

# Introduction

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The Master Plan is a municipal planning tool primarily designed to enable the Planning Board to guide the use of lands to promote the health, safety and general welfare of residents. The Municipal Land Use Law mandates that the Planning Board adopt a Master Plan as a prerequisite to enacting zoning ordinances.

Wall Township prepared its last Master Plan Revision in 1987 and adopted a Housing Element in 1996. This document updates the previous Master Plan by incorporating changes in the land use patterns, population characteristics and State development-related legislation and regulations into a comprehensive guide for future development.

This new Master Plan provides the framework for the future growth and development of Wall Township. It has been prepared in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-28). This Plan includes maps, diagrams, and the following required elements: 1) a statement of objectives upon which proposals for the physical, economic and social development of the municipality are based; and 2) a Land Use Plan element congruous with the statement of objectives; other master plan elements and natural conditions; the existing and proposed location, extent and intensity of future land development for a variety of designated uses; and a statement of the population density and development intensity of the Township. This Master Plan also contains the following optional elements: a Housing Plan (by reference); a Circulation Plan; a Community Facilities Plan including a section on recreation; a Conservation Plan as part of the Land Use Plan; a Recycling/Solid Waste Plan, and an Economic Plan.

As required by the Municipal Land Use Law, this Master Plan contains a statement of its relationship to 1) the Master Plans of contiguous municipalities; 2) the Master Plan of the County; 3) the State Development and Redevelopment Plan; and 4) the Solid Waste Management Plan of the County.