

Chapter 12: Relation of Master Plan to Other Plans

The Wall Township Master Plan has been prepared giving due consideration to the available land use planning efforts of contiguous municipalities, Monmouth County and the State of New Jersey.

Contiguous Municipalities

Wall Township shares land boundaries with the following municipalities: Colts Neck Township, Tinton Falls Borough, Neptune Township, Belmar Borough, Howell Township, South Belmar Borough, Spring Lake Heights Borough, Sea Girt Borough, Manasquan Borough, Brielle Borough, and Brick Township. All of the above municipalities are in Monmouth County except Brick Township which is located in Ocean County.

Due to the overlap of the Earle Naval property in Colts Neck and Wall Townships, zoning consistency between the two municipalities is not applicable. The abutting areas of Tinton Falls are consistent with the industrial and residential areas of Wall Township. Much of the areas of Wall which abut Neptune Township are owned by the Monmouth County Parks System for the Shark River County Golf Course and Park. The County property extends into Neptune Township along the Shark River. The residential areas north of the Shark River Park are delineated for moderate density single family residences based on the proximity to Route 33. The Wall Township area abutting Neptune is designated for open space and is compatible with Neptune.

The planning of adjacent areas of Belmar Borough is consistent with Wall's proposed Land Use Plan since the adjacent lands are designed for high density residential use while commercial uses are designated along Route 71. The Wall township boundary with South Belmar Borough is along the North Jersey Coast railroad. One of the Township's Mt. Laurel zones and commercial zones abut a South Belmar public/quasi-public tract south of 18th Avenue in South Belmar. In addition a high density zone in Wall abuts a commercial area in South Belmar.

The proposed Land Use Plan is generally consistent with the Howell zoning plan which provides for business development in the vicinity of Route 33 and Asbury Avenue and low density residential development (2, 3 and 6 are minimum lot areas) along Wall's western border. South of Allenwood Road, both municipalities have designated areas for residential development, however, Wall is proposing a lower density consistent with rural character of the area.

The lands abutting Wall Township along the southeastern area include Sea Girt, Manasquan and Brielle. These towns are primarily single family residential communities and their land use designations are generally consistent with the proposed Wall Land Use Plan. In Brielle, the Office Land Use along Route 70 abuts residential designations, however, the office use is a transitional land use for the State Highway.

The proposed Land Use Plan is consistent with Brick Township's planning since most of the abutting lands are part of the Manasquan WildLife Management Area and the balance is designated for low and moderate density single family residences similar to Wall Township.

Monmouth County's Growth Management Guide

The Growth Management Guide (GMG) is the Master Plan for future development in Monmouth County. The GMG was adopted in 1982 by the Monmouth County Planning Board (MCPB). There have not been any revisions to the GMG since its adoption. The MCPB has adopted supplementary documents which provide additional details to the County's plan such as the Recreation and Open space Plan and the Road Plan.

The GMG is a significant departure from prior County Master Plans but is similar to the planning framework of the SDRP. The MCPB has delineated the entire county for purposes of future land use into the following categories:

A. Growth Areas

1. Urban Centers - Major concentrations of mixed use activities serving County wide needs.
2. Suburban Settlement - Areas of primarily single family residential housing with an overall density of a minimum of four (4) units per acre.

B. . Limited Growth - Delineated as areas of little infrastructure and significant amounts of environmentally sensitive lands:

1. Agriculture/Conservation Areas - Generally coincide with limited growth areas.
2. Town Center - Multi use activity cores serving limited growth areas.
3. Villages - Small nodes of residential development throughout the limited growth areas.

The County's designations for Wall Township are as follows:

1. Suburban settlement in the area parallel to Route 35 generally bounded on the west by Route 18 and the proposed extension.
2. Proposed protection area around the Glendola Reservoir.
3. Office research/light industry areas at the Allaire Airport and Camp Evans.
4. A village for Allenwood.
5. Existing protection areas along the Shark River and the Manasquan River.
6. The balance of the Township is designated as agriculture/conservation areas.

Consistent with the County Plan, the Wall Land Use Plan designates the majority of the Route 35 Corridor as high and moderate density residential areas and the central corridor of the Township as low density residential. The de-emphasis of highway retail business on Route 34 in the Wall Land Use Plan is also consistent with the County Plan.

State Development and Redevelopment Plan

In 1985, the NJ Legislature adopted the State Planning Act (N.J.S.A. 52:18A-196 et. seq.). The Act established a State Planning Commission (SPC) and Office of State Planning (OSP) with the responsibility to prepare a State Development and Redevelopment Plan (SDRP). This plan was adopted by the State Planning Commission on June 12, 1992. The SDRP is intended as a "policy guide for state, regional and local agencies to use when they exercise their delegated authority." The plan establishes a management structure for resource planning which applies to man-made resources as well as natural resources. Compact forms of development are identified for new growth and development and a set of planning areas are established to account for the different natural resources and

development activities of the state. The OSP also has the duty to conduct “cross-acceptance,” a statewide planning process for local, County and State levels of government to obtain compatibility of planning policies and preparation of a State Development and Redevelopment Plan.

In 1989, Wall Township participated in the Cross-Acceptance process with the Monmouth County Planning Board to compare the Interim State Plan’s policies with those of Wall Township’s. A copy of the Township’s report was obtained from the Land Use Office. Wall’s Cross-Acceptance committee had serious objections to several of the Plan’s objectives and requested minor revisions of some of mapping area boundaries. The Plan finally adopted by the SPC was structured in a slightly different manner from the one which Wall Township discussed in the Cross-Acceptance process. The adopted State Plan for Wall proposes a Planning Area One (1) - Metropolitan Planning Area in the east section of the Township, with most of the balance of the Township designated as Planning Area Two (2) - Suburban Planning Area. (A Metropolitan Planning Area (MPA) is an area which is fully or almost fully developed and a Suburban Planning Area is defined as an area adjacent to the MPA which does not have high intensity centers and has available vacant developable land. The delineation criteria of a Suburban Planning Area is less than 1,000 persons per square mile.) Allaire State Park, the Manasquan Wildlife Management Area and Shark River County Park are identified as Parks. Some areas along the Shark River and in the north are designated as Environmentally Sensitive and the Glendola Reservoir is identified as a Critical Environmentally Sensitive Area.

The Wall Township Land Use Plan is also consistent with the SDRP Resource Planning and Management Structure as most high density residential areas are designated in Planning Area One (1) and low and moderate density residential areas are situated in Planning Area Two (2).

The Wall Township Land Use Plan is also consistent with the SDRP based on the following:

1. The Affordable Housing component is addressed through the Housing Element which was adopted in 1996.

2. The Township has prepared a build-out analysis to determine the future population which will result from the current inventory of vacant developable lands to assist in the planning of future community facilities and infrastructure.
3. Wall Township has acquired additional lands for open space and recreation with revenues from a one-year property tax rider.

In 1998 Wall Township submitted a Cross Acceptance Report to the Monmouth County Planning Board as part of the cross acceptance process with the State Planning Commission. The Wall Township report included several amendments to the Monmouth County Cross Acceptance map. The amendments are as follows:

1. "Critical Environmental Site" status was recommended for the Shark River waterfront, Wreck Pond Brook stream corridor, Hannabrand stream corridor, Robert Swamp stream corridor and the Brick Township MUA reservoir site;
2. "Critical Historic Site" status was recommended for the Marconi historic site and the Allgor-Barkalow House;
3. The Critical Environmental Site boundary of the Glendola Reservoir site was recommended to be revised to relate only to the reservoir;
4. A "core" was recommended at Colfax Plaza/Belmar Boulevard/New Bedford and at Allenwood. A core is defined as an area of commercial and civic uses, generally including some housing and access to public transportation;
5. A "node" was recommended for the Camp Evans property and the Township municipal complex. A node is defined as a focus of residential development and commercial service employment.

The Wall Township amendments were adopted by the Monmouth County Planning Board and were favorably considered by the Office of State Planning.

Residential Site Improvement Standards

On December 5, 1996 the New Jersey Department of Community Affairs Commissioner Jane Kenny adopted the “Residential Site Improvement Standards” (N.J.A.C. 5:21). They became operative on June 3 1997. The standards, which only apply to residential developments of residential developments, supersede all Township technical requirements with regard to streets, parking, water supply, sanitary sewers and stormwater management. The purpose of the requirements is ostensibly to reduce the multiplicity of standards across municipal lines and to decrease unnecessary cost in the construction process.

The new standards may result in reduced cartway widths, may limit the construction of sidewalks and establishes uniform stormwater management requirements A municipality is not permitted to exceed the standards unless the Site Improvement Advisory Board has granted a waiver. As a result Wall Township may want to delete or modify its conflicting provisions of the Land Use and Development Regulations for consistency with the new standards.