditions*

In 2010, Allenhurst had a total of 217 occupied housing units out of a total of 365 housing units. A majority of these units (145 or 66.8%) were owner-occupied while 72 units (33.2%) were renter-occupied.

In 2010, 148 housing units in Allenhurst were considered vacant. A majority of the structures (116 units or 78.4%) were utilized for seasonal, recreational or occasional use. Six units (4.1%) were sold but not occupied, 13 units (8.8%) were categorized as "other vacant", and another 13 units (8.8%) were for rent.

<b>Housing Data Allenhurst, 2010</b>		
	<b>Number</b>	<b>Percentage</b>
<b>Total Housing Units</b>	<b>365</b>	<b>100.0%</b>
<b>Occupied Housing Units</b>	<b>217</b>	<b>59.5%</b>
Owner Occupied	145	66.8%
Renter Occupied	72	33.2%
<b>Vacant Housing Units</b>	<b>148</b>	<b>40.5%</b>
For Rent	13	8.8%
Rented, not occupied	0	0.0%
For Sale Only	0	0.0%
Sold, not occupied	6	4.1%
For Seasonal, Recreational or Occasional Use	116	78.4%
Other Vacant	13	8.8%

Source: 2010 Census, Table DP-1

Allenhurst's housing stock consists of mostly older structures; three quarters of all existing houses in the Borough were built prior to 1940.

<b>Year Structure Built</b>		
	<b>Number</b>	<b>Percentage</b>
Built 1939 or earlier	268	74.4%
Built 1940 to 1949	15	4.2%
Built 1950 to 1959	19	5.3%
Built 1960 to 1969	14	3.9%
Built 1970 to 1979	0	0.0%
Built 1980 to 1989	22	6.1%
Built 1990 to 1999	14	3.9%
Built 2000 to 2009	8	2.2%
Built 2010 or later	0	0.0%
<b>Total</b>	<b>360</b>	<b>100.0%</b>

Source: 2012-2016 American Community Survey 5-Year Estimates, Tables B25034 and B25035

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### *Affordable Housing*

The “Third Round” of affordable housing obligations within New Jersey has been a decades-long conflict over methodologies. The Council on Affordable Housing (COAH) made no progress in adopting a constitutional framework for affordable housing and so, in March 2015, the New Jersey Supreme Court disbanded COAH. In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (“Mount Laurel IV”), the Court held that because COAH was no longer functioning, trial courts were to resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations, and also established a transitional process for municipalities to seek a Judgment of Compliance and Repose (“JOR”) in lieu of Substantive Certification from COAH.

On January 18, 2017 in Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, Pursuant To The Supreme Court's Decision In In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015), the Court decided that for the sixteen year period between 1999 and 2015 (known as the “gap period”) when the Council on Affordable Housing failed to implement rules creating fair share obligations for municipalities, the Mount Laurel constitutional obligation did not go away. Therefore, municipalities continue to be responsible for the need created during the gap period.

The Borough of Allenhurst falls within Region 4 of the State. The Borough's affordable housing obligation numbers are in the process of being finalized. There is limited opportunity for the construction of low- and moderate-income units due to the lack of available land.

### **Monmouth County Master Plan (2016)**

Monmouth County Planning Board adopted the Master Plan in October 2016 which serves to guide the physical development of the County. The County Master Plan provides regional, longer-term recommendations to coordinate numerous programs and policies and achieve consistency in ongoing development and protection efforts. The 2016 Plan updated elements such as Land Use, Community Development and Housing, Agricultural and Economic Development, Farmland Preservation, Utilities, Community Resiliency, Healthy Communities, Transportation and Mobility, Open Space, Arts, Historic, and Cultural Resources, Natural Resources, Planning Services, Outreach, and Coordination, and Sustainable Places.

The Master Plan's Framework for Public Investment Map classifies Allenhurst as a Priority Preservation Investment Area (PPIA) within a Priority Growth Investment Area (PGIA). A PPIA is an area where an investment in land preservation, agricultural development and retention, historic preservation, environmental protection and stewardship is preferred and encouraged. A PGIA is an area with either existing or planned infrastructure that lends to development and redevelopment opportunities. Public investments related to the efficient development and redevelopment of previously developed sites and optimization of existing settlement patterns should be encouraged. PGIAs include many established communities, such as Allenhurst, seeking to maintain their existing development pattern and character.

The Community Landscape Map identifies Allenhurst as an historic town with a commercial business district and a train station.

The Wastewater Management Planning section notes that Allenhurst utilizes the services of the Township of Ocean Sewerage Authority (TOSA).

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## **Monmouth County Hazard Mitigation Plan (2015)**

In April 2015, the Federal Emergency Management Administration (FEMA) approved the Multi-Jurisdictional Natural Hazard Mitigation Plan for Monmouth County, which incorporates municipal data. According to the County's comparative risk assessment analysis, Allenhurst's properties are at a higher than county-average risk of loss from extreme wind. The Borough is equal to or less than the county-average risk for extreme temperatures, hurricanes and tropical storms, lightning, nor'easters, winter storms, coastal erosion, storm surge, wave action, earthquakes, landslides, and wildfires.

The County suggested eighteen mitigation projects that were included in the County Plan. They are as follows:

- Explore opportunities for further integration of hazard mitigation into the daily activities of the community as a whole.
- Incorporate hazard mitigation for natural hazards in the next update of the local master, general, or comprehensive plan.
- Add a specific hazard mitigation element to the next update of the local master, general, or comprehensive plan.
- Adopt and enforce the minimum building standards established in the current State adopted International Building Code (IBC) (NJ edition).
- Maintain community participation in FEMA's National Flood Insurance Program.
- Enforce codes and standards beyond FEMA minimum requirements.
- Guide growth and development away from high risk locations by using the risk assessment to inform future updates of community land use plans, zoning and subdivision codes and the development review process.
- Modify work plans, policies or procedures to include hazard mitigation concepts/activities.
- Revise job descriptions to include mitigation related duties to further institutionalize mitigation.
- Revise capital or operating budgets to include a line item for mitigation project funding.
- Issue directives to require departments/agencies in the community to carry out certain hazard mitigation activities.
- Require the Department of Public Works to inspect and clean debris from streams and ditches more frequently.
- Continue to enforce the local stormwater management plan/ordinance.
- Protect life and property in high hazard areas by limiting densities of new development.
- Increase resilience by limiting the extension of public infrastructure in high hazard areas.
- Reduce the vulnerability of future development in high hazard areas by reviewing development regulations.
- Use the risk assessment to inform future updates of the community emergency operations plan, evacuation plan, and/or post disaster recovery plan.
- Implement hazard mitigation activities through existing plans and policies.

The 2015 County Hazard Mitigation Plan notes that the Borough participates in the National Flood Insurance Program (NFIP) but does not participate in the Community Ratings System (CRS). The CRS program recognizes communities that establish floodplain management programs which go beyond the requirements of the NFIP. Communities can receive credit for more restrictive regulations, acquisition, relocation, or flood-proofing of flood-prone buildings, preservation of open space, and other measures that reduce flood damage or protect the natural resources and functions of floodplains.

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## **Coastal Area Facilities Review Act (CAFRA)**

Allenhurst falls within the jurisdiction of the Coastal Area Facilities Review Act (CAFRA). CAFRA was adopted to regulate development along the coastline of New Jersey and requires that all regulated development within the CAFRA region obtain a permit from the NJ Department of Environmental Protection. Regulated development activities include residential projects with 25 or more units, any public or industrial development and commercial projects with 50 or more parking spaces if the property is located beyond 150 feet of the mean high-water line.

In general, CAFRA does not regulate land uses but controls the impacts of a proposed use by issuing permits. These permits ensure the uses meet standards related to development intensities identified in State Development and Redevelopment Plan's Planning Areas, including impervious coverage, storm water management and impacts to wetlands.

The majority of the Borough falls within the Coastal Metropolitan Planning Area. The policy objectives pursuant to NJAC 7.7-13.15(c) include the following:

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

CAFRA rules define impervious cover limits and vegetative cover percentages for sites within the area. Because Allenhurst falls within the Coastal Metropolitan Planning Area, the Borough has an 80% maximum impervious surface requirement. These areas also have a 10% tree preservation for the forested portion of the site and a 0% tree preservation and/or planting percentage for the unforested portion of the site.

## **NJDOT Complete Streets Policy**

In 2009, the New Jersey Department of Transportation (NJDOT) adopted a Complete Streets Policy which goal is to meet the needs of all types of users and all modes of transportation for circulation purposes. Complete streets are designed and operated to enable safe access for pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. Since the initiation Policy was adopted, NJDOT has released several design guidelines, the most recent dated May 2017.

### **Time of Decision**

In May 2010, the "Time of Decision" law was nullified. The Time of Decision law allowed municipalities to modify the zoning regulations after an application for development was submitted to a municipality's planning/zoning board but before a formal decision was rendered. The new law (P.L. 2010 c.9) no longer permits changes to the zoning ordinance once an application is submitted. The development regulations that are in place at the time a development application is submitted to the planning/zoning board will govern the review of the application and any decision pertaining to it.

### **Time of Application**

In February 2017, the Appellate Division of the New Jersey Superior Court held that the "Time of Application" rule in the Municipal Land Use Law (MLUL) is not triggered until a developer's submission complies with the specific requirements in the municipal ordinance governing applications for development. The rule, which allows review of land use applications to be governed by regulations in effect on the date of submission of the application, is not triggered by a developer's incomplete submission.

### **Municipal Land Use Law Amendments – Land Use Plan**

A recent law was passed in January 2018 which requires the Land Use element of a municipality's Master Plan to address "smart growth which in part, shall consider potential locations for the installation of electric vehicle charging stations, storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and environmental sustainability issues."

### **Redevelopment Law**

In 2013, the Local Redevelopment and Housing Law (LRHL) was amended to address concerns regarding the use of eminent domain. The purpose of the amendment was in direct response to several court cases regarding the use of eminent domain within redevelopment areas. Criterion 'e' was also amended to clarify its application. Additionally, prior to the initiation of a study, the governing body, through its initial resolution, must indicate whether it is seeking to consider a "Non-Condensation Redevelopment Area" or a "Condensation Redevelopment Area."

The 2013 legislation also amended and clarified the conditions necessary to classify an area in need of rehabilitation when there is evidence of environmental contamination.

### **Electronic Waste Management Act (2011)**

In 2011, the New Jersey Department of Environmental Protection required that televisions, computers, electronic tablets, e-book readers, and monitors be recycled at designated recycling collection points. These electronic devices are no longer able to be discarded in the regular waste stream as most contain lead, mercury, cadmium, nickel, zinc, brominated flame retardants, and other potentially hazardous materials.

### **State Development and Redevelopment Plan (2001)**

The State Planning Commission adopted the most recent State Development and Redevelopment Plan (SDRP) on March 1, 2001. The SDRP contains a number of goals and objectives regarding the future development and redevelopment of New Jersey.

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The SDRP provides State-wide Planning Goals, which are derived from the State Planning Act, that “coordinate[s] public and private actions to guide future growth into compact, ecologically designed forms of development and redevelopment and protect[s] the Environs, consistent with the Statewide Policies and the State Plan Policy Map.” The goals are as follows:

- Goal #1: Revitalize the State's cities and towns
- Goal #2: Conserve the State's natural resources and systems
- Goal #3: Promote beneficial economic growth, development and renewal for all residents in New Jersey
- Goal #4: Protect the environment, prevent and clean up pollution
- Goal #5: Provide adequate public facilities and services at a reasonable cost
- Goal #6: Provide adequate housing at a reasonable cost
- Goal #7: Preserve and enhance areas with historic, cultural, scenic, open space and recreation value
- Goal #8: Ensure sound and integrated planning and implementation statewide

The SDRP's principal mechanism for guiding growth is its Planning Area classification system, whereby land areas are categorized along a spectrum from urban to environmentally sensitive. Each category is associated with a particular set of goals, policies, and objectives for land development or preservation. The 2001 SDRP identifies Allenhurst as part of the Metropolitan Planning Area (PA 1).

The intent of the PA 1 Metropolitan Planning Area is to provide for much of the state's future development, revitalize cities and towns, promote growth in compact forms, stabilize older suburbs, redesign areas of sprawl, and protect the character of existing stable communities.

### **Draft State Strategic Plan (2011)**

Since Allenhurst's last Reexamination in 2008, the State released the final draft of the State Strategic Plan in 2011, meant as an update to the 2001 SDRP. While the State Strategic Plan has not been officially adopted, and the SDRP is still the official State Plan, it is still prudent to plan with updated State goals and objectives in mind so as to be prepared for its eventual implementation, or the implementation of a State Plan with similar goals.

The 2011 State Strategic Plan contains four over-arching goals that “incorporate[s] administrative actions, legislative and regulatory forms, and public investment prioritization.” These goals are as follows:

- Goal 1: Targeted Economic Growth
- Goal 2: Effective Planning for Vibrant Regions
- Goal 3: Preservation and Enhancement of Critical State Resources
- Goal 4: Tactical Alignment of Government

The Strategic Plan further states “these goals must work in tandem as their interrelationship represents a critical piece of the State's blue print for success.”

Additionally, the 2011 State Strategic Plan articulates a number of goals as Garden State Values, stated as follows:

- Garden State Value #1: Concentrate development and mix uses.
- Garden State Value #2: Prioritize Redevelopment, infill, and existing infrastructure.

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- Garden State Value #3: Increase job and business opportunities in priority growth investment areas.
  - Garden State Value #4: Create High-Quality, Livable Places.
  - Garden State Value #5: Provide Transportation Choice & Efficient Mobility of Goods.
  - Garden State Value #6: Advance Equity.
  - Garden State Value #7: Diversify Housing Options.
  - Garden State Value #8: Provide for Healthy Communities through Environmental Protection and Enhancement.
  - Garden State Value #9: Protect, Restore and Enhance Agricultural, Recreational and Heritage Lands.
  - Garden State Value #10: Make Decisions within a Regional Framework

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**D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared**

It is recommended that the goals and objectives stated in Sections A and B of this report are revised to reflect the following:

*Housing Element*

The Borough should update the 2009 Housing Element and Fair Share Plan and explore methods to meet its affordable housing obligation.

*Circulation Element*

The Borough should adopt a Complete Streets Policy with the aim to conform all public street projects, when feasible, to safely accommodate all users including pedestrians, bicyclists, motorists and those using public transit.

*Recreation & Conservation Element*

The Borough should adopt an Open Space and Recreation Plan pursuant to New Jersey Department of Environmental Protection Green Acre Standards so the Borough can be eligible for matching grants associated with open space preservation and park development.

*Economic Element*

The Borough should review and implement the 2007 Main Street Redevelopment Plan, and revise if necessary.

The Borough should consider creating a Chamber of Commerce as well as a business plan for Main Street. One item the Chamber and the business plan should address is seasonal versus year-round rental of its storefronts. In the summer, storefronts are rented to small establishments that leave at the end of the season. There is no requirement for year-round rentals. This leaves empty storefronts on Main Street in the offseason.

In addition to the revisions made to the goals and objectives above, the following recommendations should also to be considered:

**Resiliency & Sustainability**

It is recommended the Borough pursue and adopt an overarching Sustainability Element as part of its Master Plan. The Plan would include resiliency measures concerning flooding and soil erosion along its beaches as a means to protect lives, property, and improve the quality of life for its residents. The Element should also incorporate the recommendations from the County Hazard Mitigation Plan.

In conformance with the Amendment to the Municipal Land Use Law passed in January 2018, the Borough's Master Plan should address smart growth and consider potential locations for the installation of electric vehicle charging stations, storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and environmental sustainability issues. The Borough should consider electric charging stations in any future redevelopment projects in the redevelopment area.

### **Stormwater Management Plan**

It is recommended the Borough conduct a review of the Stormwater Management Plan to determine whether any updates are needed.

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**E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c. 79 (C.40A: 12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.**

The Borough should consider the inclusion of additional properties for the Main Street Redevelopment Area, if they meet the criteria. In the redevelopment area, year round commercial uses should be encouraged.