

Chapter 2: Existing Land Use

Existing Land Use

An inventory of existing land use describes existing patterns of development. The inventory provides useful information to calculate the ultimate population of the Township under the current zoning scheme.

Bay Point Engineering performed an existing land use inventory of all lots within the Township, utilizing the 1996 Wall Township tax assessment records. The information was transferred to a set of tax maps and then to a Township Map. The resulting Existing Land Use Map is provided in Figure 1, depicting each land use type by color throughout the Township.

1. Residential

a. Single Family

Single family residential land use predominates and accounts for over 7,501 parcels (77 percent of all parcels) in 1996, as shown in Table 1. The single family areas range from older intensely developed sections in the northeast sector of the Township to newer subdivisions in the central section. Major residential concentrations are neighborhoods bordering Belmar, South Belmar and Manasquan Boroughs east of Route 35, the area surrounding Camp Evans, the Orchard Crest/Apple Ridge developments in the south between Routes 34 and 35, and the Ramshorn Drive section along the Manasquan River. Lower density developments of lots one acre and larger are primarily situated in the rural center of the Township.

With certain exceptions, there is limited residential development in the portion of the Township west of the Garden State Parkway. The two notable exceptions include the Allenwood area and a neighborhood located in the vicinity of Belmar Boulevard and Route 34. The Allaire State Park and the Allaire Airport encompass large portions of this area.

TABLE 1

**LAND USE INVENTORY, 1996
WALL TOWNSHIP**

<u>Land Use</u>	<u># Parcels</u>	<u>% of Total</u>
Vacant	1,211	12.3
Residential	7,501	76.5
Farm	147	1.5
Commercial	503	5.1
Industrial	86	0.9
Apartments	8	0.1
Exempt (Public & Quasi Public)	<u>357</u>	<u>3.6</u>
 TOTAL	 9,813	 100.0

Source: Wall Township Tax Assessor's Office

b. Multi-family

Multi-family land use includes attached single family houses (i.e. condominiums) and attached rental properties. This land use includes Atlantic Manor Apartments on Atlantic Avenue on 18th Avenue and the Society Hill development on Allaire Road near Route 35. There were eight (8) rental apartment parcels in Wall Township in 1996.

c. Mobile Home Parks

Several mobile home parks in Wall Township are located on Routes 138, 35 and Atlantic Avenue. These are shown in Figure 1.

2. Business/Commercial

The Business/ Commercial land use category consists of various retail and wholesale trade establishments and office developments, usually situated along state highways, county routes and major arterials. The primary commercial areas in Wall Township are along Route 35, Route 34 and Atlantic Avenue. The major commercial corridor is along Route 35, near population concentrations of the Township. There were 503 commercial/business lots in 1996, or 5.1% of all tax parcels in the Township.

3. Industrial

Industrial land use includes primarily manufacturing, warehousing and distribution facilities. Eighty-six (86) land parcels are designated industrial, representing less than one percent of Wall Township tax parcels. The major industrial area of the Township is located in the vicinity of Allaire Airport on Route 34. A secondary area is located off of Atlantic Avenue. Most of the establishments are light industrial (such as warehousing and distribution) and light manufacturing.

4. Public/Semi-Public Lands

The Public/Semi-Public (i.e., exempt) land use classification includes property in public ownership designated for recreation, conservation and open space purposes. It can include municipally owned property (such as municipal facilities and parks); semi or quasi public type uses (such as churches and cemeteries); and state or federally owned properties. In 1996, there were 357 exempt parcels in Wall, or 3.6% of all tax parcels.

The South Monmouth Regional Sewage Authority property, near Route 35 and 18th Avenue in the northeast corner of Wall, is included in the Public/Semi-Public lands classification. State owned tracts include Allaire State Park and the Manasquan River Reservoir. The main County owned tract is the Shark River Park. The Earle Naval Ammunition Depot, owned and maintained by the Federal Government, serves as an ammunition storage facility for ships stationed at the Earle Naval Pier on the Raritan Bay in Middletown. Located in the northern part of the Township, the Earle property comprises 427.4 acres. Camp Evans, the signal research and development facility, is a 258 acre parcel owned by the Federal Government. Camp Evans will be closed by 1999, and the property will be turned over to Wall Township for various purposes.

5. Vacant Lands

Vacant lands consist of private properties not currently used for other purposes, such as a residential, recreational or commercial uses. An analysis of vacant land is critical as it represents the unbuilt capacity of Wall Township to accommodate future residences, businesses, industries, community facilities, recreation areas and public open space.

Figure 2 depicts privately-owned vacant lands in Wall Township. Vacant lands are spread throughout the Township and are not limited to any one sector. Vacant parcels are even currently available along the state highways.

As expected, there are large vacant parcels in the northwest part of the Township in the Route 34 corridor. Some of the tracts border Hurley Pond Road and Belmar Boulevard, and others are accessible from Megill Road, Asbury Avenue and Shark River Road.

6. Agricultural

Parcels that have a farmland assessment are also shown in Figure 2. The amount of agricultural lands in Wall Township is extensive and accounts for 147 parcels (1.5 percent of the total land area) in 1996.

Farms in Wall are generally located in the center of the Township, between the Garden State Parkway and the Route 18 right-of-way. Some large tracts exist near the northern segment of Belmar Boulevard. Other farm tracts are scattered throughout the Township.