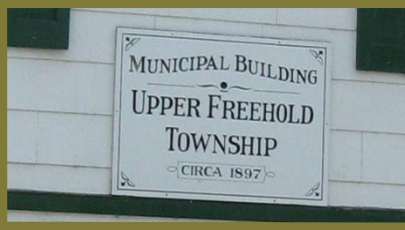
Panhandle Region Plan

Monmouth County Planning Board
Monmouth County, New Jersey

Prepared by:
MASER CONSULTING P.A.

Adopted by the Monmouth County Planning Board
on September 19, 2011



Panhandle
Region Plan

WHEREAS, in accordance with NJSA 40:27-4 et. seq., a public hearing was held on September 19, 2011 on the adoption of the *Panhandle Regional Plan* as an element of the *Monmouth County Growth Management Guide* following the publication of an official notice in the newspaper of general circulation (the *Asbury Park Press)* and the transmittal of the plan and notice of the public hearing 20 days prior to the hearing to the municipal clerk and planning board secretary of each municipality in the county and to the county planning boards of adjoining counties; and

WHEREAS, after careful consideration of the public comments received prior to and at the public hearing, the Monmouth County Planning Board is of the opinion that it is in the best interest of the County to incorporate the *Panhandle Regional Plan* as an element of the *Monmouth County Growth Management Guide*; and

NOW, THEREFORE, BE IT RESOLVED, that the Monmouth County Planning Board, in accordance with NJSA 40:27-4 et seq., hereby adopts the *Panhandle Regional Plan* as an element of *The Monmouth County Growth Management Guide: Goals, Objectives and Polices.*

THEREFORE, BE IT FURTHER RESOLVED, in accordance with NJSA 40:27-4 that an attested copy of the *Panhandle Regional Plan* was sent to the Monmouth County Board of Chosen Freeholders, the legislative body of every municipality in the County, the Monmouth County Board of Recreation Commissioners, and the New Jersey State Planning Commission.

Seconded by Paul Kiernan and adopted by the following roll call vote:

In the affirmative:	Vince Domidion II, Paul Kiernan, James Stuart, Nancy Grbelja, James Giannell, Ming Kao and Joseph Rettagliata
In the negative:	None
Abstain:	None
Absent:	Mollie Giamanco, Tom Means, Joseph Ettore, Freeholder Director Clifton and Freeholder Burry

I do hereby certify that the foregoing is a true copy of a resolution adopted by the Monmouth County Planning Board at a meeting on September 19, 2011

Bonnie Goldschlag

Bonnie Goldschlag
Assistant Director of Planning

RESOLUTION No. 11-13

RESOLUTION ADOPTING THE PANHANDLE REGIONAL PLAN AS AN ELEMENT OF THE MONMOUTH COUNTY GROWTH MANAGEMENT GUIDE

Vincent Domidion offered the following resolution and moved its adoption:

WHEREAS, the Monmouth County Planning Board adopted *The Monmouth County Growth Management Guide: Goals, Objectives and Policies* in December 1995 as the official master plan pursuant to NJSA 40:27-4 et seq.; and

WHEREAS, *The Monmouth County Growth Management Guide: Goals, Objectives and Polic*es encourages plans that are integrated and coordinated with plans at all levels of government; and

WHEREAS, The *New Jersey State Development and Redevelopment Plan* encourages comprehensive planning at the regional level and promotes cooperation and coordination among counties, municipalities, state and other agencies; and

WHEREAS, The Monmouth County Planning Board, with the support of Panhandle municipalities, applied for and was awarded a Smart Growth Grant from the New Jersey Department of Community Affairs to conduct a comprehensive planning study of the Panhandle Regional Plan; and

WHEREAS, the Monmouth County Planning Board intends to submit this completed regional study to the State Planning Commission to support future efforts to assist those seeking Plan Endorsement at the local, regional and county level; and

WHEREAS, the *Panhandle Regional Plan* provides recommendations on economic development initiatives, open space preservation strategies, environmental conservation, transportation improvements, shared services, housing, and other "quality of life" issues which affect those that live, work and recreate in the region; and

WHEREAS, the recommendations in the *Panhandle Regional Plan* are consistent with the goals objectives and policies in the County Master Plan, the Growth Management Guide; and

WHEREAS, public input has been sought throughout the planning process; and

PROJECT TEAM

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Honorable Mayor, Nancy Grbelja, *Township of Millstone*
Honorable Mayor, Elsbeth Battel, *Borough of Roosevelt*
Honorable Mayor, Stanley Moslowski, Jr, *Township of Upper Freehold*

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Julie Martin, *Municipal Clerk*

Borough of Roosevelt
Elsbeth Battel, *Mayor*
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Township of Millstone
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ACKNOWLEDGEMENTS

The development of the Panhandle Region Plan would not be possible without the collaboration and cooperation of the Monmouth County Planning Department, the Municipal Action Committees formed by the four Panhandle municipalities, the stakeholders of the Regional Collaborative, Maser Consulting, P.A., and of course the various members of the public who participated in public outreach sessions. This study is funded through a Smart Growth Future Planning Grant from the New Jersey Office of Smart Growth.

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EXECUTIVE SUMMARY

Introduction

The Panhandle Region is the westernmost section of Monmouth County surrounded on three sides by the Counties of Middlesex, Mercer, Burlington and Ocean. The Region is formed by the four Monmouth County municipalities of Allentown Borough, Roosevelt Borough, Millstone Township and Upper Freehold Township. Due to its geographic location, the Panhandle is somewhat isolated from the rest of Monmouth County and has a close relationship with the surrounding counties. The Panhandle is the most rural area of Monmouth County, with rolling fields and woodlands. Within the Panhandle, only 3 percent of the County population resides on nearly 20 percent of the County land area.

The *Panhandle Region Plan* (*PRP*) study was initiated by the Monmouth County Planning Board (MCPB) as a component of the Monmouth County Growth Management Guide and funded through a Smart Growth Future Planning Grant from the New Jersey Office of Smart Growth (NJOSG) to develop a vision for the future of the Panhandle Region. Through extensive public involvement, the input, comments, questions and concerns of the regional stakeholders were used to develop the goals and objectives of the Panhandle Region Plan.

The Panhandle Regional Collaborative (consisting of municipal, county and state agency representatives, public interest groups and members of the public) was established to guide the study. Monmouth County and the study team relied on the Regional Collaborative to bring local knowledge and desires to the Panhandle Region Plan. The Panhandle Regional Collaborative was key to the creation of the *Planning and Implementation Agenda* (*PIA*), which was developed to outline the needs and issues of the Panhandle and the recommended implementation strategies to address them. The PIA is focused around seven major topics:

1. Natural Resources
2. Agriculture
3. Historic, Cultural and Scenic Resources
4. Transportation
5. Regional Cooperation
6. Economy & Marketing
7. Housing & Development

Natural Resources

The Panhandle contains an abundance of natural resources that form the basis for the unique attributes of the Region. The Region's physiographic location is one of the primary reasons for its rural character, as various plant communities thrive on the fertile soils developed in Inner and Outer Coastal Plain deposits. The Region's agricultural vitality is directly related to the fertile soils.

As the headwaters for five Watershed Management Areas, the Panhandle Region has an inherent responsibility for the stewardship of its water resources. The *PRP* recommends several implementation strategies to preserve riparian resources in the Panhandle.

The Panhandle Region's ecological community of various plant and animal species is made possible by the fertile soils and humid climate. The Panhandle Regional Collaborative has given priority to the need to protect critical habitat for the various rare, threatened and endangered plant and animal species found in the Panhandle Region. The effective management of invasive plant and animal populations in the Panhandle Region is another issue addressed by the *PRP*.

The expansion of parks and open space preservation efforts was identified as a means to protect the Region's natural resources. Comprehensive and cooperative open space planning throughout the Region is envisioned as a means to provide adequate open spaces for active and passive recreation opportunities.

Agriculture

Agriculture is a critical element of the Panhandle Region, being a major component of its unique rural and country atmosphere. Agricultural uses account for over half of the land area within the Panhandle, creating scenic vistas along the country roadways. Farming is also one of the top economic industries in the Region.

The Panhandle Region faces increasing pressures to develop farmland for residential or other uses. A continuation of historic development trends could result in a significant loss of farmland properties, which would be detrimental to the local economy and would also diminish the rural image of the region. In order to protect these important farm properties from development, farmland preservation efforts need to be expanded to increase preservation of farmland and to manage and protect productive farmland. The *PRP* also recommends several strategies to help sustain the economic viability of farming and reduce the impacts of suburbanization and development pressures.

Historic, Cultural and Scenic Resources

The Panhandle contains a unique collection of historic, cultural and scenic resources that help define the rural atmosphere of the Region. These resources need to be preserved for the enjoyment of future generations. Despite 12 historic properties and 5 historic districts being currently listed on the State or National Register of Historic Places, there are many other properties of historic or cultural significance that are not being protected. Proper identification of all historic and cultural resources will allow for better protection. Funding and support mechanisms need to be addressed to ensure that significant buildings are being properly maintained.

Using historic and cultural sites, including Revolutionary War resources (troop paths, battlegrounds, etc.) as educational resources is a strategy to help preserve the historic and cultural resources of the Panhandle. The Upper Freehold Historic Farmland Byway was designated to help protect and take advantage of these resources. The *PRP* promotes Scenic Byways as an attraction to take advantage of the unique scenic qualities of the Panhandle.

Transportation

A reliable transportation system is important for the viability of a region. The Panhandle's transportation system consists of a hierarchy of roadways to support this automobile dependent region. The agrarian character of the Region gives the roadways a country feel, with large contiguous areas of farmland and open spaces between the roadways. Despite the generally low rural density of the Panhandle, regional traffic congestion is an issue. This is primarily due to the transient traffic from surrounding regions using Panhandle roadways to get to seasonal destinations, such as Six Flags Great Adventure or the Shore. Congestion is even worse in the downtown areas where regional traffic mixes with local traffic.

The low density rural character of the Panhandle makes it difficult for local and state police to enforce speed limits. The PRP includes recommendations to reduce excessive speeding and cut-through traffic within the Panhandle. Also discussed are mechanisms to ease conflicts of perceived nuisances regarding slow-moving farm vehicles in the Panhandle. Mass transit is virtually non-existent due to the lack of a suitable customer base to support a public transportation system. There are very few public transit options available in the Panhandle. The *PRP* offers strategies to combat the automobile dependency of the Region. Walking, bicycling and horse-back riding are additional modes of transportation that the *PRP* recommends to be explored.

Regional Cooperation

Regional cooperation is a vital concern for Panhandle municipalities. The *PRP* recommends a Panhandle Regional Task Force (PRTF) or other organization or entity to be designated to comprehensively coordinate regional issues between Panhandle municipalities and other municipal, county or state government agencies. The *PRP* also calls for the consolidation of municipal facilities and services, where feasible, to reduce costs.

Due to the proximity of the Panhandle to other counties, the *PRP* seeks to address barriers that prevent cross-county sharing of facilities and services. The general lack of services available for senior citizens in the Panhandle Region and difficulties in coordination of senior services across County lines is one example addressed by the *PRP*. Working to reduce macro impacts of development occurring in surrounding regions is another issue addressed by the Plan.

Economy & Marketing

Due to the rural nature of the Region, the Panhandle economy has a very limited commercial sector that primarily serves the local population. Municipalities rely heavily on taxes from residential use since there is a lack of commercial ratables in the Region. Most commercial businesses are located in downtown Allentown or are scattered throughout the Region along State or County roads.

The *PRP* includes strategies to foster and strengthen the economic base in downtown Allentown and throughout the Region to help preserve the agricultural, natural, historic and cultural resources. The general lack of marketing of Panhandle attributes, at the state, county, regional and local levels will be addressed. A regional identity will be adopted and marketed throughout the Tri-state area.

Housing & Development

Housing within the Panhandle is generally low-density single-family dwellings in a rural setting, with smaller lots and some apartments located within the Boroughs. Public water and wastewater treatment services are only available within the Boroughs. Development in other areas relies on wells and septic systems. The older communities contain aging infrastructure that necessitate long term capital improvement planning.

Rising housing costs and affordable housing obligations allocated by the New Jersey Council on Affordable Housing (COAH) are burdensome for taxpayers and Panhandle municipalities. The PRP recommends strategies to provide a wide range of housing choices to serve local and regional needs and to satisfy COAH obligations. Public transit will be needed to support affordable housing. Sustainable energy and “green” development techniques are recommended to deal with rising housing maintenance and energy costs and neighborhood preservation is considered key.

MUNICIPAL FACT SHEETS

Allentown

The Borough of Allentown has a land area of 0.60 square miles. Allentown is recognized as one of the largest historic districts in New Jersey and is listed in the National Register of Historic Places. As of the 2000 Census, the Borough was home to 1,882 persons; its median family income was $79,843. Of the 708 housing units 77.7% were owner-occupied, 22.3% were renter–occupied. Allentown's Main Street is lined with charming stores and a historic mill, which has been renovated into specialty shops. Colonial and Victorian homes on small lots grace side streets, giving Allentown a small-village feel.

Vision

- To maintain the historic character and to continue to have a viable downtown offering services and goods to local and nearby residents.

Top Planning Issues

- Traffic circulation through downtown
- Preservation of historic character
- Economic viability and retaining "mom and pop" stores

Land Use

- Nearly fully developed
- Predominately residential with commercial businesses along Main Street

Redevelopment/Revitalization

- Revitalize Business District
- Replace bridge over Allentown Pond Dam
- Wastewater treatment plant infrastructure rehabilitation
- Allentown Historic Streetscape Improvement Project

Housing

- Predominately single family with multi-family housing
- Submitted First COAH petition in 2008

Conservation

- Natural Resource Inventory
- Conservation Plan Element
- Open Space and Recreation Plan
- Steep Slope Ordinance
- Crosswicks Creek/Doctors Creek Watershed Greenway Plan
- Stormwater Pollution Prevention Plan
- Municipal Stormwater Management Plan
- Applies for various grants and funding through State and Federally funded programs; i.e. National Recreational Trails Grants

Transportation

- Allentown Bypass
- Downtown congestion

Economy

- Revitalize business district
- Develop ecotourism and historic tourism

Infrastructure

- Public water and sewer provided with no plans to expand

Regional Planning

- School consolidation/regionalization

State Development and Redevelopment Plan

- Designated Village
- Rural Planning Area

Millstone

Millstone Township has a land area of 37.38 square miles. As of the 2000 Census, the Township was home to 8,970 persons; its median family income was $96,116. Of the 2,708 housing units 95.5% were owner-occupied, 4.5% were renter-occupied. The township contains two smaller, historic villages, Perrineville and Clarksburg. Residential development began in this agricultural area in the 1970s, and now is one of the fastest growing areas in the county. Local land development ordinances have helped Millstone maintain its rural character despite the recent development pressure.

Vision

- The preservation and conservation of natural resources and acknowledgement of the township's rural heritage through maintaining the community's rural character by preserving farmland/open space, keeping residential densities low, supporting the continuance of viable agricultural industry, maintaining a rural roadway network.

Top Planning Issues

- Attracting clean and environmentally compatible commercial ratable
- Open space and farmland preservation. This includes acquiring easements for horse trails.
- Having a central recreation facility for residents

Land Use

- Predominantly low density residential
- Two historic villages

Redevelopment/Revitalization

- No comment

Housing

- Predominantly single family housing constructed after 1980
- Certified First and Second Round Plans and petitioned for Third Round with COAH

Conservation

- Crosswicks Creek/Doctors Creek Watershed Greenway Plan
- Natural Resource Inventory
- Open Space, Recreation, Conservation and Farmland Preservation Plan
- Stormwater Management Plan
- Agricultural Advisory Council
- Right to Farm Ordinance

Transportation

- Traffic congestion is limited to Route 33 and Route 537
- Need for bus service along Route 33 and Route 537
- Interest in construction of service roads along Route 537 between I-195 and Great Adventure
- Network of Bridle Trails

Economy

- Develop ecotourism and historic tourism

Infrastructure

- No comment

Regional Planning

- Shared Court services with Roosevelt
- Share Animal Control services with Upper Freehold
- Share Maintenance services with the Board of Education
- Share Cooperative Purchasing with the County

State Development and Redevelopment Plan

- Rural/Environmentally Sensitive Planning Area

Roosevelt

The Borough of Roosevelt has a land area of 1.93 square miles. Founded in 1937, as Jersey Homesteads, the town was built under the Roosevelt administration as a New Deal Project. The town was originally an agro-industrial cooperative, settled by garment workers from New York City, but grew into a popular retreat for artists. The town was renamed Roosevelt in 1945. As of the 2000 Census, the Borough was home to 933 persons; its medium family income was $67,019. Of the 337 housing units 87.2% were owner-occupied, 12.8% were renter-occupied. The slow pace of development within the borough has helped Roosevelt retain much of its original physical appearance. Roosevelt is the only municipality in New Jersey to be listed on both the National and State Registers of Historic Places in its entirety.

Vision

- Preserve open space, preserve greenbelt around Borough, encourage community retail uses in village core, discourage incompatible land uses.

Top Planning Issues

- Property maintenance (vehicle storage on small lots)
- Open space, including forested greenbelts
- Infrastructure (roads, water, sewer, public buildings)

Land Use

- Borough is predominately residential in character surrounded by farmland and open space

Redevelopment/Revitalization

- Redevelopment of gas station site

Housing

- Predominately single family in the Bauhaus style architecture
- Third Round COAH petition was denied

Conservation

- Natural Resource Inventory

Transportation

- No public transportation within the Borough
- Concerns with County Route 571 passing through the Borough's center

Economy

- No comment

Infrastructure

- Public water and sewer provided with no plans to expand

Regional Planning

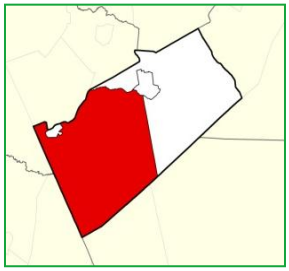
- Shared Animal Control Services with Upper Freehold
- Shared Court services with Millstone

State Development and Redevelopment Plan

- Rural/Environmentally Sensitive Planning Area

Upper Freehold

Upper Freehold Township has a land area of 47.45 square miles. As of the 2000 Census, the Township was home to 4,282 persons; its median family income was $78,334. Of the 1,501 housing units 86.8% were owner-occupied, 13.2% were renter-occupied. By the 18th Century, the area had attracted many farmers, establishing an agricultural character which persists today. Thanks to the efforts of state and county farmland preservation programs, over 7,000 acres of farmland are preserved in Upper Freehold, making it ranked number one in New Jersey in total preserved acres.



Vision

- Farmland preservation and protection of natural resources to maximum extent possible, maintain a rural atmosphere, prevent homogenous spread of suburban type development

Top Planning Issues

- Determining appropriate density to support agricultural land uses and maintain rural character
- Continuance of farmland preservation, open space acquisition and development of recreational facilities
- Satisfying COAH obligation

Land Use

- Predominately agricultural and rural residential

Redevelopment/Revitalization

- No comment

Housing

- Predominantly rural density single-family residential
- Certified Second Round Housing Plan; Petitioned for Third Round with COAH

Conservation

- Farmland Preservation Plan
- Upper Freehold Historic Farmland Byway
- Open Space and Recreation Plan
- Stormwater Management Plan
- Planned Multi-Use Trail System
- Open Space/Farmland Preservation Committee
- Local Agricultural Board
- Right to Farm Ordinance
- Country Code Ordinance

Transportation

- Corridor Management Plan for Upper Freehold Historic Byway
- Bike Walking and Hiking Trail Network
- Adopted Access Management Plan

Economy

- Develop agritourism, ecotourism and historic tourism

Infrastructure

- No comment

Regional Planning

- Share Animal Control services with Roosevelt and Millstone
- Share Cooperative Purchasing with the County
- Upper Freehold Regional School District

State Development and Redevelopment Plan

- Rural Planning Area

1. INTRODUCTION

1.1. Study Overview

The Monmouth County Planning Board (MCPB) initiated this study–the Panhandle Region Plan–to develop a vision for the future of the County's Panhandle Region. This region includes the four westernmost municipalities in Monmouth County: Allentown Borough, Roosevelt Borough, Millstone Township and Upper Freehold Township.

Although sharing the same geographic region and similar goals for the future, each community is unique. Allentown is by far the smallest municipality, with an area of only 0.60 square miles. Contrast this with Millstone, which contains 37.37 square miles and Upper Freehold with 47.45 square miles. Even Roosevelt exceeds the area of Allentown by a factor of three, at 1.93 square miles. Allentown also has the highest population density in the Region, at over 3,100 persons per square mile in contrast to Roosevelt with 483 persons per square mile, Millstone with 240 persons per square mile and Upper Freehold with 90 persons per square mile.

Along with its higher population density, Allentown is the only municipality with a traditional "downtown". With its tree lined residential streets centered on the historic downtown area (complete with a historic mill), Allentown represents the best of "Main Street Small-Town America". The downtown area and immediately surrounding area is listed on the State and National Registers of Historic Places; as is the Allentown Mill.

Roosevelt is also listed on the National Register of Historic Places, but it is not a typical historic enclave that dates to colonial times like Allentown. Roosevelt is historic by virtue of its creation and founding as Jersey Homesteads in 1937 and being built as part of the New Deal era under the Presidential Franklin Roosevelt Administration. Initially, the Borough was an agro-industrial cooperative settled by garment workers from New York City. Later it became an attractive retreat for artists. Much of the original fabric of Jersey Homesteads remains today as a relatively low to moderate density single family enclave surrounded by open space and farm fields. Unlike Allentown, there is very little in the way of commercial development.

Both Allentown and Roosevelt have experienced negligible, if any, residential growth over the last several decades. The same cannot be said for Millstone, which although still mainly rural in nature, has seen population increase by approximately 250 percent over the last 25 years. Upper Freehold, the most rural of the four municipalities in the Panhandle Region, has also seen significant population growth of 200 percent over the last 25 years; but with its large land area and smaller historic population base to begin with, Upper Freehold's population density is still less than half that of Millstone.

Preservation is the rallying point of the four Panhandle Municipalities. All wish to preserve the lifestyle that residents have come to relish and enjoy. In Allentown and Roosevelt, this means, foremost, the preservation of historic structures and historic ambience. In Millstone and Upper Freehold and parts of Roosevelt, farmland and open space preservation is key, but there are also historic resources to preserve and protect. This includes three historic districts in Upper Freehold as well as individual historic sites in both Upper Freehold and Millstone.

The importance of preservation efforts in the Panhandle is reflected in the specialized planning documents adopted by the four municipalities addressing natural resources, cultural resources, conservation of open space and farmland preservation. In addition to the municipal master plan, Allentown has adopted a Conservation Plan Element and a Historic Preservation Element. Both Millstone and Upper Freehold have adopted Farmland Preservation plans and all four municipalities have prepared Natural Resource Inventories. Millstone has also prepared other documents addressing conservation including an Open Space, Recreation, Conservation and Farmland Preservation Plan

Element and the Crosswicks Creek/Doctor's Creek Watershed Greenway Plan. Roosevelt has incorporated a Conservation Plan Element within the body of its Master Plan.

Funded through a Smart Future Planning Grant from the New Jersey Office of Smart Growth (NJOSG), the Panhandle Region Plan aims to plan for sustainable growth, balancing development with the unique environmental resources and historic character of the region.

1.2. Plan Organization

The Panhandle Region Plan is organized into sections which correspond to the major topical areas identified as most important by the Regional Collaborative. For each topic a profile of existing conditions is presented followed by a discussion of concerns (visions and issues) and lastly strategies to help meet the vision and address issues as presented. A background presentation of the planning baseline and demographics for the Panhandle Region precedes the topical areas. Following the topical discussions implementation mechanisms are presented in the form of a Planning and Implementation Agenda. A Regional Profile was released in September 2008 to the Regional Collaborative and the public for comments. It has since been revised and incorporated into each of the topical areas in this Panhandle Region Plan.

The topical areas which are the focus of the plan are as follows:

1) Natural Resources
2) Agriculture
3) Historic & Cultural Resources
4) Transportation
5) Regional Cooperation
6) Economy & Marketing
7) Housing & Development

1.3. Process

The Panhandle Region Plan is the result of a regional planning effort which involved representatives of the four municipalities in the Panhandle (Allentown Borough, Roosevelt Borough, Millstone Township and Upper Freehold Township) as well as regional stakeholders. Public involvement is a vital component in the development of comprehensive regional planning studies. The input, comments, questions and concerns of the Panhandle Region municipalities, as well as other regional stakeholders from outside of the Region were a high priority in the development of the Panhandle Region Plan.

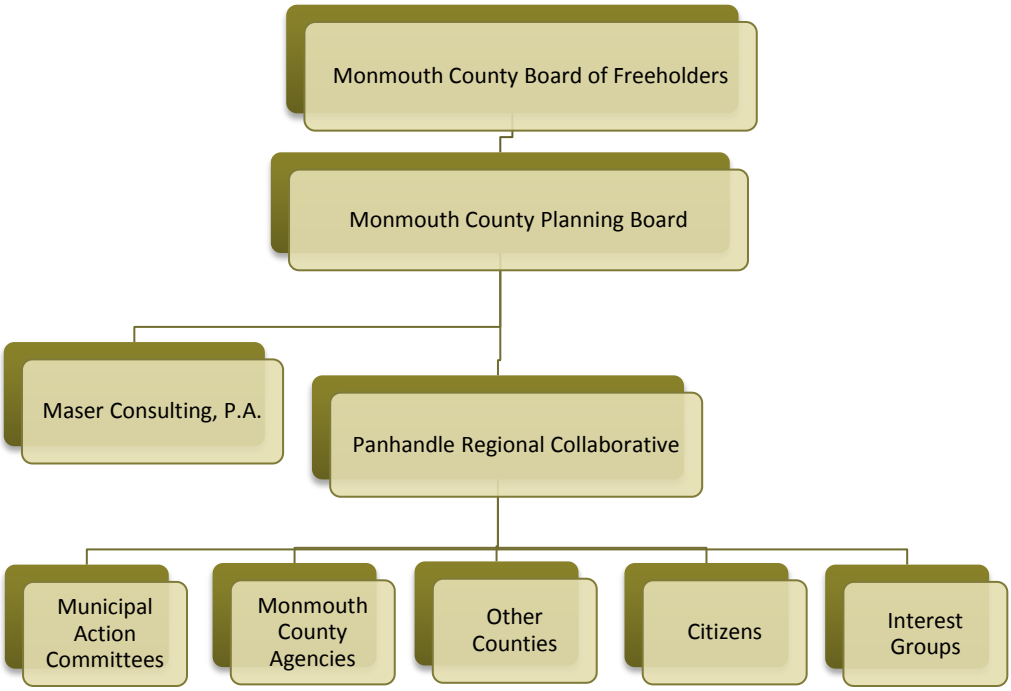
A Regional Collaborative was convened that met five times over the course of 21 months, where stakeholders exchanged visions, ideas, concerns and identified issues that the Panhandle is facing and will face in the future. The Panhandle Regional Collaborative, consisting of municipal, county and state agency representatives, public interest groups and the public, was established to guide the study. Monmouth County and the study team relied on the Regional Collaborative to bring local knowledge and desires to the Panhandle Region Plan. The Panhandle Regional Collaborative reviewed and commented on all of the deliverables prior to release to the public, including the Regional Profile, Buildout Study, Planning and Implementation Agenda and the Plan itself. Five meetings with the Regional Collaborative were held; each meeting at a different location within the Panhandle Region. Funded through a Smart Future Planning Grant from the New Jersey Office of Smart Growth (NJOSG), the Panhandle Region Plan

aims to plan for sustainable growth, balancing development with the unique environmental resources and historic character of the region.

Regional Collaborative Meeting

Regional Collaborative Meeting

A Municipal Action Committee (MAC) was established by each of the four Panhandle municipalities. The MAC's typically included mayors, planning board members, environmental commission members, representatives of other municipal boards and commissions, municipal engineers and business administrators. The Project Team met with each MAC individually to develop a Municipal Vision for each municipality and to identify the local and regional issues that were important to each municipality. MAC representatives were present at each regional collaborative meeting.



A Questionnaire was developed and distributed to the Regional Collaborative. The results were incorporated into the *Draft Regional Profile*, the *Planning and Implementation Agenda* and the municipal fact sheets. Two Panhandle Newsletters (*Perspectives)* were developed by the Project Team and released to keep the public informed of the study. The first newsletter, described the background of the Plan, and identified the issues in the Region. The second newsletter summarized the issues and strategies of the Draft Panhandle Region Plan. Press Releases were issued by the Monmouth County Planning Board to announce the Study's initiation and to invite the public to both of the Public Information Sessions. A Panhandle Region Plan (PRP) webpage was also established on the Monmouth County Planning Board - Long Range Planning website to provide information on the study (see www.monmouthplanning.com).

1.4. Project Timeline

The Panhandle Region Plan study was officially kicked-off on July 20, 2008 at the first meeting of the Panhandle Regional Collaborative at the Millstone Township Municipal Building. The purpose of the meeting was to introduce the Panhandle Regional Plan process and discuss the preliminary goals and objectives. The meeting was also an introduction to the individuals and agencies involved in the coordination and preparation of the project. The *Panhandle Region Plan Questionnaire* was distributed to the Regional Collaborative at this meeting.

The second meeting of the Panhandle Regional Collaborative was held on September 24, 2008 at the Upper Freehold Township Municipal Building. The purpose of the meeting was to review the *Draft Panhandle Regional Profile*, as well as the *Draft Panhandle Region Buildout Study*, prepared by the County.

A series of visioning meetings were held with the Municipal Action Committee (MAC) of each municipality in late October and early November 2008. The purpose of these meetings was to work with the MAC representatives to develop a 'vision' for the future. The intent was for each municipality to identify its *Municipal Vision* and the local and regional issues that should be addressed in the Plan. These meetings also provided an opportunity for each municipality to voice their issues with their neighboring municipalities (within and outside of the Panhandle Region).

The third meeting of the Panhandle Regional Collaborative was held on January 28, 2009 at the Roosevelt Borough Hall. The purpose of the meeting was to discuss the *Visions, Issues and Alternatives* identified from the previous meetings with each of the Municipal Action Committees and review the *Draft Planning Issues and Alternatives* matrix, prepared by the Study Team.

The fourth meeting of the Panhandle Regional Collaborative was held on April 30, 2009 at the Allentown Borough Hall. The purpose of the meeting was to discuss the *Draft Regional and Municipal Visions* and identify Preferred Alternatives. The culmination of these efforts was the preparation of a Planning and Implementation Agenda (PIA) which speaks to the regional vision, issues relating to achieving the vision and strategies, and alternatives to be used to achieve the vision. Goals and targets, responsible entities, and time frames are also addressed in the PIA.

The first Public Information Session for the Panhandle Region Plan was held on May 13, 2009 at the Millstone Community Center. This meeting was an opportunity for the general public (outside of the Regional Collaborative) to get involved with the Plan. The purpose of the meeting was to introduce the public to the Panhandle Region Plan process, including the goals, purpose, participants, milestone dates, deliverables, and identified issues. Attendees were provided an opportunity to ask questions and comment on the Plan at the end of the meeting, during the Open House session.

The final meeting of the Panhandle Regional Collaborative was held on April 29, 2010 at the Millstone Courthouse building. The Regional Collaborative was able to comment on the *Draft Panhandle Region Plan* at this meeting.

The second and final Public Information Session was held on June 21, 2010 at the Roosevelt Public School. The purpose of this meeting was to provide an opportunity to inform and get comments from the public of the strategies recommended by the Panhandle Region Plan.

The objectives as expressed in the plan are a culmination of the input and discussions at the public meetings. The meetings included constant feedback and consensus building to arrive at the objectives which achieve the goals of the plan.

Figure 1-1: Project Timeline

July 20, 2008	•Kickoff Meeting, Regional Collaborative Meeting#1
September 24, 2008	•Regional Collaborative Meeting #2
October 27, 2008	•Allentown MAC Meeting
October 28, 2008	•Roosevelt MAC Meeting
November 5, 2008	•Millstone MAC Meeting
November 10, 2008	•Upper Freehold MAC Meeting
January 28, 2009	•Regional Collaborative Meeting #3
April 30, 2009	•Regional Collaborative Meeting #4
May 13, 2009	•Public Information Session #1
April 29, 2010	•Regional Collaborative Meeting #5
June 21, 2010	•Public Information Session #2
July 18, 2011	•Public Hearing

1.5. Goal of the Panhandle Region Plan

To establish a set of planning alternatives to help Monmouth County's Panhandle Region municipalities:

1) *manage their remaining development potential;*
2) *address the impacts future growth will have on infrastructure, the natural environment and the over-all quality of life; and*
3) *promote farmland retention and support for the agricultural industry, and retain the areas rural and historic landscape and character.*

1.6. Objectives of Panhandle Region Plan

The above goals represent the broad vision to be achieved through this regional planning exercise. The following objectives address the steps needed to reach these goals:

1) *Ensure sound and integrated planning*
2) *Preserve and enhance areas with historic, cultural, scenic, open space and recreational value*
3) *Promote farmland retention*
4) *Promote beneficial economic development*
5) *Conserve natural resources and systems*
6) *Encourage inter-municipal coordination and cooperation*
7) *Preserve and enhance quality of life*
8) *Cooperatively prepare PRP for County Plan Endorsement*

1.7. Regional Vision Statement

To maintain and enhance the regional rural identity through a cooperative green planning effort to ensure sustainable agriculture and preservation of natural, historic, cultural and economic resources, while controlling and responding to regional influences, such as traffic impacts and growth pressures from outside the Panhandle Region.

1.8. Municipal Vision Statements

Allentown Borough
To maintain the historic character and to continue to have a viable downtown offering services and goods to local and nearby residents.

Millstone Township
To preserve and conserve natural resources and acknowledge the Township's rural heritage through maintaining the community's rural character by preserving farmland/open space, keeping residential densities low, supporting the continuance of a viable agricultural industry and maintaining a rural roadway network.

Roosevelt Borough
To preserve open space, preserve greenbelt around the Borough, encourage community retail uses in village core, discourage incompatible land uses.

Upper Freehold Township
To preserve farmland and protect natural resources to the maximum extent possible, maintain a rural atmosphere and prevent homogenous spread of suburban type development.

The Municipal Vision Statements are all consistent with each other and with the Regional vision in their desire to preserve and maintain the existing identity of the Panhandle Region. These Vision Statements offer clear guidance for the Panhandle Region Plan.

2. REGIONAL PLANNING AND DEMOGRAPHICS

2.1. Regional Setting

The Panhandle Region is located in Monmouth County in central New Jersey approximately 90 minutes from New York City and 40 minutes from Philadelphia. It is bordered by the suburban counties of Middlesex and Mercer and the more rural counties of Burlington and Ocean. The Panhandle Region comprises the westernmost portion of Monmouth County, and it is called this because it is much narrower than the remainder of the County, projecting out to the west between Middlesex and Mercer Counties on the north with Ocean and Burlington Counties on the south. Moving from east to west the municipalities within the Panhandle are Millstone Township, Roosevelt Borough, Upper Freehold and Allentown Borough. Because of its location, which is somewhat isolated in relation to the rest of Monmouth County and the fact that the Counties of Middlesex, Mercer, Burlington and Ocean adjoin the Panhandle municipalities on three sides, there is as much a relationship with the surrounding counties as there is with Monmouth County. (See **Map 2-1: Regional Location**).

Agricultural Lands in Millstone Township

The Panhandle is the most rural area of Monmouth County with rolling fields and woodlands. Many farms are equestrian in nature making the Panhandle Region an appropriate host for the Horse Park of New Jersey in Upper Freehold. History is also evident in the Panhandle represented by colonial Allentown, the New Deal town of Roosevelt and historic sites and areas, such as Walnford and Imlaystown. A common goal of municipalities in the region is to maintain the quality of life represented by a rural atmosphere and historic character. Farmland and open space preservation are important initiatives that have been pursued with vigor by the Panhandle municipalities as well as by the County and the State.

Historic Downtown Allentown

Due to its low-density rural character, mass transportation is virtually non-existent in the Panhandle. However roadway access to the Panhandle area is very good particularly in an east-west direction. Major east-west routes include Interstate 195, N.J. State Highway 33 and County Routes 524, 526 and 537. North-south access is provided solely by County and Municipal roads. Major north-south County roads include Route 527 at the eastern edge of the Panhandle Region, Route 571 in the center of the Panhandle Region and Route 539 in the western part of the Panhandle. The New Jersey Turnpike and Route 130 which lie just to the west of the Panhandle also provide north-south accessibility.

Historic Walnford in Upper Freehold Township

The Panhandle Region contains 87.35 square miles, which is approximately 18.5% of the total area of Monmouth County. The population of Panhandle municipalities is estimated at 20,442 persons in 2008 or 3.1% of the total Monmouth County population.

Panhandle Region Plan

Figure 2-1

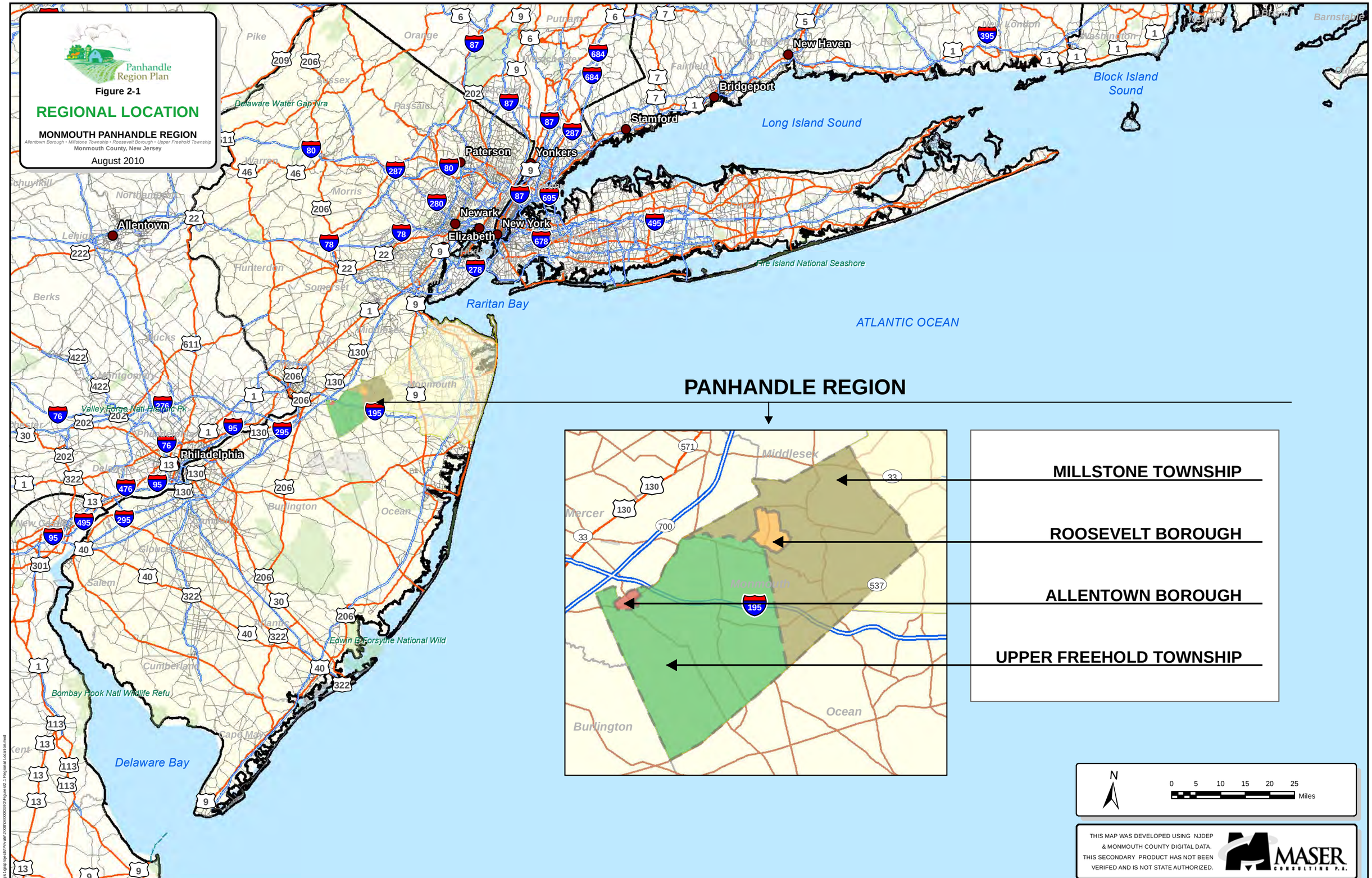
REGIONAL LOCATION

MONMOUTH PANHANDLE REGION

Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township

Monmouth County, New Jersey

August 2010



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Panhandle Region Plan

Figure 2-2

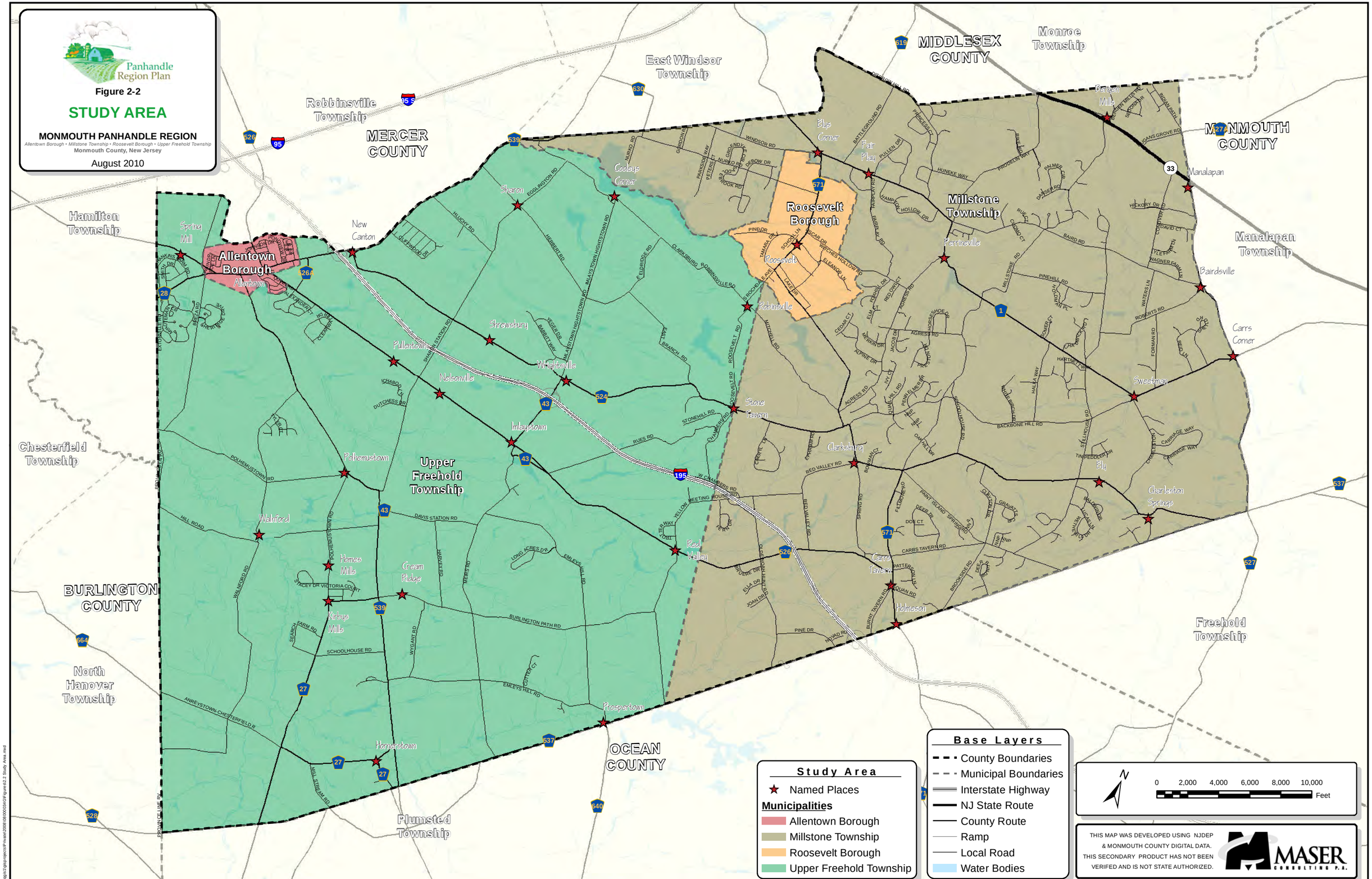
STUDY AREA

MONMOUTH PANHANDLE REGION

Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township

Monmouth County, New Jersey

August 2010



2.2. Planning Considerations

2.2.1. State Development and Redevelopment Plan

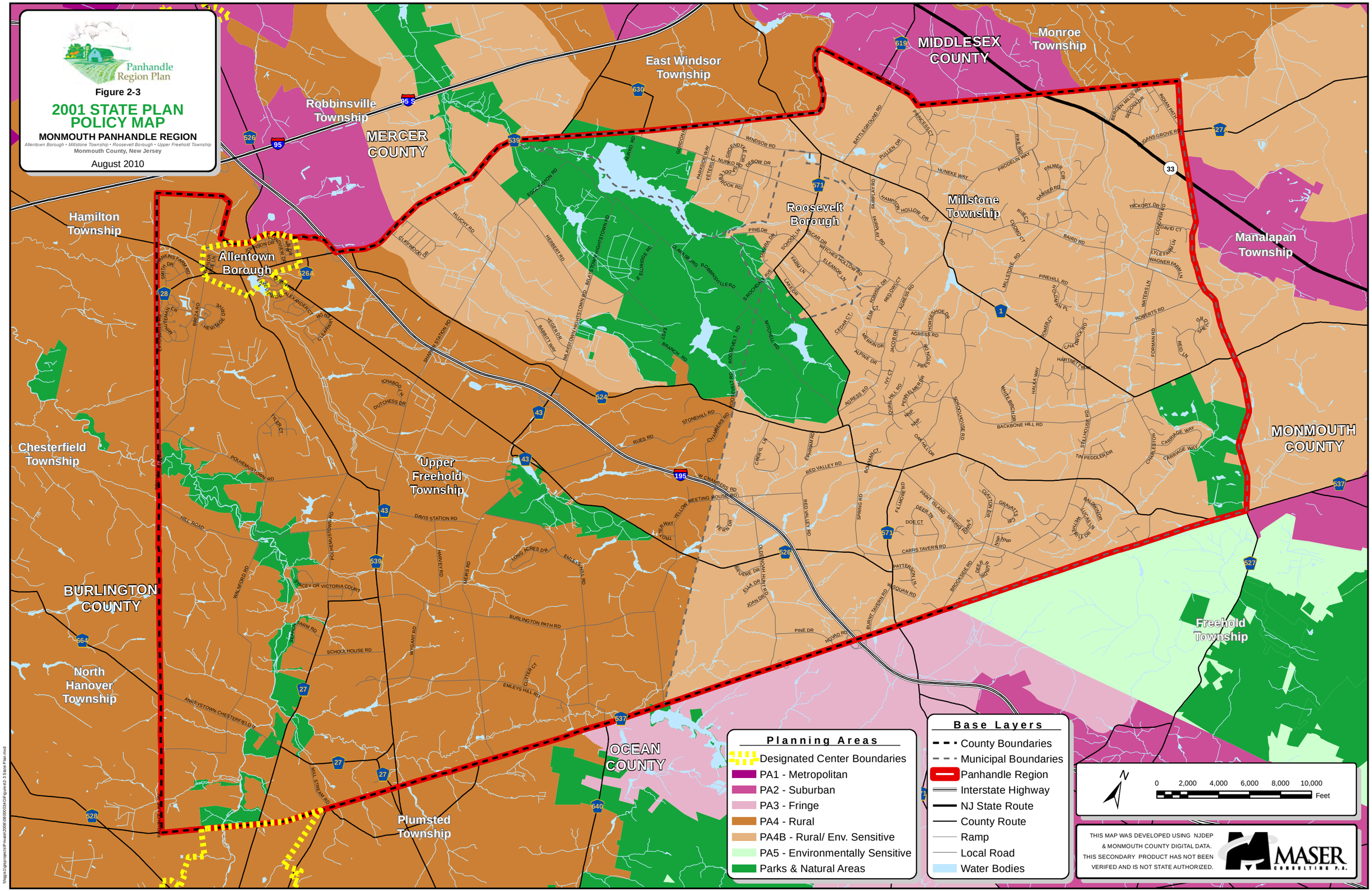
The New Jersey Planning Commission has adopted the New Jersey State Development and Redevelopment Plan (SDRP) to address planning on a statewide level. The most recent SDRP was released in 2001; the Plan has since gone through an extensive Cross-acceptance process between the state and municipal and county governments. In January of 2005, the Monmouth County Planning Board (MCPB) released *its 2004 Cross Acceptance Report* to the Office of Smart Growth. As of yet, the SDRP Cross Acceptance process has not been finalized by the State Planning Commission.

State Planning Areas

The SDRP has established planning areas throughout the State that share common development and environmental characteristics. These planning areas serve as the framework for application of the policies in the SDRP. Each planning area has policy objectives that guide growth and environmental protection. The five planning areas are as follows:

- **Metropolitan Planning Area: PA1**
  Provide for much of the State's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.
- **Suburban Planning Area: PA2**
  Provide for much of the State's future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns.
- **Fringe Planning Area: PA3**
  Accommodate growth in Centers; protect the Environs primarily as open lands; revitalize cities and towns; protect the character of existing stable communities; protect natural resources; provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas; and confine programmed sewers and public water services to Centers.
- **Rural Planning Area: PA4 and Rural/Environmentally Sensitive Planning Area: PA4B**
  Maintain the Environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in Centers; promote a viable agricultural industry; protect the character of existing stable communities; and confine programmed sewers and public water services to Centers.
- **Environmentally Sensitive Planning Area: PA5 and Environmentally Sensitive/Barrier Islands Planning Area: PA5B**
  Protect environmental resources through the protection of large contiguous areas of land; accommodate growth in Centers; protect the character of existing stable communities; confine programmed sewers and public water services to Centers; and revitalize cities and towns.

Based on the adopted 2001 SDRP, the entire Panhandle is designated as either Rural Planning Area PA4 or Rural/Environmentally Sensitive Planning Area PA4B. Allentown is a Designated Village, one of five types of centers (urban, regional, town, village and hamlet) in the SDRP. Most of Upper Freehold is designated as the Rural Planning Area, except the portion in the Assunpink Watershed, which is designated as Rural/Environmentally Sensitive. All of Millstone and Roosevelt are designated as Rural Environmentally Sensitive. Existing parks and natural areas where they exist are designated as such by the SDRP.


Panhandle Region Plan
Figure 2-3
2001 STATE PLAN POLICY MAP
MONMOUTH PANHANDLE REGION
Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township
Monmouth County, New Jersey
August 2010
MIDDLESEX COUNTY
Monroe Township
East Windsor Township
Robbinsville Township
MERCER COUNTY
Hamilton Township
Allentown Borough
Roosevelt Borough
Millstone Township
Manalapan Township
MONMOUTH COUNTY
Chesterfield Township
Upper Freehold Township
BURLINGTON COUNTY
North Hanover Township
Freehold Township
OCEAN COUNTY
Plumsted Township
Planning Areas
Designated Center Boundaries
PA1 - Metropolitan
PA2 - Suburban
PA3 - Fringe
PA4 - Rural
PA4B - Rural/ Env. Sensitive
PA5 - Environmentally Sensitive
Parks & Natural Areas
Base Layers
County Boundaries
Municipal Boundaries
Panhandle Region
Interstate Highway
NJ State Route
County Route
Ramp
Local Road
Water Bodies
N
0 2,000 4,000 6,000 8,000 10,000
Feet
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2.2.3. Monmouth County Growth Management Guide

The Monmouth County *Growth Management Guide-Goals, Objectives & Policies* was adopted by the MCPB in December 1995. The Guide provides a comprehensive approach to development and redevelopment, and protection of unique resources of the County. The Panhandle Region Plan will become an integral part of the Growth Management Guide and, as such, will be used as a basis for policy making decisions at the County level for issues which affect the Panhandle. The Growth Management Guide is informally known as the County Master Plan. Ten areas are identified as major categories with specific objectives crafted to address a wide range of issues within each category. For each objective, a number of policies are stated to establish a firm approach to meeting these polices.

Most of the policies and objectives are applicable to the Panhandle Region with some having higher relevance given the Panhandle Region's rural landscape, the unique resources of the region and other issues more specific to the region.

The following section provides a listing of the *Growth Management Guide* goals and the objectives within each goal that have particular relevance to the PRP:

I. **Air Resources**

Goal: To promote land use planning that encourages the use of transit, walking and bicycling and the creation of centers in order to improve air quality by reducing automobile trips and congestion.

Objectives that have particular relevance to the PRP:

2. *Encourage the creation of a safe, attractive and appealing environment for pedestrians.*
3. *Promote increased transit use.*
6. *Encourage ways to reduce traffic congestion.*

The above objectives are all promoted and discussed in the Transportation Section of the Panhandle Region Plan.

II. **Centers**

Goal: To promote new and revitalized older urban areas into well designed mixed use centers with an easily accessible compact but varied core of residential, commercial and community services which provide employment and create a specific identity.

Objectives that have particular relevance to the PRP:

1. *Encourage planned centers which are based on the capacities of infrastructure, natural resources, social and economic/fiscal systems and which accommodate desired population and employment growth.*
5. *Promote economic development in centers that is compatible with a focal point for surrounding communities.*
7. *Preserve and protect environmentally sensitive features by guiding development into centers.*
8. *Encourage the re-use of historic structures in the development and redevelopment of centers.*

A key goal of the Panhandle Region Plan is the preservation and protection of environmentally sensitive features. One means of achieving this goal is to promote economic development and redevelopment in centers which is encouraged in the Panhandle Region Plan.

III. Comprehensive Planning

Goal: To promote comprehensive planning among all levels of government as well as the private sector by sharing information and developing a continuing dialogue for regulations, plans, policies and uses.

Objectives that have particular relevance to the PRP:

1. *Encourage outreach efforts to educate the public about planning.*
2. *Encourage the cooperative development of data and data sharing among the public and private sectors.*
3. *Encourage plans that are integrated and coordinated with plans at all levels of government.*

One of the sections of the Panhandle Region Plan is Regional Cooperation which reflects the importance of cooperative efforts to Panhandle municipalities. This cooperative effort is especially relevant in the area of comprehensive planning where the four Panhandle municipalities share a unified vision for the future.

IV. Economic Development

Goal: To promote managed growth by providing a suitable long term economic climate and preserving and enhancing the quality of life in Monmouth County for the attraction of new businesses and the retention of existing businesses.

Objectives that have particular relevance to the PRP:

1. Promote the development and support of businesses that keep money circulating within the county, increase capital flowing into the county and provide long-term employment opportunities.
2. Promote the efficient utilization of land, resources, transportation, capital and infrastructure.
4. Enhance the regional economy by encouraging cooperation among municipalities.
7. Support activities which provide a high quality of life for Monmouth County residents in addition to contributing to the local economy such as tourism, historic preservation, agriculture and fishing.

The Economy and Marketing Section of the Panhandle Region Plan encourages cooperation among the municipalities to enhance the regional economy. Promotion of agriculture, historic preservation and tourism to bolster the local economy are all discussed in the Plan as is the preservation of a high quality of life for Panhandle residents.

V. **Farmland Preservation and Agriculture Development**

Goal: To promote and preserve the agricultural industry and to assist in farmland preservation.

Objectives that have particular relevance to the PRP:

1. *Encourage the purchase of development rights on farmland for the purpose of maintaining working farms and agricultural lands.*
2. *Assist municipalities in developing and implementing innovative land use programs which would promote farmland preservation and retain agriculture uses.*
3. *Develop programs and practices to enhance the retention and development of a viable agricultural industry.*

Farmland preservation is the preeminent goal of the Panhandle Region Plan and there is an entire section devoted to Agriculture. All of the above objectives are discussed in the Plan.

VI. **Historic, Cultural, Natural and Scenic Resources**

Goal: To preserve the valuable historic, cultural, natural and scenic resources of Monmouth County.

Objectives that have particular relevance to the PRP:

8. *Promote the protection of significant historic and cultural resources.*
9. *Encourage the protection of the County's unique, diverse, natural and scenic natural resources.*
10. *Promote the protection of non-renewable natural resources.*
11. *Encourage the provision of public lands in concert the natural resource preservation.*

Historic cultural and scenic resources are especially important in the Panhandle and the Panhandle Region Plan section on these features addresses their protection. The Panhandle is home to the one of the few scenic byways in New Jersey - the Upper Freehold Historic Farmland Byway. The Byway has a unifying theme of historic sites in a rural agrarian setting.

VII. **Housing**

Goal: To provide housing opportunities for all residents of Monmouth County.

Objectives that have particular relevance to the PRP:

2. *Encourage affordable housing.*
3. *Support housing maintenance and rehabilitation polices which improve the quality of housing.*
5. *Encourage good housing design.*
7. *Encourage fair housing for all people.*

The need to provide affordable housing is recognized in Panhandle municipalities and the objectives of encouraging fair housing for all people as well as good housing design and housing maintenance are addressed.

VIII. Solid Waste

Goal: To provide environmentally and economically sound long term disposal capacity for all municipalities while conserving existing landfill space through cost effect waste prevention and recycling programs.

Objectives that have particular relevance to the PRP:

1. *Reduce the quantity and toxicity of solid waste requiring landfill disposal.*
2. *Support improvement of existing facilities and encourage new programs and facilities to achieve and exceed a 60% recycling rate.*
3. *Promote more effective and efficient collection and transportation systems of recycling and waste disposal.*
6. *Continue and refine promotional and educational programs to maximize residential, commercial and institutional participation and support of waste prevention and recycling programs.*

The solid waste goal of the Monmouth County Growth Management Guide is a countywide effort supported by Panhandle municipalities.

IX. Transportation

Goal: To plan for a comprehensive and reliable intermodal transportation system which properly provides for public safety and meets the needs of the county's workers, residents and visitors as well as respects the environment.

Objectives that have particular relevance to the PRP:

1. *Coordinate transportation planning within the county as well as with regional and state agencies.*
2. *Encourage cost effective transportation alternatives for the movement of people and goods.*
3. *Support preservation, maintenance and improvements to the transportation system.*
4. *Encourage the planning for intra and intermodal transportation linkages which ensure that the various systems work together as a united, integrated and efficient network.*
5. *Encourage the coordination of land-use planning with transportation facilities and systems.*
6. *Encourage the innovative and aesthetically pleasing design of transportation facilities.*
7. *Support the promotion of transit ridership.*

The Transportation Section of the Panhandle Region Plan discusses all modes of transportation in addressing the above objectives. Key elements of the Panhandle transportation network include the County road system (which is relied on heavily by local residents, farmers and transient

travelers) and the network of trails both existing and proposed for alternative modes of transportation and recreation such as horseback riding, cycling and pedestrian activity.

X. **Water Resources**

Goal: To provide all of Monmouth County with a safe and pollution-free water environment and to conserve valuable water-oriented resources.

Objectives that have particular relevance to the PRP:

1. *Encourage the protection and conservation of all water resources.*
2. *Encourage the protection of potable water supplies.*
4. *Promote the preservation and improvement of surface water quality.*
5. *Encourage the preservation and improvement of groundwater quality and quantity.*
6. *Promote the protection of water-oriented wildlife habitat.*
7. *Promote the preservation, restoration and enhancement of wetlands and stream corridors in order to protect the adjacent water bodies, such as streams, rivers, lakes, bays and the ocean.*

Water resources are a significant consideration in the Panhandle which lies in the headwaters of five major watersheds. There are a number of stream courses and associated wetlands offering wildlife habitat whose preservation is of utmost importance. While much has been done, additional preservation to protect water resources is encouraged in the Panhandle Region Plan.

2.2.4. Monmouth County Planning Indicators Report

The 2005 *Monmouth County Planning Indicators Report* identifies planning indicators to evaluate the planning policies presented in the adopted *1995 Monmouth County Growth Management Guide*. Indicators are typically quantifiable measures used to assess conditions that can evaluate the degree of achievement of specific goals or objectives.

The following list identifies six general uses and relates them to the growth management categories:

- **Environment** – Air Resources (I), Water Resources (X), Solid Waste (VIII)
- **Smart Growth –** Centers (III), Comprehensive Planning (III), Community Design
- **Resource Protection** – Farmland Preservation & Agricultural Development (IV), Open Space (MCPS), Historic, Cultural, Natural and Scenic Resources (VI)
- **Economic Development** – Economic Development (IV)
- **Housing** – Housing (VII)
- **Transportation** – Transportation (IX)

The *Planning Indicators Report* assists in both countywide assessment and also can serve as a model for municipalities to evaluate their own master plan policies. For example, the indicators of amount of farmland preserved and value of agricultural goods provide a picture of the health of the agricultural industry.

2.2.5. Monmouth County Farmland Preservation Plan

The *Monmouth County Farmland Preservation Plan,* updated in 2008, guides Monmouth County's efforts in preserving its remaining farmland and maintaining a viable agricultural industry. The plan sets preservation goals in 1, 5 and 10 year increments and identifies Agricultural Development Areas (ADAs) that will be the focus of preservation efforts. The *Farmland Preservation Plan* is further documented in **Section 4, Agriculture**.

2.2.6. Monmouth County Open Space Plan

The 2006 *Monmouth County Open Space Plan,* adopted by the MCPB as an element in the *Growth Management Guide*, provides a framework for preservation and acquisition of public open space to serve the needs of the County residents now and in the future. Within the Panhandle Region a number of properties are proposed for acquisition. This is further documented in **Section 3, Natural Resources**.

2.2.7. Monmouth County Scenic Roadway Plan

The *Monmouth County Scenic Roadway Plan* was adopted by the County Planning Board as an element of the Monmouth County Growth Management Guide on September 17, 2001. The purpose of the plan was to identify those county roadways, or sections of county roadways, that possess such a high degree of visual quality that driving, biking or walking along these roadways is a pleasurable and enjoyable experience. The Panhandle Region with its' scenic rural landscape has the highest concentration of scenic roadways in the County. In fact, the vast majority of County roadways in the Panhandle Region are identified as scenic roadways. Included in the scenic designation are portions of County Routes 27, 43, 524, 526, 527, 537, 539 and 571. Most if not all of Routes 27, 43, 524, 526 and 527 are so designated. The *Scenic Roadways Plan* is further documented in **Section 5, Historic, Cultural and Scenic Resources**.

2.2.8. Monmouth County Road Plan

The Monmouth County Road Plan was adopted on June 17, 1996. It includes a map of the County featuring all roads under County jurisdiction. Also included is a listing of all roads under County jurisdiction, the County Route number, road name, length and right-of-way width. Desired typical sections for County roads in urban, suburban and rural settings are also presented. The County road network is discussed in **Section 6, Transportation.**

2.3. Historical Narrative

The Panhandle Region of Monmouth County is characterized by a unique history revolving around its distinctive agricultural heritage and historic towns. The Panhandle Region is the westernmost portion of Monmouth County surrounded on three sides by the Counties of Middlesex, Mercer, Burlington and Ocean. The Region is in the shape of a panhandle to the rest of Monmouth County and is formed by the four municipalities of Allentown Borough, Roosevelt Borough, Millstone Township and Upper Freehold Township.

The Panhandle's first inhabitants were the Lenni Lenape Indians, who were living in permanent settlements within an established social and political organization when the first Europeans arrived in Sandy Hook in 1609. The Lenni Lenape were divided into three clans: Minsi ("people of the stony country") in northern Jersey; Unami, ("people down by the river") in central Jersey; and Unalachtigo ("people who live near the ocean") in south Jersey and Delaware. The remains of two documented Lenape Villages are in the Panhandle, the Lehart-Lahaway Hill site at the confluence of Lahaway Creek and Crosswicks Creek and the Red Valley Site off Miller's Mill Road south of Red Valley Road. The Unami Clan of the Lenni Lenape tribe had settlements in Crosswick Village (present day Chesterfield Township) and Assanpink Village (in present day Trenton). (Snyder, 1969)

Navesink Trail, which zigzagged through present day Upper Freehold and Millstone, was one of many trade routes used by the Lenni Lenape to get from Crosswick and Assanpink Villages to the Navesink River and the seashore to collect their winter store of oysters, clams, shells, fish and other items. Navesink Trail was later used by European settlers as a stagecoach route. In 1684, NJ Governor Lawrie established the route as 'The Burlington Path' or 'The Great Road' as a road connecting the two capitals of New Jersey: Perth Amboy (capital of East Jersey) and Burlington (capital of West Jersey). The stage operated on a fixed schedule and made 11 stops, including Allentown and Stone Tavern in the Panhandle Region. Sometime in the mid-1700s, the roadway was realigned and in 1796, the name was officially changed, by an Act of the State Legislature, to Monmouth Road. (Pepe, 2003) (History of the Burlington Path, 2009).

In the 1600's New Jersey was divided by white settlers into the provinces of East Jersey and West Jersey. In 1687, the line separating East Jersey and West Jersey was surveyed by George Keith. Although New Jersey was reunited in 1702, the "Keith Line of 1687" is still seen today as the western boundary of Upper Freehold, Monmouth County and the Panhandle Region. (Snyder, 1969)

Monmouth County was one of four original counties that made up East Jersey, as defined by a Legislative Act in 1682. In 1693, Monmouth County was divided into the three Townships of Freehold, Middletown and Shrewsbury. The Panhandle was entirely within Freehold Township at this time. Prior to 1850, when Ocean County was separated from it, Monmouth County contained a much larger area than exists today. (Snyder, 1969)

Upper Freehold

Upper Freehold was unofficially formed from part of Freehold Township sometime prior to 1731 (actual date unknown), to become the fourth municipality of Monmouth County. Upper Freehold wasn't officially incorporated until 1798. Several villages already existed at the time of Upper Freehold's inception, including: Arneytown Village, Ellisdale Village, Cream Ridge, Hornerstown Village, Wrightsville Village, Imlaystown Village and Allen's Town (Snyder, 1969). At one time all of the Panhandle was part of Upper Freehold.

Arneytown Village, a Nationally Registered Historic District, is a small 18th century hamlet containing three historic buildings -- two houses and the old Arneytown Tavern. Arneytown was settled in the 1690s by several families from the Quaker migration to the Delaware Valley, including Joseph Arney, for whom the village is named. The Arneytown Tavern (ca. 1731) served as the center of community life in the 17th and 18th centuries. In 1834, the village consisted of a store, a tavern, fifteen dwellings and a meeting house. Arneytown was listed by Preservation New Jersey as one of the *Ten Most Endangered Historic Sites in New Jersey* in 2008. While the two historic residences in Arneytown are currently occupied, the Arneytown Tavern was vacant and deteriorating for at least seven years before being purchased by new owners in 2009. Many exterior restorations have since been completed. (Preservation New Jersey, 2008)

Arneytown Tavern, ca. 1731

Imlaystown Village, another Nationally Registered Historic District, was once the social, economic and political focus of Upper Freehold, consisting of approximately 30 structures (that were rebuilt in 1898 after a fire). Imlaystown takes its name from the Imlay family, the area's major landowners in the colonial period. Salter's Mill was the village's first structure, constructed prior to 1700. Despite revitalization efforts in the 1990s, many of its buildings are now dilapidated. Some are currently uninhabitable due to septic issues. Imlaystown was listed as one of the Ten Most Endangered Historic Sites in New Jersey in 2004. (Preservation New Jersey, 2004)

Salter's Mill, ca. 1700

Walnford, the third Nationally Registered Historic District in Upper Freehold, is a former mill village located at the heart of Crosswick Creek Park, established in 1774 by the Waln Family. The site includes a large home built for the Waln Family in 1774, an 1879 Carriage House, the newly restored and operating late 19th century Gristmill, cow barn and associated farm outbuildings. The site has been restored by Monmouth County through grants from the New Jersey Historic Preservation Bond Program. (New Jersey Historic Land Trust, 2009?)

Historic Walnford, ca. 1774

In 1834, Upper Freehold encompassed over 144 square miles of land. Over the years, several other municipalities were split off from Upper Freehold's original boundaries, including Millstone Township (1844), Jackson Township (1844), Plumsted Township (1869), and Allentown Borough (1889), leaving Upper Freehold with 47 square miles of land. (Snyder, 1969)

Allentown

The Panhandle Region remained largely undeveloped until 1706, when Nathan Allen settled and built three mills on York Road, where it crossed Doctors Creek in Freehold Township. Named after its original settler, the area was then known as "Allen's Town". In its early colonial days, Allentown's development was tied to its mills. The mills served local agriculture, which in turn, created a demand for other goods and services (such as blacksmiths, carriage makers, chair makers, shoemakers, and seamstresses). By the end of the 18th Century, more than 24 commercial enterprises existed in Allentown. (Allentown, Borough of, 2009)

The Old Mill in Allentown, ca. 1885

Allentown became a hub for travel across New Jersey. York Road (Main Street) passed through Allentown as a major stagecoach route and thoroughfare from Perth Amboy to Burlington. The town became a busy stage stop and as many as four taverns, hotels or inns existed in the town. The Allentown Hotel (now DiMattia's Restaurant and Lounge) still exists on Main Street. **(**History of Allentown, 2009**)**

DiMattia's Restaurant & Lounge in Allentown, ca. mid-1700's

The Borough of Allentown was officially incorporated in 1889, when it was separated by referendum from Upper Freehold Township. The Allentown Historic District was listed on the State Register of Historic Places in 1981 and on the National Register in 1982. Although the Old Mill (originally built in 1706 and re-built in 1855) is the only Allentown property on the State or National Registers of Historic Places, there are currently 220 buildings and homes in the designated Historic District that date prior to 1860, and some dating back to the 18th century. (Snyder, 1969)

Millstone

Millstone was formed in 1844 from areas of Freehold and Upper Freehold Townships. Millstone's boundaries were adjusted several times in the 1840s, and once again in 1937 when Jersey Homesteads (Roosevelt Borough) was split from it. (Snyder, 1969) Around the time of its formation, the Township was comprised of several historic villages: Carrs Tavern, Holmeson, Smithburg, Sweetman, Bergen Mills, Bairdsville, Stone Tavern, Clarksburg, and Perrineville. (The History of Township of Millstone, New Jersey, 2009?)

Clarksburg Methodist Episcopal Church, ca. 1845

Clarksburg was said to be settled in the pre-Revolutionary era by an English tanner named Clark (The History of Township of Millstone, New Jersey, 2009?). Clarksburg once contained the Willow Tree Tavern (ca. 1781), which served as a stopping place for the coach between Philadelphia and Long Branch. (New Jersey: A Guide to its Present and Past, 1939). Millstone has two historic sites listed on the National or State Historic Registers (Clarksburg Methodist Episcopal Church and the Clarksburg School) both located in Clarksburg. The Clarksburg Methodist Episcopal Church was built in 1845 and the Clarksburg School was constructed around 1850.

Perrineville is named after the Perrine Family, who had been residing in the area since at least the early-1700s. John Perrine (unknown-1799) purchased a large tract of land north of Clarksburg, which became known as Perrineville. (Millstone, Township of, 2009?) The first Township Freeholder in 1844 was Thomas M. Perrine. David C. Perrine

owned a store in Perrineville for a year or two, beginning around 1832. Around this time, Perrineville contained several stores, a grist-mill, a saw-mill, a hotel, a church, and a school. (Snyder, 1969)

Millstone was also an active location during the American Revolutionary War. It was the site of the Continental Army's Signal Beacon #21, which was made possible due to the high hills. The Rising Sun Tavern, which no longer exists, was used as an outpost during the war by General George Washington and also as a headquarters for British General Sir Henry Clinton. (Millstone, Township of, 2009?)

Roosevelt

In 1936, Jersey Homesteads was founded in Millstone Township by the Federal Government, under the New Deal initiative, as an experimental Utopian community to decentralize industry from congested cities and enable workers to improve their standards of living through the help of subsistence agriculture. Of the 40 communities started nationwide by the Federal Subsistence Homesteads program, Jersey Homesteads was the only community planned as a triple cooperative, comprised of a farm, retail stores and a factory. Jersey Homesteads was also the only community established specifically for urban Jewish garment workers.

The farm was known as the Jersey Homesteads Agricultural Association with general agricultural, poultry and dairy units. The retail stores (a clothing store, grocery and meat market, and tea room) were run by the Jersey Homesteads Consumers' Cooperative Association. The garment factory was run by the Workers' Aim Cooperative Association. The trade name for Jersey Homesteads products was Tripod, signifying the triple cooperative. By the end of 1936, there were 42 houses in the community for workers. Houses continued to be built throughout the 1930s, totaling 200 homes overall. (Cheslow, 2002) (Rutgers University Libraries, 2009?) (Roosevelt, Borough of, 2003)

Workers' Aim Cooperative Association Building, ca. 1936

In 1937, the community was separated from Millstone and incorporated as the Borough of Jersey Homesteads. In 1945, Jersey Homesteads Borough was officially renamed Roosevelt Borough, in honor of the deceased President Franklin D. Roosevelt. In 1946, the Federal government announced plans to abandon the Homesteads project and required that all residents either vacate or purchase their homes at $3,900 each. By the end of 1947, all of the homes were sold and the Borough was no longer affiliated with the federal government. Roosevelt has since become well known as an artistic community, with artists, musicians, writers and poets living there. (Rutgers University Libraries, 2009?)

Bauhaus-style Dwelling

Roosevelt is the only municipality in New Jersey to be listed on both the National and State Registers of Historic Places in its entirety. Many of the original buildings still stand today. The Worker's Aim Cooperation Association Building still exists on North Valley Road, and has been subdivided into artists' studios and other nonpolluting industries.

The Panhandle Region is primarily defined by its agricultural heritage, historic towns and rural vistas. Former Native American trails now also form much of what is now the county's main roadway network. These historical attributes, are threatened by development pressures expanding from surrounding counties. The lack of coordinated services and cooperation also threaten to hamper the continued preservation of the Panhandle Region. To address these

issues, the Monmouth County Planning Board initiated its fourth regional plan study - Panhandle Region Plan. This study is the fourth of five studies undertaken by the county in its efforts to provide more strategic and regional planning efforts.

The Panhandle Region municipalities were provided a unique opportunity to work with its neighbors to develop and pursue shared planning goals and discuss issues of regional significance through the development of the Panhandle Region Plan and develop a vision for its future.

2.4. Demographics Profile[1]

The Panhandle Region maintains the lowest population per square mile in all of Monmouth County, accounting for a mere 3 percent of the County's population on nearly 20 percent of its land area.

The demographic profile of the Panhandle Region shows the trends, projections and characteristics of the region's population. It is important to analyze the demographics of the Panhandle's residents to improve understanding of the main drivers of regional change, which are vital to better inform decision makers and communities about key issues.

The unique rural characteristics of the Panhandle Region become increasingly apparent when analyzing the demographic conditions of the Region, especially as compared to the rest of Monmouth County. It is clear that the Panhandle has taken measures to ensure that its country atmosphere is maintained, despite the development pressures for suburbanization that have swept across the State. Notwithstanding the significant population growth in recent years, the Panhandle maintains the lowest population per square mile in all of Monmouth County, accounting for a mere 3 percent of the County's population on nearly 20 percent of its land area. This is due, in part, to the substantial amount of preserved agricultural and open space lands in the Region, as well as the zoning practices of the municipalities to maintain larger lot sizes.

The population is expected to continue to grow in the Panhandle, predominantly within the Townships where there are still vacant lands that could accommodate new development. With a projected average annual growth of 278 new residents, the Panhandle is expected to have a population of approximately 24,420 persons in 2030 which is an additional 8,360 persons or a 52 percent increase over the 2000 population. The total population of Monmouth County is anticipated to grow by 97,700 persons or 16 percent. (See Table 3-4)

For additional demographics related to economic conditions, see **Section 8.1 Economic Profile.**

For additional demographics related to housing conditions, see **Section 9.1 Housing Profile.**

[1] Note: Numerous sources including the 2000 Census was used to create the tables shown in this plan. The most recent sources of information known were used in all cases. 2010 Census and the American Community Survey data should be consulted when it becomes available for future amendments to the plan.

2.4.1. Population Trends

Although the Panhandle Region accounts for nearly 20 percent of the land area in Monmouth County, only 3 percent of the County's overall population resides in the Region[2]. This is indicative of the rural character of the region. As demonstrated in **Table 2-1**, the population estimates provided by the Monmouth County Planning Board (MCPB) for 2010 show that the region has approximately 20,532 residents.

The Panhandle experiences considerable growth pressures within its Townships, where vacant land and developable farmland is in abundance. Adjacent Mercer and Middlesex Counties are heavily suburbanized and planned for additional growth as part of the New Jersey State Development and Redevelopment Plan Suburban Planning Area (PA-2) whereas the Panhandle is located in the Rural Planning Area (PA-4 and PA-4B). According to the MCPB estimates, Millstone is the Region's most populous municipality with a population of 10,510. Since 1950, Millstone has acquired 8,410 new residents, an average annual increase of 140 residents. The Region's least populous municipality is Roosevelt with only 925 residents. According to the MCPB estimates, Roosevelt's population has declined slightly since the 2000 U.S. Census.

According to the historic U.S. Census data and MCPB estimates, between 1950 and 2008, Upper Freehold more than doubled its population and Millstone's population increased over five times since 1950. Comparatively, the County's 2008 population is less than three times its 1950 population. Since the beginning of the millennium, the Panhandle Region has grown at a rate nearly four times the overall County growth rate. This was due in large part to Upper Freehold's explosive population growth of 68 percent or 2,915 new residents in ten years. According to the Upper Freehold Township Master Plan Land Use Element adopted in December 2007, the significant population change is the result of increased pressures for development. The following statewide occurrences contributed toward this mounting pressure for development:

1. The market demand for more housing throughout the State;
2. The growing lack of environmentally developable land;
3. The growing lack of conveniently accessible land; and
4. The municipal downzoning of major land areas.

Conversely, the Panhandle boroughs generally see very little growth, especially within the last 20 years due to the lack of available land for development. Allentown's growth rate peaked at 50 percent in the 1950s, which has subsequently tapered off to a mere 3 percent in the 1990s with a loss of 7 percent in the 1980s. This subdued growth rate is due to lack of remaining land capacity within the Borough limits. Since 1950, Roosevelt has had nominal growth, an average of three new residents annually. (See **Table 2-1**).

[2] Monmouth County Planning Board, (August 2008). *Monmouth County Demographic & Economic Statistics*.

Table 2-1: Historic Population Trend (1950-2010)						
	Allentown	Millstone	Roosevelt	Upper Freehold	Panhandle Region	Monmouth County
1950	931	2,100	720	2,193	5,944	225,327
1960	1,393	2,550	764	2,363	7,070	334,401
1970	1,603	2,535	814	2,551	7,503	461,849
1980	1,962	3,926	835	2,750	9,473	503,173
1990	1,828	5,069	884	3,277	11,058	553,124
2000	1,882	8,970	933	4,282	16,067	615,301
2010*	1,900	10,510	925	7,197	20,532	664,916
Average Annual Growth	+17	+140	+3	+83	+243	+7,326

Source: Monmouth County Demographic & Economic Statistics, August 2008
** Note - Population Estimate prepared by Monmouth County Planning Board*

2.4.2. Population Density

Population density is an excellent indicator of the level of development within a town or region. **Table 2-2** shows the historic population density levels, displayed in persons per square mile, for the municipalities in the region from 1950 to 2008. With 3,167 persons per square mile, Allentown has the highest density in the region, significantly higher than any other municipality and even more than double the overall density of Monmouth County. Allentown has always had a higher population density than the other Panhandle municipalities, indicative of the historic village characteristics of the Borough.

Upper Freehold contains the sparsest density in the region, with only 152 persons per square mile.

Upper Freehold and Millstone are by far the number one and number two least densely populated municipalities in Monmouth County.

The Panhandle, with an overall density of 235 persons per square mile, is only 17 percent as dense as Monmouth County as a whole, with a density of 1,410 persons per square mile.

This contrast helps to illustrate the difference in culture between the Panhandle Region and the rest of Monmouth County. The Panhandle has struggled to preserve its rural atmosphere by maintaining larger agricultural uses with little subdivision of lands for residential uses. Conversely, many municipalities in the western and coastal parts of Monmouth County have succumbed to development pressures for suburbanization, where former agricultural or vacant lands were subdivided into smaller parcels for residential development.

Table 2-2: Historic Population Density (1950-2008) *(Population per Square Mile)*						
	Allentown	**Millstone**	**Roosevelt**	**Upper Freehold**	**Panhandle Region**	**Monmouth County**
1950	1,552	56	373	46	68	478
1960	2,322	68	396	50	81	709
1970	2,672	68	422	54	86	979
1980	3,270	105	433	58	108	1,067
1990	3,047	136	458	69	127	1,173
2000	3,137	240	483	90	184	1,305
2010	3,167	281	479	152	235	1,410
Total Area (Square Miles)	0.60	37.37	1.93	47.45	87.35	471.56

Source: Monmouth County Demographic & Economic Updates, Estimates and Projections August 2008

In order to further assess the demographic trends of each community in the region, historic population trends can be compared relative to land area. As demonstrated in Table 2-3, Allentown has historically seen the greatest fluctuations in population density. This is partially due to its small size of 0.6 square miles, whereby each change in population of 60 persons registers a change in population density of 100 persons per square mile. Nonetheless, the amount of relative growth seen in Allentown from 1950 to 1979 is impressive; far exceeding all other Panhandle municipalities and even Monmouth County. Conversely, though, with 223 fewer persons per square mile in 1990 than in 1980, Allentown was also the only municipality to see a decline in population density during the period 1950 – 2008. Due to the small area of Allentown the population density change is exaggerated. The total population only declined by 134 persons or 6.8% between 1980 and 1990 due to a combination of no land available for new development, fewer occupied housing units and declining family size. For example, between 1990 and 2000 for which the most recent average household size is available, the average household size in Allentown declined by 4.6% which equates to a loss of 86 people due solely to a change in household size.

Roosevelt, the larger of the two Panhandle boroughs, has seen a rise in density of around 25 persons per square mile between 1950 and the turn of the millennium, after which growth seemed to level off. Both of the Panhandle townships continue to follow trends of increasing population density, although nowhere near the County's rate of growth per square mile. Overall, relative to the amount of land area encompasses within the Panhandle, the region has historically received less than an equal share of new Monmouth County residents. (See **Table 2-3**).

Table 2-3: Historic Change in Population Density (1950-2008) *(Population per Square Mile)*						
	Allentown	**Millstone**	**Roosevelt**	**Upper Freehold**	**Panhandle Region**	**Monmouth County**
1950-1959	+770	+12	+23	+4	+13	+231
1960-1969	+350	0	+26	+4	+5	+270
1970-1979	+598	+37	+11	+4	+23	+88
1980-1989	-223	+31	+25	+11	+18	+106
1990-1999	+90	+104	+25	+21	+57	+132
2000-2008	0	+41	0	+62	+51	+93
Total Area (Square Miles)	0.60	37.37	1.93	47.45	87.35	471.56

Source: Calculated from Monmouth County Demographic & Economic Updates, Estimates and Projections August 2008

2.4.3. Projected Growth

Population projections are a key component of planning. They can provide insight as to the potential impacts a growing population may have on the existing services and infrastructure of a region. There are various accepted methodologies in projecting population growth. They can be simple extrapolations of historic population trends, or more complex analyses taking into account demographic characteristics and availability of developable land. Both the Monmouth County Planning Board (MCPB) and the North Jersey Transportation Planning Authority (NJTPA) have published population growth projections for the Panhandle Region. The MCPB and NJTPA projected populations for the Panhandle municipalities in 2025 are almost identical.

The MCPB projected growth estimates for the county and municipalities through 2025 are based on historic population trends. The MCPB expects the Panhandle to see an average population growth of 279 new residents per year; a total of 6,974 persons or a 43 percent increase over the 2000 Panhandle population is expected by the year 2025. The total population of Monmouth County is anticipated to grow by an average of 3,156 persons annually, for a total of 78,888 new residents or 12 percent of the 2000 population.

The NJTPA growth projections for the county and municipalities within the region through 2030 are based on 1990 and 2000 U.S. Census figures for population by age, sex and race, and fertility and mortality rates. The data suggests a moderate growth of 8,360 persons or 52 percent increase of the 2000 Panhandle population by the year 2030. The total population of Monmouth County is anticipated to grow by 97,700 persons or 16 percent.

Between 2000 and 2030, the Panhandle's greatest growth percentage is anticipated in Upper Freehold, with a projected growth of 60 percent or 2,555 persons over the 2000 population. However, Millstone is forecasted to have the highest net increase in population during the period, with a growth of 4,182 persons or 47 percent of the 2000 population. The Boroughs are projected to see very limited growth by 2025, with an average annual growth of 4 persons in Allentown and 6 persons in Roosevelt.

It should be noted that the MCPB 2008 population estimate for Upper Freehold is 7,131 persons, which has already exceeded its projected total population for 2025 (6,837 persons) and is nearing the projected 2030 population (7,350 persons). (See **Table 2-4**).

Table 2-4: Population Projections (2015-2030)

	Allentown	Millstone	Roosevelt	Upper Freehold	Panhandle Region	Monmouth County
2015	1,950	11,500	1,020	5,820	20,290	674,100
2020	1,970	12,320	1,040	6,330	21,660	689,200
2025	1,980	13,150	1,070	6,840	23,040	705,000
2030	1,990	13,980	1,100	7,350	24,420	713,000
Projected Annual Growth	+3	+165	+5	+102	+275	+2,593

Source: NJTPA Approved Demographic and Employment Forecasts, May 2005

2.4.4. Age Composition

In 2000, the Panhandle had a total population of 16,067. The vast majority of this population (60 percent) was of working age (20 to 64 years), which should be noted is also the largest age bracket. As compared to Monmouth County overall, the Panhandle had a slightly higher ratio of school aged (5 to 19 years) residents and slightly lower ratio of seniors (65 years or older). Ratios of pre-school aged children and working age persons were comparable to the County. Within the Panhandle Region, Roosevelt had the highest senior population ratio and also the lowest pre-school age ratio. Accordingly, Roosevelt also has the highest median age (40.4 years) in the region. The overall regional median age is consistent with Monmouth County as a whole. (See **Table 2-5**).

Table 2-5: Population by Age Composition (2000)

	Pre-School (0-4 years)		School Age (5-19 years)		Working Age (20-64 years)		Seniors (65+ years)		Total Population	Median Age
Allentown	**136**	*(7.2%)*	**406**	*(21.6%)*	**1,156**	*(61.4%)*	**184**	*(9.8%)*	**1,882**	**38.5**
Millstone	**758**	*(8.5%)*	**2,342**	*(26.1%)*	**5,332**	*(59.4%)*	**538**	*(6.0%)*	**8,970**	**37.1**
Roosevelt	**49**	*(5.3%)*	**230**	*(24.7%)*	**541**	*(58.0%)*	**113**	*(12.1%)*	**933**	**40.4**
Upper Freehold	**342**	*(8.0%)*	**925**	*(21.6%)*	**2,611**	*(61.0%)*	**404**	*(9.4%)*	**4,282**	**38.4**
Panhandle Region	**1,285**	*(8.0%)*	**3,903**	*(24.3%)*	**9,640**	*(60.0%)*	**1,239**	*(7.7%)*	**16,067**	**37.8**
Monmouth County	**42,231**	*(6.9%)*	**131,387**	*(21.4%)*	**364,760**	*(59.3%)*	**76,923**	*(12.5%)*	**615,301**	**37.7**

Source: Monmouth County At A Glance April 2000; 2000 U.S. Census DP-1 Profile General Demographic Characteristics

2.4.5. Racial Composition

Racial composition of the Panhandle is predominantly White, comprising 92 percent of the 2000 population. The ratio of Whites to the total population is higher than the county, which was 84.4 percent in 2000. The Black, Asian and Hispanic population is generally dispersed throughout the region, but usually occurring at a slightly higher ratio in the Boroughs. The percentage of these three minority groups in the Panhandle is approximately half the size of that in the county as a whole. (See **Table 2-6**). This has historically been the case largely due to the lack of urbanized areas (where minorities traditionally reside) in the Panhandle.

The White population in the Panhandle has consistently ranged between 90 and 95% of the total population. Of note is that the Black population has been declining in absolute numbers as well as percentage since 1980 while the Asian population has been increasing. In 1980 there were 631 Blacks and 56 Asians in the Panhandle, whereas in 2000 there were 464 Blacks and 775 Asians.

Table 2-6: Racial Composition (2000)

	White		Black		Asian		Hispanic Origin	
Allentown	**1,706**	*(90.6%)*	**121**	*(6.4%)*	**55**	*(2.9%)*	**36**	*(1.9%)*
Millstone	**8,237**	*(91.8%)*	**274**	*(3.1%)*	**459**	*(5.1%)*	**315**	*(3.5%)*
Roosevelt	**830**	*(89.0%)*	**24**	*(2.6%)*	**79**	*(8.5%)*	**42**	*(4.5%)*
Upper Freehold	**4,055**	*(94.7%)*	**45**	*(1.1%)*	**182**	*(4.3%)*	**151**	*(3.5%)*
Panhandle Region	**14,828**	*(92.3%)*	**464**	*(2.9%)*	**775**	*(4.8%)*	**544**	*(3.4%)*
Monmouth County	**519,261**	*(84.4%)*	**49,609**	*(8.1%)*	**46,431**	*(7.5%)*	**38,175**	*(6.2%)*

Source: Monmouth County Demographic & Economic Updates, Estimates and Projections August 2006

2.5. Land Use Profile

An analysis of the land use characteristics of the Panhandle Region and its municipalities is especially important for local decision makers to understand how land is currently being used. Land use mapping and statistical data is used to analyze the current pattern of development and serves as the framework for the formulation of plans for the future. Through municipal master plans and ordinances, land use can be controlled by setting specific standards to direct growth into centers of higher density while maintaining lower density standards in areas sought for conservation.

2.5.1. Land Use/Land Cover

In creating the 2007 Land Use/Land Cover Map (**Figure 3-4**), digital GIS data from the NJDEP was utilized. As determined by the State, this particular data is based on the 2007 Modified Anderson System. The Anderson System is useful in studying residential uses as it separates areas based on residential densities. This is particularly helpful when determining overall residential patterns within a given region. The System isolates and identifies four types of residential areas, based on dwelling type and number of units per acre: high density (multi-unit); medium density (single-unit); low density (single-unit); and rural (single-unit). The residential classifications are further characterized by their associated level of impervious coverage.

High / Medium Density Residential and Commercial Uses in Downtown Allentown

Agricultural uses occupy more than a third of the Panhandle, the majority of which are located in Upper Freehold (72 percent), encompassing nearly half of the entire Township.

Even the Panhandle Boroughs contain farming operations. Over 20 percent of Roosevelt's land area is attributed to farmland.

While the majority of residential areas throughout the region are classified as rural density, there are also limited areas of high (multi-family) and medium (single-family) densities, mainly in and around Allentown. Commercial uses are very limited, primarily located along Route 537 or Route 33.

Low Density Residential in Millstone

The Land Use/Land Cover Map also illustrates environmentally sensitive areas, such as wetlands, forests and water bodies. These types of land account for over 40 percent of the region's land area and are generally dispersed throughout the region, following the stream corridors.

It is easy to see the contrasts between the municipalities on the Land Use/Land Cover Map. Most prominent are the agricultural uses in Upper Freehold and the low density residential pattern in Millstone. Roosevelt is distinguished by low density residential uses surrounded by agriculture while Allentown is distinguished by its condensed mixture of developed uses.

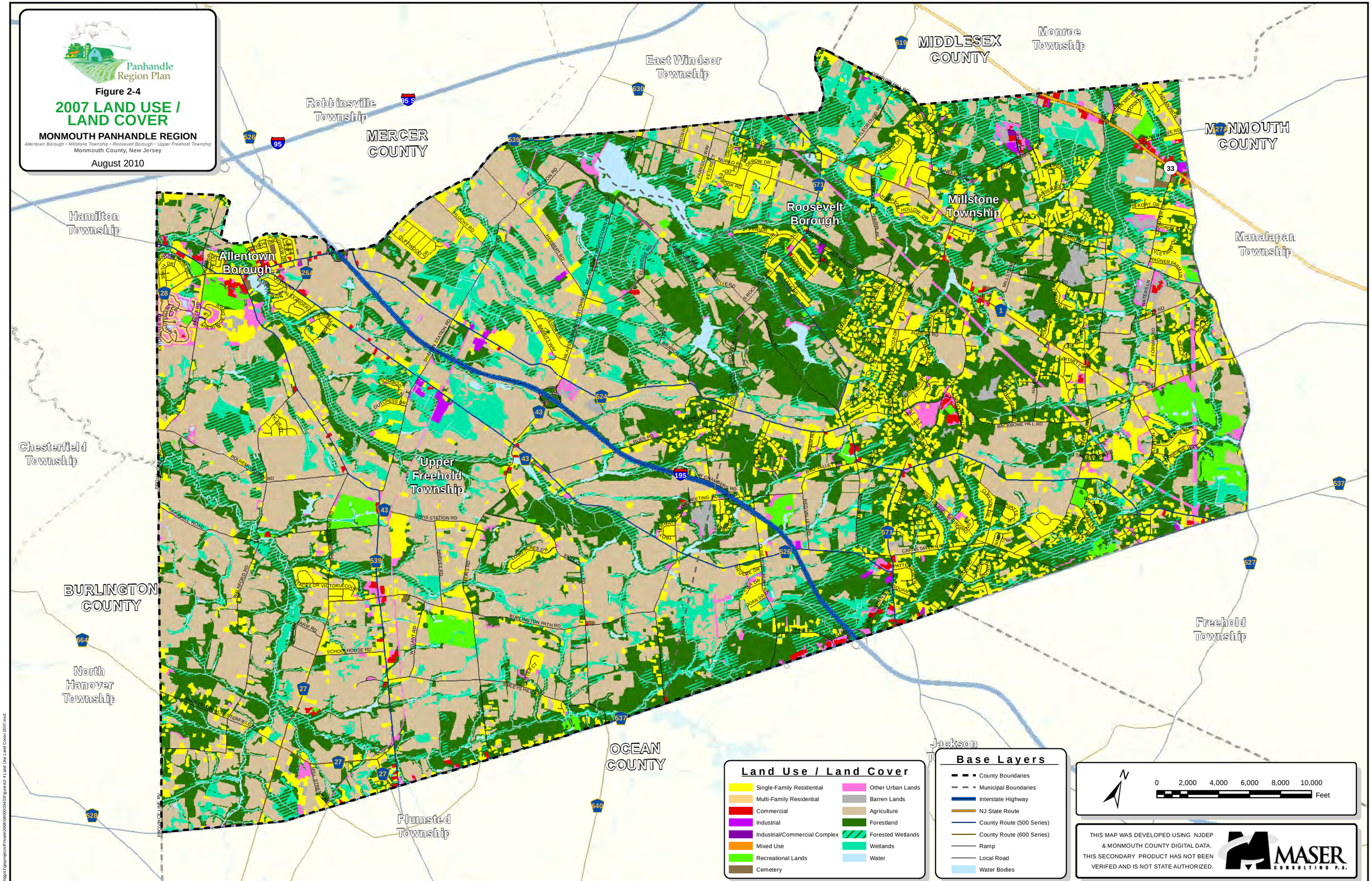
Rural Density Residential surrounded by Farmland in Upper Freehold

Table 2-7 shows a breakdown of the 2002 Land Use / Land Cover classifications identified by the NJDEP in the Panhandle Region. The top five land uses for the Panhandle as a whole are: 1) barren lands; 2) agriculture; 3) single family residential; 4) forests; and 5) wetlands.

Table 2-7: 2007 Land Use / Land Cover										
	Allentown		Millstone		Roosevelt		Upper Freehold		Panhandle Region	
Single-Family Residential	207 ac	(51.9%)	5,194 ac	(21.7%)	199 ac	(51.9%)	2,931 ac	(51.9%)	8,531 ac	(15.3%)
Multi-Family Residential	11 ac	(2.8%)	2 ac	(0.0%)	3 ac	(2.8%)	108 ac	(2.8%)	124 ac	(0.2%)
Commercial	35 ac	(8.7%)	167 ac	(0.7%)	5 ac	(8.7%)	104 ac	(8.7%)	311 ac	(0.6%)
Industrial	1 ac	(0.2%)	44 ac	(0.2%)	5 ac	(0.2%)	63 ac	(0.2%)	113 ac	(0.2%)
Industrial/Commercial Complex	0 ac	(0.0%)	4 ac	(0.0%)	0 ac	(0.0%)	0 ac	(0.0%)	4 ac	(0.0%)
Mixed Use	32 ac	(8.0%)	501 ac	(2.1%)	6 ac	(8.0%)	367 ac	(8.0%)	905 ac	(1.6%)
Recreational Lands	14 ac	(3.4%)	19 ac	(0.1%)	2 ac	(3.4%)	12 ac	(3.4%)	47 ac	(0.1%)
Cemetery	17 ac	(4.3%)	720 ac	(3.0%)	24 ac	(4.3%)	637 ac	(4.3%)	1,398 ac	(2.5%)
Other Urban Land	0 ac	(0.0%)	256 ac	(1.1%)	0 ac	(0.0%)	101 ac	(0.0%)	358 ac	(0.6%)
Barren Lands	11 ac	(2.8%)	5,316 ac	(22.2%)	237 ac	(2.8%)	14,294 ac	(2.8%)	19,858 ac	(35.7%)
Agriculture	20 ac	(4.9%)	6,176 ac	(25.8%)	359 ac	(4.9%)	4,729 ac	(4.9%)	11,284 ac	(20.3%)
Forests	30 ac	(7.5%)	3,989 ac	(16.7%)	339 ac	(7.5%)	3,910 ac	(7.5%)	8,267 ac	(14.8%)
Forested Wetlands	5 ac	(1.2%)	2 ac	(0.0%)	0 ac	(1.2%)	0 ac	(1.2%)	7 ac	(0.0%)
Wetlands	0 ac	(0.1%)	1,111 ac	(4.6%)	68 ac	(0.1%)	2,345 ac	(0.1%)	3,523 ac	(6.3%)
Water	17 ac	(4.3%)	410 ac	(1.7%)	4 ac	(4.3%)	532 ac	(4.3%)	963 ac	(1.7%)
Total Land Area	399 ac	(100.0%)	23,910 ac	(100.0%)	1,251 ac	(100.0%)	30,134 ac	(100.0%)	55,693 ac	(100.0%)

Source: New Jersey Department of Environmental Protection (NJDEP), 2007 Land Use Land Cover.shp

Historic development patterns can be assessed by comparing the NJDEP Land Use / Land Cover data from 1986, 1995, 2002 and 2007. The comparison shows there have been many changes in land use over this 21-year period in the Panhandle. The most significant change is that approximately 4,655 acres of agricultural lands were developed with urban land uses between 1986 and 2007. Additionally, 1,760 acres of forestland and 540 acres of wetlands were also lost to urban development during this time period.


Panhandle Region Plan
Figure 2-4
2007 LAND USE / LAND COVER
MONMOUTH PANHANDLE REGION
Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township
Monmouth County, New Jersey
August 2010
MIDDLESEX COUNTY
Monroe Township
East Windsor Township
Robbinsville Township
MERCER COUNTY
MONMOUTH COUNTY
Hamilton Township
Manalapan Township
Roosevelt Borough
Millstone Township
Allentown Borough
Upper Freehold Township
Chesterfield Township
BURLINGTON COUNTY
North Hanover Township
Freehold Township
OCEAN COUNTY
Jackson
Plumsted Township
Land Use / Land Cover
Single-Family Residential
Multi-Family Residential
Commercial
Industrial
Industrial/Commercial Complex
Mixed Use
Recreational Lands
Cemetery
Other Urban Lands
Barren Lands
Agriculture
Forestland
Forested Wetlands
Wetlands
Water
Base Layers
County Boundaries
Municipal Boundaries
Interstate Highway
NJ State Route
County Route (500 Series)
County Route (600 Series)
Ramp
Local Road
Water Bodies
N
0 2,000 4,000 6,000 8,000 10,000
Feet
THIS MAP WAS DEVELOPED USING NJDEP & MONMOUTH COUNTY DIGITAL DATA. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFED AND IS NOT STATE AUTHORIZED.
MASER CONSULTING P.A.

2.5.2. Land Use

To more thoroughly determine patterns of land use in the Region, an additional Land Use map and table was created based on current tax parcel data. The Land Use map, on the following page, shows the current land use breakdown of uses by property tax classification. It should be noted that some areas classified for commercial uses may be currently utilized as commercial recreation spaces such as privately-owned golf courses. A notable difference between this type of mapping and the previous Land Use / Land Cover map is that it shows the entire parcel as being utilized for the purpose for which it is taxed, whereas the Land Use / Land Cover only shows the area actually containing the use with no regards for property boundaries. For instance, a parcel containing a commercial building along a road frontage with the rear of the property retaining environs such as wetlands would show two different land use scenarios on each map. The Land Use / Land Cover map would show the front as commercial and the rear as wetlands; the Land Use map would show the entire parcel as commercial with no indication of wetlands being present.

Table 2-8 shows total acreage by subregion of all use-types as identified in the tax parcel map. The table also shows total acreage for the Panhandle as a whole.

Table 2-8: Current Land Use based on Property Tax Classification

	Allentown		Millstone		Roosevelt		Upper Freehold		Panhandle Region	
Residential	**194.57 ac**	*(54.37%)*	**6,587.04 ac**	*(28.46%)*	**216.45 ac**	*(19.58%)*	**3,442.66 ac**	*(11.74%)*	**10,441.73 ac**	*(19.36%)*
Apartment	**10.45 ac**	*(2.92%)*	**8.75 ac**	*(0.04%)*	**1.83 ac**	*(0.17%)*	- -	- -	**21.06 ac**	*(0.04%)*
Commercial	**18.51 ac**	*(5.17%)*	**433.76 ac**	*(1.87%)*	**11.02 ac**	*(1.00%)*	**565.49 ac**	*(1.93%)*	**1,028.86 ac**	*(1.91%)*
Industrial	- -	- -	**23.65 ac**	*(0.10%)*	**4.95 ac**	*(0.45%)*	**101.28 ac**	*(0.35%)*	**129.89 ac**	*(0.24%)*
Farmland	**9.96 ac**	**-2.78%**	**10,349.37 ac**	*(44.72%)*	**430.18 ac**	*(38.90%)*	**17,981.95 ac**	*(61.35%)*	**28,772.31 ac**	*(53.35%)*
Vacant	**10.00 ac**	*(2.79%)*	**2,727.77 ac**	*(11.79%)*	**27.09 ac**	*(2.45%)*	**456.89 ac**	*(1.56%)*	**3,221.91 ac**	*(5.97%)*
Public	**27.62 ac**	*(7.72%)*	**2,598.67 ac**	*(11.23%)*	**387.18 ac**	*(35.02%)*	**4,646.06 ac**	*(15.85%)*	**7,660.06 ac**	*(14.21%)*
Public School	**20.56 ac**	*(5.74%)*	**29.36 ac**	*(0.13%)*	**15.91 ac**	*(1.44%)*	**250.07 ac**	*(0.85%)*	**315.97 ac**	*(0.59%)*
Other School	- -	- -	**16.58 ac**	*(0.07%)*	- -	- -	- -	- -	**16.58 ac**	*(0.03%)*
Church	**12.54 ac**	*(3.50%)*	**10.78 ac**	*(0.05%)*	**1.82 ac**	*(0.16%)*	**23.14 ac**	*(0.08%)*	**48.33 ac**	*(0.09%)*
Cemetery	**10.19 ac**	*(2.85%)*	**28.59 ac**	*(0.12%)*	**9.20 ac**	*(0.83%)*	**24.21 ac**	*(0.08%)*	**72.23 ac**	*(0.13%)*
Other Exempt	**42.07 ac**	*(11.76%)*	**15.75 ac**	*(0.07%)*	- -	- -	**10.75 ac**	*(0.04%)*	**68.69 ac**	*(0.13%)*
Unknown	**1.42 ac**	*(0.40%)*	**314.30 ac**	*(1.36%)*	- -	- -	**1,811.14 ac**	*(6.18%)*	**2,126.87 ac**	*(3.94%)*
Total Land Area	**357.89 ac**	*(100.0%)*	**23,144.37 ac**	*(100.0%)*	**1,105.61 ac**	*(100.0%)*	**29,313.64 ac**	*(100.0%)*	**53,924.50 ac**	*(100.0%)*

Source: Monmouth County 2003 Landbase Project, Municipal Parcel Data

Table 2-8 shows that for every municipality, except Allentown, farmland is the most prevalent land use classification. In Roosevelt 38.9% of the land is classified as farm, in Millstone 44.7% and in Upper Freehold 61.4%. Only 2.8% of the land in Allentown is classified as farm. In Allentown residential land is the most prevalent land use classification with 54.4% of the land being in this classification. The second highest land classification in terms of area is public and exempt land for Allentown (19.5%), Roosevelt (35.0%) and Upper Freehold (15.9%). In Millstone residential land is the second highest land classification (28.5%) and public and exempt land (11.3%) is the third highest classification.

All other land use classifications in each of the four municipalities are less than 5% with the exception of Allentown, which has 5.2% of its land classified as commercial.

Similar to the 2002 Land Use / Land Cover data, the property tax information indicates that over half of the region is dedicated to agricultural purposes. Residential land is limited to less than 20 percent of the total Panhandle area. Over 14 percent of the region is shown to be under public ownership, either by the municipality, county, state or federal government. Industrial uses are virtually non-existent within the Panhandle, occupying just over 0.2 percent of the region's total land area.

Panhandle Region Plan

Figure 2-5

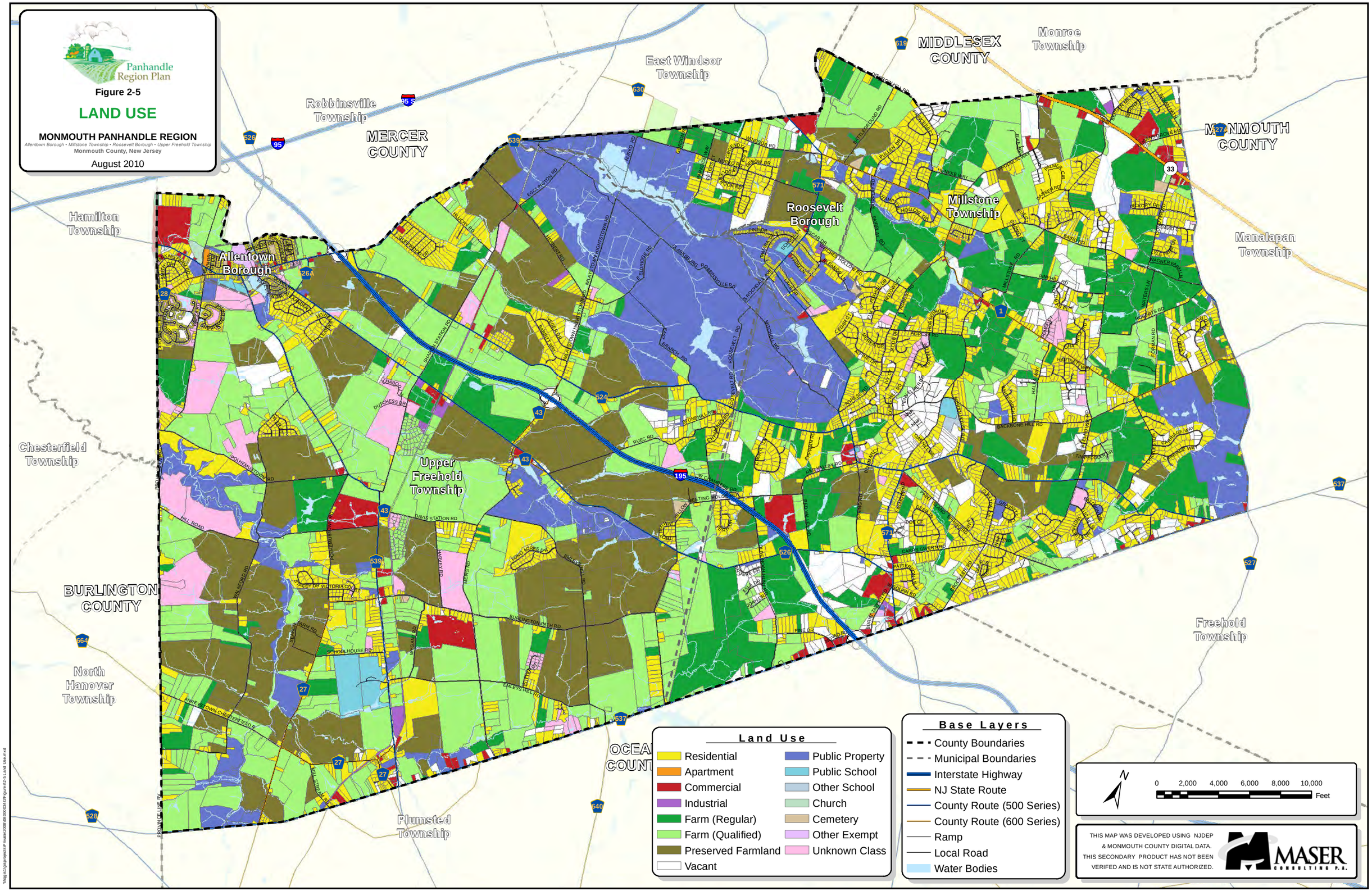
LAND USE

MONMOUTH PANHANDLE REGION

Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township

Monmouth County, New Jersey

August 2010



2.5.3. Property Value Classification

Changes in land use can also be evaluated by reviewing tax information compiled by the New Jersey Department of Community Affairs (NJDCA), Division of Local Government Services (DLGS), which includes statistical information for all New Jersey municipalities. **Table 2-9** provides information on number of tax parcels and total assessed value for each property tax code, such as residential, vacant and non-residential, and the aggregate value of the parcels within each property classification code. This data does not include all property classifications, such as public properties. Unfortunately, acreage is not available through this data, which would provide for a more meaningful value-per-acre analysis.

Table 2-9: Ten-Year Comparison of Historic Property Value Classification (1999 vs. 2009)

Property Class	Number of Parcels				Total Value (millions of dollars)			
	1999	2009	10-year Change		1999	2009	10-year Change	
Vacant	810	622	-188	-23%	$58.32	$64.84	$6.53	11%
Residential	4,325	5,981	1,656	38%	$900.61	$2,477.98	$1,577.37	175%
Farm	1,562	1,737	175	11%	$126.87	$268.38	$141.51	112%
Farm Homestead	538	570	32	6%	$111.16	$254.32	$143.16	129%
Farmland	1,024	1,167	143	14%	$15.71	$14.05	($1.65)	-11%
Non-Residential	191	216	25	13%	$61.51	$135.00	$73.49	119%
Commercial	161	189	28	17%	$49.20	$109.92	$60.72	123%
Industrial	22	23	1	5%	$6.72	$20.18	$13.46	200%
Apartment	8	4	-4	-50%	$5.59	$4.90	($0.69)	-12%
Total	6,888	8,556	1,668	24%	$1,147	$2,946	$1,799	157%

SOURCE: NJDCA, Division of Local Government Services, Property Tax Information, Current Property Tax Data, Property Value Classification – 2009
SOURCE: NJDCA, Division of Local Government Services, Property Tax Information, Historical Data, Property Value Class – 1999

The data shows that in the past ten years, there was a net increase of 1,668 new parcels created through subdivision, representing a 24 percent increase over the number of parcels in 1999. The total value of privately-held properties increased by $1.799 billion in the past ten years, more than double the 1999 value, according to DLGS data.

Although there was a loss of 188 vacant parcels (23 percent loss) in the past ten years, the total value of the remaining vacant properties increased by $6.53 million (11 percent increase). The average assessed value for vacant properties in 2009 was about $104,000 per property, as compared to about $72,000.00 in 1999. Between farmland and farm homesteads, there was a total increase of farm properties during this period. This is atypical for most communities in New Jersey. Farmland is typically lost due to development pressures and developed with residential dwellings in rural and suburban municipalities. The 11 percent increase in the number farmland properties may not accurately reflect an increase in overall farmland acreage.

A decrease in vacant and farmland parcels with a comparable increase in residentially and non-residentially developed properties is expected for a developing area. Panhandle municipalities saw an increase of 1,656 residential properties (38 percent) in the past ten years, but only an average loss of 7 vacant and farmland properties during the same period. The overall value of residential properties increased by 175 percent or $1.577 billion over this period. With an aggregate value of $2.477 billion in 2009, residential uses hold the highest value of all classifications. This is primarily due to residential uses occupying more than 70 percent of all privately-held

properties in the region in 2009. The average assessed value for residential properties in 2009 was about $414,000 per property, as compared to about $208,000 in 1999.

The rural character of the Panhandle Region is demonstrated by its lack of non-residential properties. Combined, commercial, industrial and apartment uses accounted for less than 3 percent of the number of parcels and less than 5 percent of the overall assessed value of properties in the Panhandle in 2009.

The Land Use Profile of the Panhandle Region is particularly significant because it is informative of the overall rural and agrarian characteristics of the Region. A high percentage of agricultural and environmentally sensitive lands still exist in the Region, while similar or neighboring communities are more developed. The reason for these conditions in the Panhandle Region will be discussed further in later sections of the Plan.

The preceding section speaks to how the Panhandle Region is utilized and occupied by humans. The following section addresses the natural resources which support habitation by both humans and wildlife.

3. NATURAL RESOURCES AND OPEN SPACE

3.1. Natural Resource and Open Space Concerns - Vision and Issues

There is, or should, always be a concern for the protection of the environment in which we live. The Panhandle Region envisions a society that embraces the natural environment that is so important for the sustainability of the Panhandle culture.

As the headwaters for five Watershed Management Areas, the Panhandle Region has an inherent responsibility for the stewardship of its water resources. Pollutants entering headwaters are especially significant as they can travel downstream and impact the entire watershed. Negligent activities in the Panhandle Region could have a potential negative impact on the water systems of a large number of communities throughout these watersheds. The Panhandle Regional Collaborative envisions effective management of water resources through the increased preservation of riparian resources.

The Panhandle Region is home to a wide variety of plant and animal species, thanks to the fertile soils and humid climate. The Panhandle Regional Collaborative has given priority to the need to protect critical habitat for the various rare, threatened and endangered plant and animal species found in the Panhandle Region.

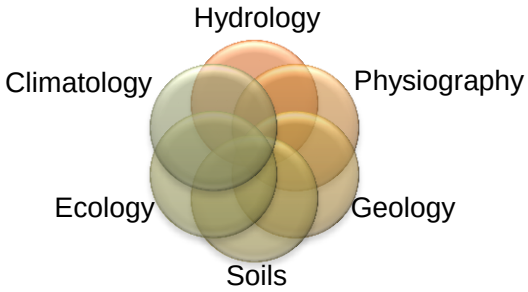
In addition to the protection of important wildlife species, the Regional Collaborative is also concerned with overpopulation of certain wildlife species in the Panhandle. Some animals, such as White-tailed Deer and Canadian Geese have high populations in the Panhandle, which can have detrimental impacts on the Region. Excessive animal populations can lead to increased vehicle collisions, damage to ornamental plantings and gardens, damage to agricultural crops and destruction of the natural forest ecosystem. Uncontrolled animal populations, coupled with diminishing habitat due to development, can further exacerbate the problems.

The Regional Collaborative is concerned that the current efforts for protection of these habitats are not enough to ensure the continued existence of the rare, threatened and endangered plant and animal species found in the Region and envisions increased habitat and wildlife protection and population management. The Regional Collaborative supports the State environmental regulations, but fears that there is a general lack of enforcement to adequately protect the critical habitat, especially those not listed in the State database. The wide scope of the NJDEP and lack of personnel and funding may not be adequate to properly protect against violations. The Collaborative also feels that inconsistencies between the environmental policies and regulations of various State agencies (i.e. NJDEP, NJOSG and COAH) threaten natural resource protection.

The Regional Collaborative also supports the expansion of parks and open space preservation efforts as a means to protect the Region's natural resources. As suggested by the County Open Space Plan, the Region is in deficit of open spaces for recreational purposes. Comprehensive and cooperative open space planning throughout the Region is envisioned as a means to provide adequate open spaces. Future open spaces should provide opportunities for both active and passive recreation. Greenways, linear parks and trails networks are identified as important means to link these open spaces. Inadequate funding for property acquisition may present a hurdle to future preservation.

3.2. Natural Resources Profile

The scenic qualities and agricultural economy of the Panhandle are based on the foundation formed by natural resources, including geology and soils, physiography, climatology and hydrology. In concert, these resources have all contributed to the scenic agrarian landscape that is the Panhandle. The Panhandle Region has an abundance of the most important resources that are essential for sustaining life, including clean water, fertile soils, and a diverse habitat suitable for various plant and animal species. It is the unique mix of Hydrology, Physiography, Geology, Soils (Pedology), Ecology and Climatology that allow for such a desirable rural atmosphere in the Panhandle. Natural resources are interconnected to the agriculture of the Panhandle Region and also particularly to the agricultural economy of this region of Monmouth County.



The Region's physiographic location is one of the primary reasons for its rural character, as various plant communities thrive on the fertile soils developed in Inner and Outer Coastal Plain deposits. The Region's agricultural vitality is directly related to the fertile soils and geologic diversity. Aside from the nutrient content, the drainage properties of the soils that determine moisture content are also important for plant life.

Water is perhaps the most important of all natural resources. It is the necessary lifeline of all living things. Millstone is the location of the headwaters of five Watershed Management Areas. There are over 335 miles of surface waters that weave their way throughout the Panhandle, eventually making their way to the Delaware River, Raritan River and Atlantic Ocean. Water that infiltrates into the groundwater eventually makes its way into one of five aquifers beneath the Panhandle Region. With all of the surface waters leading out of the Panhandle, the only way that water enters the Region is through precipitation. The humid climate of the Mid-Atlantic Coastal Region brings more than 40 inches of rain per year to the Panhandle, on average.

Doctors Creek in Allentown

The Region's ecological communities rely on these water resources, not only as a source of nutrition, but also as a suitable habitat in some cases. Wetlands and deepwater habitats can be found throughout the Region along these stream corridors. Wetlands provide an ecological habitat for various plant species that have specifically adapted to water-saturated soils lacking oxygen. The Panhandle is also home to various uplands habitat for various rare, threatened and endangered plant and animal species, including the Wood Turtle and Bald Eagle, among many others. The Panhandle also contains three Natural Heritage Priority Sites for rare plant species.

3.2.1. Physiography and Geology

Areas that have similar rock types, geologic structures, landforms, and histories are organized into regions called Physiographic Provinces. New Jersey has five Physiographic Provinces, which make it a geologically complex State given its small size. From northwest to southeast across the State, the provinces are (1) Valley and Ridge, (2) Highlands, (3) Piedmont, (4) Inner Coastal Plain, and (5) Outer Coastal Plain. The Panhandle Region is located within both the Inner and the Outer Coastal Plain Physiographic Provinces. Together they are the largest physiographic provinces in New Jersey.

A belt of hills, known as *cuestas*, separates the Inner from the Outer Coastal Plains. The cuestas begin in the Atlantic Highlands overlooking Raritan Bay and extend to the Delaware River lowlands. The boundary between the provinces straddles the Panhandle Region, with the south and central portions of Millstone located within the Outer Coastal Plain with some outliers in Upper Freehold (Collins and Anderson 1994). The balance of the Panhandle is in the Inner Coastal Plain. Waters in the Inner Coastal Plain, such as the Assunpink Creek and Crosswicks Creek and their tributaries, drain to the Delaware River. The remainder of major Rivers and their tributaries in the Region drain to the Atlantic Ocean.

Figure 3-1: Physiographic Provinces of New Jersey

The Coastal Plain is made up of many layers of sediments and particles that form a nearly horizontal surface, which gently slopes to the edge of the Continental Shelf before steeply falling off under the Atlantic Ocean. Over time, sea level has fluctuated and acted upon these Coastal Plain sediments. During periods of higher ocean levels, which can completely cover the Coastal Plain sediments, marine deposits are added. The sediments are classified based on differences or similarities and the distinctions used to develop names for the layers.

The geology of the Coastal Plain is characterized by unconsolidated sand, gravel, silt and clay thickening seaward from a featheredge at the Fall Line, separating the Inner Coastal Plain from the Piedmont, to more than 6,500 feet thick in southern Cape May County (USGS 2005). As a geologic formation, the Coastal Plain exists, not just in New Jersey, but along the entire Atlantic Coast from Maine to the Gulf of Mexico. Differences in the amount and type of erosion coupled with variability in underlying rock composition distinguish differences in sediments and shoreline types along its length.

The geologic diversity of the Panhandle Region is important in several ways. Various plant communities thrive on the soils developed in Inner and Outer Coastal Plain deposits. In general, more fertile soils develop in sediments associated with the Inner Coastal Plain, explaining the extensive use of the Region for agriculture.

The geologic formations cropping out in the Panhandle Region are listed and dated in **Table 3-1**.

Table 3-1: Surficial Geologic Formations of the Panhandle Region				
Era	**Period**	**Epoch**	**Stage**	**Formation**
Cenozoic 65 MYA - Present	Quaternary 2.5 MYA-Present	Pleistocene 4.5 MYA-Present	N/A	Bridgeton and Pennsauken
	Tertiary 62.5-2.5 MYA	Pliocene 4.5-2.5 MYA	N/A	Cape May
			Serravalian 11.608 - 13.65 MYA	Cohansey
		Miocene 19-4.5 MYA	Burdigalian 15.97 - 20.43 MYA Aquitanian 20.43 - 23.03 MYA	Lower Member Kirkwood
		Paleocene 11-16 MYA	Selandian 58.7 - 61.7 MYA	Vincentown
			Danian 61.7 - 65.5 MYA	Hornerstown
Mezozoic 160 - 65 MYA	Cretaceous 71 – 62.5 MYA	Upper Cretaceous	Upper Maastrichtian Entire Maastrichtian 65.5 - 70.6 MYA	Tinton
			Upper Maastrichtian Entire Maastrichtian 65.5 - 70.6 MYA	Shrewsbury Member of the Red Bank
			Upper Campanian Entire Campian 70.6 - 83.5 MYA	Mt. Laurel
			Upper Campanian Entire Campian 70.6 - 83.5 MYA	Wenonah
			Upper & Middle Campanian Entire Campian 70.6 - 83.5 MYA	Marshalltown
			Lower Campanian Entire Campian 70.6 - 83.5 MYA	Englishtown
			Lower Campanian Entire Campian 70.6 - 83.5 MYA	Woodbury

It is interesting to note the presence of the Cretaceous-Tertiary Boundary (KTB), which signified a mass extinction event on earth, is exposed in the Panhandle Region. The classic iridium (IR) rich layer with impact grains is present (Kinga 2007). Geologic outcrops, such as those at the KTB, are one of the important resources of the Panhandle Region. (See **Figure 3-2: Geology Map**).

Panhandle Region Plan

Figure 3-2

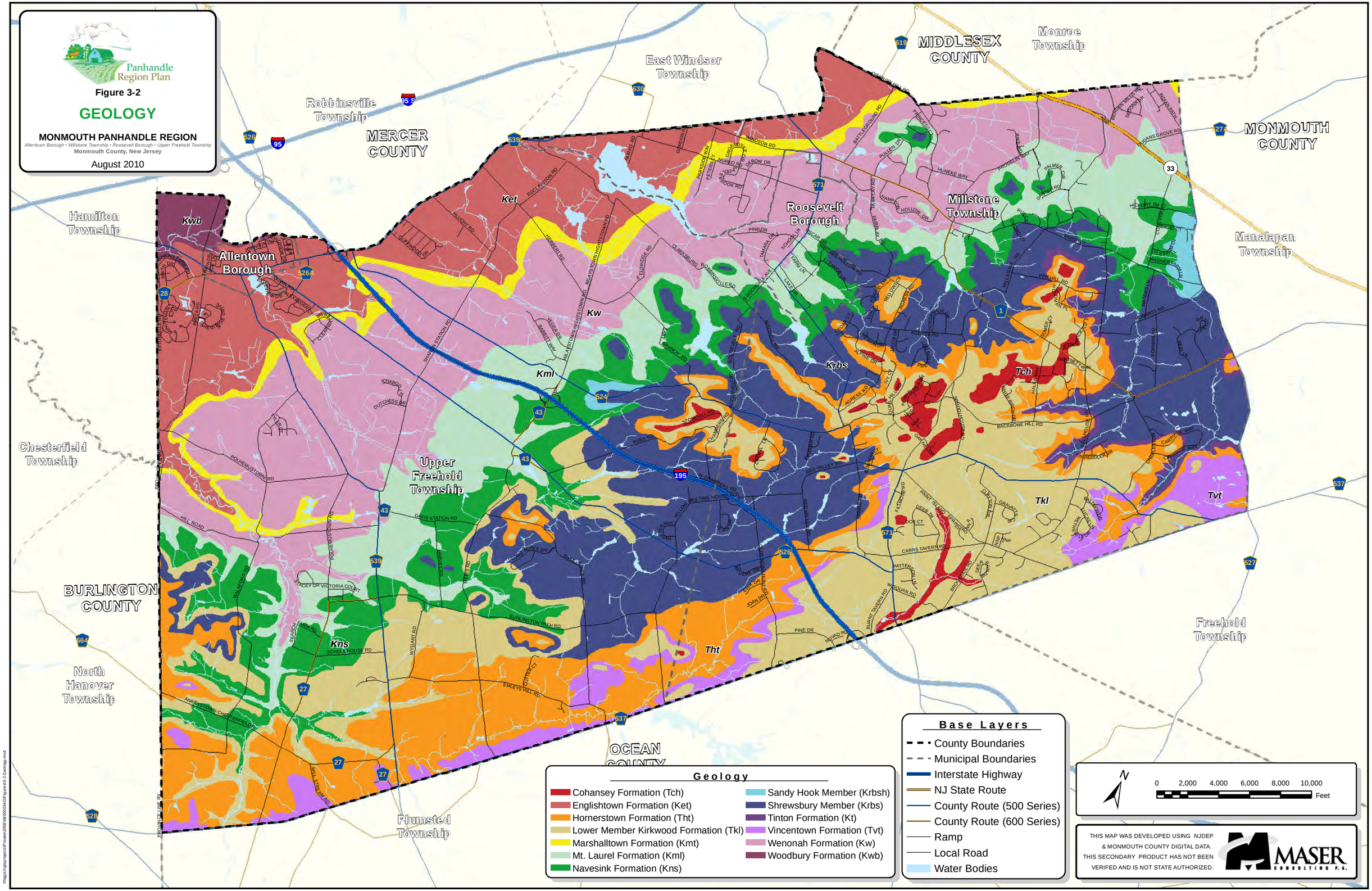
GEOLOGY

MONMOUTH PANHANDLE REGION

Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township

Monmouth County, New Jersey

August 2010



THIS MAP WAS DEVELOPED USING NJDEP & MONMOUTH COUNTY DIGITAL DATA. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFED AND IS NOT STATE AUTHORIZED.

MASER CONSULTING P.A.

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3.2.2. Pedology (Soils)

The fertile soils found in the Panhandle Region are an immensely important resource that supports the agricultural industry and natural ecosystems. The Panhandle Region encompasses all of the soil types that occur in Monmouth County, with the exception of soil types associated with beaches and tidal salt marshes. Factors influencing soil formation include geologic parent material, climate, plant and animal life, relief and time. Panhandle soils formed in beds of marine and continental sediments during a period when oceans covered the existing land mass. The main constituents of the sediments are sands, clays, greensands (glauconite) and gravels. These sediments have been exposed over time to climatic factors, such as rainfall, freeze-thaw cycles and wind. The relatively high rate of rainfall experienced in the marine climate of Monmouth County has rendered most soils from strongly-acidic to extremely-acidic, due to the leaching of calcium, magnesium, sodium and potassium. The sediments were exposed and redistributed through erosional processes (Jablonski 1989).

Associated with the most recent geologic formation—the Pennsauken Formation—are soils formed on hilltops, such as the Sassafras, Downer, Fallsington and Woodstown soils. In the Panhandle Region, the sandy Cape May Formation deposits are found along some of the larger streams. Soils formed in these deposits are the Evesboro, Klej and Downer soil series. The Lakehurst, Lakewood, Atsion, Evesboro and Klej soil series are associated with geologic formations deposited in the Tertiary age, such as the Kirkwood, Cohansey, Vincentown and Hornerstown Formations. Soils formed in the oldest deposits cropping out in the Panhandle are the Tinton, Pemberton, Freehold, Collington, Holmdel and Adelphia soil series. These Cretaceous age soils include the Shrewsbury Member of the Red Bank Formation, the Tinton, Mt. Laurel, Wenonah, Marshalltown, Englishtown and Woodbury Formations (Jablonski 1989).

The soils found in the Panhandle Region are listed on **Table 3-2**.

Table 3-2: Panhandle Region Soils
Adelphia Series • AeA – Adelphia loam, 0 to 2 percent slopes • AeB – Adelphia loam, 2 to 5 percent slopes
Atsion Series • At – Atsion sand
Colemantown Series • CM – Colemantown loam
Collington Series • CnB – Collington sandy loam, 2 to 5 percent slopes • CnC2– Collington sandy loam, 5 to 10 percent slopes • CnD3– Collington sandy loam, 10 to 15 percent slopes • CoA – Collington loam, 0 to 2 percent slopes
Colts Neck Series • CtB – Colts Neck sandy loam, 2 to 5 percent slopes • CtC – Colts Neck sandy loam, 5 to10 percent slopes • CtD2 – Colts Neck sandy loam, 10 to 15 percent slopes, eroded • CtE2 – Colts Neck sandy loam, 15 to 25 percent slopes, eroded
Downer Series • DnA – Downer loamy sand, 2 to 5 percent slopes • DnC – Downer loamy sand, 5 to 10 percent slopes

Table 3-2: Panhandle Region Soils
Evesboro Series • EvB – Evesboro sand, 2 to 5 percent slopes • EvC – Evesboro sand, 5 to 10 percent slopes • EvD – Evesboro sand, 5 to 10 percent slopes
Fallsington Series • Fb – Fallsington loam
Freehold series • FnA – Freehold loamy sand, 0 to 5 percent slopes • FrC – Freehold loamy sand, 5 to 10 percent slopes • FrC2 - Freehold loamy sand, 5 to 10 percent slopes, eroded • FrD – Freehold loamy sand, 10 to 15 percent slopes • FrD2 – Freehold loamy sand, 10 to 15 percent slopes, eroded • FrE2 - Freehold loamy sand, 15 to 25 percent slopes, eroded • FsA – Freehold loam, 0 to 2 percent slopes • FUB – Freehold sandy loam – Urban land complex, 0 to 2 percent slopes
Holmdel Series • HnA – Holmdel sandy loam, 0 to 2 percent slopes • HnB – Holmdel sandy loam, 2 to 5 percent slopes • HUA– Holmdel sandy loam-Urban land complex, 0 to 5 percent slopes
Keyport Series • KeD – Keyport sandy loam, 10 to 15 percent slopes (SSS, NRCS accessed 9/10/08)
Klej Series • KlA – Klej loamy sand, 0 to 3 percent slopes
Kresson Series • KvA – Kresson loam, 0 to 5 percent slopes
Lakehurst Series • LaA– Lakehurst sand, 0 to 2 percent slopes
Lakewood Series • LeB– Lakewood sand, 0 to 5 percent slopes • Lakewood sand, 5 to 10 percent slopes
Manahawkin Series • Ma – Manahawkin muck
Marlton Series • MbC - Marlton sandy loam, 5 to 10 percent slopes • MlB – Marlton loam, 2 to 5 percent slopes
Pemberton Series • PeA – Pemberton loamy sand, 0 to 5 percent slopes
Phalanx Series • PhB – Phalanx loamy sand, 0 to 10 percent slopes • PhD - Phalanx loamy sand, 10 to 25 percent slopes
Sassafras Series • SaB – Sassafras sandy loam, 2 to 5 percent slopes • SaC – Sassafras sandy loam, 5 to 10 percent slopes • SaD - Sassafras sandy loam, 5 to 10 percent slopes • SlA Sassafras loam, o to 2 percent slopes
Shrewsbury Series • Sn – Shrewsbury sandy loam

Table 3-2: Panhandle Region Soils
Tinton Series • ToA – Tinton loamy sand, 0 to 5 percent slopes • ToC – Tinton loamy sand, 5 to 10 percent slopes • ToD - Tinton loamy sand, 10 to 25 percent slopes
Woodstown soil series • WnB – Woodstown sandy loam, 2 to 5 percent slopes • WoA – Woodstown loam, 0 to 2 percent slopes

Source: US Department of Agriculture, Natural Resource Conservation Service

Panhandle Region Plan

Figure 3-3

SOILS

MONMOUTH PANHANDLE REGION

Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township

Monmouth County, New Jersey

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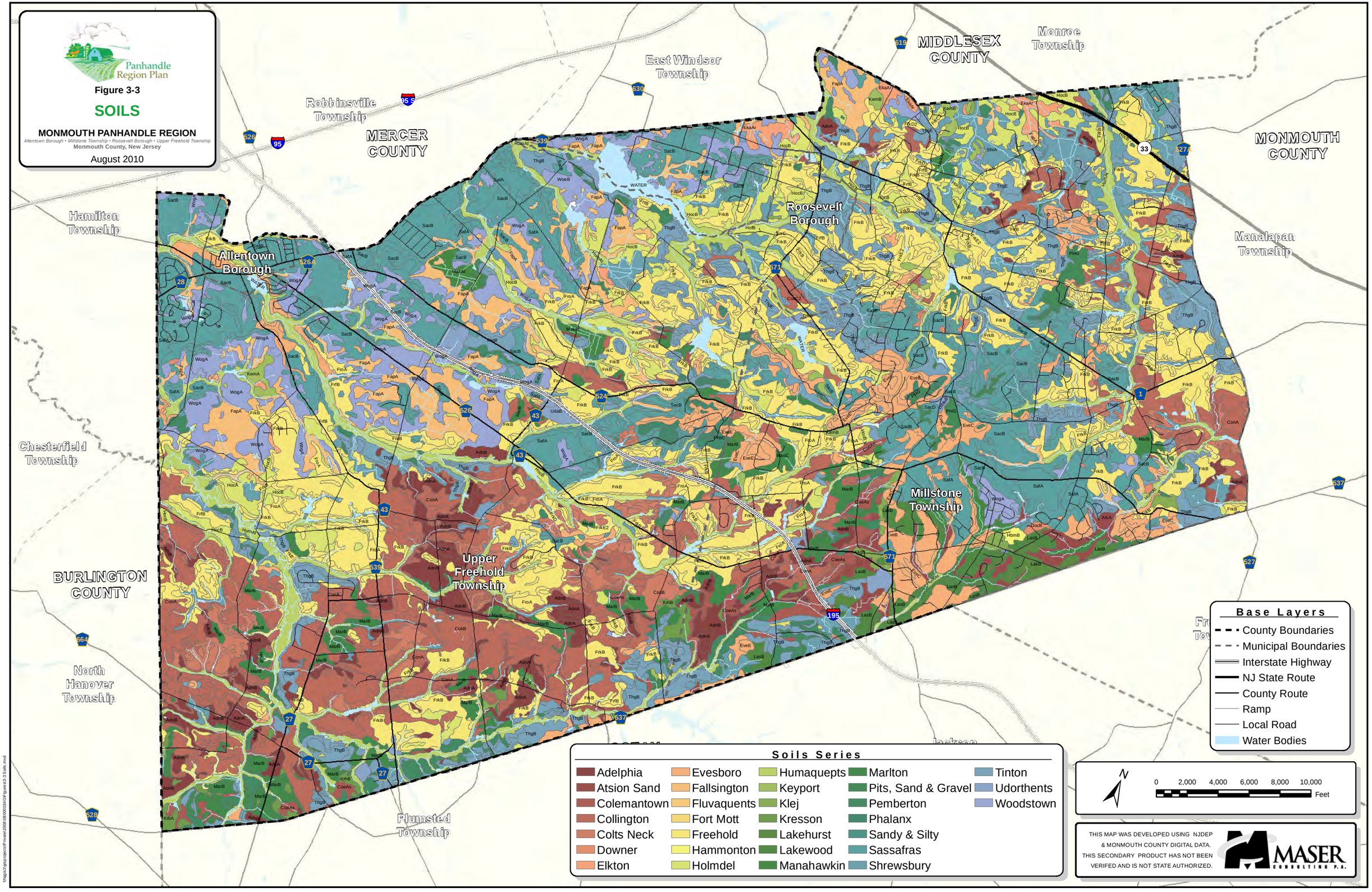

3.2.3. Hydrology (Water)

Water—one of the most precious natural resources found on Earth and an essential element of life—can be found in abundance in the Panhandle Region. The Panhandle contains a web of surface waters (such as streams, rivers and ponds) that act as the headwaters to numerous watersheds, weaving their way through the Region to carry fresh water to other parts of the State. Along the banks of these waterways, diverse wetland and deepwater habitat ecosystems can be found. The Region also contains a series of deep aquifers that supply potable water to Panhandle residents and businesses.

Perrineville Lake in Millstone

Watersheds

A watershed is "the area of land that drains into a body of water such as a river, lake, stream or bay", according to the NJDEP. Watersheds are separated from each other by ridges from which stormwater runoff flows in different directions to different stream systems. Drainage basins (also referred to as Water Regions) generally refer to the watersheds of larger bodies of water (i.e. a major river or ocean) that encompass the watersheds of many smaller rivers and streams.

Millstone sits atop a major divide from which originates the headwaters of streams that literally flow in all directions (see **Figure 4-4: Millstone Township Watersheds**). This divide separates the Atlantic Ocean, Delaware River and Raritan River drainage basins from each other. Waters in the Atlantic basin flow to the east, those in the Delaware to the west and those in the Raritan to the north. The Panhandle Region, as a whole, contains the intersection of five Watershed Management Areas (WMA) established by the NJDEP. Each WMA is associated with a number of watersheds (HUC11) and sub-watersheds (HUC14).

The WMAs with watersheds and major sub-watersheds within the Panhandle are listed on **Table 3-3** and are illustrated on **Figure 3-5: Watershed Management Areas Map**.

Figure 3-4: Millstone Township Watersheds

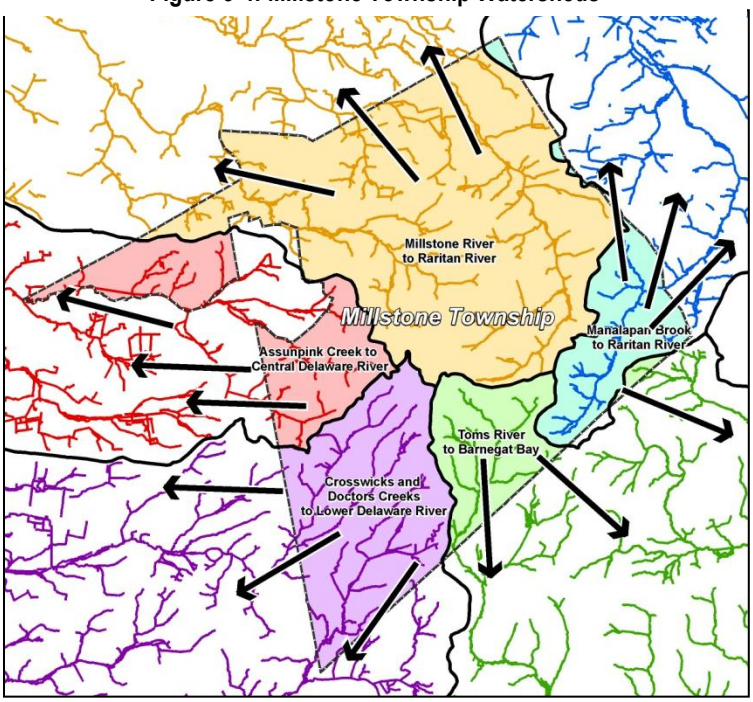

Table 3-3: Panhandle Watersheds			
Drainage Basin	**Watershed Management Area**	**Watershed (HUC11)**	**Subwatershed (HUC14)**
Raritan Water Region	Millstone	Millstone River (above Carnegie Lake)	• Millstone River (above Rt 33) • Millstone R (Applegarth road to Rt 33) • Rocky Brook (above Monmouth Co line) • Rocky Brook (below Monmouth Co line) • Cranbury Brook (above NJ Turnpike)
	Lower Raritan, South River, and Lawrence	Manalapan Brook	• Manalapan Brook (above 40d 16m 15s) • Manalapan Bk (incl LkManlpn to 40d16m15s)
Lower Delaware Water Region	Central Delaware	Assunpink Creek (above Shipetaukin Ck)	• Assunpink Ck (above Assunpink Lake) • Assunpink Ck (NewSharonBr to/incl Lake) • New Sharon Branch (Assunpink Creek)
	Assiscunk, Crosswicks, and Doctors	Crosswicks Ck (Doctors Ck to New Egypt)	• Lahaway Creek (above Prospertown) • Lahaway Ck(Allentown/NE Road-Prospertown) • Crosswicks Ck(Lahaway Ck to New Egypt) • Crosswicks Ck(Walnford to Lahaway Ck) • Crosswicks Ck(Ellisdale trib - Walnford) • Ellisdale trib (Crosswicks Creek)
		Doctors Creek	• Doctors Creek (above 74d28m40s) • Doctors Creek (Allentown to 74d28m40s) • Doctors Creek (below Allentown)
		Blacks Creek	• Blacks Creek (above 40d06m10s)
Atlantic Coastal Water Region	Barnegat Bay	Metedeconk River NB	• Metedeconk R NB(above I-195)
		Metedeconk River SB	• Metedeconk R SB (above I-195 exit 21 rd)
		Toms River (above Oak Ridge Parkway)	• Toms River (above Francis Mills)

Panhandle Region Plan

Figure 3-5

WATERSHED MANAGEMENT AREAS

MONMOUTH PANHANDLE REGION

Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township

Monmouth County, New Jersey

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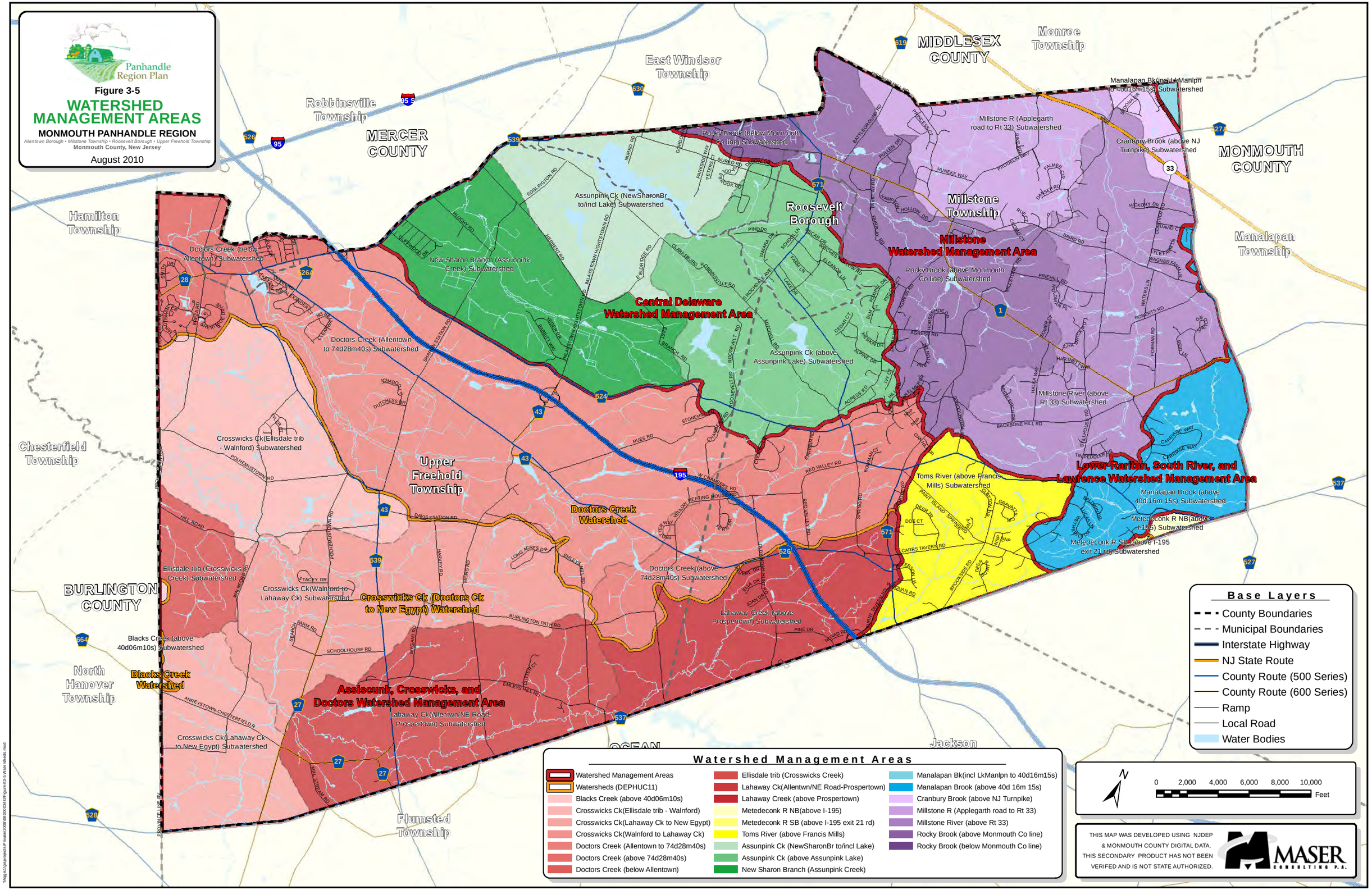
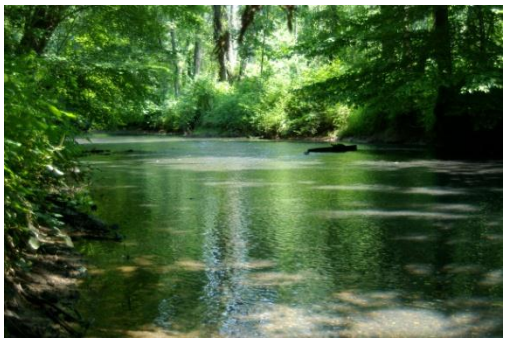


Surface Waters

The Panhandle surface waters include the headwaters to five different Watershed Management Areas. Surface waters are defined by the NJDEP as "water at or above the land's surface which is neither groundwater nor contained within the unsaturated zone, including, but not limited to, the ocean and its tributaries, all springs, streams, rivers, lakes, ponds, wetlands, and artificial waterbodies" (N.J.A.C. 7:9B-1.4). There are over 335 miles of streams and rivers within the Panhandle Region. The NJDEP has established use designations in its Surface Water Quality Standards (N.J.A.C. 7:9-4.1). These designations are described briefly below:

- **FW**: fresh waters (tidal and non-tidal) with a salinity of less than 3.5 parts per thousand.
- **FW-1**: fresh waters that originate in and are wholly within federal or state parks, forests, fish and wildlife lands, and other special holdings, that are to be maintained in their natural state of quality and not subject to any man-made wastewater discharges.
- **FW-2**: fresh waters that are not designated FW1 or PL.
- **PL**: all waters within the boundaries of the New Jersey Pinelands Management Area, as established in the Pinelands Protection Act.
- **SE** – surface waters with salinity greater than 3.5 parts per thousand.
- **C1 (Category One)**: waters to be protected "…from measurable changes in water quality characteristics because of their clarity, color, scenic setting, other characteristics of aesthetic value, exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resource(s)" (NJDEP 2008).


Doctors Creek in Allentown

Waters that are classified by the NJDEP as Category One waters receive extra protection under the State's Stormwater Management Rules (N.J.A.C. 7:8). These rules apply to development projects that involve the disturbance of at least one acre of land or the placement of an additional one quarter acre of impervious cover on a site. Special water resource protection areas must be established along all waters designated Category One. This includes perennial or intermittent streams that drain into or upstream of the Category One waters as shown on the USGS Quadrangle Maps or in the County Soil Surveys, within the associated HUC 14 drainage area. These areas will consist of a 300-foot Special Water Resource Protection Area (SWRPA) buffer on each side of the waterway. On undeveloped sites most development is prohibited within these buffers. Development activities are limited within the buffers on developed or active agricultural sites. Category One waters are shown on **Figure 3-6: Environmental Features Map**. The portion of Doctors Creek located within the Imlaystown Lake Wildlife Management Areas and Assunpink Creek and tributaries are mapped as Category One waters.

The named streams and their surface water classifications are listed in **Table 3-4**.

Table 3-4: Surface Water Quality Classifications	
Water Body	**Water Quality Classification**
Assunpink Creek (within Wildlife Management Area)	C1
• New Sharon Branch (headwaters)	C1
• Horse Brook	C1
• Doctors Creek (within Wildlife Management Area)	C1
• Doctors Creek (outside Wildlife Management Area)	FW2-NT
○ Buckhole Creek	FW2-NT
○ Negro Run	FW2-NT
Crosswicks Creek	FW2-NT
• Ellisdale Tributary	FW2-NT
• Deep Run	FW2-NT
• Long Bog Run	FW2-NT
• Miry Run	FW2-NT
• Pleasant Run	FW2-NT
• Lahaway Creek	FW2-NT
○ Ivanhoe Brook	FW2-NT
Millstone River	FW2-NT
Rocky Brook	FW2-NT
Metedeconk River South Branch	FW2-NT
Metedeconk River North Branch	C1
Toms River	FW2-NT

Wetlands and Waters, including Deepwater Habitats

Wetlands are a critical component to ecosystems. According to the New Jersey Wetlands Act of 1970, freshwater wetlands "*protect and preserve drinking water supplies by serving to purify surface water and groundwater resources; provide a natural means of flood and storm damage protection through the absorption and storage of water during high runoff periods and the reduction of flood crests; serve as a transition zone between dry land and water courses, thereby retarding soil erosion; provide essential breeding, spawning, nesting, and wintering habitats for a major portion of the State's fish and wildlife, including migrating birds, endangered species, and commercially and recreationally important wildlife; and maintain a critical baseflow to surface waters through the gradual release of stored flood waters and groundwater, particularly during drought periods*" (N.J.S.A. 13:9B-2).

Wetlands within the Panhandle Region have been mapped based upon NJDEP secondary source data (see **Figure 3-6: Environmental Features Map**). Wetlands are found in approximately 11,966 acres of land within the Panhandle. These lands are primarily located along the major stream corridors and tributaries.

As defined by the State of New Jersey, the US Army Corps of Engineers (USACE) and the US Environmental Protection Agency (EPA), wetlands are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions [i.e., "hydrophytes"]. Wetlands generally include swamps, marshes, bogs and similar areas.

Doctors Creek in Allentown

For the purposes of this profile, deepwater habitats are defined as "permanently flooded lands lying below the deepwater boundary of wetlands". Deepwater habitats include environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live whether or not they are attached to the substrate. As in wetlands, the dominant plants are hydrophytes; however, the substrates are considered non-soil because the water is too deep to support emergent vegetation" (Cowardin et al. 1979). Wetlands and deepwater habitats are classified according to a hierarchical system composed of systems, subsystems, classes and subclasses. The five systems that occur in North America, including New Jersey are: Marine, Estuarine, Riverine, Lacustrine and Palustrine. Three of these are represented in the Panhandle.

The Riverine System includes all wetlands and deepwater habitats contained within a channel, except for wetlands dominated by persistent vegetation (Palustrine System). Wetlands of the Riverine System are littoral (i.e., shoreline or near-shore) rather than limnetic habitats (= Subsystem Deepwater Habitats). Riverine wetlands are situated in a channel or along a channel shore or in channel pools. Non-persistent emergent species and woody seedlings and saplings may be widespread. In the Panhandle, perennial rivers, perennial and intermittent streams, and their tributaries are present in several major watersheds: Assunpink Creek, Crosswicks Creek, Millstone River, Manalapan Brook, the Toms River and the North and South Branches of the Metedeconk River. Waters in the Assunpink Creek and Crosswicks Creek Watersheds ultimately discharge to the Delaware River. The Millstone River ultimately discharges to the Atlantic Ocean via the Raritan River and Raritan Bay. The Toms River and the Metedeconk River flow into Barnegat Bay before discharging to the Atlantic Ocean. Riverine systems are important for conveying flood waters, groundwater recharge, surface water flows, water quality and habitat. Riverine systems in the Panhandle can be impacted by degraded water quality, erosion and sedimentation, and loss or degradation of riparian buffers.

The Lacustrine System includes wetlands and deepwater habitats situated in a topographic depression or dammed river channel that lacks persistent vegetation (mosses, lichens, emergents, shrubs and trees) generally 20 acres in size. Wetlands of the Lacustrine System are not influenced by oceanic tides, or the water depth is 6 ft or greater. Most, if not all, of the water bodies identified as lakes in the Panhandle do not fit the criteria of the Lacustrine System. They belong, in part, to the Palustrine System and, therefore, are best considered ponds. The major Lacustrine/Palustrine systems in the Panhandle Region include Lake Assunpink, Imlaystown Lake, Stone Tavern Lake and Perrineville Lake.

The Palustrine System includes all non-tidal wetlands where salinity is limited and freshwater-based, not ocean-derived. Vegetation may be persistent or nonpersistent. The Palustrine System includes only wetland and open water habitats - no deepwater habitats occur in the Palustrine System. Habitats include, for example, ponds, freshwater marshes, seeps and springs, floodplain scrub and forests, and swamps.

In the Panhandle, the Palustrine system is most often evidenced by forested wetlands in riparian corridors along the Region's rivers and streams. The importance of Palustrine wetlands is that its ecosystem functions includes groundwater recharge, surface water flow, water quality, nutrient cycling and habitat for resident, migratory and special status plant and animal species.

Flood Prone Areas

Floodplains and therefore, flood-prone areas in the Panhandle Region of Monmouth County are limited to the corridors of rivers and their tributaries. The area is not subject to coastal flooding, which is generally the main concern in the Atlantic Coastal Plain physiographic province. Rain infiltrates relatively easily in the generally sandy or loamy soils. The NJ Department of Environmental Protection recently adopted new Flood Hazard Area Control Act rules (N.J.A.C. 7:13), which more strictly regulate development in flood hazard areas and riparian zones adjacent to surface waters throughout the State. One of the protective measures is a 0% net-fill requirement for activities conducted in floodplains. Vegetation along streams is protected through the establishment of new riparian zones that are 50, 150 or 300 feet in width along each side of surface waters throughout the State. The width of the required riparian zone varies according to the natural resources requiring protection. Category One waters are provided a 300-ft riparian zone. A 150-ft riparian zone is required along watercourses containing trout, or habitats of threatened or endangered species critically dependent on the watercourse to survive or watercourses which flow through areas that contain acid-producing soil deposits. The implementation of these standards will help alleviate flooding and siltation problems.

Panhandle Region Plan

Figure 3-6

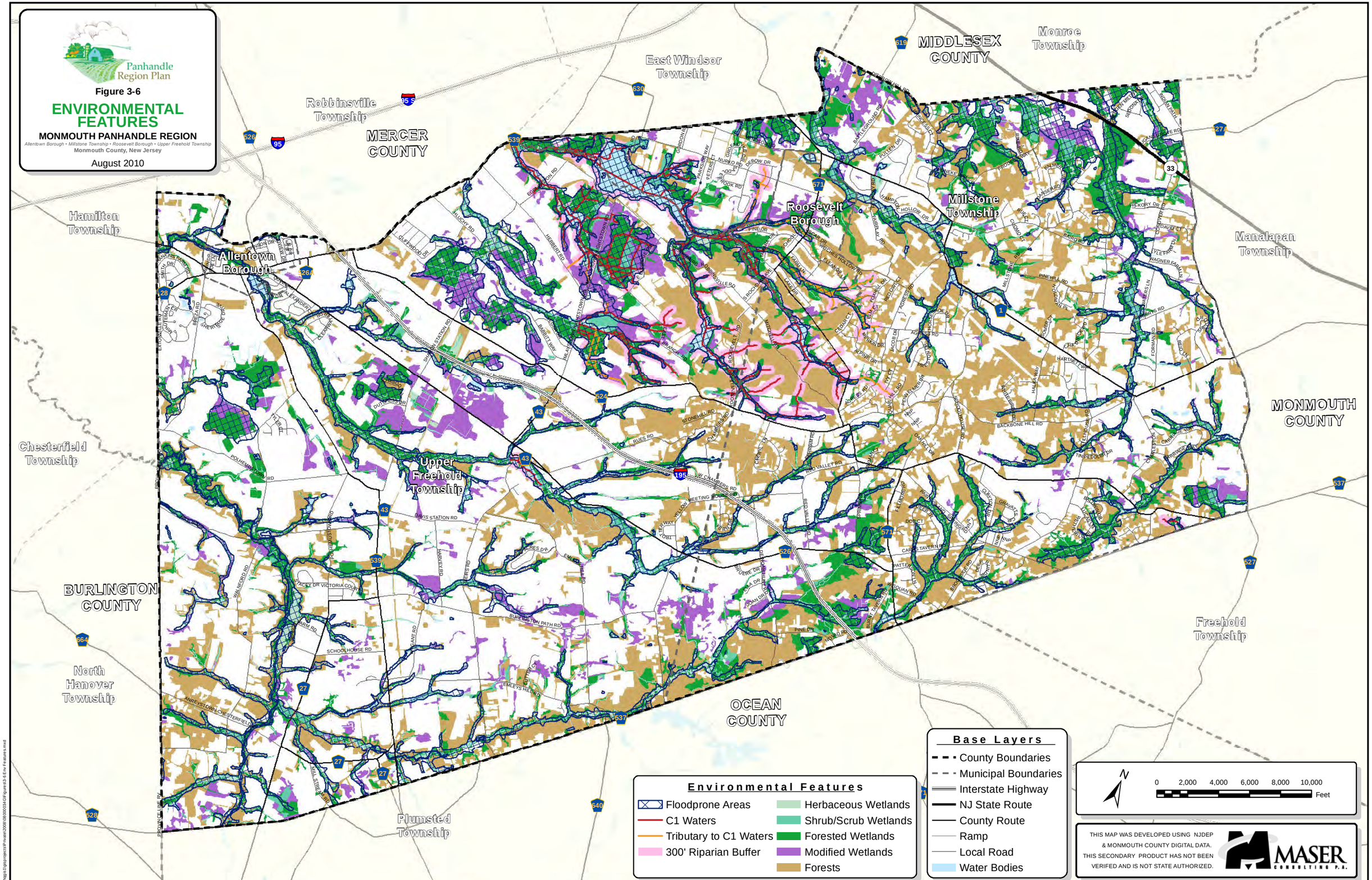
ENVIRONMENTAL FEATURES

MONMOUTH PANHANDLE REGION

Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township

Monmouth County, New Jersey

August 2010



3.2.4. Ecology (Plants and Animals)

The Panhandle Region is home to a diverse ecological community of plant and animal species. These species find suitable habitats in the Region's wetlands, deepwaters, and upland forests and grasslands. Wetlands provide an ecological habitat for various plant species that have specifically adapted to unusual water conditions and soils lacking oxygen. The Panhandle also contains uplands habitat for various rare, threatened and endangered plant and animal species, including the Wood Turtle, Timber Rattlesnake and Barred Owl, among many others and foraging habitat for the Bald Eagle. The Panhandle also contains three Natural Heritage Priority Sites for rare plant species.

The NJDEP Division of Fish & Wildlife (DFW) is currently the lead agency responsible for protection and management of the State's fish and wildlife to maximize their long-term biological, recreational and economic values. The NJDEP-DFW is divided into several Bureaus, each with its own mission and area of expertise.

Threatened and Endangered Species

The NJDEP secondary source data was used to map threatened and endangered species (See Figure 3-6: Threatened and Endangered Species Map). The NJDEP's Division of Fish and Wildlife has developed maps identifying critical areas for threatened and endangered species based on land-use classifications and species locations. This effort was coordinated through a study known as the Landscape Project. The project focuses on large areas throughout the State that are ecologically similar in regard to plant and animal communities referred to as Landscape Regions.

The Landscape Project delineates the State into five habitat classes; forest, grassland, forested wetland, emergent wetland and beaches. These classes are based on information extracted from the NJDEP's Land Use/Land Cover data. Habitat patches within these areas are classified by a ranking system based on the status of the species present in each. The prioritized ranking system is as follows:

- Rank 5 is assigned to areas containing one or more occurrences of at least one wildlife species listed as endangered or threatened on the Federal list of endangered and threatened species.
- Rank 4 is assigned to areas containing one or more occurrences of at least one State endangered species.
- Rank 3 is assigned to areas containing one or more occurrences of at least one State threatened species.
- Rank 2 is assigned to areas containing one or more occurrences of at least one non-listed State priority species.
- Rank 1 is assigned to areas that meet habitat-specific suitability requirements such as minimum size criteria for endangered, threatened or priority wildlife species, but do not intersect with any confirmed occurrences of such species.

Due to the extensive agricultural land uses in the Panhandle Region, a large amount of grassland habitat is mapped, particularly in the western portion of the region. No Rank 5 grassland habitat is mapped for the Region. The Rank 4 habitat is concentrated in the Assunpink Creek Watershed and in the southerly portion of the Crosswicks Creek Watershed, with the greatest concentration in the Lahaway Creek Sub-watershed. The State endangered species associated with grassland habitat include Upland Sandpiper, and Vesper Sparrow. Rank 3 grassland habitat, associated with the State threatened Bobolink, Grassland Sparrow and Savannah Sparrow and Wood Turtle is scattered throughout the Region. Special priority species potentially occurring in Rank 2 grassland habitat include Eastern Box Turtle, Eastern Kingbird, Northern Bobwhite and Field Sparrow.

There is no Rank 5 forest habitat mapped for the Panhandle Region. Rank 4 habitat is mainly concentrated in the southerly portion of the Region along its boundary with Ocean County. Some Rank 4 habitat also occurs in the Doctors Creek Sub-watershed of Crosswicks Creek Watershed to the east of Interstate 195 and in the Assunpink Watershed. Species associated with Rank 4 forest habitat include the State endangered Timber Rattlesnake and Red-shouldered Hawk. Rank 3 forests mainly occur in the Assunpink and Manalapan Brook Watersheds. Barred owl, Northern Pine Snake, Wood Turtle and the invertebrate Frosted Elfin are the State threatened species found in Rank 3 forest habitat. Patches of Rank 2 forests occur throughout Millstone Township, but are concentrated along stream corridors in other portions of the Panhandle Region. Numerous Special priority species are found in the Panhandle's Rank 2 habitats. These include Eastern Box Turtle, Baltimore Oriole, Carolina Chickadee, Eastern Wood Pewee, Eastern Towhee, Wood Thrush, Rose-breasted Grosbeak, Northern Parula, Gray Catbird, Black-throated Green Warbler, Pine Warbler, Red-eyed Vireo, Whip-Poor-Will, White-eyed Vireo, Yellow-billed Cuckoo and Scarlet Tanager.

Rank 5 emergent wetland habitat only occurs in the Assunpink Watershed. This habitat is associated with the Federally-threatened, State-endangered Bog Turtle and Bald Eagle foraging habitat. No Rank 4 emergent wetlands habitat is present. The State threatened Bobolink and Savannah Sparrow are found in Rank 3 emergent wetlands habitat. Rank 2 habitat is mainly associated with stream corridors. Special priority species associated with the habitat include Wood Thrush, Spotted Turtle and Fowler's Toad.

Rank 5 forested wetland habitat in the Assunpink Watershed is associated with the Bog Turtle. Timber rattlesnake is found in Rank 4 forested wetland habitat in the Toms River and Manalapan Brook Watersheds and in the Lahaway Creek Sub-watershed provides habitat for Timber Rattlesnake. Rank 3 habitat here and in the Assunpink Watershed shows the occurrence of Barred Owl. Rank 2 forested wetlands mainly occurs along stream corridors and provides habitat for Wood Thrush, Brown Thrasher, Northern Parula, Veery, Carolina Chickadee, Red-eyed Vireo, Gray Catbird, Eastern Towhee, Spotted Turtle and Fowler's Toad.

State Listed Threatened and Endangered Species for Which Suitable Habitat Exists in the Panhandle

Upland Sandpiper	Barred Owl
Vesper Sparrow	Bald Eagle (foraging habitat)
Bobolink	Frosted Elfin
Grassland Sparrow	Timber Rattlesnake
Savannah Sparrow	Northern Pine Snake
Red-Shouldered Hawk	Bog Turtle

NJDEP has specifically mapped areas of Wood Turtle habitat and Bald Eagle foraging areas as indicated on Figure 4-7. Suitable Wood Turtle habitat occurs in three areas of Upper Freehold and multiple areas of Millstone as well as in Roosevelt.

The Wood Turtle lives in forest and fields and its status in NJ is threatened. This turtle is one of the more intelligent turtles and may have been named because it likes wooded areas or because of its shell which looks like a piece of wood. It is not a great swimmer but it prefers to stay near the edge of fast moving water. Summers are usually spent in wetlands and they spend much of their time living in streams with good water quality. The decline of the Wood Turtle is due primarily to collection by people as pets (which is against the law), harvesting by pet stores, road kills, raccoons and loss of their home habitat. It takes about 20 years for a Wood Turtle to reach maturity.

Bald Eagle foraging areas are distinguished from nesting habitat. In addition to nesting habitat, eagles also have habitat requirements for foraging, which might overlap their nesting habitat, but not necessarily. Foraging habitat for Bald Eagles consists of large perch trees near a body of water. Only foraging habitat has been identified in the Panhandle, based on **Figure 3-7**.

NJDEP Natural Heritage Priority Sites

The NJDEP's Natural Heritage Program identifies sites, called Natural Heritage Priority Sites ("NHPS"), within New Jersey that exhibit exceptional natural diversity or comprise prime habitat for threatened and endangered plant and animal species and ecological communities. The Natural Heritage Priority Sites Coverage was created to identify critically important areas for conserving New Jersey's biological diversity. Particular emphasis is given to rare plant species and ecological communities. These sites are based on analysis of information in the New Jersey Natural Heritage Database. However, these sites do not cover all known habitat for endangered and threatened species. The Natural Heritage Priority Sites coverage is a valuable tool that can be used by individuals and agencies concerned with the protection and management of land. However, the coverage was not developed for regulatory purposes, and should not be used as a substitute for the on-site surveys and Natural Heritage Database searches required by regulatory agencies. These areas should be considered top priorities for the preservation of biological diversity in New Jersey.

Three Natural Heritage Priority Sites have been identified for the Panhandle Region of Monmouth County: The JCP&L Swamp, the New Egypt Ravine and the Walnford Floodplain. These sites are assigned a biodiversity rank based on a scale developed by the Nature Conservancy and a network of Natural Heritage Programs. The scale indicates the significance of the diversity of the site on a local versus global level. (See **Figure 3-7: Threatened & Endangered Species Map**).

The global biodiversity ranks are defined as follows:

- **B1** is assigned to those sites that are of outstanding significance on a global level, which may contain the only known occurrence of an element such as a species or ecological community.
- **B2** is assigned to those sites that are of very high significance on a global level, such as the most outstanding occurrence of an ecological community.
- **B3** is assigned to those sites that are of high significance on a global level, with the occurrence of an element that is imperiled globally, or with a concentration of elements that are critically imperiled within the State of New Jersey.
- **B4** is assigned to those sites that are of moderate significance on a global level, with the only viable state occurrence of an element critically imperiled in the State of New Jersey, or excellent occurrences of elements that are rare in the State.
- **B5** is assigned to those sites that are of general biodiversity interest on a global level.

The JCP&L Swamp straddles the southern boundary of Millstone with Freehold Township. The site consists of a hardwood swamp forest, dominated by Red maple (*Acer rubrum*) and Black gum (*Nyssa sylvatica*). The forest surrounds the stream channel of the North Branch of the Metedeconk River. The forest understory is characterized by a nearly impenetrable shrub layer. The site was established to protect habitat for the Federally-listed threatened plant Swamp pink (*Hellenics bullata*).The Biodiversity rank of the site is B4, indicating the site possesses moderate significance on a global level, with the only viable state occurrence of an element critically imperiled in the State of New Jersey, or excellent occurrences of elements that are rare in the State.

The New Egypt Ravine is located within the southwesterly portion of Upper Freehold along the corridor of Crosswicks Creek. The site was established to protect habitat for two State-listed endangered plants and species known to occur historically. The Biodiversity rank of the site is B5, indicating the site is of general biodiversity interest on a global level.

The Walnford Floodplain site straddles the westerly boundary of Upper Freehold shared with Chesterfield Township in Burlington County and Hamilton Township in Mercer County. A floodplain forest covers the sloping corridor of Crosswicks Creek. The forest is a high quality example of a floodplain forest. The Biodiversity rank of the site is B3, indicating a feature, which is imperiled globally, or with a concentration of elements that are critically imperiled within the State of New Jersey.

Upland Habitats

While the majority of the natural upland habitats of the Panhandle are devoted to agricultural uses and residential development, the remainder still contributes to the environmental quality of the Region. Eastern Broadleaf Deciduous Forests that once dominated the upland Panhandle landscape are today often confined to the upper banks of riparian corridors. Typical tree species include Black Oak (*Quercus velutina*), Chestnut Oak (*Q. prinoides*), Scarlet Oak (*Q. coccinea*), Red Maple (*Acer rubrum*), Sweet Gum (*Liquidambar styraciflua*), America Beech (*Fagus grandifolia*), and Tulip Poplar (*Liriodendron tulipifera*).

Grassland habitats, which can be comprised of agricultural fields in varying stages of succession are important for avian species. A mosaic of upland plant communities (e.g., grassland, scrubland and forest) in proximity to wetland corridors and water bodies also provide important ecological and aesthetic values to the Panhandle Region.

Wildlife Management

The NJDEP Bureau of Wildlife Management (BWM) is responsible for the development and maintenance of a productive, diversified wildlife resource and the habitat on which it depends for management of all wildlife populations in New Jersey. Historically, New Jersey's deer, goose, bear and other animal populations have been managed through sport hunting, but as New Jersey's landscape continues to be developed, land open to hunting has been reduced. The White-tailed Deer may be the most problematic species due to its high density and relatively large size.

The Panhandle is within NJDEP Deer Management Zone 15, which includes the Assunpink Wildlife Management Area and the Charlestown Springs Golf Course and Perrineville Lake Park of the Monmouth County Park System, and partially within Zone 17, which includes the Colliers Mills Wildlife Management Area (Ocean County) and Clayton Park and Crosswicks Creek Park of the Monmouth County Park System. According to the NJDEP, a total of 1,298 deer were harvested from Zone 15, and 988 from Zone 17 during the 2008-2009 hunting season.

Each year, data is collected by NJDEP biologists at deer check stations, which is used to determine the quality of deer habitat and the condition of deer populations in the Deer Management Zones. According to the data, the deer population in Zone 15 is above standard, meaning that the average weight of yearlings and fawns are higher than other areas.

In recognition that hunting remains the most efficient and effective means currently available for reducing the population of white-tailed deer at designated county park locations, the Monmouth County Park System implemented a Deer Management Program in 2004, which opened portions of County park areas for the hunting of white tailed deer. The program establishes two categories of areas where hunting is permitted.

Category 1 parks are defined as those areas that, within the portions designated for hunting, are largely undeveloped with limited public use. Category 1 areas are open for bow-only hunting during the seasons established by the NJDEP. In keeping with common practice in NJ State Parks and elsewhere, trails within Category 1 areas will remain open during the established bow hunting dates. The Category 1 parks in the Panhandle include Charleston Springs Golf Course, Crosswicks Creek Greenway and Perrineville Lake Park.

Category 2 parks are defined as those areas with regular public visitation that are closed to outdoor public use during the time they are available to hunting. These areas are open for a portion of the shotgun, muzzleloader and/or bow season when public visitation is at its lowest (typically December and January). The Category 2 areas in the Panhandle include portions of Clayton Park.

Panhandle Region Plan

Figure 3-7

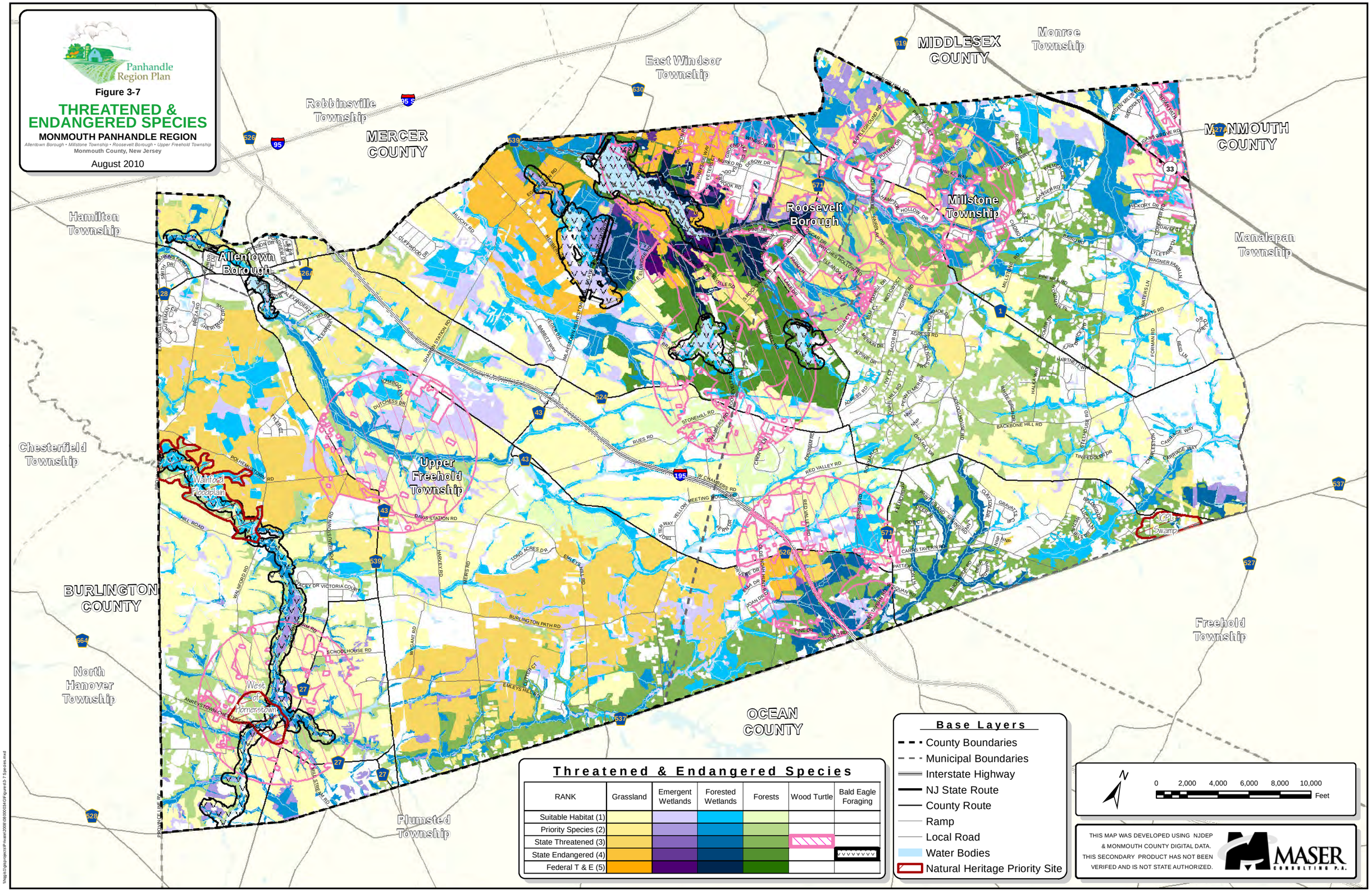
THREATENED & ENDANGERED SPECIES

MONMOUTH PANHANDLE REGION

Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township

Monmouth County, New Jersey

August 2010



3.2.5. Open Space Preservation

The *Monmouth County Open Space Plan*[1] deals directly with establishing growth and preservation priorities and strategies for the Monmouth County Park System's various holdings. Additionally, the Plan seeks to explain the preservation practices to stakeholders, including the public and local municipal and state governments, agencies and interest groups.

The Park System land classification system is organized into eight groups: regional parks, recreation areas, special use areas, conservation areas, golf courses, greenways, open lands and unclassified areas.

The Monmouth County Park System accounts for a total of 15,073 acres of open space and recreational facilities. There are a total of six County Parks located in the Panhandle Region, containing a total of 3,770 acres or 25 percent of the Monmouth County Park System. (See **Table 3-5**).

Table 3-5: Existing County Parks in Panhandle

Park	Municipality	Total Acres
Regional Parks		
Clayton Park	Upper Freehold	438
Perrineville Lake Park	Millstone	928
Special Use Areas		
Historic Walnford	Upper Freehold	36
Greenways		
Crosswicks Creek Greenway	Upper Freehold	1,582
Union Transportation Trail	Upper Freehold	6
Golf Course		
Charleston Springs Golf Course	Millstone	780
Panhandle Region Total		**3,770**
Monmouth County Total		**15,073**

Source: Monmouth County Park System, June 2011

In creating the *Monmouth County Open Space Plan,* the Park System utilized the NJDEP Balanced Land Use[2] approach to determine long-term open and recreational space goals. The Balanced Land Use approach recommends an estimated 7 percent of developable land area in a county be acquired for county-run public recreation and conservation areas. This approach recommends that 3 percent of developable land within a municipality be utilized for municipal recreation and conservation areas. Developable area includes areas already developed, and excludes acreage of slopes over 12 percent, wetlands, and federal and state-owned open space. This approach does not address acquisition of public lands for natural, cultural or historic resource conservation. It also does not include private open space and recreation lands, such as golf courses and farms etc. The Balanced Land Use goals identify a minimum goal of 1,665 acres; this yields a long-term deficit of 6,596 acres as of 2006. However, the 53 Monmouth municipalities combined have an overall long-term surplus of 4,067 acres.

[1] Monmouth County Open Space Plan, Monmouth County Park System, adopted August 21, 2006
[2] Statewide Comprehensive Outdoor Recreation Plan, 2003, NJDEP

In addition to providing a long-term analysis of open space needs, the *Monmouth County Open Space Plan* also provided a short-term analysis of current open space and recreational space needs. In determining its short-term needs, National Recreation and Park Association (NRPA) guidelines recommend a standard of 12 acres of county open and recreational space for every 1,000 residents. This methodology estimates an additional eight acres of municipal open and recreational space for every 1,000 residents. Based on the 2005 county population, there is a short-term surplus of 4,759 acres county-wide. In the aggregate, the county-wide municipal short-term surplus is 7,869 acres.

The *Monmouth County Open Space Plan* identifies both long-term and short-term open space deficiencies by individual municipality. In the long-term according to this Balanced Land Use approach, both Millstone and Upper Freehold Townships have a deficit in municipal open space. In the short-term, only Upper Freehold is deficient in open space for recreational purposes. (See **Table 3-6**).

Table 3-6: Municipally Owned Open Space for Recreational Purposes

	Existing Open Space	Balanced Land Use (Long Term)			Acres/Population (Short Term)		
		Target	+Surplus (-Deficit)	% of Target Owned	Target	+Surplus (-Deficit)	% of Target Owned
Allentown	**50.50 ac**	11.52 ac	38.98 ac	438%	15.10 ac	35.40 ac	335%
Millstone	**462.79 ac**	717.69 ac	-254.90 ac	64%	81.53 ac	381.26 ac	568%
Roosevelt	**130.58 ac**	25.59 ac	104.99 ac	510%	7.46 ac	123.12 ac	1,749%
Upper Freehold	**30.00 ac**	911.04 ac	-881.04 ac	3%	52.45 ac	-22.45 ac	57%
Panhandle Region	**673.87 ac**	1,665.84 ac	-991.97 ac	68%	156.54 ac	517.33 ac	430%

Source: Monmouth County Open Space Plan, September 2006

To eliminate short-term and long-term parkland deficits and to preserve critical resources, the *Monmouth County Open Space Plan* has identified specific properties to be acquired. Those within the Panhandle are shown on **Table 3-7**. This includes additions to five of the six existing parks areas, potentially adding 1,885 acres of open space.

Table 3-7: Proposed Open Space Acquisition		
Park	**Municipality**	**Additional Area**
Regional Parks		
Clayton Park	Upper Freehold	95
Perrineville Lake Park	Millstone	1,200
Special Use Areas		
Historic Walnford	Upper Freehold	
Greenways		
Crosswicks Creek Greenway	Upper Freehold	360
Golf Course		
Charleston Springs Golf Course	Millstone	230
Panhandle Region Total		**1,885**
Monmouth County Total		**6,031**

Source: Monmouth County Open Space Plan, September 2006

3.2.6. Greenways

The *Monmouth County Open Space Plan* includes a greenway system made up of a hierarchy of county and municipal greenways.[3] This is a three tier system where Monmouth County would be the designated lead agency for Tier 1 Greenways; the county and the host municipality(ies) would share management responsibility for Tier 2 Greenways; and Tier 3 Greenways, which would involve municipalities and non-profit organizations.

Tier 1 Greenways generally provide public access linkages between open spaces of regional significance, such as two or more Monmouth County parks or between a Monmouth County park and a park owned by another County or the State. These greenways may also have resource protection value and usually involve land in more than one municipality. There are three Proposed Tier 1 Greenways proposed within the Panhandle: Crosswicks Creek, Lahaway Creek and Manalapan Right-of-Way.

The Crosswicks Creek Greenway would connect the Crosswicks Creek Greenways County Park to the Monmouth County Union Transportation Trail, a multi-use trail being developed along the Old Union Railroad Right-of-Way. The Lahaway Creek Greenway would connect the southern end of the Crosswicks Creek Greenways County Park to the Monmouth County Union Transportation Trail, Prospertown Lake and beyond to other County parks in Ocean County. The Manalapan Right-of-Way Greenway would connect the Charleston Springs Golf Course County Park in Millstone to municipal parks in Englishtown and Manalapan and other County parks in Middlesex County. These Tier 1 Greenways would be the most critical elements of a countywide system of trails and protected stream valleys to provide public stream access and support water quality and wildlife habitat and movement.

Tier 2 Greenways are designated to either provide public access linkages for community residents to a Monmouth County park or serve to protect a potable water supply. There are three Proposed Tier 2 Greenways proposed within the Panhandle: Doctors Creek, Miry Run and Millstone River. The proposed Doctors Creek Greenway would provide direct access to the Monmouth County Union Transportation Trail, Imlaystown Lake and Clayton Park for Allentown

[3] Monmouth County Open Space Plan, page 20.

residents. The Miry Run Greenway is proposed to protect critical habitat and provide a connection between Clayton Park, the Monmouth County Union Transportation Trail and the proposed Crosswicks Creek Tier 1 Greenway. The proposed Millstone River Tier 2 Greenway is an example of a greenway serving to protect a potable water supply. This greenway does not connect to any significant open space areas.

Although there are no proposed Tier 3 Greenways in the Panhandle Region shown on the *Monmouth County Open Space Plan*, both Millstone and Upper Freehold include plans for a system of trails, greenways or bridle paths in their Master Plans.

The *2004 Supplement No. 1 to the Upper Freehold Township Master Plan - A Multi-Use Trail System,* prepared by the Upper Freehold Township Open Space Committee and adopted by the Upper Freehold Township Planning Board, sets forth the goals, objectives, guidelines, expected benefits and recommendations for a unified Upper Freehold Multi-Use Trail System. The plan recommends that the Multi-Use Trail System be created through the voluntary cooperation of landowners, and without detriment to the right of a landowner to otherwise develop or use his lands. The plan includes a map of a Proposed Trail System to be used as a guide for the possible connective links of a trail system.

Historically, Millstone has taken a similar approach to plan its Greenways and trail connections. Until 2002, the Township relied upon voluntary dedication of land to extend existing bridle paths through applications to the Planning Board. However, the *Open Space, Recreation, Conservation and Farmland Preservation Plan Element of the 2002 Millstone Township Master Plan* provides a Bridle Path Network Plan and recommends that the Township's Land Use Ordinance be revised to require properties along these routes dedicate a 15-foot wide easement along their property lines for the purpose of providing a bridle path for equestrian use only.

Millstone's *Open Space, Recreation, Conservation and Farmland Preservation Plan Element* also plans for a system of greenways to connect existing and future open spaces. These proposed greenway routes would be targeted for public purchase or dedication of easements. The plan recommends a minimum greenway width of 50 feet, with a desirable width of 200 feet or more.

Figure 3-8: Parks & Open Space Map identifies County, State and municipal parklands and open space. The proposed Monmouth County open space expansions and acquisitions are shown, in addition to Tier 1 and Tier 2 Proposed County Greenways. The map shows that the proposed County Greenways would begin to provide valuable connections between the various County and State Parks and densely populated areas. No Tier 3 County Greenways are shown. However, the map does show the proposed Upper Freehold Multi-Use Trail System, the Millstone Proposed Bridle Path and the Millstone Proposed Greenways. These greenways would provide a greater level of connection between open spaces, eventually creating a complete web of greenway trail linkages between neighborhoods and open spaces.

Panhandle Region Plan

Figure 3-8

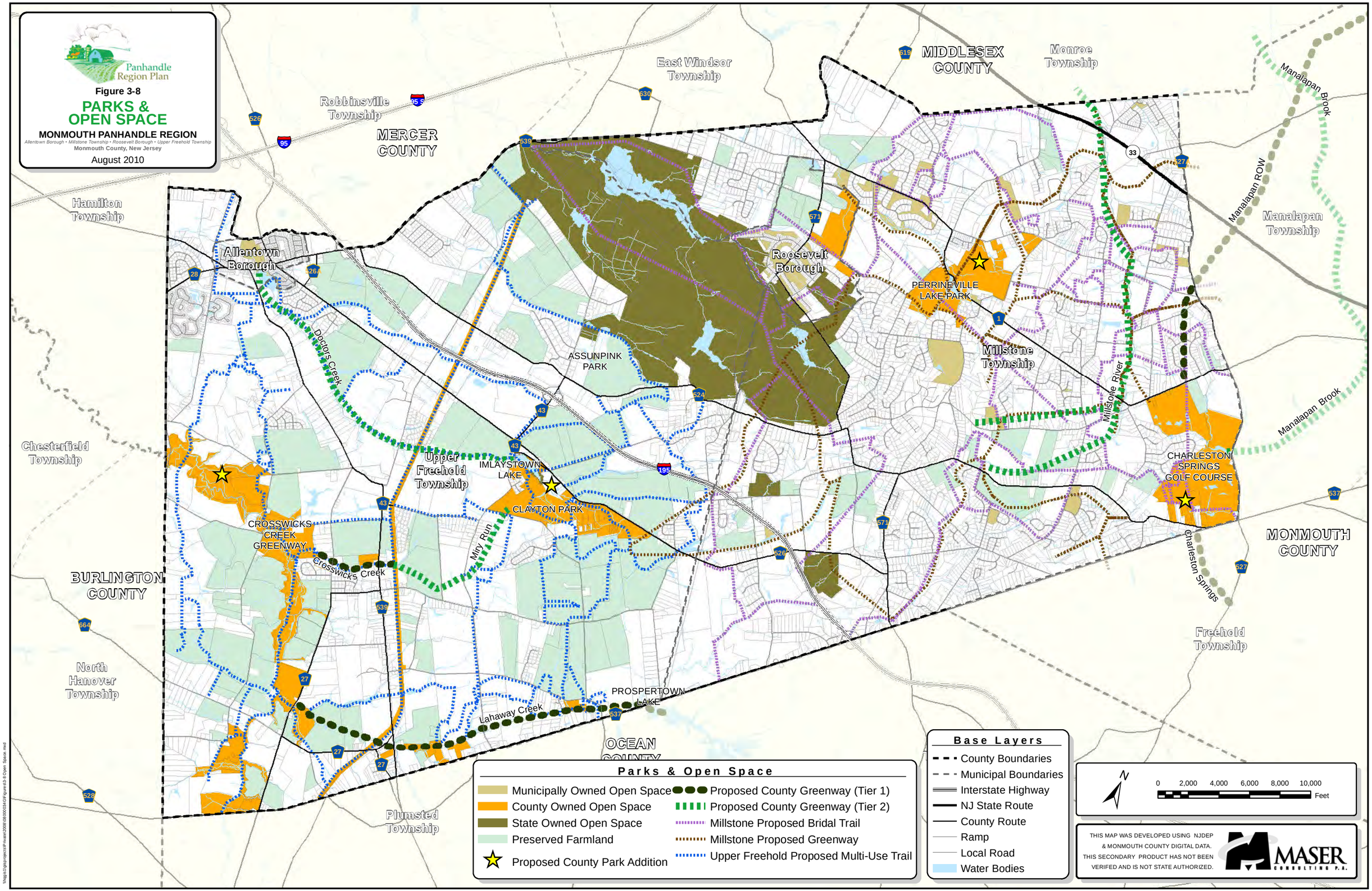
PARKS & OPEN SPACE

MONMOUTH PANHANDLE REGION

Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township

Monmouth County, New Jersey

August 2010



3.2.7. Ecological Resources Inventories

Ecological or Natural Resource Inventories are a very important land use planning tool. They identify areas that are sensitive to development, and where development would adversely impact vegetative or wildlife resources or water quality. Such areas include wetlands and habitats of endangered species, among others. Resource inventories also identify natural areas that should be avoided because of the potential impact on development. Such areas include among others, flood prone areas and areas with unsuitable soils for septic systems.

Panhandle municipalities have prepared Natural Resource Inventories (Borough of Roosevelt, not dated; Allentown Borough, 2002; Millstone, 1991, 1992, 1993 and 2006; Upper Freehold, 1988) and Conservation Plan Elements (Allentown, 2006; Roosevelt, 2001). The Crosswicks Creek/Doctors Creek Watershed Greenway Plan was developed by six municipalities (in three counties) including Allentown, Millstone and Upper Freehold and was completed in April 2004. The objectives of the Plan are to protect surface water quality, to preserve historic vistas and to preserve stream corridors for public recreational trail access. To date, Allentown Borough and Millstone Township have adopted the Crosswicks Creek/Doctors Creek Watershed Greenway Plan as part of their Master Plans. The plan can be found at the Crosswicks Creek and Doctors Creek Watershed Association website www.ccdcgreenway.org.

Municipal Master Plans also typically contain ecological data; as do farmland preservation and open space plans. Other sources of environmental information include the *Monmouth County Natural Features Study* and the *Unique Areas Study*. The Monmouth County Planning Board is also preparing a county-wide ERI to be used for regional plan endorsement purposes.

The *Monmouth County Unique Areas Study*, prepared by the Monmouth County Environmental Council in 1978, includes four areas in the Panhandle among its list of unique sites: Walnford, Allentown Mill Pond, Perrineville Lake and the Clayton Tract/Imlaystown Lake.

- Walnford in Upper Freehold is an elm-maple community—possibly the climax for the area—with mesic-hydric soil conditions. The Crosswicks Creek and associated wetlands contribute to the uniqueness of this area. Walnford has been preserved as part of the County Park System as an historic site associated with the Crosswicks Creek Greenway.

- Allentown Mill Pond was designated unique for several reasons, including recognition as the site of a historic landmark (Allentown Mill), wildlife habitat, and for its recreational use (fishing, ice skating, picnicking).

- Perrineville Lake and surrounding area in Millstone provide abundant food and cover for smaller mammals, birds and fish. On the eastern tip there is a bog/marsh area. This area has both scenic and recreational potential.

- The Clayton Tract which has been preserved as part of the County Park System's Clayton Park provides a change of pace from other parts of Monmouth County. A farm overlooking the lake and surrounding area provides a particularly aesthetic view in this portion of Upper Freehold.

3.3. Natural Resources and Open Space Strategies

3.3.1. Management of Water Resources

In order to effectively manage the critical water resources of the Panhandle Region, water resource stewardship should be promoted by comprehensively addressing issues affecting water resources on a regional basis. Several strategies are involved in the implementation of riparian resource preservation.

Many residents of the Panhandle may not be aware of certain activities that have a negative impact or the extent of impacts of those activities on water resources. An educational program should be implemented to raise resident awareness of the importance of water resources, water quality and/or quantity issues affecting the Panhandle, and practices that can reduce those impacts.

Resource/Tip Box 3-1: Water Resource Education

USGS provides scientific and technical expertise, leadership and coordination in addressing issues concerning the quality of the Nation's water resources. USGS provides a series of Water-Quality Information Pages (water.usgs.gov/owq) that are useful in preparing a water quality educational program.

Backyard Conservation, published by the USDA NRCS, demonstrates how conservation practices that help conserve and improve natural resources on agricultural land across the country can be adapted for use around the home. The publication can be downloaded at www.nrcs.usda.gov/feature/backyard. The NRCS also provides 10 Tip Sheets that offer "how to" steps and helpful hints. The **Water Conservation Tip Sheet** can be found in the **Section 11.2 Resource Toolbox**.

WaterSense is a partnership program sponsored by the U.S. Environmental Protection Agency that helps Americans save water and protect the environment. The *WaterSense* website (www.epa.gov/watersense) provides information on water conservation, including a water savings calculator and *WaterSense* quiz.

Composting - Information on *The Monmouth County Planning Board Backyard Composting Program* can be found at http://co.monmouth.nj.us/page.aspx?ID=3021. Do's and don'ts of home composting are included on the site as well as a listing of backyard composting workshops. The Monmouth County Recycling Office and the Monmouth County Park System have worked together to develop the Home Composting Demonstration Site, at Deep Cut Garden, Red Hill Road, Middletown. On display are composting units which are both commercially available and home-built so that you can choose the composting system that best suits you. Information placards and literature tell visitors the unique features of each of the home composting systems on display. The facility also has educational displays and informational literature on backyard composting. Deep Cut Gardens is the horticultural education center of the Monmouth County Park System and is open daylight hours year round. Call 732-671-6050 for more information or go to the Monmouth County Parks Site. The Monmouth County Recycling Office has trained 49 community volunteers from 27 communities on the benefits of backyard composting. Members of this seasoned group of gardeners and composters, known as Master Composters, are available throughout the county for education programs on backyard programs. Programs range from home visits, talks and slide shows to demonstrations and school activities. Those interested in utilizing or joining the Master Composters should call the Recycling Office at 732-431-7460.

A Panhandle Region Water Quality Management Plan should be comprehensively prepared and implemented with a focus on achieving high water quality in the Panhandle Region. It should also include a nitrate dilution modeling study to meet the State target of 2 parts per million nitrate content in groundwater. By performing a nitrate dilution study on a regional basis, the Panhandle may be allowed to cluster certain areas to higher densities while preserving other areas at lower densities.

Resource/Tip Box 3-2: Water Quality Management Plan

For more information, visit the NJDEP Water Quality Management Planning webpage: www.state.nj.us/dep/watershedmgt/wqmps.htm.

Wetland restoration is an essential tool to protect, improve and increase wetlands. Restoring lost and degraded wetlands to their natural state is vital to ensure the health of the watersheds. Areas of former wetlands retain their characteristic soil and hydrology, which allows their natural functions to be reclaimed. Restoration is a complex process that requires planning, implementation, monitoring and management. A Panhandle Wetlands Restoration Plan should be developed to identify and prioritize wetlands and waters for preservation and restoration.

Resource/Tip Box 3-3: Wetlands and Water Restoration

For more information, visit EPA's River Corridor and Wetland Restoration webpage: www.epa.gov/OWOW/wetlands/restore/

The Panhandle Regional Collaborative is concerned that many Panhandle farms are transitioning from grain crops, which do not require irrigation, to other types of crops that do require irrigation. The concern is that the added water demand may exceed the supply capacity. A water supply study should be conducted to assess the potential impacts of new agricultural irrigation systems.

Municipalities are also encouraged to adopt and enforce best management practices for stormwater control to reduce negative impacts of stormwater runoff and improve water quality throughout the region. The *Municipal Options for Stormwater Management* publication from ANJEC provides important information on stormwater management and best practices. A copy is included in the **Section 10.2 Resource Toolbox**.

3.3.2. Habitat & Wildlife Protection and Management

To address the concerns for the protection of critical habitat for rare, threatened and endangered plant and animal species, such species and critical habitats should be identified through local Natural Resource Inventories. Each municipality should review their Natural Resource Inventory and update, if necessary. A list and map of critical habitats, based on NJDEP data, should be prepared for the Region. Municipalities should work cooperatively with the County, State, non-profit and other interest groups to acquire the conservation easements on these lands.

Invasive exotic plant species are those plants not indigenous to an area, but which tend to dominate the landscape, changing the structure and function of habitats usually to the detriment of native plant and animal species. Watershed-based Invasive Exotic Plant Control Plans are perhaps the best approach to containment of invasive species. Unless the species are controlled in the upstream portions of watershed, there may be little hope of controlling them in the downstream portion of watersheds. This is especially important with the Panhandle being located upstream to five different Watershed Management Areas.

Resource/Tip Box 3-4: Invasive Exotic Plant Species

The Mid-Atlantic Exotic Pest Plant Council (MA-EPPC) provides regional leadership to effectively address the threat of invasive plants. The MA-EPPC coordinates regional efforts to gather and share information on the identification, management and prevention of invasive species. They also provide training, volunteer opportunities, and identify research needs. The MA-EPPC Plant List can be found at www.invasive.org/maweeds and includes 284 species of exotic species that are known to be potentially invasive.

The NJDEP is responsible for maintaining appropriate animal population levels, which it does primarily by advocating the sport hunting program. The NJDEP Division of Fish and Wildlife has introduced the Deer Management Assistance Program (DMAP) as a plan for landowners in specified Deer Management Zones (DMZ) to manage undesirable deer densities. DMAP is for landowners or administrative agencies/organizations that cannot adequately manage the deer population on their property within the available deer season structure in those deer management zones with restricted bag limits. Under the program the Division will sell special site-specific DMAP antlerless permits to hunters listed on the DMAP property application to enable them to harvest additional antlerless deer during the permit seasons. An example of this situation would be a farm suffering extensive damage, which is surrounded by land with more conservative deer hunting regulations. Panhandle municipalities should assess whether participation in the DMAP is necessary to control deer populations and advocate farm owner participation.

In areas where sport hunting is not considered a viable management tool, the NJDEP may permit (or reject) alternative methods of controlling deer populations under the Community-Based Deer Management Permit (CBDMP) program. Such alternative methods may include controlled hunting, shooting by an authorized agent, capture and euthanization, capture and removal, and fertility control. Panhandle municipalities should determine whether traditional hunting is a viable population control method and, if not, apply to the NJDEP Fish and Game Council for participation in the CBDMP to designate a Special Deer Management Area in areas where an overabundant deer population has caused significant damage to property (crops, ornamental shrubs, etc.) and/or has caused a significant number of vehicle collisions.

In order to ensure that environmental regulations are being complied with in the Panhandle, the Panhandle Regional Task Force (PRTF) should establish cooperative relationships with the NJDEP to improve the reporting system for environmental incidents, abuses, and complaints. Through interactive and cooperative relationships, more effective means of enforcement and reporting may be discovered.

The PRTF is also recommended to improve cooperative relationships between Panhandle municipalities and state agencies to eliminate inconsistencies between environmental policies of various state agencies. The PRTF should take a proactive role as a unified entity in opposing or supporting environmental legislation that would affect natural resources.

3.3.3. Parks & Open Space Preservation

The expansion of parks and open space preservation efforts is recognized as an effective means to protect the Region's natural resources. Panhandle municipalities should continue to maintain a strong relationship with the Monmouth County Park System to coordinate planning for acquiring parcels adjoining existing open space lands. Together, the municipalities and the County should focus on meeting both the long-term and short-term goals for the amount of open space and recreation, consistent with the NJDEP Balanced Land Use guidelines that were adopted by the Monmouth County Park System.

Since open space preservation relies on the purchase of land (either fee-simple or open space easement), funding is required to expand open space holdings. However, current funding sources may not be sufficient to meet the open space needs. Additional funding sources should be secured through Green Acres and through partnerships between municipalities and non-profit organizations.

Opportunities for Tier 3 Greenways (hosted by municipalities and non-profit organizations) to link municipal open spaces with residential neighborhoods and other important location should be identified and planned accordingly. These greenways would involve municipalities and non-profit organizations. The Upper Freehold Multi-Use Trail, the Millstone Proposed Greenways and the Millstone Proposed Bridle Trails should be coordinated to provide logical trail connections between the Panhandle municipalities. Allentown and Roosevelt should be involved as well. The PRTF should assist municipalities in coordinating greenway efforts to plan for a comprehensive network of greenway linkages. The Monmouth County Park System should update the *Monmouth County Open Space Plan* to include these municipal greenways and trails as Tier 3 Greenways.

See **Section 6.3 Transportation Strategies** for a discussion of how these proposed greenways should be used to provide for Non-Vehicular Travel (Walk / Bike / Horse Trails).

Resource/Tip Box 3-5: Open Space Preservation Organizations

Association of New Jersey Environmental Commissions (ANJEC)
PO Box 157 Mendham, NJ 07945
(973) 539-7547 Fax: (973) 539-7713
www.anjec.org
Non-profit organization that helps New Jersey environmental commissions, individuals, local and state agencies preserve natural resources and promote sustainable communities.

Conservation Resources, Inc.
PO Box 594
100 North Road, Suite 2, Chester, NJ 07930
(908) 879-7942
www.conservationresourcesinc.org
Non-profit organization providing financial and technical services to the conservation community in New Jersey.

D&R Greenway Land Trust
One Preservation Place
Princeton, NJ 08540
Phone: (609) 924-4646 Fax: (609) 924-5577
www.drgreenway.org
Central New Jersey's non-profit land preservation organization dedicated to the preservation of natural areas.

Garden State Greenways
www.gardenstategreenways.org/
Online planning tool for all those involved in conserving open space, farmland, and historic areas.

Monmouth Conservation Foundation
Box 4150 Middletown, NJ 07748-4150
(732) 671-7000
www.monmouthconservation.org
Non-profit organization that acquires, holds, preserves and protects the open lands in Monmouth County.

Monmouth County Park System
805 Newman Springs Road Lincroft, New Jersey 07738
(732) 842-4000
http://www.monmouthcountyparks.com
Monmouth County's open space, park and recreation agency.

New Jersey Audubon Society
9 Hardscrabble Road
Bernardsville, New Jersey 07924
(908) 204-8998
www.njaudubon.org
Privately supported, non-profit organization that fosters environmental awareness and a conservation ethic among New Jersey's citizens; protects New Jersey's birds, mammals, other animals, and plants, especially endangered and threatened species; and promotes preservation of New Jersey's valuable natural habitats

The Nature Conservancy
Bamboo Brook
170 Longview Road Far Hills, NJ 07931
(908) 234-1225
www.njconservation.org
Private, non-profit organization that protects threatened state natural areas and farmland through land acquisition and stewardship, promotes strong New Jersey land use policies and forges partnerships to help safeguard water and other natural resources.

New Jersey Conservation Foundation
Bamboo Brook
170 Longview Road Far Hills, NJ 07931
(908) 234-1225
www.njconservation.org
Private, non-profit organization that protects threatened state natural areas and farmland through land acquisition and stewardship, promotes strong New Jersey land use policies and forges partnerships to help safeguard water and other natural resources.

New Jersey Green Acres Program
501 East State Street
Station Plaza Building 5,
Trenton, NJ 08609
(609) 984-0500
www.nj.gov/dep/greenacres
Leads
Assists local government units and nonprofits in their efforts to increase and preserve permanent outdoor recreation areas for public use and enjoyment, and conservation areas for the protection of natural resources such as waterways, wildlife habitat, wetlands, forests and viewsheds.

The Land Conservancy of New Jersey
19 Boonton Avenue Boonton, NJ 07005
(973) 541-1010 Fax (973) 541-1131
www.tlc-nj.org
New Jersey based land trust organization that preserves land and water resources, conserves open space, and inspires and empowers individuals and communities to protect natural land and environment.

Trust for Public Lands (NJ Field Office)
20 Community Place, Suite 7, Morristown, NJ 07960
www.tpl.org
National nonprofit land conservation organization that conserves land for parks, community gardens, historic sites, rural lands and other natural places.

USDA-Natural Resource Conservation Service (NRCS)
PO Box 5033
4000 Kozloski Rd. Freehold, NJ 07728-5033
(732) 462-0075
www.nj.nrcs.usda.gov
Provides conservation planning and technical assistance to farmers. NRCS Conservation Plans are obtained through the services of this office.

Regional open space and recreation plans should be expanded, especially to identify additional greenways and trails for recreational or equestrian uses. Municipalities are urged to participate and endorse the Monmouth County Open Space Plan. Local planning documents should be updated to identify existing and proposed greenways and trails. Consistency between local and county documents should be the goal.

It is important to have local support for open space preservation efforts. Residents may not be aware of the significant value open spaces have for protecting the natural environment. An educational program should be implemented to educate the public (including new land owners) on the various aspects of open space preservation including information on the various programs and their benefits, as well as obstacles that need to be overcome. Educational materials should be developed and distributed to new homeowners and school systems in the Region. Materials should also be made available on municipal and regional partners' websites. Increased opportunities for local school field trips to local sites should be facilitated.

A concern expressed by the Regional Collaborative is that open space lands are not always properly managed. Too often lands are purchased by the Green Acres Program and then forgotten about. As a consequence, lands are left fallow which allows invasive plants to gain a foothold. The Regional Collaborative recognizes the need to manage open space and farm lands against the introduction of non-native and invasive species. Therefore the PRTF needs to promote proper land stewardship among all its land holders.

While the Panhandle municipalities, the County, the State and other various entities have taken action to ensure that the natural resources of the Region are protected, implementation of these strategies will further ensure that the Region will achieve the regional vision of effective management of water resources, increased habitat and wildlife protection and management, and expanded parks and open space preservation.

4. AGRICULTURE

4.1. Agricultural Concerns – Vision and Issues

The overriding concern expressed by the Panhandle Regional Collaborative is the preservation, protection and conservation of agricultural resources. The collaborative has a regional vision that includes preservation of agricultural resources to the maximum extent possible.

The Panhandle Region faces increasing pressures to develop farmland for residential or other uses. Historically, the region lost 3,471 acres of agricultural lands between 1986 and 2002, which included over 2,600 acres of prime farmland soils, unique farmland soils or soils of statewide importance. A continuation of this trend could result in a significant loss of farmland properties, which would be detrimental to the local economy and would also diminish the rural image of the region. In order to protect these important farm properties from development, farmland preservation efforts needs be expanded to increase preservation of farmland and to manage and protect productive farmland. Issues of concern with the ability to preserve additional farmland are increasing land values and diminished State funding.

Aside from issues with preservation of agricultural lands, Panhandle farmers are also faced with economic hardships. Farming in the Panhandle Region is a seasonal industry that is highly dependent on variable factors, such as the weather. Support mechanisms should be developed to help farmers maintain income year-round. Further development of agri-tourism is a vision shared by the Regional Collaborative. Sustaining the equine industry is also seen as a positive vision for the future economic well-being of farming in the Panhandle.

Suburbanization of surrounding counties and areas to the east in Monmouth County has both positive and negative impact on the Panhandle Region. Increased population nearby provides more customers for farm products. At the same time, commuters from suburban areas help contribute to congestion on Panhandle roadways, which can adversely affect agricultural activities. Encroaching suburbanization also puts development pressure on agricultural lands in the Panhandle. As residential uses increase in the Panhandle, the potential for conflicts with the agricultural community increases. Municipalities with rural farming communities often receive complaints from residents regarding noise, dust, odors and slow moving farm vehicles.

4.2. Agricultural Profile

In 2004, Upper Freehold Township was the number two municipality in the entire state for total farmland assessed acres and Millstone Township was number 30. As of June 2007, Upper Freehold Township ranked number one in New Jersey in total preserved acres.

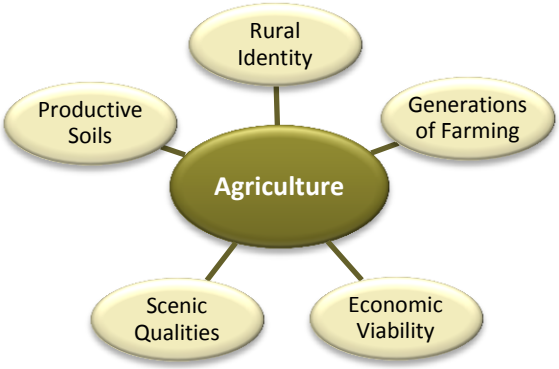
In the Panhandle Region, agriculture has defined a way of life for generations. Some Panhandle families have been "tilling the land" for well over 100 years. Other residents have moved to the Panhandle attracted by its "rural serenity". Visitors know the Panhandle as the "agricultural beltway" of Monmouth County. The overriding perception one gets when traveling through the Panhandle Region is the predominance of agricultural land and open space. Viewed from above, one sees a patchwork quilt of farmland interspersed with wooded stream corridors. Property tax classifications indicate that over 50 percent of the land in the Panhandle Region is classified as agricultural. Combined, agricultural land use and public open space accounts for better than two-thirds of the Panhandle land area. In contrast, the next leading land use in terms of area, residential uses occupy less than 20 percent of the Panhandle land area.

The prevalence of agricultural land and open space is not limited to one Panhandle municipality with three of the four municipalities having significantly greater than 50 percent of their land use devoted to agriculture or open space. In Upper Freehold, approximately 77 percent of the land area is either farmland (61.4 percent) or public open space (15.8 percent). In Roosevelt, the combination of farmland (38.9 percent) and public open space (35.0 percent) is approximately 74 percent and in Millstone approximately 56 percent (44.7 percent farmland and 11.2 percent public open space). Even Allentown has over 10 percent of its land area devoted to agriculture (2.8 percent) or public open space (7.7 percent).

Existing Farmland in Upper Freehold Township

The prevalence of agriculture extends beyond the Panhandle Region to adjoining counties including Plumsted Township in Ocean County, North Hanover Township in Burlington County, Robbinsville and East Windsor Township in Mercer County, and Monroe Township in Middlesex County. Adjoining municipalities to the east in Monmouth County (surrounding Freehold Borough) also share an agricultural heritage, although they have been subjected to more development pressures over the years and residential development, not agriculture, is the predominant land use. The rural attributes of this portion of central New Jersey have been recognized by the 2001 New Jersey State Development and Redevelopment Plan, which includes the vast majority of the area within Planning Area 4 (PA4), the Rural Planning Area or Planning Area 4B (PA4B), the Rural Environmentally Sensitive Planning Area. The major thrust of the PA4 and PA4B designation is to encourage the preservation of rural and environmentally sensitive areas and farmland.

The rich agricultural soils and the scenic qualities of farmland make agriculture perhaps the most valuable resource in the Panhandle Region. The region depends on these agricultural resources to sustain a viable economic climate and maintain rural character in the Panhandle Region. The interaction of agriculture with some of the most important assets of the Panhandle is illustrated in the accompanying figure. In light of these facts, the Regional Collaborative has identified farmland preservation as one of the top issues in the region. Not only do these municipalities wish to preserve the agricultural uses that contribute to the rural character of the region, but preservation of these lands will also limit development in unwanted areas, achieving two goals with one action.



The importance of agriculture to the Panhandle Region is recognized by municipal Master Plans with goals and objectives related to farmland preservation at the forefront. The *Upper Freehold Master Plan* (2007) contains five guiding principles of the Land Use Plan Element. The first two are:

- *Maintain the rural and country atmosphere which prevails throughout most of Upper Freehold Township.*
- *Preserve farmland to the maximum extent possible and in a manner that is reasonable, achievable and equitable to the farmer.*

In the *Millstone Township Master Plan* (2002), the first two principles listed, upon which the Master Plan is based, are very similar to Upper Freehold. The first two principles are:

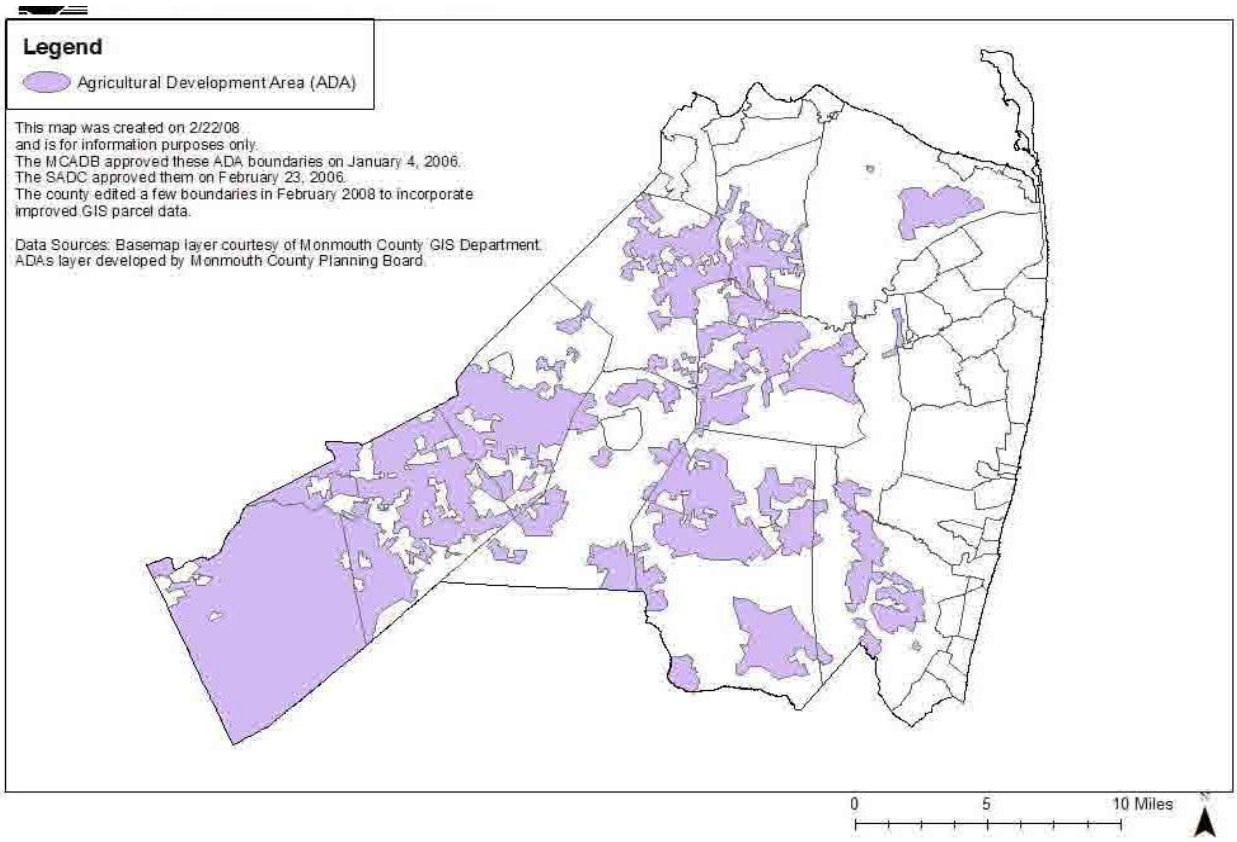
- *The rural character of Millstone Township should be maintained.*
- *Open space and farmland are essential to maintaining a healthy environment, controlling urban sprawl and preserving the rural character of Millstone Township and its natural and cultural resources…*

The *Roosevelt Borough Master Plan Reexamination Report* (2007) notes the successes in preserving farmland in the northern and eastern portions of the Borough, with the assistance of Monmouth County (purchased 109 acres north of Oscar Road) and the State of New Jersey (purchased 100+ acres in the eastern portion of the Borough to add to the Assunpink Wildlife Management Area).

Only Allentown has no reference to farmland preservation in its *Master Plan* (2006). But Allentown has a very limited area assessed as farmland (11 acres), most of which is associated with Indian Run Golf Course in Upper Freehold.

Farmland preservation has been actively pursued by Panhandle municipalities with the assistance of Monmouth County, the Monmouth County Agriculture Development Board (MCADB) and the State of New Jersey. The MCADB has designated virtually all of Upper Freehold and all major undeveloped portions of Millstone and Roosevelt as Agricultural Development Areas (see ADA Map). Agricultural Development Areas (ADA's) serve as the focal point for the County and State's farmland preservation efforts. They are areas in which agriculture is the preferred land use. Farms must be in an ADA to be eligible for any of the State Agricultural Development Committee's farmland preservation programs. Factors such as soils and existing land use are used as criteria when determining an ADA.

Figure 4-1: Agricultural Development Area Map



The presence of agriculture contributes to the scenic qualities of the Panhandle Region. The scenic qualities in turn help drive agri-tourism activities. The scenic qualities draw visitors for a "day in the country", which might include "pick your own" activities. A good example of agri-tourism is the Upper Freehold Historic Farmland Byway, which builds on the scenic attributes of farmland and historic dwellings and other buildings. (See Figure 5-2).

The agricultural base of the Panhandle also serves to provide outlets for active recreational pursuits including most notably horseback riding and cycling. On weekends, Panhandle area roads are alive with cyclists from nearby suburban areas. The rural low traffic roadways are ideal for novice and experienced cyclists alike.

There are many equine enthusiasts who live in or visit the Panhandle. Horseback riding on area trails is a favorite pastime. There is a reason why the horse is the State Animal of New Jersey. The New Jersey equine industry generates $1.1 billion annually in positive impact on the New Jersey economy according to a study prepared by the Rutgers Equine Science Center – The New Jersey Equine Industry 2007, Economic Impact. The report notes that there are 42,500 horses in the State and 96,000 acres directly related to equine activities.

Bridle Trail Crossing in Roosevelt Borough

Monmouth County ranks first in the State in acres directly related to equine activities with 19,900 acres; and is second only to Hunterdon County in the number of equine operations with 960 operations which includes anything from horses kept in "backyards" to large farms.

Monmouth County is the 7th highest-ranking county in the U.S. in sales of horses and related animals.

Source: Rutgers Equine Science Center, The New Jersey Equine Industry 2007, Economic Impact.

These impressive statistics for the County are due, in large part, to the prevalence of the equine industry in the Panhandle. The Horse Park of New Jersey, located in Upper Freehold Township, is a regional attraction for horsemen with a program almost every weekend during the warmer months, including shows, competitive events, sales and instruction. The Horse Park even hosted Olympic Game trials in 2008. Millstone Township has an active Horsemen's Association, which provides presentations and speakers and participates in parades and trail rides.

Horse Park of New Jersey in Upper Freehold Township

According to the 2002 Township of Millstone Master Plan, horse farms and equestrian activities have long been an important part of the "rural flavor" of the Township. Taking the importance of equestrian activities into consideration, the Master Plan includes a Bridle Path Network Plan, developed in concert with the Millstone Trailblazers, an

equestrian advocacy group. The Master Plan recommends that the Township's land development ordinance be amended to require properties on the Bridle Path Network Plan to dedicate 15-foot wide easements along their property lines for bridle paths for equestrian use only. The bridle network is envisioned as connecting County, state and municipal parks and facilities through a series of trails along greenways, stream corridors and property lines. Possible connections are shown to adjoining counties along the Monmouth County Greenways. Development of the bridle path network will help to maintain Millstone and other Panhandle communities as focal point for equestrian activities and support the further development of the local equine industry.

4.2.1. Farmland Soils

The suitability of the Panhandle Region as a viable farming community is directly dependent on the soils found in the region. An analysis of the soils revealed that the Panhandle contains a considerable amount of rich soils that are of significant importance for farming. It is, therefore, no surprise that the Panhandle has been a successful farming region for centuries.

The U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), in cooperation with other Federal, State and local government organizations, has inventoried soils that are important for the production of the Nation's food supply. These lands are based on soil types and area classified into three categories: Prime Farmland, Unique Farmland and Farmland of Statewide Importance. Additional information on these soils can be found in **Section 3.1 Natural Resources Profile**.

Table 4-1: Panhandle Farmland Soils					
	Soil Classification	Farm Assessed And Not Preserved	Farm Assessed and Preserved	Not Farm Assessed	Total
Allentown Borough	Prime Farmland	5 ac	0 ac	33 ac	38 ac
	Unique Importance	0 ac	0 ac	0 ac	0 ac
	Statewide Importance	3 ac	0 ac	33 ac	36 ac
	Not of significant importance	6 ac	0 ac	319 ac	325 ac
	Subtotal	14 ac	0 ac	385 ac	399 ac
Millstone Township	Prime Farmland	3,337 ac	459 ac	3,831 ac	7,627 ac
	Unique Importance	170 ac	9 ac	447 ac	626 ac
	Statewide Importance	3,161 ac	315 ac	3,838 ac	7,314 ac
	Not of significant importance	2,569 ac	462 ac	5,423 ac	8,454 ac
	Subtotal	9,237 ac	1,245 ac	13,539 ac	24,021 ac
Roosevelt Borough	Prime Farmland	68 ac	135 ac	166 ac	369 ac
	Unique Importance	0 ac	0 ac	0 ac	0 ac
	Statewide Importance	145 ac	76 ac	266 ac	487 ac
	Not of significant importance	29 ac	37 ac	330 ac	396 ac
	Subtotal	242 ac	248 ac	762 ac	1,252 ac
Upper Freehold Township	Prime Farmland	4,888 ac	4,406 ac	4,403 ac	13,697 ac
	Unique Importance	94 ac	23 ac	57 ac	174 ac
	Statewide Importance	2,852 ac	1,676 ac	3,108 ac	7,636 ac
	Not of significant importance	2,557 ac	2,069 ac	4,011 ac	8,637 ac
	Subtotal	10,391 ac	8,174 ac	11,579 ac	30,144 ac
Panhandle Region	Prime Farmland	8,297 ac	5,000 ac	8,432 ac	21,729 ac
	Unique Importance	264 ac	32 ac	504 ac	800 ac
	Statewide Importance	6,162 ac	2,067 ac	7,244 ac	15,473 ac
	Not of significant importance	5,162 ac	2,568 ac	10,083 ac	17,813 ac
	Total	19,885 ac	9,667 ac	26,263 ac	55,815 ac

Sources:
-U.S. Department of Agriculture, Natural Resources Conservation Service (2008). Soil Survey Geographic (SSURGO) database for Monmouth County, New Jersey
-Parcel and Mod-iv data from the 2003 Monmouth County Landbase Project
-Monmouth County Agricultural Development Board (2008-12-15). Farmland Preservation database.

Prime Farmland Soils

According to the USDA, 'prime farmland soils' have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and are of major importance in meeting the Nation's short- and long-range food needs. Prime farmland soils make up a large portion of the Panhandle and typically include loams from the Adelphia, Collington, Colts Neck, Downer, Freehold, Hammonton, Holmdel, Keyport, Marlton, Sassafras and Woodstown soil series.

The Panhandle contains a total of 21,729 acres of prime farmland soils, less than one-quarter of which are contained on preserved farmland. Approximately 8,297 acres of prime farmland soils are currently farm assessed but not preserved, and another 8,432 acres are not utilized for agricultural purposes. An analysis of land use change from

the NJDEP Land Use / Land Cover data indicates that agricultural lands in 1986 that had been developed with urban land uses by 2002 contained 1,925 acres of prime farmland soils.

Unique Farmland Soils

'Unique farmland soils' is the next classification, which has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of specific high-value food and fiber crops, such as tree nuts, cranberries, and other fruits and vegetables. Unique farmland soils in the Panhandle include Appoquinimink-Transquaking-Mispillion complex, Atsion sand, Berryland sand, and Manahawkin muck. These soils are primarily found within the riparian stream corridors throughout the Panhandle Region.

The Panhandle contains 800 acres of unique farmland soils. However, only 32 acres of the preserved farmland in the region contain these soil types. Roughly 500 acres of unique soils are currently used for purposes other than farmland, including 285 acres of open waters, wetlands and forestland. According to the 2002 NJDEP Land Use / Land Cover data, only about 36 acres are used for agricultural purposes, most of which are identified as wetlands that have been modified for agricultural cultivation. The 2002 Agricultural Census does not indicate that fruits, tree nuts and berries are an important crop in the Panhandle. Less than 10% of the farms are reported to grow such crops (most are believed to farm fruit trees). An analysis of land use change from the NJDEP Land Use / Land Cover data indicates that agricultural lands in 1986 that had been developed with urban land uses by 2002 contained less than 2 acres of unique farmland soils.

Farmland Soils of Statewide Importance

Land that does not meet the criteria for prime or unique farmland soils may be considered to be farmland of statewide importance. These soils are ideal for the production of food, feed, fiber, forage, and oilseed crops, nearly meeting the requirements for prime farmland and economically producing high yields of crops when treated and managed appropriately. Farmland soils of statewide importance in the Panhandle are typically loams and sands from the Collington, Colts Neck, Downer, Elkton, Fallsington, Freehold, Fort Mott, Hammonton, Keyport, Klej, Kresson, Mariton, Permberton, Sassafras, Shrewsbury and Tinton soil series.

The Panhandle contains 15,473 acres of soils of statewide importance. About 2,067 acres of the preserved farmland and 6,162 acres of assessed farmland in the region contain these soil types. About 7,244 acres are currently used for purposes other than farmland. An analysis of land use change from the NJDEP Land Use / Land Cover data indicates that agricultural lands in 1986 that had been developed with urban land uses by 2002 contained 685 acres of farmland soils of statewide importance.

The following maps show existing soils, which are highly suitable for farming (**Figure 4-2**) and those areas actually used for agriculture (**Figure 4-3**). As illustrated, not all highly suitable soils for farmland are used for agricultural purposes, since some may be covered by woodlands or wetlands or may be developed in some way for other uses, such as residential.

Panhandle Region Plan

Figure 4-2

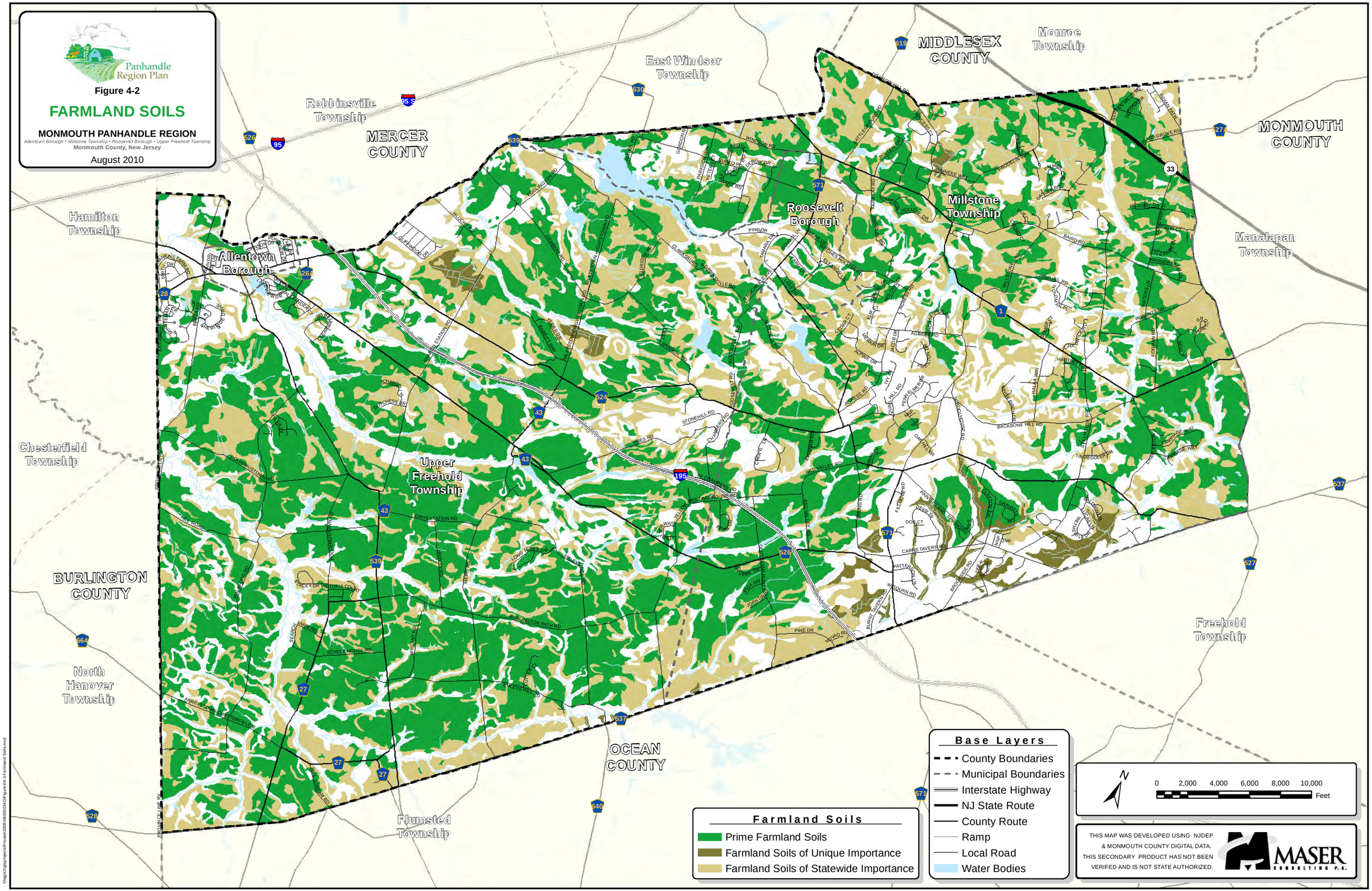
FARMLAND SOILS

MONMOUTH PANHANDLE REGION

Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township

Monmouth County, New Jersey

August 2010



Panhandle Region Plan

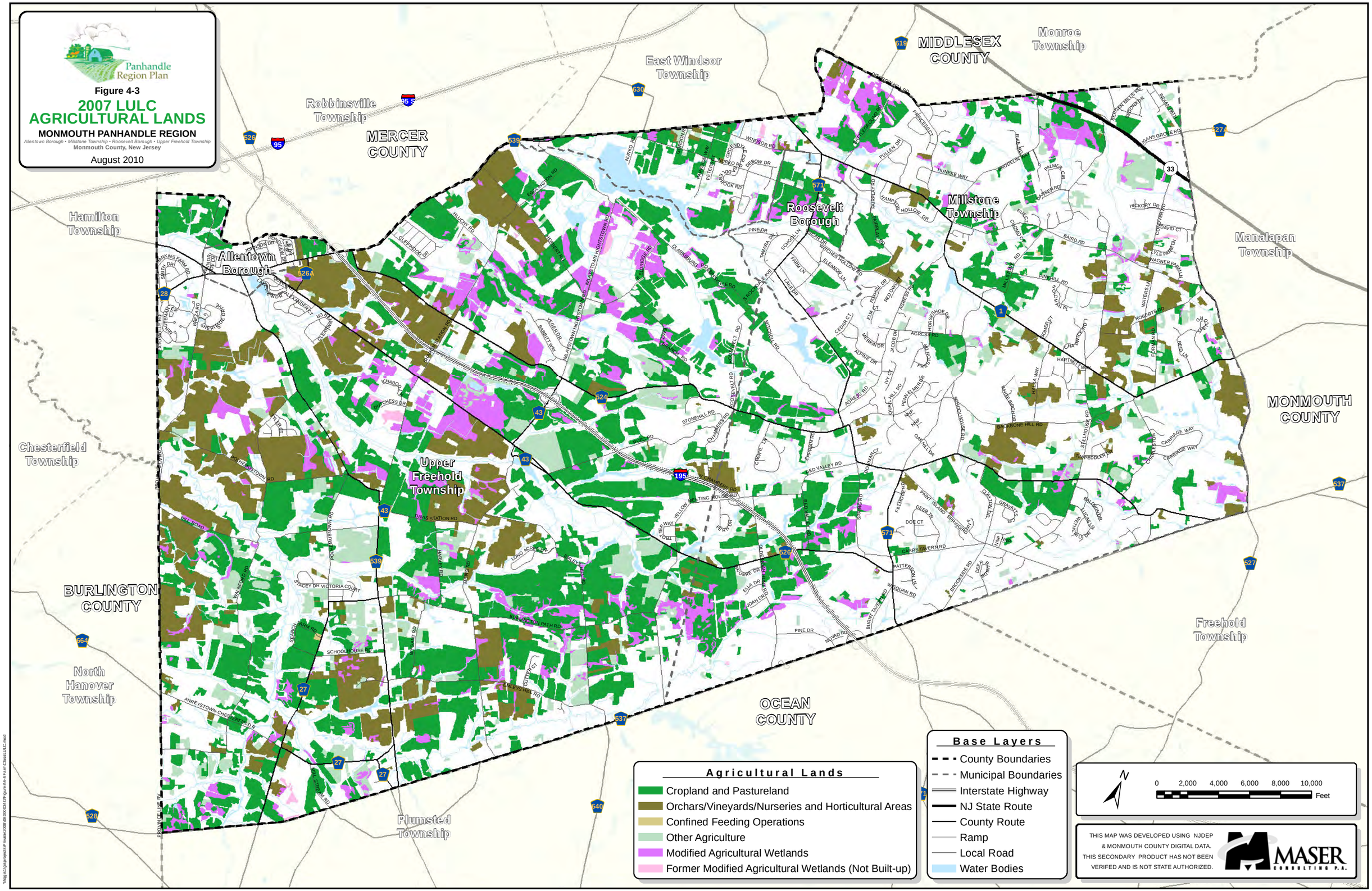
Figure 4-3

2007 LULC AGRICULTURAL LANDS

MONMOUTH PANHANDLE REGION

Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township
Monmouth County, New Jersey

August 2010



4.2.2. Farmland Preservation

Farmland Preservation is an important component of maintaining a viable agricultural industry by protecting valuable farm properties from development pressures. Currently, approximately 8,500 acres of farmland are preserved within the Panhandle Region (see **Table 4-2**). However, nearly double that amount of farmland remains unpreserved in the region. In New Jersey, the State Agriculture Development Committee (SADC) administers the State Farmland Preservation Program and promotes innovative approaches to maintaining a viable agricultural industry throughout the State. There are several programs under the SADC and other agencies available to assist in preservation efforts.

Table 4-2: Panhandle Farmland Preservation

	USDA NRCS FRPP	State Owned Lands	SADC Easement Purchase	SADC Fee Simple Purchase	County Easement Purchase	Planning Incentive Grants	SADC Grant to Non-Profit	Total Acres Preserved
Allentown Borough	0 ac	0 ac	0 ac	0 ac	0 ac	0 ac	0 ac	0 ac
Millstone Township	0 ac	0 ac	0 ac	0 ac	511 ac	596 ac	0 ac	1,106 ac
Roosevelt Borough	0 ac	0 ac	0 ac	0 ac	0 ac	266 ac	0 ac	266 ac
Upper Freehold Township	0 ac	0 ac	475 ac	12 ac	6,551 ac	527 ac	0 ac	7,078 ac
Panhandle Region	0 ac	0 ac	475 ac	12 ac	7,062 ac	1,389 ac	0 ac	8,451 ac
Monmouth County	0 ac	110 ac	521 ac	249 ac	8,356 ac	1,433 ac	38 ac	10,707 ac

Source: New Jersey State Agriculture Development Committee (2009-07-28). New Jersey Farmland Preservation Program. Listing of State, County and Municipally Preserved Farmland. http://www.state.nj.us/agriculture/sadc/farmpreserve/progress/preserved/preservedfarmslist.pdf

USDA-NRCS Farm and Ranch Lands Protection Program

The Farm and Ranch Lands Protection Program (FRPP) is a Federal preservation program managed by the USDA Natural Resources Conservation Service (NRCS). In this program, the USDA-NRCS provides funding to the SADC to assist in the protection of farm and ranch lands that contain prime farmland soils, unique farmland soils or soils of statewide importance from nonagricultural development. The SADC was provided with a NRCS cost-share grant for $2.3 million in 2007 to be used for a 20 percent Federal cost-share on the purchase of development rights on approved farmland. Six farms in Upper Freehold totaling 392 acres have been preserved under this program. Although not nearly as popular as other preservation programs, lands have been preserved through this program in the Panhandle. The limited use of this funding source is related to the constrained availability of funding through this program, very competitive nature of the funds, and the strict eligibility criteria that limits things such as impervious cover on farms. This is a challenge for many of the major agricultural industries that are dominant in the Panhandle, such as equine and nursery that typically have large buildings and greenhouses on site.

SADC State Acquisition Program

Under the State Acquisition Program, farm owners may sell their property's development rights easement or the property outright to the SADC. Whether the landowner sale is fee simple or just for the development rights, the land is permanently deed-restricted for agricultural use. If the property is purchased outright by the SADC, the land is then

Preserved Farmland in Millstone Township

sold at public auction as preserved farmland. As of July 2009, 487 acres of farmland in the Panhandle have been preserved under the SADC State Acquisition Program, either through fee simple or easement purchase.

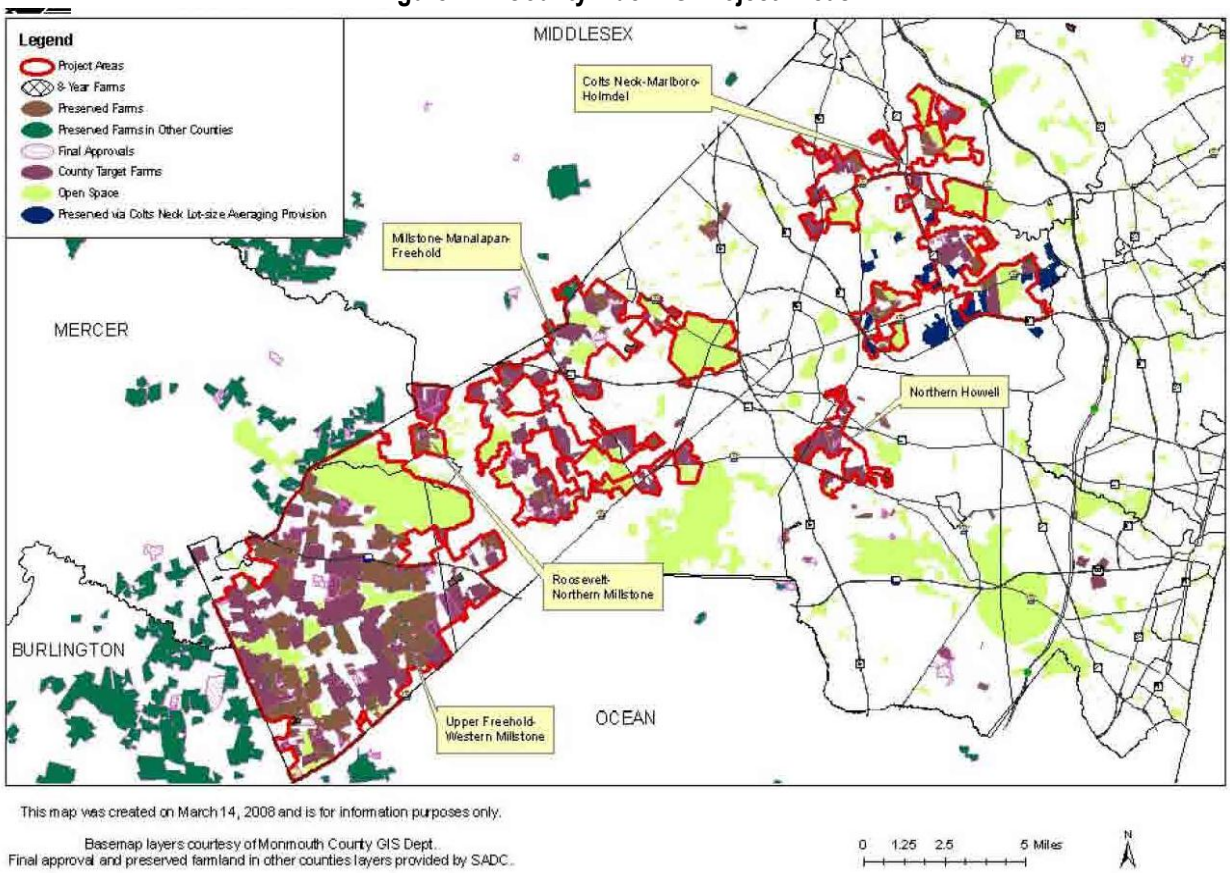
SADC Traditional County Easement Purchase

Under the Traditional County Easement Purchase Program, farm owners may sell their property's development rights to the County in which the property is located. The County does not purchase farmland outright. The SADC provides funding to the County for between 60 and 80 percent of the costs of purchasing development rights on approved farms. This was the most popular preservation program in Monmouth County, with over 7,000 acres of farmland preserved as of July 2009 but Monmouth County has now exhausted all funds available to it under this program.

SADC County and Municipal Planning Incentive Grants

In this program, the SADC provides Planning Incentive Grants (PIG) to encourage municipalities and counties to engage in comprehensive planning for farmland preservation. As a condition of receiving this funding, counties and municipalities are required to adopt a Comprehensive Farmland Preservation Plan. One of the benefits of this program over the traditional easement purchase program is the ability for counties and municipalities to accept and process preservation applications year-round rather than only once a year. Monmouth County has adopted Countywide PIG Project Areas in Millstone Township, Roosevelt Borough and Upper Freehold Township (see Countywide PIG Project Areas map **Figure 4-4**). Planning Incentive Grants have allowed for 1,389 acres of farmland to be preserved in the Panhandle. Upper Freehold, Millstone and Roosevelt have all used municipal PIG funding in the past. Upper Freehold and Millstone have prepared their own municipal farmland preservation plans under the new State rules. Millstone's was approved by SADC in April of 2009. Upper Freehold's plan is still under review at SADC. The County PIG Program is fairly new having preserved the first two farms through the program in December of 2009. Both are in Upper Freehold.

Figure 4-4: Countywide PIG Project Areas



SADC Grants to Non-profits

The SADC also provides grants to non-profit organizations, such as the Monmouth Conservation Foundation or the D & R Greenway, for up to 50 percent of the fee simple or development easement values on farms to ensure their permanent preservation. To date, no farmland in the Panhandle has been preserved through non-profits; probably because of the active involvement of local municipalities in the SADC Planning Incentive Grants and the high degree of success in the program.

SADC Eight-Year Program

The Eight-Year Program is slightly different from the other preservation programs in that the landowner is not compensated monetarily for participation and the land is not permanently deed restricted however, there are increased protections from nuisance complaints, zoning changes and eminent domain. Under this program, the farmland owner must agree to voluntarily restrict the property from non-agricultural development for a period of eight years. Participating landowners may apply to the SADC for grants to fund up to 50 percent of the costs of approved soil and water conservation projects. Participation in an Eight-Year Preservation Program requires a formal agreement between the landowner, the county and the municipality (if the program is municipally approved). There are three Panhandle farms in the Eight-Year Program.

Transfer of Development Rights

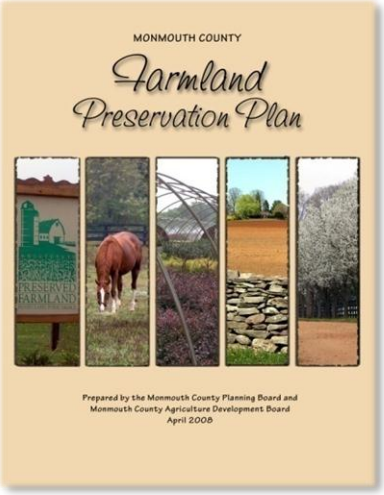
Transfer of Development Rights (TDR) is another program that could be used to preserve farmland properties. Under a TDR program, farmland owners within a designated "Sending Area" would be allowed to sell their property's development rights or "development credits" to developers. In turn, developers use these credits to build within designated "Receiving Areas" at densities or intensities greater than otherwise permitted. Once the development rights of a property are sold, the land will be permanently restricted from further nonagricultural development. TDR is permitted and regulated by the New Jersey State Transfer of Development Rights Act, N.J.S.A. 40:55D-137 et seq., which was enacted in March 2004 as the first state-wide comprehensive TDR enabling legislation, authorizing municipalities to establish intra-municipal TDR programs by ordinance or to enter into inter-municipal agreements with other municipalities (within the same county or in adjacent counties) to establish a joint program. TDR has not been implemented by any of the Panhandle Municipalities. According to the Upper Freehold Draft Farmland Preservation Plan, the Township is investigating the feasibility of a TDR program. Conversely, Millstone Township's Comprehensive Management Plan indicates that the Township has no plans to implement TDR, given the significant environmental constraints that limit the development potential.

4.2.3. Monmouth County Farmland Preservation Program

The Monmouth County Agriculture Development Board (MCADB) was established in 1981 to promote and coordinate farmland preservation efforts in the county. The MCADB is primarily responsible for the purchase of development rights under the SADC Traditional County Easement Purchase. The MCADB also helps resolve right-to-farm conflicts and make determinations as to a farming activity's conformance with generally accepted agricultural management practices. The MCADB partners with the SADC, municipalities, non-profit organizations and other government agencies to achieve farmland preservation. The MCADB also receives funding from the SADC under the County PIG Program for preservation purposes.

Monmouth County Farmland Preservation Plan

The *Monmouth County Farmland Preservation Plan,* updated in 2008, guides Monmouth County's efforts in preserving its remaining farmland and maintaining a viable agricultural industry. The plan sets preservation goals in 1, 5 and 10 year increments and identifies Agricultural Development Areas (ADAs) that will be the focus of preservation efforts.



As an adopted element of the *Monmouth County Growth Management Guide,* the *Farmland Preservation Plan* serves an important role, not only in defining the future of the county's agricultural industry, but also in shaping the physical development of the county and maintaining the high quality of life enjoyed by its residents.

Agricultural lands account for approximately 18.5% of the County, according to 2004 farmland assessment data. Monmouth County's remaining agricultural land base is centered in the Panhandle Region communities.

The top two agricultural municipalities in the County are in the Panhandle. Upper Freehold and Millstone have the most assessed farmland, followed by Howell, Colts Neck and Manalapan (based on 2004 NJ farmland assessment data).

Figure 4-5: Farmland Preservation Map illustrates the extent of farmland assessed and preserved farmland in the Panhandle Region. Preserved farmland indicated is based on data from the Monmouth County Agriculture Development Board. Properties that have been preserved through any of the SADC, Monmouth County or municipal farmland preservation programs are included. Farmland assessed properties include parcels that are classified as 3A regular farmland or 3B qualified farmland by the local tax assessor.

Resource/Tip Box 4-1: Farmland Preservation Organizations

Monmouth County Agriculture Development Board
Hall of Records Annex, 2nd Floor,
1 East Main Street Freehold, NJ 07728
(732) 431-7460 Fax: (732) 409-7540
http://www.visitmonmouth.com/page.aspx?Id=3004
Has regulatory oversight for the County Farmland Preservation Program and hears County Right-to-Farm cases.

New Jersey State Agriculture Development Committee (SADC)
PO Box 330,Trenton, New Jersey 08625-0330
(609) 984-2504
www.state.nj.us/agriculture/sadc/farmpreserve.htm
Leads in the preservation of New Jersey's farmland and promotes innovative approaches to maintaining the viability of agriculture. Administers the Farmland Preservation Program, providing grants to counties, municipalities and nonprofit groups to fund the purchase of development easements on farmland; directly purchasing farms and development easements from landowners; and offering grants to landowners in the program to fund up to 50 percent of the cost of soil and water conservation projects. Also administers the Right to Farm Program, oversees the Transfer of Development Rights Bank, and operates the Farm Link Program, which helps connect farm owners with farmers seeking access to farmland and farming opportunities.

United States Department of Agriculture (USDA)
www.usda.gov
Umbrella agency for Natural Resources Conservation Service (NRCS) and Farm Service Agency.

USDA-Farm Service Agency (FSA)
4000 Kozloski Rd. Freehold, NJ 07728-5033
(732) 462-0075
Administers farm commodity, crop insurance, credit, environmental, conservation, and emergency assistance programs.

USDA-Natural Resource Conservation Service (NRCS)
www.nj.nrcs.usda.gov
PO Box 5033
4000 Kozloski Rd. Freehold, NJ 07728-5033
(732) 462-0075
Provides conservation planning and technical assistance to farmers. NRCS Conservation Plans are obtained through the services of this office.

Monmouth Conservation Foundation
Box 4150 Middletown, NJ 07748-4150
(732) 671-7000
www.monmouthconservation.org
Non-profit organization that acquires, holds, preserves and protects the open lands in Monmouth County.

Conservation Resources, Inc.
PO Box 594
100 North Road, Suite 2, Chester, NJ 07930
(908) 879-7942
www.conservationresourcesinc.org
Non-profit organization providing financial and technical services to the conservation community in New Jersey.

New Jersey Agricultural Land Trust
200 West State Street Trenton, NJ 08068
(609) 915-9886
www.njalt.org
Statewide farmland conservation non-profit organization, focusing exclusively on preserving farms in New Jersey.

New Jersey Conservation Foundation
Bamboo Brook
170 Longview Road Far Hills, NJ 07931
(908) 234-1225
www.njconservation.org
Private, non-profit organization that protects threatened state natural areas and farmland through land acquisition and stewardship, promotes strong New Jersey land use policies and forges partnerships to help safeguard water and other natural resources.

New Jersey Farm Bureau
68 West State Street Trenton, NJ 08608
(609) 393-7163
www.njfb.org
Membership organization whose primary purpose is to represent the overall interests and improve the financial well-being of farmers.

Trust for Public Lands (NJ Field Office)
20 Community Place, Suite 7, Morristown, NJ 07960
www.tpl.org
National nonprofit land conservation organization that conserves land for parks, community gardens, historic sites, rural lands and other natural places.

Panhandle Region Plan

Figure 4-5

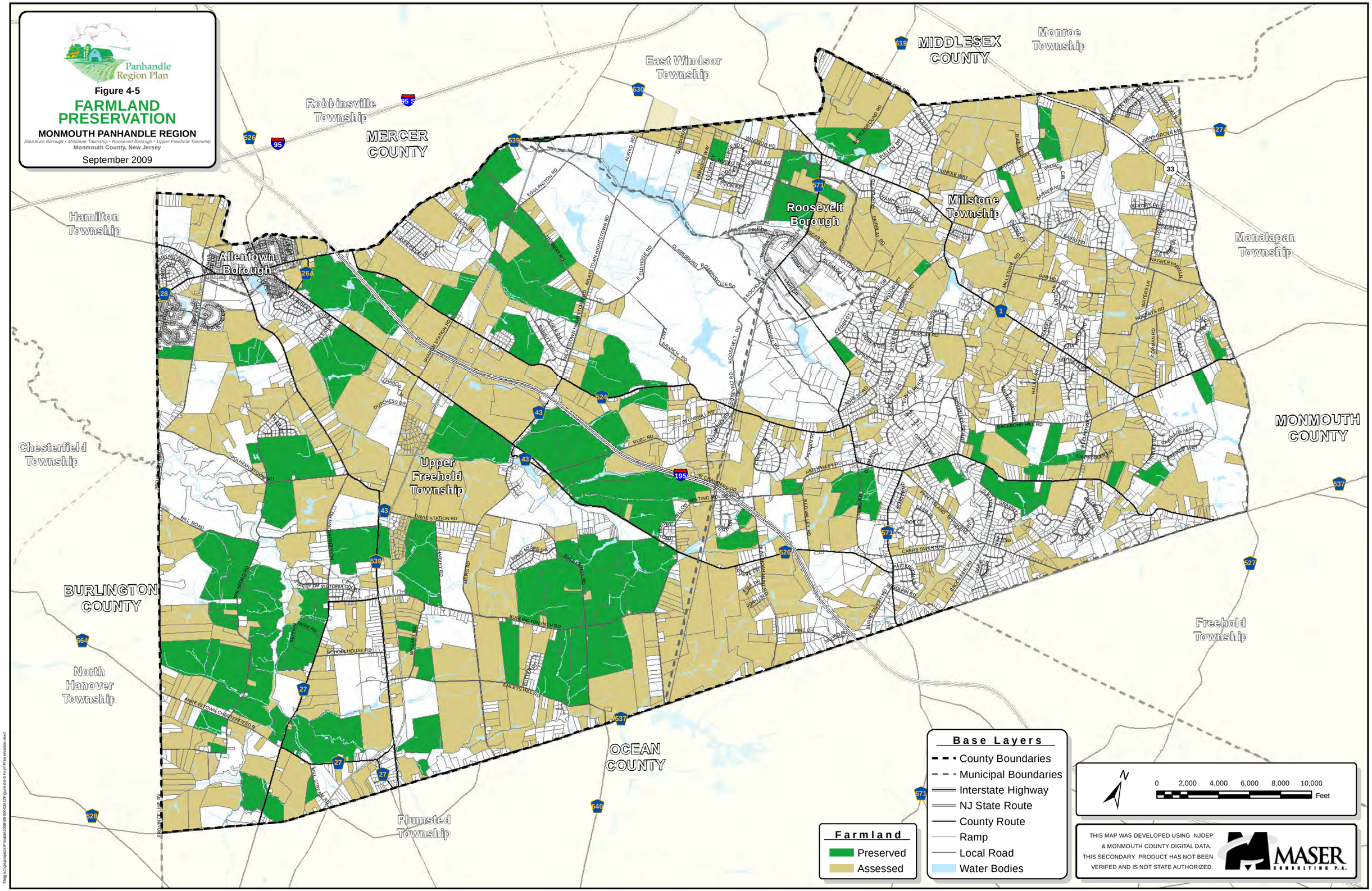
FARMLAND PRESERVATION

MONMOUTH PANHANDLE REGION

Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township

Monmouth County, New Jersey

September 2009



\\tags1\projects\Private\2008\08\0000034\GIS\Figure 4-6 FarmPreservation.mxd

4.2.4. Municipal Farmland Preservation Efforts

More than half of farmland assessed properties in Monmouth County can be found in the Panhandle Region. Upper Freehold and Millstone have both taken significant steps to ensure that farmland properties are preserved for the future. Roosevelt has used preservation efforts to preserve a greenbelt around the community. Allentown has a very limited amount of farmland that would be suitable for preservation.

Upper Freehold Township

Preserved Farmland in Upper Freehold Township

In recognition of the importance of agriculture, Upper Freehold has taken a strong role in farmland preservation efforts. In fact, the first two guiding principles in the *Upper Freehold Master Plan* (2007) recommend maintaining the rural and country atmosphere and preserving farmland. In furtherance of these goals, the Township has established an Open Space/Farmland Preservation Committee and Local Agriculture Board and has applied for PIG funding to assist with further preservation programs. The Upper Freehold Comprehensive Farmland Preservation Plan was adopted in 2000; and it is currently undergoing revisions to comply with the new Municipal PIG Rules (N.J.A.C. 2:76-17A). Upper Freehold was the first municipality in Monmouth County to contribute funds from property taxes to be dedicated to farmland preservation. Upper Freehold residents voted to increase the farmland preservation tax to $0.04 per each $100 assessed property value. Additionally, Right-to-Farm and Country Code ordinances have been adopted by the Township. The nationally recognized Upper Freehold Township Country Code sets forth the philosophy of the Township and the intention, effort, and cooperation required to remain a rural community. It is a sort of disclaimer for new residents, advising them of the rural ways of life in Upper Freehold.

Millstone Township

Hickory Ridge Horse Farm in Millstone Township

Millstone Township has also been actively pursuing farmland preservation activities. Similar to Upper Freehold, the first two principles of the *Millstone Township Master Plan* (2002) preserving the rural character through open space and farmland preservation. Pursuant to these goals, the Millstone Township Agricultural Advisory Council was created in January 2006, as an advisory group charged with several tasks having to do with planning for farming and agricultural related activities. The Millstone Township Comprehensive Farmland Preservation Plan was adopted in December 2007 to allow the Township to apply for Municipal PIG funds for preservation. The Township has also adopted a Right-to-Farm Ordinance. The SADC approved this plan in April 2009.

Roosevelt Borough

Despite the smaller size of Roosevelt Borough, when compared to its neighboring Townships, Roosevelt has also been taking actions to preserve the farmland that exists in the Borough. About half of the 490 acres of farmland in Roosevelt have been permanently preserved through Planning Incentive Grants. The *Roosevelt Borough Master Plan Reexamination Report* (2007) notes the successes in preserving farmland in the northern and eastern portions of the Borough, with the assistance of Monmouth County (purchased 109 acres north of Oscar Road) and the State of New Jersey (purchased 100+ acres in the eastern portion of the Borough to add to the Assunpink Wildlife Management Area). It also notes that there are other lands that have not yet been preserved but should be retained as agricultural uses.

Allentown Borough

Allentown is a predominantly built-out Borough with a small land area and only 11 acres of assessed farmland among its 399 acres. Five of those acres are now owned by the Borough Sewer Utility to provide for future discharge of treated wastewater to the ground. This provides a capacity buffer, as the Borough provides sewer service to a new regional Middle School in Upper Freehold Township. The groundwater discharge may be needed if a second school is located on that campus in the future. The remainder of the 11 acres was preserved in 2008 through a partnership with the Trust for Public Land, Upper Freehold Township, Green Acres and Monmouth County. It is actively farmed, and will remain so for the foreseeable future.

4.3. Agricultural Strategies

4.3.1. Preservation, Protection and Conservation of Agricultural Resources

Expand Preservation Efforts

The Panhandle Region faces increasing pressures to develop farmland for residential or other uses. In order to protect these important farm properties from development, farmland preservation efforts should be expanded to increase preservation of farmland and to manage and protect productive farmland.

Additional funding sources should be researched and secured by the Panhandle Regional Task Force (PRTF). The PRTF should cultivate strong and competitive applications that meet the SADC eligibility standards set forth through the County & Municipal PIG programs. The PRTF should seek applications that meet the eligibility criteria of the USDA-NRCS Farm and Ranch Lands Protection Program, which requires additional restrictions be placed on the property in addition to restrictions set forth through SADC preservation programs and continue to foster partnerships with local non-profits through researching and outreach for suitable applications through the SADC Grants to Non-profits Program.

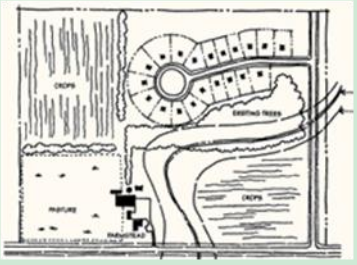
Panhandle municipalities should also work with the PRTF, the County and the SADC to prioritize farmland in the Panhandle to be preserved. Remaining unpreserved farmland should be prioritized based not only on the agricultural value of the property (i.e. important soil types) but also on the potential for losing the farmland property to development.

Innovative zoning techniques (such as open space clustering, TDR or non-contiguous parcel clustering) should be utilized by Panhandle municipalities to mitigate against the detriments of suburban sprawl on the region. Upper Freehold already has several of these zoning provisions in place. The Township's AR Agricultural Residential Zone District permits farmland/open space conservation clusters, non-contiguous clusters, lot averaging, agricultural

preservation subdivision or equine community options. Developers in this zone are required to utilize one of these development types, unless it can be shown that a conventional subdivision would meet the Township's land use objectives. Model ordinances should be developed for use and adoption by the Panhandle municipalities.

Resource/Tip Box 4-2: Innovative Zoning Techniques

Conventional Subdivision



Cluster Subdivision

Farmland/open space residential cluster is the grouping of residential units on a site in order to preserve a large portion of land as open space, recreation or agriculture. Although the residential lots would be smaller, the overall density of the tract would be the same as under a traditional subdivision design. Residential cluster is permitted under the planned development provisions of the Municipal Land Use Law (N.J.S.A. 40:55D-65c) for properties at least 5 acres in size. A model open space residential cluster ordinance is included in the Section 11.2 Resource Toolbox.

Non-contiguous parcel cluster is another zoning technique permitted under the planned development provisions of the Municipal Land Use Law. It is similar to an open space residential cluster, but it also allows for density to be transferred between non-contiguous properties. The overall density of all lands involved in the transfer would remain the same, except where a density bonus may be provided as an incentive. Properties from which the density is transferred would be permanently dead-restricted as preserved land. A model non-contiguous parcel cluster ordinance is included in the Section 11.2 Resource Toolbox.

Equine community is a type of cluster development that permits residential lots to be reduced in size and clustered around an equine center for the use of the residents. These types of communities typically occur on large tracts of land in rural areas, such as the Panhandle Region. The equine center would typically include, for example, barns, paddocks, riding arena (indoor and outdoor), pastures, riding trails, parking areas and a community center. A model equine community ordinance is included in the Section 11.2 Resource Toolbox.

Examples of equine or equestrian communities can be found from all over the U.S. One example that could be used as a model for the Panhandle is the Cadence Equestrian Community, which is being developed in the blue ridge mountains of Georgia. The Cadence Equestrian Community is situated on over 510 acres of meadows, wooded mountains and wetlands. Development of the 150 single-family dwellings (ranging from 1-1/4 to 5 acres), equestrian center, lodge, clubhouse, and network of hiking and riding trails has been planned to preserve over 100 acres of open space, and protect wildlife and other natural resources. Additional information about Cadence can be found at www.cadenceblueridge.com.

Sustain Economic Viability of Farming

Millstone Township Open Farmers Market

Agri-tourism is a market that should be expanded on in the Panhandle Region. The NJDA defines agri-tourism generally as "the business of establishing farms as travel destinations for educational and recreational purposes". Examples of agri-tourism opportunities in New Jersey presently include farm stands and 'pick-your-own' establishments, farmers markets, farm tours, bed-and-breakfasts, hunting, fishing, wine tasting, hiking, farm festivals, hayrides, petting zoos and corn mazes. (Rutgers, 2006). The New Jersey Agri-tourism Industry Advisory Council (NJATIAC) is responsible for researching current and potential agri-tourism opportunities and making recommendations on ways to expand and promote agri-tourism in New Jersey.

Allentown Fall Harvest Festival

There are currently over a dozen agri-tourism events and destinations within the Panhandle Region. Many farms have roadside farm stands to sell seasonal fruits, vegetables and plants to local residents. Others have established 'pick-your-own' opportunities for apples, pumpkins, Christmas trees and other produce. The Millstone Open Farmers Market is a prime example of an agri-tourism event that can be used as a cross-marketing opportunity in the Panhandle. Other public events, such as the Allentown Fall Harvest Festival, the Allentown Summer Hoe Down or the various events held at the Horse Park of New Jersey, could provide similar opportunities. Known agri-tourism events and businesses in the Panhandle that are listed in the NJDA Agritourism Database (http://www.state.nj.us/jerseyfresh/agritourismhome.htm) can be found in **Resource/Tip Box 4-3**.

Cream Ridge Winery in Upper Freehold

The Upper Freehold Historic Farmland Byway Committee recently completed a Corridor Management Plan (CMP), to implement the scenic byway and attract tourists and visitors to the Region. In addition, the county has engaged Millstone and Roosevelt (to complete the Panhandle 'ring') in helping to establish a county-wide scenic byway program that will extend from the Panhandle area (Allentown, Upper freehold, Millstone and Roosevelt) up to as far north as Sandy Hook. Agri-tourism should be coordinated and planned comprehensively with the Scenic Byways (see Section 6 Historic & Cultural Resources).

Resource/Tip Box 4-3: Sample of Existing Agri-Tourism in Panhandle Region

Allentown Fall Harvest Festival
Main and Church Streets
609-259-4350
Crafts, Food, Entertainment, and more

Allentown Summer Hoe Down
Allentown First Baptist Church
72 Waker Ave, Allentown, NJ
609-259-9177

Bullock Farms
83 Emleys Hill Road, Cream Ridge
(609) 758-8726 Fax: (609) 758-0729
www.bullockfarms.com
Roadside Market: Pumpkins (Sept. & Oct.), corn, cracked corn, wheat, soybeans (year round)
Pick Your Own: Christmas trees
Also Available: Straw & hay (availability), Christmas trees (day after Thanksgiving - Dec. 23), nursery stock (spring & fall).

Cream Ridge Herb Farm
38 Johathan Holmes Rd., Cream Ridge
(609) 758-6476

Cream Ridge Winery
Route 539, P.O. Box 98
Cream Ridge, NJ 08514
(609) 259-9797
www.creamridgewinery.com

Earth Friendly Organic Farm
17 Olde Noah Hunt Rd., Clarksburg
(609) 259-9744 Fax: (609) 259-9745
www.earthfriendlyorganicfarm.com
Roadside Market: Blueberries, blackberries, raspberries
Pick Your Own: Blueberries, blackberries, raspberries

Fox Valley Farm
286 Millstone Rd., Perrineville
(732) 446-3106
Available: Rhododendrons

Holmes Brothers, LLC
86 Jonathan Holmes Rd., Cream Ridge
(609) 758-7586 Fax: (609) 758-7852
Available: Hay, Straw, Mulch, Grain, and Grass Seed

Mendies Family Farm Market
65 North Rochdale Road, Roosevelt
(609) 820-8809
http://www.mendiesfarm.com
Available: Jersey Fresh produce, annuals, perennials, trees and shrubs

Horse Park of New Jersey
626 Route 524, Stone Tavern
(609) 259-0170
www.horseparkofnewjersey.com
From March through November, equine events are scheduled for most weekends and many weekdays, including frequent multi-day events, such as that the Olympic Game trials hosted in 2008.

K & S Farms
331 Rt. 539, Cream Ridge
(609) 758-0208
Roadside Market: Jersey Fresh produce; fruits; vegetables year round (in season); herbs; pumpkins
Also Available: Honey; fresh cut flowers; corn stalks; straw; mums; wreaths; grave blankets; poinsettias; trees; bedding plants; hanging baskets; perennials; shrubs; other greenhouse items;

Keris Tree Farm & Christmas Shop
(609) 259-0720
842 Rt. 524
Seasonal Country Christmas Shop featuring Fonatanini Nativities, Handcrafted Santas, decorations & trimmings. Live balled & burlap trees, choose & cut your tree, wreaths, roping, grave blankets, sprays & greens.

Millstone Farmers Market
Millstone Township Municipal Parking Lot
470 Stage Coach Road, Millstone
(732) 446-4249 x1103
Open: May 1st - October 31st, Saturdays, 9am - 1pm
Community Farmers Market: Variety of fruits & vegetables

Red Wagon Farm Market
Route 33, Millstone

See'ne Green
492 Monmouth Rd. (Rt. 537), Clarksburg
(609) 259-1245
Roadside Market: Tomatoes, Peppers, Corn, Eggplant, Zucchini, Watermelon, Pumpkins

Sunny Acres Pumpkin Patch
Burlington Path Rd., Cream Ridge
(609) 758-7817
Roadside Market: Pumpkins, Squash
Pick Your Own: Pumpkins, Gourds, Winter Squash, Mums, and Cornstalks.
Also Available: Hay rides to the pumpkin patch. Indian Corn, Gourds, Mums. Hayride to the Pumpkin Patch, School & Groups Welcome

Wright Way Farms
116 Route 539, Allentown
(609) 259-2836
Roadside Market: Cantaloupes, watermelon, corn, peaches, tomatoes, potatoes, peppers, honey dew, pumpkins, winter squash, broccoli, cauliflower, cabbage, and basil
Also Available: Flowers, corn stalks, rye sheaves

Source: NJDA Agritourism Database (http://www.state.nj.us/jerseyfresh/agritourismhome.htm

The PRTF should work with the NJATIAC to research current and potential agri-tourism opportunities and recommend ways to expand and promote agri-tourism in the Panhandle Region. The PRTF should facilitate cooperative marketing efforts between the various agri-tourism operations. Agri-tourism should also be coordinated and planned comprehensively with other marketing efforts (see **Section 7 Economy & Marketing**).

A model agri-tourism ordinance should be developed for the Panhandle Region that would permit agri-tourism businesses in appropriate areas. A model agri-tourism ordinance has not yet been developed by the NJSADC or the NJATIAC, however, model ordinances have been developed in other states that would need to be examined and modified for conformance with the provisions of the Municipal Land Use Law. Copies of the Lancaster County, Pennsylvania and Michigan State model ordinances are included in **Section 10.2 Resource Toolbox**.

Agribusiness is another agricultural support mechanism that should be pursued in the Panhandle Region. The Agribusiness Council defines agri-business as "a broad term encompassing all aspects of agricultural production, processing and distribution—all of the major elements essential to the establishment and operation of efficient agro-food enterprises". Agri-business typically includes seed supply, agrichemicals, farm machinery, wholesale and distribution, processing, marketing or retail sales. The PRTF should research existing and potential agri-business opportunities in the Panhandle Region. Model agriculture-friendly zoning ordinances should be prepared for Panhandle municipalities to use to encourage agri-business.

Harter Equipment, Inc. in Millstone Township

Resource/Tip Box 4-4: Sample of Existing Agri-Businesses in Panhandle Region

Farmers' Brokerage & Supply
181 Route 526, Allentown, NJ 08501-2017
(609) 259-7323
Farm Equipment, Seeds & Bulbs Wholesale & Growers

Gravatt C W & Sons, Inc.
Allentown ,NJ 08501
Animal Feed Supply

Harter Equipment Inc
615 State Route 33, Millstone Township, NJ 08535
(732) 446-7600 Fax: (732) 446-9255
www.harterequipment.com
Construction and grounds maintenance equipment.

Norieka Sales LLC
370 Millstone Rd, Clarksburg, NJ 08510
(609) 259-3096
Lawn & Garden Equipment, Landscaping, Agriculture Supplies & Equipment

Pleasant Run Nursery
93 Ellisdale Road
(609) 259-8585 Fax: (609) 259-6044
Wholesale grower of container ornamental nursery stock.

Rapco Feed
47 Imlaystown-Hightstown Road, Allentown, NJ 0851
(732) 259-9711
Animal Feed Supply

Rick's Saddle Shop & Feed Supplies
Route 539, Cream Ridge, NJ 08514
(609) 758-7267
Animal Feed Supply

One specific type of agri-business that was contemplated by the Regional Collaborative is the development of bio-fuels and bio-energy. Bio-energy is renewable energy derived from biological sources, often used for heat, electricity or vehicle fuel. Bio-fuel derived from plant materials is among the most rapidly growing renewable energy technologies. Bio-fuels are relatively low-cost alternatives to gasoline as a fuel source, usually made from corn, grain or other crops. Bio-fuels would support the local economy by creating a consistent and reliable market for local crops, as well as creating new local jobs and other benefits.

An Alternative Bio-Fuels Feasibility Study should be prepared to evaluate the potential risks and benefits of developing a bio-fuels industry in the Panhandle. Several studies have been conducted in other areas of the country, not only to assess the feasibility for development of an ethanol plant in a specific area, but also on how to conduct such a feasibility study. Examples are cited in **Resource/Tip Box 4-5**.

Resource/Tip Box 4-5: Bio-Fuels

Clean Fuels Development Coalition (2006). A Guide for Evaluating the Requirements of Ethanol Plants. www.cleanfuelsdc.org/pubs/documents/ethanol_plant_guide.pdf

Texas A&M University System, Agricultural and Food Policy Center (2006). Risk Assessment in Economic Feasibility Analysis: The Case of Ethanol Production in Texas. AFPC Research Report 06-3. www.afpc.tamu.edu/pubs/2/447/RR%2006-3.pdf

University of Georgia, Center for Agribusiness and Economic Development (2005). The Economic Feasibility of Operating an Advanced Ethanol Production Facility in Georgia. Publication # FR-05-09. hosting.caes.uga.edu/gacoop/pdf/FinalAdvancedEthanolReport.pdf

USDA Economic Research Service, Bio-energy resources: www.ers.usda.gov/features/bioenergy/

USDA Alternative Farming Systems Information Center, Farm Energy Options, Bio-fuels and Bio-energy: afsic.nal.usda.gov/nal_display/index.php?info_center=2&tax_level=2&tax_subject=281&topic_id=1365

www.FarmEnegery.org provides information on the Energy Title programs of the Federal Farm Bill and energy efficiency and renewable energy opportunities that benefit farmers, ranchers and rural communities.

Other evolving trends in agriculture should be identified and utilized in the Panhandle. The PRTF should identify these agricultural trends and potential ways to take advantage of them on a regional and local scale.

The PRTF should also work with the municipalities, the County and the SADC to develop a Panhandle Regional Equine Master Plan (PREMP). The PREMP should focus on the potential development of an Equine Center for equine training, education, research and other equine related services. It should identify existing equine activities in the region, including the Horse Park of New Jersey, and comprehensively plan for the future of the industry and how each activity will benefit the others.

Existing Horse Farm in Roosevelt Borough

Resource/Tip Box 4-6: Equine Master Plan

An example of an Equine Master Plan is the *Woodstock Equestrian Park Master Plan* prepared by the Maryland-National Capital Park & Planning Commission in 2002 and amended in 2004. The plan contains land use, zoning, transportation, environmental, public facilities, historic resources, and implementation recommendation for the Woodstock Equestrian Park and surrounding area. The Master Plan can be found at: http://montgomeryplanning.org/community/plan_areas/rural_area/related_reports/woodstock_equestrian/toc.shtm

The Regional Collaborative has expressed a need for an animal emergency response team in the Panhandle. Currently, the New Jersey Department of Agriculture (NJDA) is the state agency responsible for animals in disasters. It established best management practices and developed emergency preparedness and bio-security plans and procedures for the various agricultural sectors, as well as developed fact sheets on how to care for pets and livestock during disasters. The NJDA is in the process of forming a State Animal Response Team (SART) from the national SART model.

The national SART model was developed by the public-private entity founded in North Carolina, known as the State Animal Response Teams, which manages the combined efforts of government agencies, veterinary organizations, animal industry and humane groups to more efficiently respond to animal emergencies. In 2004, the U.S. Department of Agriculture (USDA) awarded the State Animal Response Teams a $250,000 grant to reproduce its model of animal emergency response in other states.

Once fully developed, the SART would be activated by the New Jersey Office of Emergency Management (NJOEM) and directed by the NJDA-Division of Animal Health. The SART model calls for the County Animal Response Team (CART) to be the initial responder to animal emergencies. Prior to adopting the CART/SART model, New Jersey established a statewide Animal Emergency Working Group (AEWG), which operates under the auspices of the NJDA-Division of Animal Health and has now become the organizational and planning component for animals in disasters.

A Monmouth County Animal Response Team (MCART) is recommended to be established under the auspices of the Monmouth County Office of Emergency Management (MCOEM). The PRTF should work with the veterinary community and/or regional partners to assist in the establishment of the MCART.

According to the Spring 2009 Newsletter from the NJ AEWG, a confidential web-based document library for the NJ CART leadership has been recently developed, featuring information on developing animal emergency response plans, animal emergency sheltering, and educational materials that CARTs can develop and distribute to their constituents, and forms and other documents to be used by the CARTs during disasters. The documents are located on a secure site hosted by the State of NJ and access must be approved and authenticated by NJDA-Division of Animal Health.

Resource/Tip Box 4-7: Animal Emergency Response Organizations

Monmouth County Office of Emergency Management
300 Halls Mills Road Freehold, NJ 07728
(732) 431-7400 Fax: (732) 409-7532
www.visitmonmouth.com/page.aspx?ID=145
Responsible for the development and maintenance of the County's all hazard Emergency Operations Plan.

New Jersey Department of Agriculture
PO Box 330,Trenton, New Jersey 08625-0330
(609) 292-3965
www.state.nj.us/agriculture/divisions/ah/prog/emergency_preparedness.html
State agency responsible for animals in disasters.

New Jersey Office of Emergency Management
NJ State Police Division Headquarters
PO Box 7068 West Trenton, NJ 08628
State agency responsible for the development and delivery of emergency management programs which will serve New Jersey's community members before, during and after a disaster.

Federal Emergency Management Agency (FEMA)
U.S. Department of Homeland Security
Federal Emergency Management Agency
500 C Street SW, Washington, D.C. 20472
(800) 621-FEMA / (800) 462-7585
http://www.fema.gov/plan/prepare/animals.shtm
Federal Agency responsible for reducing the loss of life and property and protect communities nationwide from all hazards, including natural disasters, acts of terrorism, and other man-made disasters.

State Animal Response Teams
P.O. Box 33038 Raleigh, NC 27636-5212
www.sartusa.org/
Public-private entity founded in North Carolina that manages the combined efforts of government agencies, veterinary organizations, animal industry and humane groups to more efficiently respond to animal emergencies.

USDA-Animal and Plant Health Inspection Service (APHIS) Emergency Management Leadership Council
4700 River Road, Unit 72, Suite 5D06, Riverdale, MD 20737
(301) 436-3170 Fax: (301) 734-3123
Emergency Operations Center (301) 436-3110
http://www.aphis.usda.gov/emergency_response/
Multi-faceted Agency with a broad mission of protecting and promoting U.S. agricultural health, regulating genetically engineered organisms, administering the Animal Welfare Act and carrying out wildlife damage management activities

American Veterinary Medical Association (AVMA)
1931 North Meacham Road, Suite 100
Schaumburg, IL 60173-4360
(800) 248-2862 Fax: (847)925-1329
avmainfo@avma.org
www.avma.org/disaster
Not-for-profit association whose mission is to improve animal and human health and advance the veterinary medical profession.

American Association of Equine Practitioners
4075 Iron Works Parkway Lexington, KY 40511
(859) 233-0147 Fax: (859) 233-1968
aaepoffice@aaep.org
www.aaep.org/emergency_prep.htm
The AAEP's mission is to improve the health and welfare of the horse, to further the professional development of its members, and to provide resources and leadership for the benefit of the equine industry.

Another agricultural support mechanism that would facilitate year-round equity for farmers is allowing "green" energy to be utilized on farmland. For instance, a farmer may wish to dedicate an area of land for a wind farm or solar farm, which would provide another source of income and would be sustainable year-round. Panhandle municipalities should adopt environmental sustainability plan element of their Master Plan, which should incorporate studies for "green" energy on farmland into the "green" building. The PRTF should research existing zoning provisions and develop model ordinances to permit use of "green" energy on farmland. These ordinances should be carefully crafted so as not to contradict the SADC Right-to-Farm Regulations, which limit the amount of "green" energy allowable on preserved farms. In addition, ordinances should be consistent with P.L.2009, c.213 (Senate Bill No. 1538), approved January 16, 2010, concerning agriculture, biomass, solar and wind energy on preserved farms.

Mitigate Impacts of Suburbanization

As lands in and around the Panhandle Region continue to develop with non-agricultural uses, conflicts may arise between the suburban communities and the agricultural communities. Municipalities with rural farming communities often receive complaints from residents of the noise, odors, dust, and fumes related to farming activities. In response to such conflicts, the Right to Farm Act (N.J.S.A. 4:1C-1) was passed by the NJ Legislature in 1983 and later amended in 1998. The Act protects responsible commercial farmers from public and private nuisance actions and unduly restrictive municipal regulations. Both Upper Freehold and Millstone have adopted Right-to-Farm Ordinances to protect farming activities. Roosevelt and Allentown should also adopt right-to-farm or other agricultural-friendly ordinances (such as the Upper Freehold Country Code) to help reduce conflicts between residents and farmers. A copy of the SADC's model right-to-farm ordinance is included in the Appendix.

Another conflict that arises with suburbanization is the conflict between farmers on slow-moving farm vehicles and suburban residents in a hurry. Both groups sometimes must share the same road, which results in frustrations for farmers and impatient motorists. Tolerance and careful planning is needed all around in this situation. (See **Section 6.3 Transportation Strategies** for further discussion of this issue).

Additional efforts to ease incompatibilities and conflicts should include education for new residents about farming activities. The PRTF should work with the NJDA-Office of Agricultural Education and MCADB to prepare a coordinated education campaign or other educational activities to help reduce the perceived nuisance conflicts.

Resource/Tip Box 4-8: Agricultural Education

The New Hampshire Coalition for Sustaining Agriculture and the UNH Cooperative Extension developed a checklist for communities to rate themselves on how 'farm-friendly' they are. Communities can answer a series of questions on the following website to access their farm-friendly rating: http://cecf1.unh.edu/sustainable/farmfrnd.cfm.

Although the Panhandle municipalities, Monmouth County and the State of New Jersey have been actively pursuing farmland preservation in the Panhandle, the implementation of these strategies will aid in the preservation, protection and conservation of agricultural resources. This includes not only the preservation of farmland, but also a sustainable agricultural economy and rural atmosphere that is protected against the impacts of suburbanization that may occur in the Panhandle or adjacent regions.

5. HISTORIC, CULTURAL AND SCENIC RESOURCES

5.1. Historic, Cultural, and Scenic Resources Concerns - Vision and Issues

The Panhandle already contains a unique collection of historic and cultural resources that help define the rural atmosphere of the Region. Historic places and the environment in which they exist are irreplaceable assets that contribute to the quality of life that residents enjoy. These resources need to be preserved for the enjoyment of future generations. There is a constant threat of deterioration of historic structures as they are exposed to the natural elements over time, sometimes to the point of being irreparable and lost forever. Development also threatens historic buildings and their environs and threatens the continuity of the cultural landscape.

Allentown Mill

The New Jersey State Historic Preservation Office (NJSHPO) lists a total of twelve historic properties and five historic districts that are either registered or eligible to be registered on the State or National Register of Historic Places. It is likely that many more sites having historic value that, for one reason or another, have not been deemed eligible by the NJSHPO. The County has identified many additional sites that were not recognized by the NJSHPO. Without proper identification and valuation of historic places, there is a greater chance that the structure may be altered or even demolished, losing the historic value.

It was noted by the Regional Collaborative that there are some areas where historic structures are not being properly maintained. One example provided was within the Imlaystown Historic District in Upper Freehold, where historic residential structures are being left unoccupied due to failing septic systems. Without adequate funding to implement a solution to the wastewater issues here, there is a grave risk that the area will experience disinvestment and the historic structures will be left to deteriorate.

The Regional Collaborative feels that there are an enormous amount of historic and cultural resources that have yet to be tapped into in the Panhandle Region and that there is a lack of cooperative efforts to uncover and preserve these resources. For instance, there is a strong revolutionary war history in the Region that has not been fully incorporated into any plans for preservation.

5.2. Historic & Cultural Resource Profile

Historic and cultural resources are another significant element that lend to the unique atmosphere of the Panhandle Region. Historic structures in a region generally have a common architectural theme that enhance the aesthetic qualities of the environment. The Panhandle Region contains a number of historic structures from the colonial period, as well as other periods. Combined with the vast areas of natural and agricultural lands, these structures provide a visual landscape that tells the story of the Panhandle's history.

The Upper Freehold Historic Farmland Byway and numerous County designated scenic roadways help tie these cultural resources together. The Upper Freehold Historic Farmland Byway contains approximately 24 miles of County and local roadways. The byway begins in the Nationally Registered Allentown Historic District, winding

through the agricultural lands of Upper Freehold, past the Horse Park of New Jersey, the Assunpink Wildlife Management Area, Clayton Park, and culminating at Historic Walnford at Crosswicks Creek Greenways Park.

Locally active historic groups include the Allentown-Upper Freehold Historic Society and the Millstone Township Historic Preservation Commission. Allentown also has a Historic Preservation Review Commission which works together with the Planning Board and Zoning Board of Adjustment to preserve historic resources. In Millstone Township, the Township saved two historical buildings, the Clarksburg School, which was built in 1925, and the Clarksburg Methodist Church. The Township has kept the historic value of the school building intact, while using it on a daily basis as municipal offices. The Church, which was donated to the Township, has been completely restored.

Working Grist Mill at Historic Walnford

Allentown adopted a Historic Preservation Element of its Master Plan on May 1, 2006. This document includes a historic background, listing of historic resources, goals and objectives and standards to be followed in reviewing modifications to historic structures or new construction in historic areas. Millstone Township included a Historic Preservation Plan in its 1995 Master Plan which included a listing of historic resources in the Township and recommendations for the Township to pursue in order to achieve the preservation of historic sites.

5.2.1. Historic Resources

Historic resources are a critical component of a region's heritage. Historic resources include buildings, structures, sites, objects, and districts of unique architecture, history, archaeology, engineering and/or culture that are significant in local, state or national history. Historic preservation is the identification, evaluation, and protection of those historic and archaeological resources.

The first efforts to preserve historic resources in the U.S. came in 1935 when Congress passed the Historic Sites Act of 1935 (16 U.S.C. 461 to 467), which authorized the Secretary of the Interior, through the National Park Service, to conduct surveys and studies, collect information, and purchase significant historic properties. The first National Historic Landmarks were announced on October 9, 1960, which included nationally recognized sites deemed worthy of preservation. In 1966, the National Historic Preservation Act (80 Stat. 915, as amended) established the National Register of Historic Places as the official list of the nation's historic resources. The 1966 Act expanded the eligibility criteria of the national register to include districts, sites, structures, buildings, and objects of local, state, and national significance.

The 1966 act also required each state to appoint a State Historic Preservation Officer (SHPO) to work in partnership with the U.S. Department of the Interior's National Register Office. The New Jersey State Historic Preservation Officer (NJSHPO) is the Commissioner of the Department of Environmental Protection.

The National Register of Historic Places is the United States government's official list of districts, sites, buildings, structures, and objects deemed worthy of preservation. Having a property on the National Register, or located within a National Register Historic District, could result in its eligibility for tax incentives derived from the total value of expenses incurred preserving the property. Its goals are to help property owners and groups, coordinate, identify, and protect historic sites in the United States.

Clarksburg Methodist Church

While National Register listings are mostly symbolic and protection of the property is not guaranteed, listings do provide some financial incentive to property owners.

The New Jersey Register of Historic Places Act of 1970 (N.J.S.A. 13:1B-15.128 et seq.) established the New Jersey Register of Historic Places as the official list of New Jersey's historic resources of local, state, and national interest. Closely modeled after the National Register program, it contains the same criteria for eligibility, nomination forms, and review process.

Historic Walnford is of special importance because it is located at the center of the 1,000-acre Crosswicks Creek Park, owned by the Monmouth County Park System. Historic Walnford is a 36-acre country estate and former mill village. The site includes a large home built for the Waln Family in 1774, an 1879 Carriage House, and assorted outbuildings and farm structures. The Monmouth County Park System received an award from the NJDEP in 2003 for the restoration of the Waln's mill, house, carriage house, cow barn and associated outbuildings.

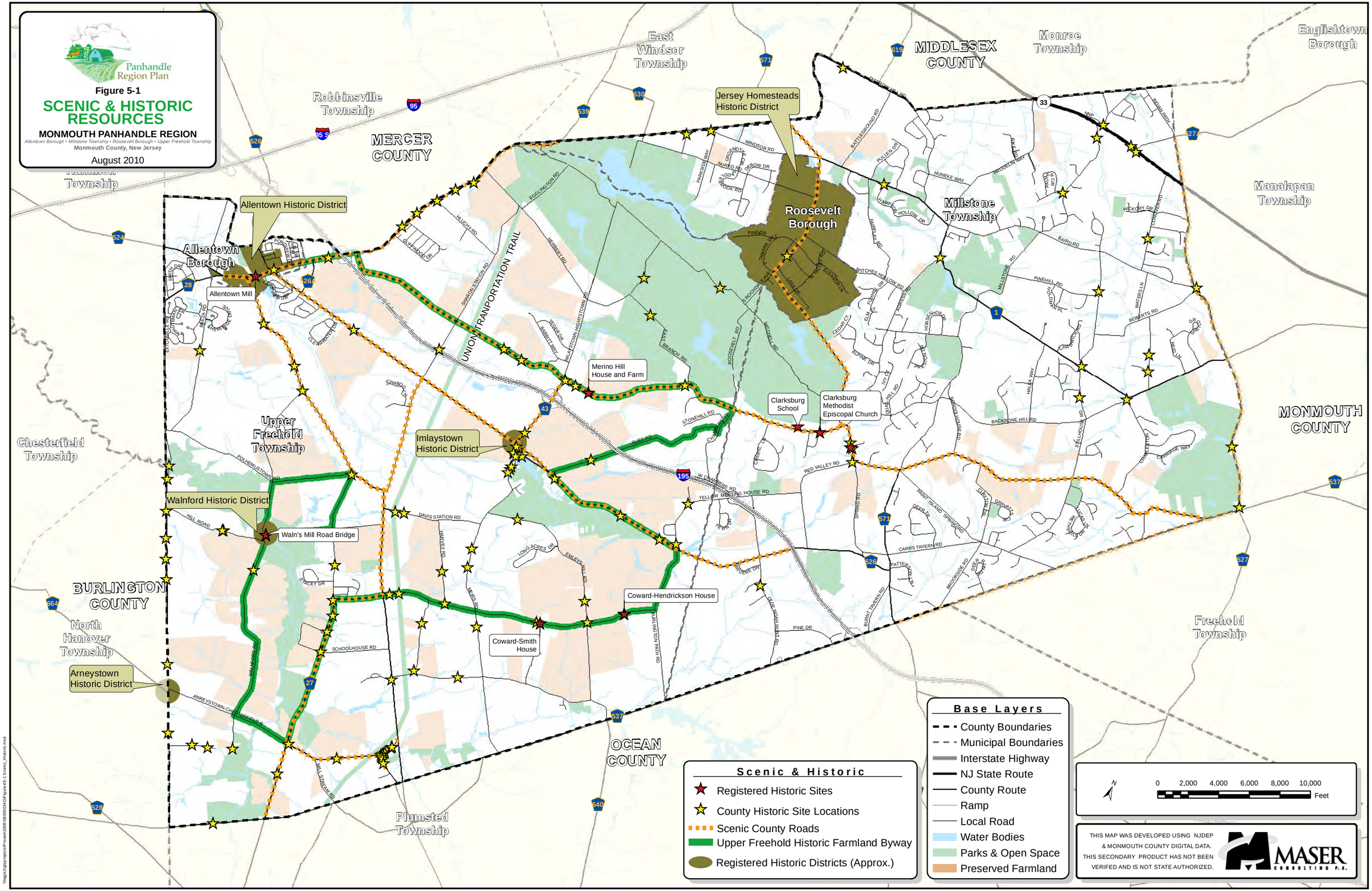
Jersey Homesteads Historic District

There are an additional 12 individual sites in the Panhandle listed on the New Jersey and National Register of historic places including one site in Allentown, two in Millstone and nine in Upper Freehold. Of those 12 sites, 5 have received a Certification of Eligibility or SHPO Opinion, but they have not been officially registered. The State and National Register listed historic districts and sites appear in **Table 5-1**.

Waln House (ca. 1774) at Historic Walnford

Table 5-1: Registered Historic Sites & Districts				
	Nationally Registered	State Registered	Certification of Eligibility	SHPO Opinion
Allentown Borough				
Allentown Mill *42 South Main Street*	2/14/1978	8/19/1977		
Allentown Historic District *Portions of North and South Main Streets, Church, Pearl and Hamilton Streets, Lakeview Drive and Yardville Road.*	6/14/1982	10/29/1981		
Millstone Township				
Clarksburg Methodist Episcopal Church *512 Stagecoach Road (County Route 524)*	2/5/1999	12/23/1998	3/24/1997	
Clarksburg School *524 Stagecoach Road (County Route 524)*	11/12/1999	9/29/1999		
Roosevelt Borough				
Jersey Homesteads Historic District *Roosevelt Boundaries*	12/5/1983	10/14/1983		
Upper Freehold Township				
Arneytown Historic District *Province Line Road (Ellisdale-Arneytown Road) and Chesterfield - Arneytown Road*	12/12/1977	12/26/1974		
Imlaystown Historic District *Imlaystown-Davis Station and Imlaystown-Red Valley Roads*	1/3/1985	11/13/1984		
Walnford Historic District *Walnford-Davis Station Road and Hill Road*	6/29/1976	5/8/1975		
Coward-Hendrickson House *Burlington Path Road*	3/21/1985	1/28/1985		
Coward-Smith House *Burlington Path Road*	7/6/1989	5/31/1989		
Joshua Cox House *Clarksburg-Robbinsville Road*				2/13/2002
Merino Hill House and Farm *Allentown-Clarksburg Road (County Route 524)*	2/11/1988	12/3/1987		
Negro Run Farm Site				8/29/1996
Salter's Mill *Imlaystown-Davis Station Road*	9/29/1980	2/27/1980		
Upper Freehold Baptist Meeting (Old Yellow Meeting House) *Yellow Meetinghouse and Red Valley Roads*	4/21/1975	3/25/1975		
Waln's Mill Road Bridge (#4063) *Waln's Mill Road over Crosswicks Creek*			2/10/1999	
Waln's Mill Road Bridge (#4064) *Waln's Mill Road over Crosswicks Creek*			2/10/1999	

Source: New Jersey and National Registers of Historic Places, http://www.state.nj.us/dep/hpo/1identify/lists/monmouth.pdf


Panhandle Region Plan
Figure 5-1
SCENIC & HISTORIC RESOURCES
MONMOUTH PANHANDLE REGION
Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township
Monmouth County, New Jersey
August 2010
Jersey Homesteads Historic District
Allentown Historic District
Allentown Mill
Merino Hill House and Farm
Clarksburg School
Clarksburg Methodist Episcopal Church
Imlaystown Historic District
Walnford Historic District
Waln's Mill Road Bridge
Coward-Hendrickson House
Coward-Smith House
Arneystown Historic District
Roosevelt Borough
Allentown Borough
Millstone Township
Upper Freehold Township
Chesterfield Township
Robbinsville Township
East Windsor Township
Monroe Township
Englishtown Borough
Manalapan Township
Freehold Township
North Hanover Township
Plumsted Township
MIDDLESEX COUNTY
MERCER COUNTY
MONMOUTH COUNTY
BURLINGTON COUNTY
OCEAN COUNTY
UNION TRANPORTATION TRAIL
Scenic & Historic
Registered Historic Sites
County Historic Site Locations
Scenic County Roads
Upper Freehold Historic Farmland Byway
Registered Historic Districts (Approx.)
Base Layers
County Boundaries
Municipal Boundaries
Interstate Highway
NJ State Route
County Route
Ramp
Local Road
Water Bodies
Parks & Open Space
Preserved Farmland
0 2,000 4,000 6,000 8,000 10,000
Feet
THIS MAP WAS DEVELOPED USING NJDEP & MONMOUTH COUNTY DIGITAL DATA. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFED AND IS NOT STATE AUTHORIZED.
MASER CONSULTING P.A.

5.2.2. Scenic Resources

Scenic Byways

Scenic byways highlight transportation corridors (public roads, streets, highways or other travel-ways) that have outstanding scenic, natural, recreational, cultural, historic or archaeological significance. They seek to preserve and enhance roadways with these characteristics. Each scenic byway is a representation of the uniqueness and diversity of the area. The intrinsic qualities associated with the byway create a unifying theme of the area's heritage, unique characteristics and beauty. Some communities designate a scenic byway to increase tourism to add to their economic base. Others use it as a means to conserve byway corridor resources that reflect the community's character.

The National Scenic Byways (NSB) Program was established under the Intermodal Surface Transportation Efficiency Act of 1991, and reauthorized in 1998 under the Transportation Equity Act for the 21st Century. Under the program, the U.S. Secretary of Transportation recognizes certain roads as National Scenic Byways or All-American Roads, based on their archaeological, cultural, historic, natural, recreational, and scenic qualities. National Scenic Byways must possess characteristics of regional significance within at least one of the intrinsic qualities; All-American Roads must possess characteristics of national significance in at least two of the intrinsic qualities. There are neither designated National Scenic Byways nor any All-American Roads in the State of New Jersey.

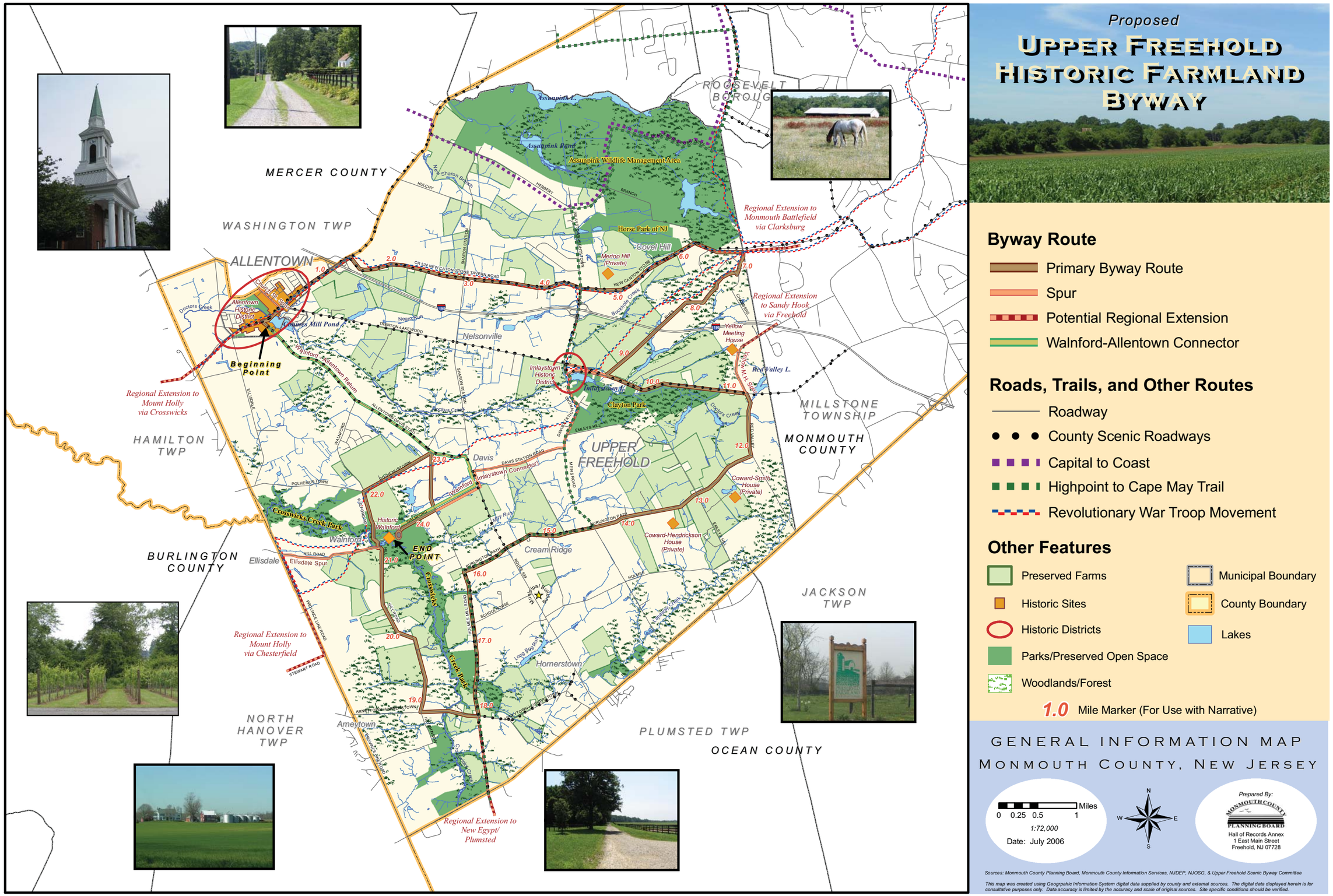
New Jersey Department of Transportation (NJDOT) maintains the New Jersey State Scenic Byways Program. State scenic byway designated roads must have at least one of the intrinsic cultural, historic, archaeological, natural, recreational, or scenic qualities. Within five years of designation, A Corridor Management Plan (CMP) must be prepared and submitted to the NJDOT. This plan must include a scenic inventory, long term management and maintenance recommendations, viewshed management (including land use), economic benefits, funding needs and sources, and any other relevant information.

The Upper Freehold Historic Farmland Byway is one of only seven designated scenic byways in New Jersey and is the first designated scenic byway in Monmouth County.

The Upper Freehold Historic Farmland Byway has a unifying theme of historic sites in a rural agrarian setting. The Byway starts at the Presbyterian Church in the Allentown Historic District, winding through the rural lands of Upper Freehold, past the Horse Park of New Jersey, the Assunpink Wildlife Management Area, Clayton Park, and culminating at Historic Walnford at Crosswicks Creek Greenways Park. The Byway links many of the historic sites in Upper Freehold, such as Allentown, Historic Walnford, Imlaystown Historic District, Yellow Meeting House, etc.). The byway includes many of the County Routes that are designated in the Monmouth County Scenic Roadways Plan as well as some local municipal roads. (See **Figure 5-2: Upper Freehold Historic Farmland Byway Map**).

Historic Walnford from Upper Freehold Historic Farmland Byway

FIGURE 5-2


Proposed
Upper Freehold Historic Farmland Byway
Byway Route
Primary Byway Route
Spur
Potential Regional Extension
Walnford-Allentown Connector
Roads, Trails, and Other Routes
Roadway
County Scenic Roadways
Capital to Coast
Highpoint to Cape May Trail
Revolutionary War Troop Movement
Other Features
Preserved Farms
Historic Sites
Historic Districts
Parks/Preserved Open Space
Woodlands/Forest
Municipal Boundary
County Boundary
Lakes
1.0 Mile Marker (For Use with Narrative)
General Information Map
Monmouth County, New Jersey
Miles
0 0.25 0.5 1
1:72,000
Date: July 2006
N
S
E
W
Prepared By:
Monmouth County Planning Board
Hall of Records Annex
1 East Main Street
Freehold, NJ 07728
Sources: Monmouth County Planning Board, Monmouth County Information Services, NJDEP, NJOSG, & Upper Freehold Scenic Byway Committee
This map was created using Geogrpahic Information System digital data supplied by county and external sources. The digital data displayed herein is for consultative purposes only. Data accuracy is limited by the accuracy and scale of original sources. Site specific conditions should be verified.
MERCER COUNTY
WASHINGTON TWP
ALLENTOWN
HAMILTON TWP
BURLINGTON COUNTY
NORTH HANOVER TWP
PLUMSTED TWP
OCEAN COUNTY
JACKSON TWP
MONMOUTH COUNTY
MILLSTONE TOWNSHIP
ROOSEVELT BOROUGH
UPPER FREEHOLD
Nelsonville
Davis
Cream Ridge
Homerstown
Ellisdale
Walnford
Imlaystown
Clayton Park
Covel Hill
Horse Park of NJ
Assunpink Wildlife Management Area
Assunpink Pond
Crosswicks Creek Park
Allentown Historic District
Imlaystown Historic District
Historic Walnford
Beginning Point
END POINT
Regional Extension to Mount Holly via Crosswicks
Regional Extension to Mount Holly via Chesterfield
Regional Extension to New Egypt/ Plumsted
Regional Extension to Monmouth Battlefield via Clarksburg
Regional Extension to Sandy Hook via Freehold
Walnford-Allentown Return
Imlaystown Connector
Yellow Meeting House
Coward-Smith House (Private)
Coward-Hendrickson House (Private)
Menno Hill (Private)
Red Valley L.
Assunpink L.
Crosswicks Mill Pond
Doctors Creek
Crosswicks Creek
Long Bog Run
Cream Ridge Burial Ground
Church of Christ Burial Ground
Ameytown
Ellisdale Spur
Davis Station Road
Polhemus Town
Trenton-Lakewood
New Canton Stone Tavern Road
Burlington Path
Prince Line Road
Stewart Road
Hill Road
Holmes
Emleys Hill
Sharon Station
Wallinford
Ellsdale
Cross Hill Road
School House
Arney Crossroads Road
Towns Road
Arneytown-Harmony Road
Hulchy
Herbert
Branch
Negro Run
Buckside Creek
Cedar Creek
Yellow Mill Stage
Bennetts Valley
Fairville
Hornerstown
Route 539
Route 33

Scenic Roadways

The *Monmouth County Scenic Roadways Plan* was adopted by the County Planning Board as an element of the *Monmouth County Growth Management Guide* on September 17, 2001. The purpose of the plan was to identify those county roadways, or sections of county roadways, that possess such a high degree of visual quality that driving, biking or walking along these roadways is a pleasurable and enjoyable experience.

The Panhandle Region with its' scenic rural landscape has the highest concentration of scenic roadways in the County. In fact, the vast majority of County roadways in the Panhandle Region are identified as scenic roadways. Included in the scenic designation are portions of County Routes 27, 43, 524 , 526, 527, 537, 539 and 571. Most if not all of Routes 27, 43, 524, 526 and 527 are so designated.

Scenic County Route 539 in Upper Freehold

Scenic County Route 43 in Upper Freehold

Scenic County Route 571 in Millstone

The scenic roadways located in the Panhandle are listed in the **Table 5-2**.

Table 5-2: Panhandle Region Scenic Roadways

County Route #	Municipality	Local Route Name	Milepost to Milepost		Total Miles
Route 27*	Upper Freehold	Holmes Mill Road/Burlington Path	0	3.5	3.50
		Sharon Station Road	3.5	4.68	2.91
		Arneytown-Hornerstown Road	4.68	6.21	1.53
		Main Street	6.21	6.63	.42
Route 43	Upper Freehold	Imlaystown-Hightstown Road	0	1.02	1.02
		Davis Station Road	1.02	1.15	.13
		Imlaystown Road	1.15	1.65	.50
Route 524	Allentown	S. Main Street	.85	1.45	.60
		N. Main Street	1.45	1.9	.55
	Upper Freehold	Old York Road	1.9	2.5	.60
		New Canton-Stone Tavern Road	2.5	8.0	5.50
	Millstone	Stage Coach Road	8.0	14.65	6.65
Route 526	Allentown	Waker Street	.37	.75	.38
	Upper Freehold	Allentown-Red Valley Road	.75	6.8	6.05
	Millstone	Trenton-Lakewood Road	6.8	8.0	1.20
Route 537	Millstone	Monmouth Road	9.35	13.8	4.45
Route 539	Allentown	High Street	0	.25	.25
	Upper Freehold	Allentown-Davis Station Road	.25	3.2	2.95
		Forked River Road	3.2	4.55	1.35
		Old York Road	6.86	8.78	1.92
Route 571	Millstone	Perrineville Road	0	.6	.60
	Roosevelt	N. Rochdale Avenue	.6	2.2	1.60
		Clarksburg Road	2.2	2.9	.70
	Millstone	Rising Sun Tavern Road	2.9	4.46	1.56

Source: The Monmouth County Scenic Roadway Plan, Monmouth County Planning Board, 2001.
** Revised per jurisdictional exchange agreement between Upper Freehold Township and Monmouth County on December 31, 2009.*

5.3. Historic & Cultural Resource Strategies

5.3.1. Preservation of Historic & Cultural Resources

In order to ensure that the elements of the past are preserved for future generations to enjoy, the Panhandle Regional Collaborative recommends that locally-based initiatives should be organized to attract additional Federal, State and County funds for the preservation and restoration of historic sites.

A mechanism for ensuring that historic resources are being properly maintained needs to be established. In particular, assistance is needed in the development of an alternative wastewater treatment plant in Imlaystown to support the restoration and maintenance of its historic structures. Other similar issues should be identified and addressed.

All resources in the Panhandle that add significant historic, scenic or cultural value to the Region's heritage should be properly identified. Each municipality should update or add historic preservation plan elements as part of its Master Plan, which should include accurate mapping of all sites. Additional research should be conducted (by qualified consultants and historians or historic commissions) to identify sites that meet national or state designation criteria. Sites that meet the criteria should be encouraged to apply for inclusion on the Registry to be eligible for financial incentives for maintenance and restoration.

Municipalities are encouraged to openly share information on historic, cultural and scenic resources. Regional collaboration with local historic commissions and the County is also encouraged. In order to help facilitate such open communication, the PRTF should maintain a region-wide list of resources, as information is received. Revolutionary War resources should also be researched and included in the list. Revolutionary War resources should be integrated into the scenic byways, through the Scenic Byway Initiative of the Monmouth County Planning Board.

Historic and cultural sites should be utilized as educational resources for residents and students of the Panhandle Region. Historic guides and programs should be prepared to enable better marketing of historic resources. Such materials should be distributed to residents, as part of the school curriculum, and made available online through municipal and other regional partner websites. School field trips should be arranged to local historic sites.

5.3.2. Expansion of Scenic Byways

With the success of the Upper Freehold Historic Farmland Byway, the Panhandle is encouraged to expand scenic byway linkages and/or designate new byways in order to take advantage of the unique scenic qualities of the Region. The Upper Freehold Historic Farmland Byway Corridor Management Plan should be prepared to incorporate other Panhandle Region Plan strategies and recommendations, wherever applicable and appropriate.

Additional scenic byway opportunities should be identified and pursued by each municipality through the Monmouth County Scenic Byway Initiative. Existing and future byways should link to local and regional historic and cultural resources and other scenic byways to develop a comprehensive county-wide system of scenic byways.

Resource/Tip Box 5-1: Scenic Byways

New Jersey Scenic Byway Program
Office of Landscape Architecture, New Jersey Department of Transportation
PO Box 600, 1035 Parkway Avenue, Trenton, NJ 08625
(609) 530-5676 Fax: (609) 530-5526 www.state.nj.us/transportation/community/scenic/

6. TRANSPORTATION

6.1. Transportation Concerns - Vision and Issues

The primary transportation concern expressed by the Panhandle Regional Collaborative was traffic congestion. Traffic generated by uses within the Panhandle Region is fairly minimal due to the low-development density of the Region. The region has recently realized a significant increase in residential development that is likely to continue and which will have an impact on the traffic and roadways in the Panhandle. However, transient traffic from neighboring communities often tests the design capacity of the Panhandle roadway system. This is especially true during the summer months when New Jerseyans use the Panhandle roads as a short-cut from I-195 to shore points.

Allentown experiences congestion due to the high number of trucks, buses and commuters that pass through the Borough's narrow streets. Transportation plans have been developed by the Monmouth County Department of Engineering (MCDOE) to address the congestion in and around Allentown, however there has been disagreement regarding the planning and implementation of the Western Bypass.

Excessive speeding and cut-through traffic are other issues cited as a concern for the Panhandle. Due to the large geographic area involved, local and state police have difficulty enforcing speed limits. Motorists are also known to use residential streets as cut-through roads. These issues create a concern for safety of both pedestrians and motorists within the Panhandle Region.

The Regional Collaborative has also cited issues of motorists being impatient with slow-moving farm vehicles in the Panhandle. These conflicts of perceived nuisance stem from the suburban residents in and around the Panhandle not being familiar with the rural culture and road sharing among motorists and farmers in the Region.

Due to the low population density of the Panhandle, mass transit is virtually non-existent as the Region is not perceived as having a large enough customer base suitable to support a public transportation system. This lack of public transit forces Panhandle residents to be completely dependent on the automobile as a means of transportation. Automobile dependency, impacts the way-of-life for residents. The freedom-of-choice in the way residents live in and move around the region is limited by the need for automobile access.

Additional opportunities for non-vehicular travel are also envisioned for the Panhandle. Related to the safety issue of speeding and cut-through traffic, is the concern for more pedestrian-friendly areas in the Region. Walkable neighborhoods are desired throughout the Region. Walking, bicycling and horse-back riding are additional modes of transportation that should be expanded and better interconnected in the Panhandle. A more comprehensive network of trails, bikeways and greenways is desired.

Many of the roadways in the Panhandle are classified as "good" on the Monmouth County Bicycling Map. "Good" roads have low to moderate traffic volume and speed and/or sufficient width to adequately accommodate bikes regardless of motor vehicle traffic. They also have few curb cuts reducing potential conflict with turning vehicles. Due to the good roads for cycling that are present recreational bicyclists find the Panhandle attractive and visit the area from more urbanized locations. It is important to maintain this accessibility for cyclists to offer strengthened recreational amenities as an important selling point in marketing the region.

6.2. Transportation Profile

The transportation network is a very important consideration in any planning analysis. Transportation provides access both within and external to a region. It is the connection to the surrounding world. Also, transportation provides access to individual land use parcels with the degree of accessibility having an impact on land value. In the Panhandle Region the local roadway network is the key means of access given the lack of mass transit options.

The Panhandle Region roadway system is comprised of two major State highways offering regional access (Interstate 195 and NJ Route 33) and a network of County and local roads. Interstate 195 and NJ Route 33 run east-west through the region and County roads such as Routes 527, 539 and 571 provide for north-south access. Other County roads run east-west including Routes 524, 526 and 537 (See Figure 7-1).

The roadways most utilized in the Panhandle are I-195, Route 33, Route 524, Route 526, Route 527, Route 537, Route 539 and Route 571. Route I-195, a limited access freeway, provides a rapid means of east-west travel within the Panhandle and also provides connections to I-95 and points west such as Trenton and Jersey Shore to the east. I-95 can then be accessed for travel to the north (New York City) and to the south (Philadelphia). Route 33 is a divided four lane commercial highway which links the Freehold Borough area to Middlesex and Mercer Counties. Prior to the construction of I-195 it was the major access route between the Trenton area and Jersey shore communities.

The County roads in the Panhandle are also important access routes. Route 524 provides east-west access between eastern Monmouth County and Allentown and continues west to Yardville in Mercer County. Also providing east-west access are Route 526 and 537 with 526 providing connections between northern Ocean County and Allentown with connections further west to Route 130 in Mercer County and Route 537 connects Burlington County to the Freehold Borough area and points east in Monmouth County.

North-south access roadways are more limited than those which provide access east-west. There are no state or interstate highways within the Panhandle that provide for north-south travel. Just outside the Panhandle I-95 and N.J. Route 130 serve this function but within the Panhandle, County Routes 527, 539 and 571 are the most utilized roads for north-south travel. Route 527 connects northern Ocean County to the Englishtown area and points north. It forms the boundary between Millstone and Freehold and Manalapan Townships to the east. Route 571 travels north-south through the center of the Panhandle passing through Millstone and Roosevelt while connecting northern Ocean County with Hightstown in Mercer County. Route 539 is the most important north-south roadway in the Panhandle linking large areas of Ocean County with Allentown and through connections with Routes 524 and 526 providing access to the Trenton Area.

Allentown is a focal point with Routes 524, 526 and 539 all converging in Allentown. Just outside the Borough limits lies I-195 which has interchanges with both Routes 526 and 539. Route I-195 as noted earlier also has an interchange with I-95 within two miles of Allentown. As a result much of the traffic passing through the Panhandle in both north-south and east-west directions passes through or immediately adjacent to Allentown.

According to the municipalities within the Panhandle Region, traffic congestion is a major concern, especially in and around Allentown. In the other Panhandle municipalities through-traffic from I-195 bound for shore points is the major concern. Speeding is a concern in all Panhandle municipalities. With the projected population increases now is the time to plan for future infrastructure improvements. Too many times, municipalities wait until there are infrastructure deficiencies to begin phasing in planning and improvements. This Plan will allow the Panhandle Region to have the appropriate planning in place to identify means to alleviate roadway deficiencies.

6.2.1. Roadway Network

Interstate/State Routes

In New Jersey, the Department of Transportation (NJDOT) maintains the system of state highways. Every significant section of roadway maintained by the state is assigned a State Highway Route number. Interstate Highways and U.S. Highways are also under NJDOT jurisdiction. Major routes are typically assigned one- or two-digit numbers, except where the Route numbers were chosen to match those in an adjacent state.

Even-numbered roads run east and west, with the exception of Interstate 195 however, while odd-numbered roads run north and south. East-west routes tend to be numbered with the lowest numbers in the northern part of the state and the highest numbers in the southern part of the state.

There are two roadways under NJDOT jurisdiction in the Panhandle:

Interstate 195 runs west to east from Hamilton Township (Mercer County) to Wall Township (Monmouth County). I-195 traverses the Panhandle Region as a Rural Interstate between milepost 8.3 in Upper Freehold and milepost 16.7 in Millstone Township, for a total of 8.4 miles of roadway within the Region. The roadway consists of two 12-foot lanes for both approaches with twelve-foot shoulders and a 56-foot center median. The posted speed limit is 65 miles per hour (mph). There are two NJDOT Traffic Monitoring System (TMS) Stations on I-195 within the Panhandle:

- TMS Station #6-1-015 is located at milepost 9.5, approximately 1/2 mile west of County Route 527A in Upper Freehold Township. According to the NJDOT, this station calculated a traffic volume of 48,963 vehicles in 2006.

- TMS Station #6-9-421 is located at milepost 12.5, approximately 1/2 mile east of County Route 43 in Upper Freehold Township. According to the NJDOT, this station recorded a traffic volume of 42,329 vehicles in 2006.

New Jersey State Highway 33 runs west to east, from Trenton to Ocean Grove, spanning between mileposts 18.9 and 21.1 within Millstone. Route 33 is classified as a Rural Principal Arterial within the Panhandle Region and has a posted speed limit of 55 mph. The roadway consists of two 12-foot lanes for both approaches with 10-foot shoulders and a 30-foot unprotected median. There is one TMS Station on Route 33 in the Panhandle:

- TMS Station #6-7-787 is located at milepost 20.0, approximately 1/4 mile west of County Route 527A in Millstone Township. According to the NJDOT, this station recorded a traffic volume of 38,494 vehicles in 2005.

In addition, Interstate 95 lies just outside of and west of the Panhandle passing through Middlesex, Mercer and Burlington Counties. I-95 has a full interchange with I-195 approximately two miles from Allentown providing easy access from I-95 to the Panhandle.

County Routes

In the New Jersey, county routes fall into two categories: 500-series and 600-series county routes. The 500-series county routes act as state secondary routes that form a second network of routes that complements the State Routes. The 500-series generally follows the rule of cardinal direction used for Interstate Highways and U.S. Routes.

The so-called 600-series county routes are assigned numbers independently in each county. These route numbers are unique to each county, and are typically assigned to more local routes than the statewide 500-series county route system. Monmouth County is one of two counties in New Jersey that do not assign numbers in the 600s to the 600-series county routes.

There are 11 county routes in the Panhandle, as described below. Note that the milepost data is from the NJDOT straight line diagrams.

County Route 524 enters the Panhandle Region at milepost 5.3 at the Upper Freehold municipal boundary. County Route 524 runs east 15.1 miles through Upper Freehold, Allentown and Millstone, and exits into Freehold Township. The roadway is classified as a Rural Major Collector throughout the Panhandle Region. The highway speed limit varies from 40 mph to 50 mph. The highway consists of one 12-foot lane per direction with 3-foot shoulders.

County Route 526 enters the Panhandle Region at milepost 10.1 at the Allentown municipal boundary. County Route 526 runs east 10.0 miles through Allentown, Upper Freehold and Millstone, and exits into Jackson Township. Within the Panhandle Region, the roadway has many classifications, including Urban Minor Arterial, Urban Collector and Rural Major Collector. The highway speed limit varies from 25 mph to 50 mph. The highway consists of one twelve-foot lane per direction with varying shoulder widths.

County Route 526A serves as a bypass between County Route 526 and County Route 524 in Upper Freehold. The roadway is classified as a Rural Major Collector with a posted speed limit of 45 mph. Just north of County Route 526, County Route 526A consists of two 12-foot lanes per direction with a 4-foot shoulder. After 0.1 miles, County Route 526A consists of one 12-foot lane per direction with a 4-foot shoulder.

County Route 527 enters the Panhandle Region at milepost 22.4 at the Millstone municipal boundary. County Route 527 travels north 1.9 miles through the Township of Millstone and exits into Manalapan Township. Within the Panhandle Region, the roadway is classified as an Urban Collector with the speed limit varying between 45 and 50 mph. The highway consists of one lane per direction with varying roadway and shoulder widths.

County Route 527A originates within the Panhandle Region in the Township of Millstone. County Route 527A runs north 3.0 miles and exits the Panhandle Region in the Township of Manalapan. The roadway is classified as an Urban Collector with a posted speed limit of 45 mph. The highway consists of one lane per direction with varying roadway and shoulder widths.

County Route 537 enters the Panhandle Region at milepost 32.8 at the Upper Freehold municipal boundary. County Route 537 travels east 13.5 miles through the Upper Freehold and Millstone and exits into Manalapan Township. Within the Panhandle Region, the roadway has two classifications: Rural Minor Arterial and Urban Minor Arterial. The posted speed limit is 50 mph. The highway consists of one 12-foot lane per direction with varying shoulder widths.

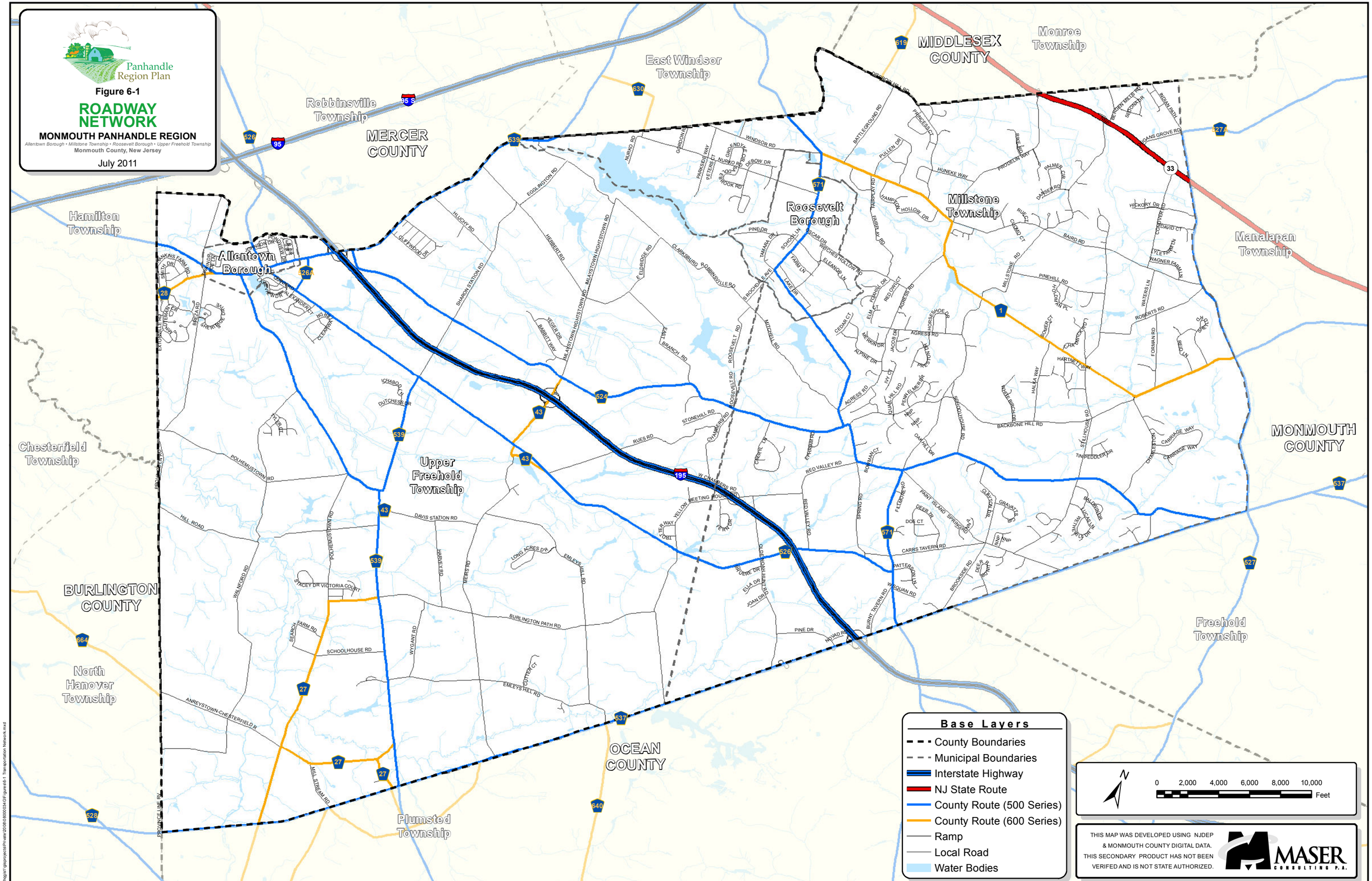
County Route 539 enters the Panhandle Region at milepost 37.2 at the Upper Freehold municipal boundary. County Route 539 travels north 9.8 miles through Upper Freehold and Allentown, and exits into Washington Township. County Route 539 re-enters the Panhandle Region in Millstone, between mileposts 47.9 and 48.4. Within the Panhandle Region, the roadway has two classifications: Rural Major Collector and Urban Collector. The speed limit varies from 30 mph to 50 mph. The highway consists of one lane per direction with varying roadway and shoulder widths.

County Route 571 enters the Panhandle Region at milepost 24.3 at the Millstone municipal boundary. County Route 571 travels north and briefly merges with County Route 524. County Route 571 then continues north through Roosevelt and leaves the Panhandle Region after reentering Millstone. Within the Panhandle Region, the roadway has two classifications: Urban Collector and Rural Major Collector. The posted speed limit varies from 45 to 50 mph. The highway consists of one 11-foot lane per direction with varying shoulder widths.

County Route 1 is located entirely within the Township of Millstone, running west 6.5 miles from the Manalapan border, terminating at County Route 571. The roadway is classified as a Rural Minor Collector with a posted speed limit that varies between 35 and 50 mph. The highway consists of one 12-foot lane per direction with varying shoulder widths.

County Route 27 is located within the Township of Upper Freehold. County Route 27 is categorized into three portions. County Route 27 I travels north from County Route 537, crosses County Route 539 and terminates at Meirs Road spanning 4.67 miles. County Route 27-I has a posted speed limit of 45 mph and has two 11-foot lanes. County Route 27-II begins at Holmes Mill Road and travels east 1.53 miles and terminates at County Route 539. County Route 27-II has a posted speed limit of 45 and 30 mph and has two 11-foot lanes. The highway varies in speed from 35 mph to 50 mph. County Route 27-III begins at County Route 537 and travels north 0.41 miles and terminates at Hornersville-Arneytown Road. County Route 27-III has a posted speed limit of 30 mph and has two 10-foot lanes. The roadway is classified as Rural Local.

County Route 43 is located within the Township of Upper Freehold and connects County Routes 524 and 526 and also has an interchange with Interstate 195. It has a length of 1.66 miles. County Route 43 has a posted speed limit between 25 and 35 mph and has two 10-foot lanes. The roadway is classified as a Rural Minor Collector.


Panhandle Region Plan
Figure 6-1
ROADWAY NETWORK
MONMOUTH PANHANDLE REGION
Allentown Borough • Millstone Township • Roosevelt Borough • Upper Freehold Township
Monmouth County, New Jersey
July 2011
MIDDLESEX COUNTY
Monroe Township
East Windsor Township
Robbinsville Township
MERCER COUNTY
Hamilton Township
Roosevelt Borough
Millstone Township
Manalapan Township
Allentown Borough
Upper Freehold Township
MONMOUTH COUNTY
Chesterfield Township
BURLINGTON COUNTY
North Hanover Township
Freehold Township
OCEAN COUNTY
Plumsted Township
Base Layers
County Boundaries
Municipal Boundaries
Interstate Highway
NJ State Route
County Route (500 Series)
County Route (600 Series)
Ramp
Local Road
Water Bodies
N
0 2,000 4,000 6,000 8,000 10,000
Feet
THIS MAP WAS DEVELOPED USING NJDEP & MONMOUTH COUNTY DIGITAL DATA. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFED AND IS NOT STATE AUTHORIZED.
MASER CONSULTING P.A.

6.2.2. Mass Public Transportation

The Panhandle Region has little direct access to public transportation. However, the towns/regions surrounding the region have extensive routes that travel into Northern New Jersey, Southern New Jersey, New York City, and within Monmouth County.

Rail System

NJ Transit is New Jersey's public transportation corporation. Statewide, the agency operates a fleet of 2,027 buses on 236 routes, and 711 trains and 45 light rail vehicles on 11 rail lines. NJ Transit covers a service area of 5,325 square miles, linking major points in New Jersey, New York and Philadelphia.

However, despite being the nation's third largest public transportation provider, there are no commuter trains providing direct service to the Panhandle Region. Regionally, there are commuter rail lines with service to North Jersey and New York that are accessible by car to the north and east of the Panhandle, as well as the River Line along the Delaware River to the west which serves Burlington County and the Philadelphia area.

NJ Transit's Northeast Corridor rail line extends from the City of Trenton, through Mercer, Middlesex, Union, Essex and Hudson Counties, and terminates at Penn Station in New York City. The North Jersey Coast Line rail line extends from Bay Head in Ocean County, along the eastern coastline, through the Monmouth Coastal Region, then running parallel with the Northeast Corridor from Rahway to Penn Station. Of the two rail lines, the Northeast Corridor is closer to the Panhandle Region, in terms of actual miles, auto travel time and travel time after boarding a train (due to fewer local stops and higher train speeds).

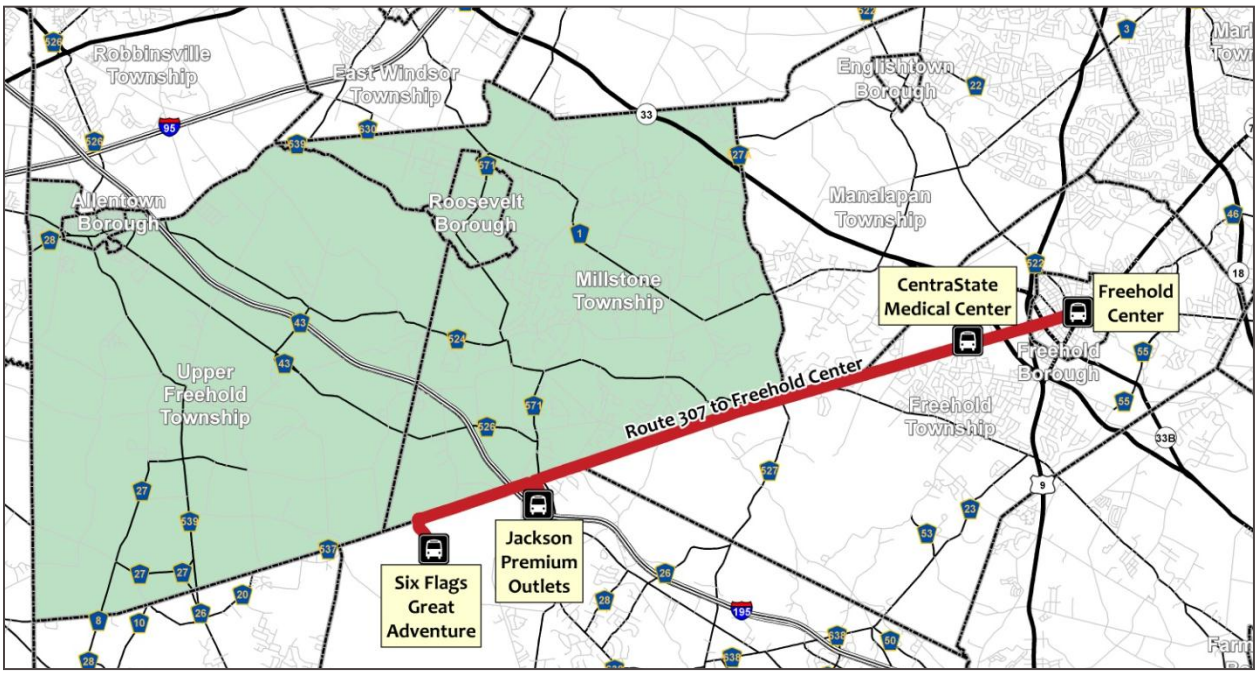
As an example, the nearest train station to Allentown on the Northeast Corridor is the Hamilton Square Station, about 10 road miles away, while the nearest North Jersey Coast Line Station (Belmar) is over 30 road miles away. Similarly, the nearest train station to Roosevelt on the Northeast Corridor is the Princeton Junction Station approximately 12 road miles away while the nearest North Jersey Coast Line Station (Matawan) is approximately 28 miles away. NJ Transit's River Line extends from Hamilton Township in Mercer County to Camden. The nearest station to the Panhandle is in Bordentown approximately 9 ½ road miles from Allentown. Thus mass transit accessibility to the Philadelphia area is similar to the New York area although travel speed to New York would be faster on the Northeast Corridor Line than to Philadelphia on the River Line which has slower train speeds and frequent stops. (See **Figure 6-2: New Jersey Transit Passenger Rail System Map**).

Figure 6-2: New Jersey Transit Passenger Rail System Map

Bus Transit

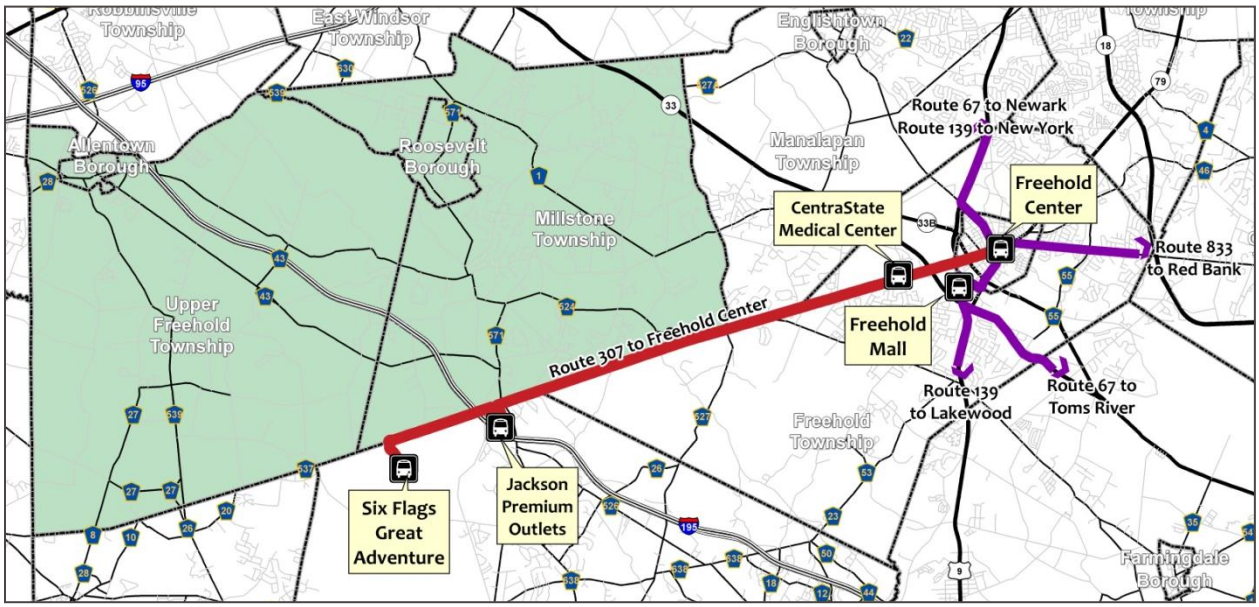
Bus transit options are minimal within the Panhandle Region. There is only one NJ Transit bus route that is within the Panhandle Region and it only serves the southernmost extreme of the Panhandle along Route 537. Local NJ Transit Routes 307 and 309 both operate on a portion of County Route 537, which forms the southerly boundary of the Panhandle shared with Plumsted Township, Jackson Township and Freehold Township. Route 307 and 309 operate between Six Flags Great Adventure in Jackson Township and Freehold Center in Freehold Borough with a stop at Jackson's Premium Outlets. However, it is possible for Panhandle residents to utilize the bus route to access the CentraState Medical Center in Freehold and the Freehold bus Terminal (See **Figure 6-3**). The local 309 route operates every hour; the 307 route operates every hour and a half. Both routes operate seven days a week.

Figure 6-3: NJ Transit Bus Route 307 Map



Freehold Center is the closest NJ Transit bus terminal to the Panhandle Region. As shown in **Figure 6-4: Regional Connection to NJ Transit Bus Service**, commuters from the Panhandle Region can take NJ Transit bus route 307 from Six Flags Great Adventure to Freehold Center. There are five other NJ Transit bus routes that connect to Freehold Center. From here, commuters can connect directly to Newark, New York, Red Bank, Asbury Park, Lakewood and Toms River, with opportunities to transfer to other bus routes to make other connections from those locations.

Figure 6-4: Regional Connections to NJ Transit Bus Service

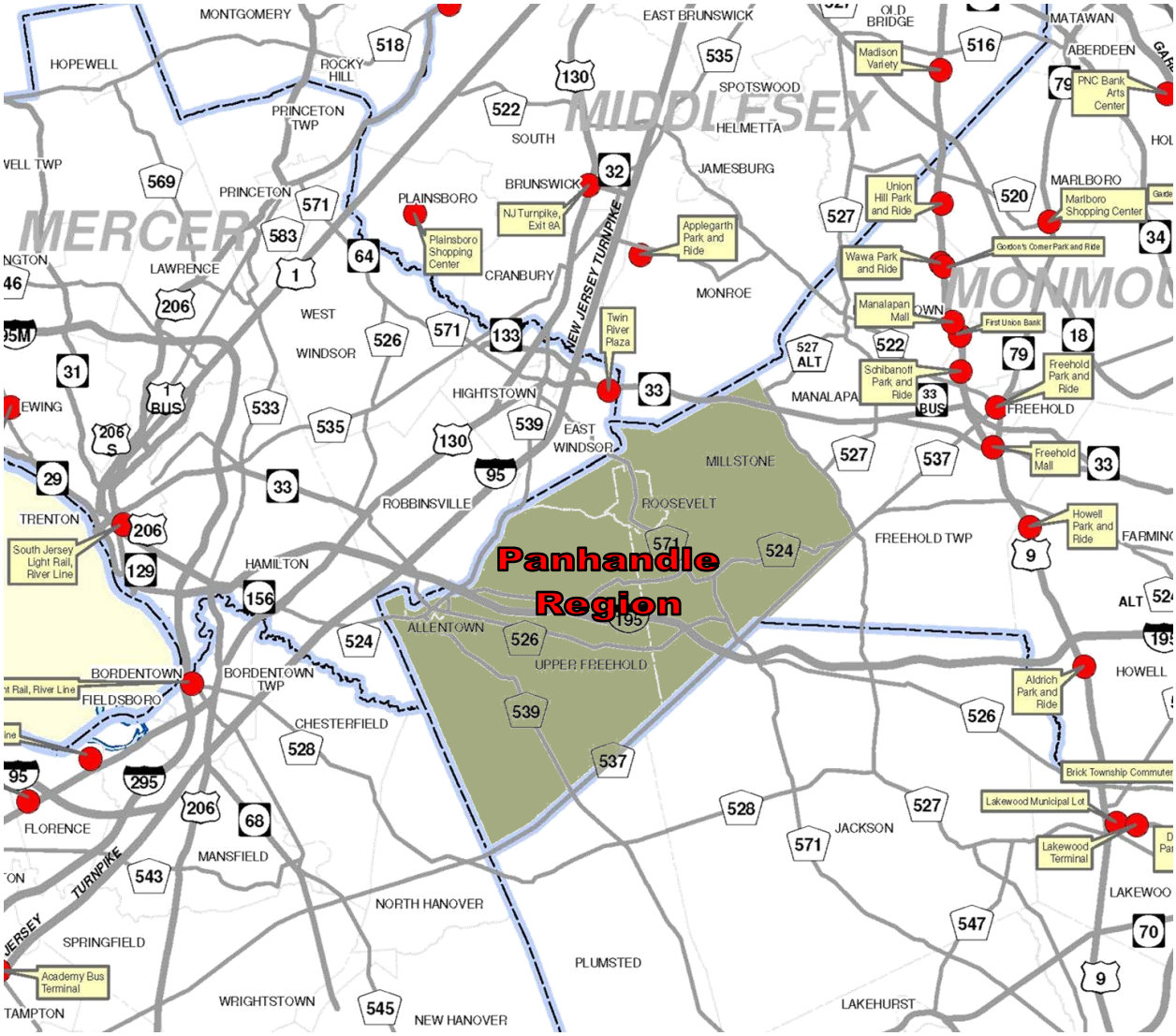


In addition to NJ Transit's fixed route bus services, the Monmouth County Division of Transportation (MCDOT) provides on-demand transit services for seniors (60 and over) and permanently disabled residents of Monmouth County. Senior Citizen Area-wide Transportation (S.C.A.T.) is available by appointment for seniors or persons with disabilities throughout Monmouth County for a variety of medical, educational, nutritional and shopping trips. S.C.A.T. operates 54 vehicles, ranging from 9 to 35 passengers. It is funded by Casino Revenue, Title III, Fares and payments in lieu of fares, County contribution, Section 5311. S.C.A.T. routes are determined based on the number of drivers available and through an automated scheduling system. FTA Section 5311 service is also operated by the MCDOT but is a federally funded service open to seniors and persons with disabilities, as well as the general public within Roosevelt, Upper Freehold and Millstone.

Park-and-Ride Facilities

As shown in **Figure 6-5: Park-and-Ride Locations**, there are no park-and-ride facilities located within the Panhandle Region; however, there is an abundance of park-and-ride facilities just outside of the Region. The Twin River Plaza park-and-ride in East Windsor Township is the closest facility to the Panhandle Region but this location is not served by NJ Transit buses. Commuters that live in the Panhandle Region can access the Freehold Terminals (Freehold Mall/Freehold Center PR) from State Route 33 or County Route 537, the Howell Terminal (US 9 and Strickland Road) from County Route 527/527A or the Manalapan Terminals (Manalapan Mall/First Union PR) from County Route 524. This means that commuters must rely on personal vehicles to access bus lines and limits residents and employees to those who own vehicles. All of these locations provide NJ Transit bus service.

Figure 6-5: Park-and-Ride Locations

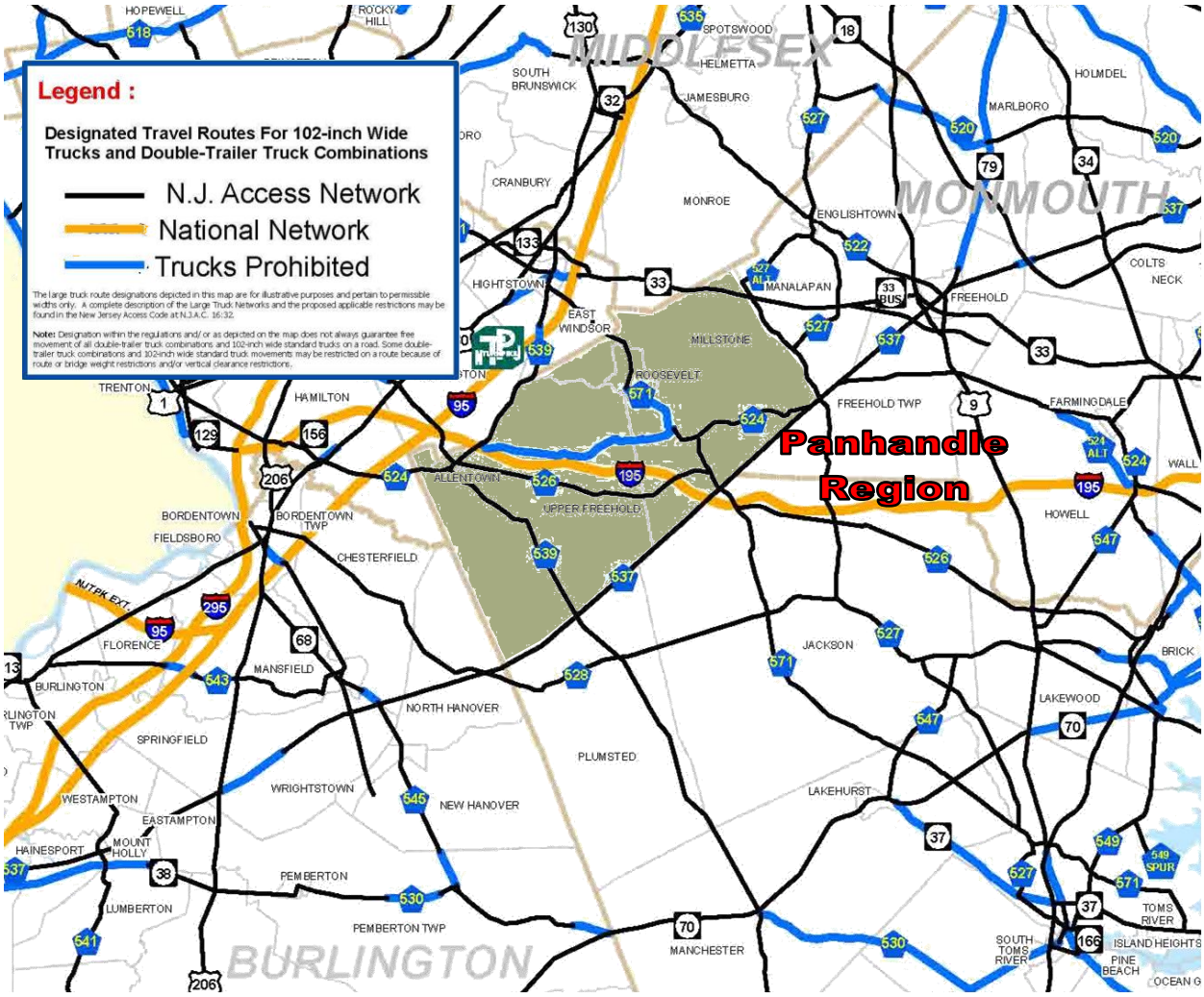


Truck Routes

Large freight trucks play a major role in New Jerseys economy. Trucking is a highly regulated industry, subject to federal, state and local truck rules. The New Jersey Large Truck Routing Regulations (N.J.A.C. 16:32) were established by the NJDOT in compliance with the Federal Highway Administration (FHWA) regulations for truck size and weight and the reasonable access provisions for double-trailer truck combinations and 102-inch wide standard trucks authorized by the amended federal Surface Transportation Assistance Act of 1982. The code includes permitted routes, width and length restrictions, access to terminals and other facilities. The hierarchy of roadways upon which double-trailer truck combinations and 102-inch wide standard trucks should travel within the State includes the National Network, the New Jersey Access Network and other local unrestricted roadways.

Within the Panhandle Region, I-195 is the only designated roadway that is part of the National Network. The New Jersey Access Network includes State Route 33 and County Routes 524, 526, 527, 537, 539 and 571. Trucks are prohibited on a portion of County Routes 524 and 571, between Allentown and Roosevelt. (See **Figure 6-6**).

Figure 6-6: NJDOT Large Truck Route Map

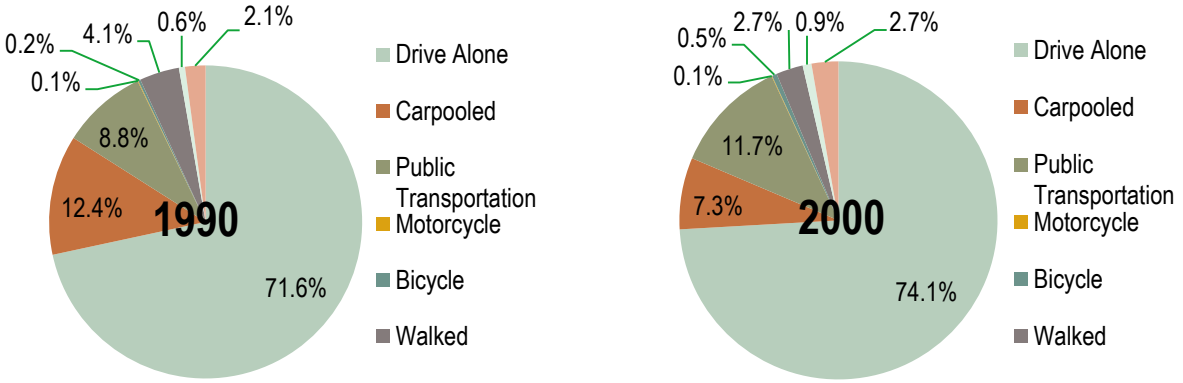


6.2.3. Commutation Patterns

State and National Commutation Patterns

The 2000 Census provides insight into travel behavior. Between 1990 and 2000, the percentage of people driving alone to work increased, while the percentage of carpoolers decreased. Multi-car ownership continues to increase, while the use of public transportation as a share of total travel declined nationwide. In 2000, nationally, the automobile was the overwhelming travel choice. Seventy-four percent of all workers drive alone up by 3% from 1990. In New Jersey, the percentage of workers driving alone is 74.1 % up from 71.6 % of workers in 1990. The nationwide trend between 1990 and 2000 shows an overall decrease in the use of public transportation. However, in New Jersey the overall percentage of commuters using public transportation increased to 11.4%, up from 8.8% in 1990.

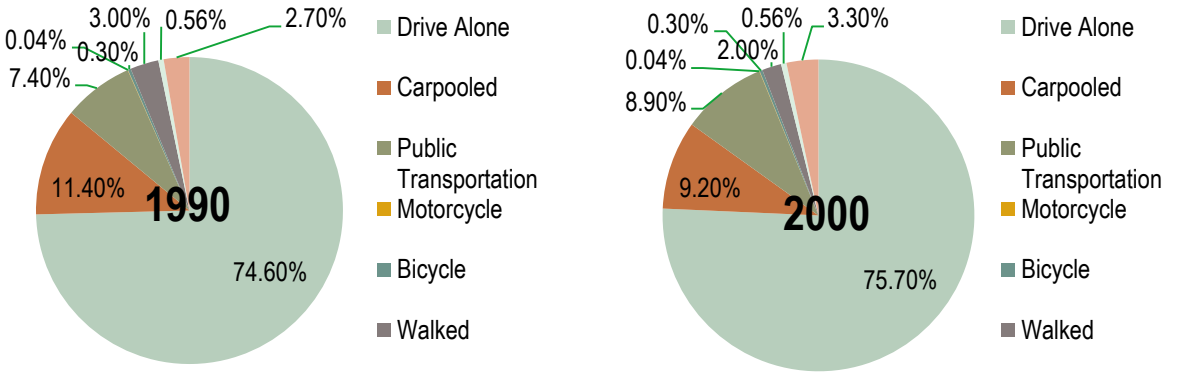
Figure 6-7: New Jersey Commuters (1990 & 2000)



Panhandle Region Commutation Patterns

In the Panhandle Region, between 1990 and 2000, the percentage of people driving alone to work increased, while the percentage of carpoolers decreased. Multi-car ownership continues to increase, while the use of public transportation as a share of total travel declined nationwide. In 2000, regionally, the automobile was the overwhelming travel choice. Seventy-five percent of all workers drive alone up by 1% from 1990. The regional trend between 1990 and 2000 shows an increase in the use of public transportation from 7.4% to 8.9%. This data indicates that reliance on the automobile is more prevalent in the Panhandle then in New Jersey as a whole. The Panhandle is somewhat removed from major employment centers requiring commuters to drive farther to reach jobs.

Figure 6-8: Panhandle Commuters (1990 & 2000)



6.2.4. Roadway Improvements & Transportation Planning

The Monmouth County Planning Board Transportation Planning Section studies the interaction of transportation and land use issues affecting Monmouth County. The section compiles data, conducts studies to analyze the use and performance of highway and transit systems, facilitates public outreach and coordination on selected transportation issues and maintains a close working relationship with local, state and regional transportation planners and agencies.

The Transportation Section is responsible for managing and conducting a federally sponsored regional transportation planning grant program for Monmouth County each year. This grant ensures that a continuing, comprehensive and coordinated transportation planning program is available for Monmouth County to support regional planning and capital project funding decisions made for all of Northern New Jersey.

Specific work includes:

- Developing plans or strategies to reduce traffic congestion on county and regional roadway corridors, design and support for implementation of improved public transportation services, and consideration of the balance between vehicle, transit, bicycle and pedestrian transportation needs with community quality of life issues.

- Developing partnerships with local, county and state agencies on a variety of projects ranging from smart-growth planning initiatives to traffic reduction and engineering project design task forces, and provides technical guidance and support to local officials.

- Conducting a major research study each year on a critical transportation issue or need, often with local origins and regional implications.

- Maintaining a close coordination with other Monmouth County Planning Board Sections to incorporate development review, long range planning, demographic and environmental issues, and with county engineering divisions regarding traffic safety and project design matters as they relate to transportation in Monmouth County.

- Providing technical support to the Monmouth County Transportation Council (MCTC), a 15-member citizen's advisory committee to the Monmouth County Planning Board on transportation issues.

Major Projects and Studies Planned

During the coming years, Monmouth County in conjunction with State and regional partners, will be undertaking and continuing several major roadways projects as part of the NJDOT's Capital Improvement Program. Also, several major study and development programs will either be continued or undertaken and several bikeway and pedestrian improvement projects are planned. Current activities and/or improvements within or affecting the Panhandle Region are as follows:

- Monmouth County Transportation Master Plan
- Revision of Monmouth County Biking Guide
- Monmouth County Intermodal Transportation Guide
- County Bicycling Map
- Non-motorized transportation efforts
- U-12 Bridge – Dam replacement along CR-524 (Allentown)
- Intersection Improvements CR-527/CR-527A/CRI (Millstone)
- Intersection Improvements CR-537/CR-527 (Millstone/Manalapan/Jackson)

- Intersection Improvements CR-571/CR-524/Paint Island Spring Road (Millstone)
- Roadway Improvements and Bridge Replacement along Sharon Station Road from CR-539 to CR-526 (Upper Freehold)
- CR-539/CR-524 Westerly Bypass

In addition, the following studies have been recently completed:

- Western Monmouth County Route 537 Corridor Study
- State Route 33 Corridor Study
- Monmouth County Feeder Bus Study
- Market-Based Local Bus Service Enhancement Study

The following is a list of recently completed, current construction and design projects in the Panhandle Region:

Design Phase:

1. CR524/CR571/Paint Island Spring Road, Intersection Improvements, Millstone
2. Sharon Station Road, Intersection, Roadway & Bridge Improvements, Upper Freehold
3. Bridges MS-68 and MS-70 on Baird Road, Millstone

Construction Phase:

1. CR1/CR527A, Intersection Improvements, Millstone/Manalapan
2. CR524 (Main St.) Bridge U-12, Allentown

Recently Completed:

1. Bridges U-7 and U-84 on Emleys Hill Road, Upper Freehold

Local Transportation Issues Identified

At the Cross Acceptance Meeting on August 17, 2004 the communities within the Panhandle were asked to provide answers to a questionnaire concerning visioning, planning and goals for the region. Allentown is the only municipality which identified traffic congestion as a key area of concern and major planning issue. However, the consensus concern in the Panhandle Region is the lack of public transportation. The following information was collected from each municipality to address existing or potential pedestrian, transit and vehicular traffic concerns.[1]

Township of Upper Freehold

Upper Freehold and Allentown are currently working on developing a Corridor Management Plan (CMP) for the Upper Freehold Historic Farmland Byway. Upper Freehold is also seeking to establish a bike trail network and a walking/hiking trail network. Upper Freehold participated in the County Route 537 Corridor Study and worked with Monmouth County and adjacent municipalities to coordinate a trail network. They have a growing concern of traffic impacts especially regional traffic between I-195 and shore points on the local roadway network. Upper Freehold has an access management plan in place which restricts driveway access to the existing roadway system. This program limits disruption to traffic flow and preserves the rural character of the roadways. There is potential for including a circulation element for pedestrians, transit and vehicles in the Master Plan.

[1] Information taken from municipal master plans, 2004 Cross Acceptance Report and PRP Questionnaires

Township of Millstone
Millstone participated in the County Route 537 and Route 33 Corridor Studies. Also, the Mayor is a member of the Transportation Council for the Township and the County. Millstone states that traffic congestion is limited to Route 33 and Route 537. There is a need for bus service along these routes, particularly one that serves Great Adventure and the Jackson Outlets. The Township has serious interest in the construction of service roads along 537 between I-195 and Great Adventure. This has been discussed, but needs to be further considered and ultimately constructed. Furthermore, Millstone is interested in an access management plan along 537 to reduce the number of access points into both existing and future developments. Bridle trails are also an important component of planning in Millstone.

Borough of Roosevelt
Roosevelt has concerns regarding Route 571 which passes through the Borough's center. There is a need for public transportation services. The nearest bus stop is five miles away, located in Hightstown and the nearest train facility is located in Princeton Junction, 12 miles away.

Borough of Allentown
Allentown officials are concerned with traffic circulation through their downtown and traffic congestion at the time of school openings and closing. They are motivated to begin discussions with the County to discuss and improve the issues. Allentown is interested in a traffic calming and pedestrian program through their downtown. The roadways of concern are County Routes, so close coordination will be needed to realize results.

6.3. Transportation Strategies

6.3.1. Traffic Congestion

In order to address regional traffic congestion in the Region, several mechanisms are recommended to be developed to facilitate future transportation improvements that would relieve congestion. Panhandle municipalities should coordinate with municipalities within adjacent regions to plan for seasonal influxes of transient traffic. Municipalities should also continue to work cooperatively with the NJDOT and Monmouth County to plan and implement solutions to congestion. Such solutions include planned or future bypass(es) and/or interchanges with I-195. Another recommended strategy to alleviate congestion is to promote mass transit as a means of transit to major destinations outside of the region (such as Six Flags Great Adventure or Shore Points) so that transient traffic can be reduced.

Allentown Regional Transportation Study
In 1992, Monmouth County developed the Allentown Regional Transportation Study. The participants of the study consisted of representatives of Monmouth and Mercer counties, Allentown Borough, Upper Freehold Township and Washington Township (known today as Robbinsville) and key developers, which concurred with the study recommendations. A summary report included two important regional transportation recommendations: 1) develop an Easterly Bypass and; 2) Westerly Bypass, to accommodate current and future travel needs in this western portion of Monmouth County. Since 1992, several recommendations have been pursued or implemented by the county. However, the full implementation of the study recommendations has not been realized due to many variables and a long history of impediments or challenges along the way.

The following outline below provides a brief list of key milestones as related to the Westerly-Easterly Bypass Project:

1992: Allentown Regional Transportation Study completed.
1993: County scheduled phasing of improvements and necessary funding
1995: County awards design of portion of Easterly Bypass, connector from CR526 to CR539/CR524.
1998: County awards design of Intersection Improvements at CR539 / Sharon Station Road Project
2003: Completed construction of Easterly Connector
2003: County awards contract for design of Southerly Link Westerly Connector
2006: Validation of the 1992 Allentown Regional Transportation Study materializes
2007: County completes construction of CR539 / Sharon Station Road Intersection Improvements
2008: Continued with Traffic Circulation Study post completion of Easterly Connector improvements
2009: Monmouth County takes over jurisdiction of a portion of Sharon Station Road, December 2009
2010: County holds a design kick-off meeting in June 2010 for the Sharon Station Roadway Improvements. The design is expected to last approximately 2 years, with construction to follow. This will complete easterly bypass recommended in 1992 study.

Easterly Bypass:

A portion of the Easterly Bypass portion along County Route 526 from County Route 539 was built in 2003 as recommended by the Allentown Regional Transportation Study from 1992. This connector has provided some added travel alternatives for commuters in the area. The second alternative connector to the Easterly Bypass has taken several years to begin due to challenges experienced along the way in obtaining jurisdiction and rights of ways. In December 2009, however, Monmouth County took over jurisdiction of Sharon Station Road from County Route 526 to County Route 539. This was the first step towards almost full construction of the Easterly Bypass.

An important challenging issue raised by residents along Sharon Station Road was concerning the impact of heavy truck traffic to this area. There is a large percentage of truck traffic utilizing the Easterly Bypass. It is more regional-through traffic, however, that utilizes the Easterly Bypass. Truckers often use Sharon Station Road to connect to other roadways such as I-195 and the NJ Turnpike to move goods to other areas of the state. The county is aware of this issue and it will be addressed during the design and development of the Sharon Station Road portion of Easterly connector.

The Sharon Station Roadway Improvement project is now underway and a kick-off design meeting was held in June 2010. Design and construction is expected to occur for approximately two years with construction to follow. Its completion will result in the full completion of the Easterly Bypass recommendation from the Allentown Regional Transportation Study.

Westerly Bypass:

The development of a Western Bypass was a key recommendation of the 1992 Allentown Regional Transportation Study. It consists of both the northerly link that traverses part of Mercer County and the southerly link which is in Monmouth County. See prior bypass map for location.

There have been, however, a myriad of different issues and concerns that have prolonged development of a Western Bypass in this area of Monmouth County. Some of the benefits of the northern link include the following: 1) enhance regional connectivity; 2) provides an alternative access to I-195; 3) relieves local intersections in Allentown; and 4) offers an alternative route for trucks on Sharon Station Road. The southern link also proposes to enhance regional connectivity, reduce congestion at the intersection of High Street and Main Street in Allentown, remove regional traffic from in front of Allentown Elementary and High schools, enhance safety along Old York Road and Ellisdale

Road and divert some regional traffic from the historic district. The southern link has received the most attention, however, since it is predominately located in Monmouth County.

For years, there has been ongoing local support as well as opposition to the development of a Westerly Bypass. The County underwent many efforts to accommodate concerns of residents living near the proposed Westerly Bypass who expressed opposition to the project for several reasons. Some of the concerns were around the location, its impact, development of the Easterly Bypass, etc. For example, the county formed a Technical Advisory Committee (TAC), which consisted of regional representatives including those from Allentown and Upper Freehold. It also held meetings with residents to develop a more context sensitive design for the bypass to address their concerns. The county agreed to create a more user-friendly design for the southerly link of the Westerly Bypass. They also pledged to study the impact and effect of the Easterly Bypass once completed. Neither the northern or southern links to the Westerly Bypass has been constructed to date.

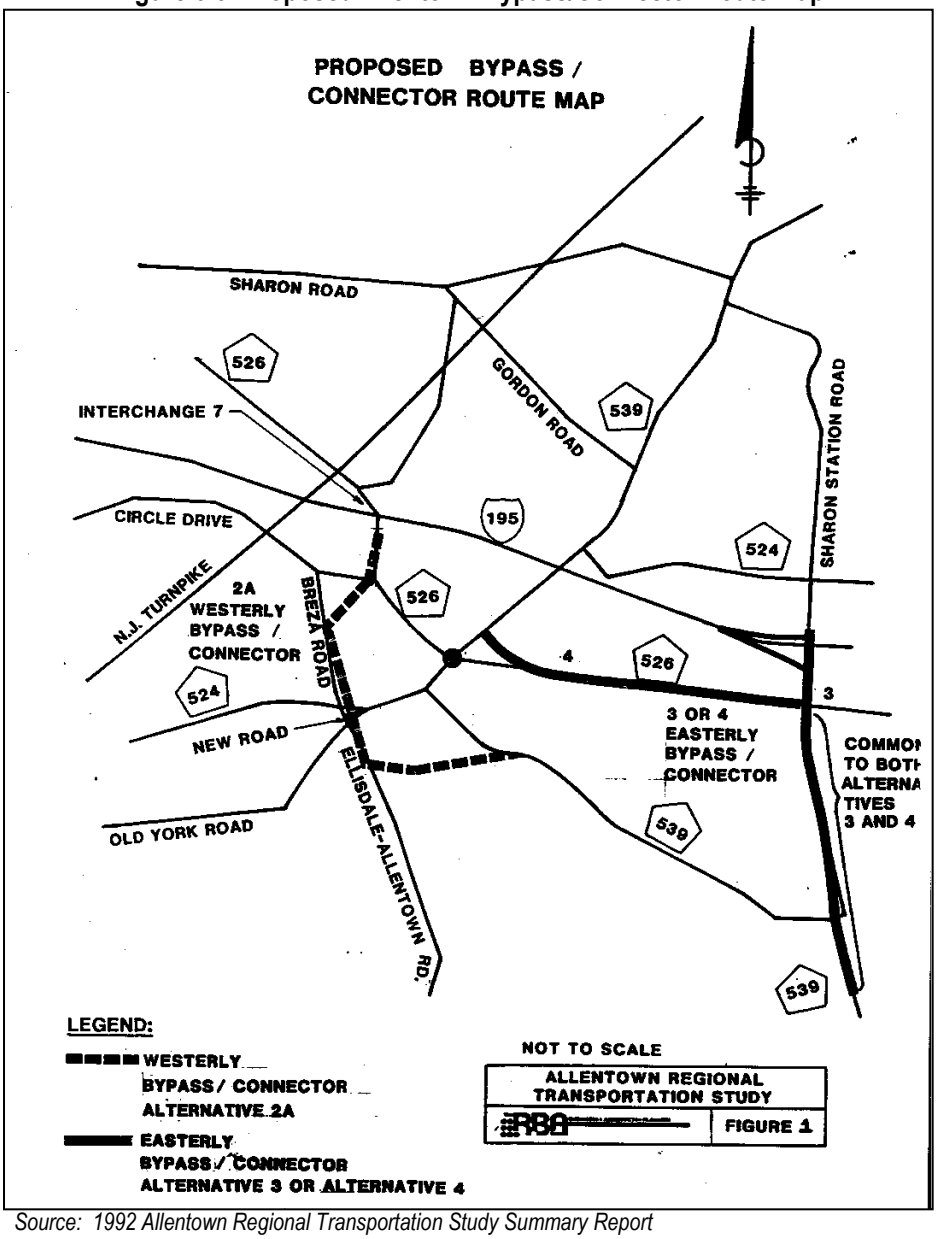
A good portion of the northern link of the Westerly Bypass resides in Mercer County. If constructed, the northern link would offer the following benefits to the area: 1) enhance regional connectivity; 2) provide an alternative access to I-195; 3) relieve local intersections in Allentown; and 4) offer an alternative route for trucks and traffic on CR524 destined for I-195. At this time it is unclear whether there are plans to develop the northerly link in the future. Though there were past discussions on this link by both counties, no recent activity or progress has been made to develop this segment of the Westerly Bypass. Further investigation and outreach should be done to clarify the status of the proposed northern link of the Westerly Bypass with Mercer County.

Monmouth County, however, continues to remain committed to providing further analysis of the regional traffic demands of the area as it works to complete several capital improvements. For instance, the bridge and dam replacement of the County Bridge U-12 in Allentown is one such capital improvement project now underway. Replacement of the bridge began in 2010 and is expected to last two years. The completion of this improvement may result in changed traffic patterns for trucks traveling through the area. Currently, many trucks experience load restrictions on this bridge which results in truck traffic finding its way onto alternate roadways. Thus, the bridge replacement will be an added benefit to many in the area. Though the Easterly Bypass has seen progress, the Westerly Bypass proposed roadway link remains unfulfilled today.

Allentown and Upper Freehold should work cooperatively with Monmouth County and the Allentown-Upper Freehold Joint Bypass Committee to resolve issues relating to the implementation of the Westerly Bypass in Allentown. The following will provide a brief overview of the history, challenges and progress to date on the matter.

Figure 6-9 provides a regional context of the location of the Westerly Bypass and Easterly Bypass (right). The Easterly Bypass consists of two connector segments. The Westerly Bypass consists of a northern and southern link connector.

Figure 6-9: Proposed Allentown Bypass/Connector Route Map



Source: 1992 Allentown Regional Transportation Study Summary Report

The restriction of trucks on certain roadways will also help reduce traffic congestion. Panhandle municipalities should work with the NJDOT to identify roadways that would be appropriate as alternative truck and bus routes.

Downtown traffic congestion is particularly an issue for Allentown and to a lesser extent Roosevelt. In Allentown a peak congestion period occurs when school lets out. To reduce these problem creative solutions to school bus traffic scheduling and routing through the downtown area need to be investigated. Outside of school hours, congestion is caused by the lack of adequate roads to bypass the downtown areas. Through traffic mixes with local traffic on roads

such as Routes 524, 526 and 539 and to some extent 571. The situation is exacerbated in summer months by shore bound traffic.

6.3.2. Speeding and Cut-through Traffic

Municipalities in the Panhandle should investigate traffic calming measures as a tool to reduce speeding and cut-through traffic in high pedestrian traffic areas. Traffic calming measures are location specific tools proven to reduce traffic speed and redirect non-local traffic. Municipalities should begin by identifying the roadways they wish to evaluate. After data collection and evaluation, different traffic calming strategies can be reviewed. A cost-benefit ratio approach should be used to determine the most appropriate mechanism. Depending on the jurisdiction, certain roadways will require County or State approval to implement the changes. A case study is provided of Rocky Hill, Somerset County, New Jersey, which installed traffic calming measures on its Main Street (County Route 518).

Resource/Tip Box 6-1: Traffic Calming Network Case Study: Rocky Hill, Somerset County, NJ.

A residential neighborhood in Rocky Hill wanted to decrease speeding and cut-through traffic through their community and petitioned the Borough to install speed humps, curb bump-outs, appropriate signage and pavement markings to curtail the undesired traffic. A pilot program was conducted within the community utilizing temporary measures to compare the before and after traffic operations. The desired results were met, so the Borough completed the installation of the traffic calming network.

Speed studies are also recommended to be conducted to identify areas suitable for speed limit changes. Municipalities should work with their local police departments and municipal engineers to conduct these studies. Again, depending on the jurisdiction, certain roadways will require County or State approval to implement the changes.

Seasonal traffic during the summer months increases due to visitors to the shore and Six Flags who travel through the Panhandle which lies between the NJ Turnpike and these seasonal destinations. Most of this traffic is focused on the major roads such as I-195, Route 537 and Route 539 which visitors are familiar with. Local residential streets are not typically exposed to this traffic. The problem intersections related to seasonal traffic are the same as those impacted by year round traffic for the most part. Intersections in downtown Allentown are affected due to the confluence of Route 524, 526 and 539. Route 537 is more dramatically impacted by seasonal traffic due to the presence of Six Flags which has access solely from Route 537. A possible solution to seasonal traffic is increased availability of mass transit (bus service) during the warmer months, particularly on weekends. Direct bus service to Six Flags from urbanized areas is something to be investigated.

6.3.3. Mass Transit

Increased mass transit opportunities for Panhandle residents should be promoted to help reduce traffic congestion and automobile dependency in appropriate locations. Municipalities should plan and implement alternative transportation options. Since many mass transit options are not economically viable to be established within the Panhandle (such as new transit stations or bus services) increased use of existing park-and-ride facilities and mass transit stations nearby but outside of Panhandle should be encouraged. Shuttle bus services between the Panhandle and these park-and-ride facilities and/or mass transit stations should be developed. Panhandle municipalities should

work with Monmouth County, NJ Transit and municipalities in other regions to ensure that these facilities can accommodate additional riders.

The feasibility of expanding existing transit services should be explored. The Monmouth County Division of Transportation (MCDOT) currently operates the Senior Citizen Area Wide Transportation (S.C.A.T.) and FTA Section 5311 transit services. S.C.A.T. is available by appointment for seniors or persons with disabilities throughout Monmouth County for a variety of medical, educational, nutritional and shopping trips. FTA Section 5311 service is a federally funded service open to seniors and persons with disabilities, as well as the general public within Roosevelt, Upper Freehold and Millstone. Panhandle municipalities should work with the County to identify possible new routes, stops and funding sources for these or other existing services.

As the Panhandle Region shares its borders with four other Counties, it may be more financially feasible to use existing services outside of Monmouth County. However, current legislation may not permit cross-county, county operated transit services. The feasibility of expanding existing transit services across county lines should be explored. Municipalities should work with Monmouth County and other adjacent counties to identify potentially feasible opportunities for cross-county collaboration. Interested parties may need to lobby the State Legislative District Representatives to change the legislation to permit cross-county services of county operated transit services.

Future transit options also need to be coordinated with affordable housing initiatives. See **Section 9, Housing & Development** for more discussion on affordable housing and public transit.

6.3.4. Farm Vehicle Traffic

To achieve the regional vision of more harmonious sharing of roads between farm vehicles and automobiles, Panhandle municipalities should strive to alter perception of extent of delays. The most efficient and effective means to increase tolerance of slow-moving farm vehicles is perhaps through an education program to familiarize new residents with farming practices (i.e. flyers in new homeowners' package).

Another alternative that should be explored is the possibility of developing strategically located pull-off areas for farm vehicles on major through roads. A joint municipal-county study should be conducted to determine whether pull-off areas would be feasible and in which locations. A farming practice/share-the-road education campaign should be developed to inform residents of pull-off locations and other share-the-road practices. Any educational materials developed should be made internet accessible on municipal and regional partner websites.

Resource/Tip Box 6-2: Rural Road Safety

The Oregon Farm Bureau has prepared a pamphlet for Rural Road Safety that includes tips on how to share the road safely with slow moving vehicles. This pamphlet could be used as a model for a flyer to be produced for the Panhandle. A copy can be found in **Section 10.2 Resource Toolbox**.

6.3.5. Non-Vehicular Travel (Walk / Bike / Horse Trails)

Increased opportunities for non-vehicular travel should be promoted throughout the Panhandle Region. Panhandle municipalities should work with the County to plan and implement sidewalk and/or trail improvements to facilitate walkable communities wherever feasible. Suitable locations should be identified for improvements, including downtown areas and residential neighborhoods.

A comprehensive system of linked trails as transportation links should be pursued. Upper Freehold and Millstone should update their local Master Plan Circulation Elements to include pedestrian trails and facilities. Sidewalks and trails should be considered adjacent to high traffic arteries. Trail connections between the Panhandle and adjacent regions should be planned. Municipalities should work with Monmouth County and municipalities in other regions to identify suitable locations for future linkages and opportunities for partnership extensions across jurisdictions.

See **Section 3.3, Natural Resource Strategies** for a discussion of how these greenways and trails should be planned to link existing and future Parks and Open Spaces.

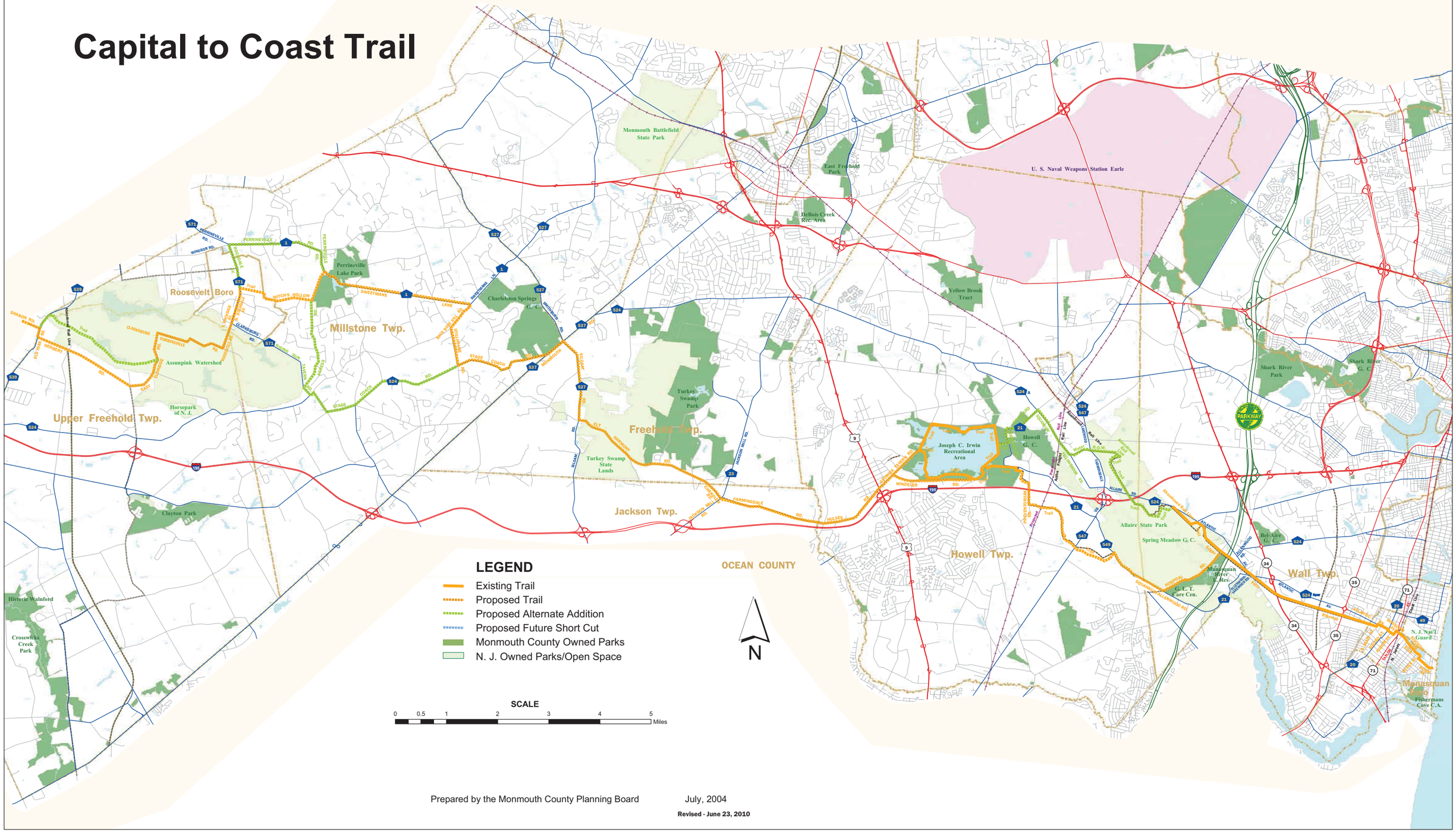
Bicycle facilities should also be expanded and linked to provide a comprehensive bicycle network within the Panhandle Region and between adjacent regions. Panhandle municipalities should update their Circulation Plan Elements to include bicycle facilities plans. The County should update its Bike Map with links to existing and proposed greenways and trails, consistent with the municipal Circulation Plan updates. A comprehensive County-wide Bike Trails Plan should be developed to incorporate existing and proposed facilities and linkages. All multi-modal trails should be incorporated into the Monmouth County Road Plan. Municipalities are encouraged to work with the County and NJDOT to implement the Capital-to-Coast trail. This 55 mile long multi-purpose trail is proposed to extend from Trenton to the Atlantic Ocean at Manasquan. (See **Figure 6-10 Capital to Coast Trail Map.)** Portions of the trail already exist consisting of the 30 + year old Edgar Felix Bikeway in Manasquan and Wall Township and a 2.5 mile long section in West Windsor Township, Mercer County. When completed it will be the third longest trail in the state exceeded in length only by the Delaware and Raritan Canal Trail and the Appalachian Trail. Once a comprehensive network of non-vehicular transportation links are completed, the Panhandle should market their presence.

See **Section 7, Economy and Marketing** for additional discussion on marketing.

Figure 6-10

Monmouth County, New Jersey

Capital to Coast Trail



Prepared by the Monmouth County Planning Board July, 2004

Revised - June 23, 2010

7. ECONOMY & MARKETING

7.1. Economy & Marketing Concerns - Vision and Issues

It has been noted throughout this PRP that the Panhandle possesses a plethora of agricultural, natural, historic and cultural resources that could be capitalized on. The rural country atmosphere is unique and should be taken advantage of. A strengthened economic base will help preserve and maintain these important resources. There is a general lack of marketing of Panhandle communities, resources and needs at the state, county, regional and local levels. The Panhandle Regional Collaborative is also concerned that there is a lack of a regional identity or skewed perception of it from outside the Region. Greater comprehensive marketing efforts and support of regional tourism activities would help strengthen the Panhandle economy by bringing new consumers into the Panhandle Region.

The Panhandle has a very limited commercial sector. The Region's economy is primarily dependent upon the local population. Municipalities rely heavily on taxes from residential use since there is a lack of commercial ratable uses in the Region. Most commercial businesses are located in downtown Allentown or are scattered throughout the Region along State or County roads.

The Allentown Historic District contains a significant portion of the Panhandle commercial sector. The Regional Collaborative is concerned that there is declining business activity and consumers in Allentown. This is due to several factors including lack of parking, an aging public streetscape (i.e. overabundance of power lines and heaving sidewalks), and traffic. Additional factors may be insufficient business hours, inadequate marketing, or unmet consumer needs.

The Allentown community envisions placing the public utilities underground, improving the aesthetics of the public streetscape, and adding parking. Additional parking may require a public-private partnership or shared parking services among businesses. Improving the public streetscape will allow Allentown to capitalize on its strong historic resources in its marketing along the two Federal Scenic Byways. After reconstruction of the bridge and dam, to further improve aesthetics, the Borough of Allentown is planning to enforce its sign ordinance and to request assistance from Monmouth County to reduce or consolidate public county roadway signage.

In conjunction with public and private efforts in recent years to expand parks in the Allentown area, efforts to develop the parks will continue to strengthen the potential for historic and eco-tourism. A private group is interested in acquiring a museum along the federal Crossroads of the American Revolution trail to Monmouth Battlefield. This effort should be encouraged and dialog begun with the Economic Development Commissions to arrange for future mutually beneficial marketing.

An open space tax has been passed in Allentown to expand the parks, accompanied by the significant raising of private funds. Private funds have already been acquired and used to design, acquire and install new welcome signs for Allentown and Upper Freehold highlighting the Revolutionary War and agricultural history of the region. These signs are the beginnings of a graphic identity system for Allentown being designed in a public-private partnership.

Businesses should be encouraged to expand business hours, recruit businesses to address unmet consumer needs, and strengthen partnership with the Allentown Economic Development Committee. A farmer's market in or near Allentown could be considered to strengthen its agri-business role.

There is also a concern for the general lack of economic development throughout the Region's commercial sector. Creative solutions are needed to encourage economic development initiatives. The Regional Collaborative supports

shared services and resources as a feasible vision, not only between municipalities, but also between local businesses.

7.2. Economic Profile

Economy is the way people use their environment to meet their material needs, including the production, exchange, distribution and consumption of goods and services of that area. The Panhandle Region's economy is derived significantly from the agricultural industry. Farming has always been a crucial part of the Panhandle economy, but farming is not the primary source of income for Panhandle residents at large.

Ice Cream Stand along Route 33

Despite the lack of commercial business in the Region, the employment characteristics of the Panhandle population is generally more favorable than the rest of the County. In 2000, there were 8,211 Panhandle residents of in the work force, of which 7,964 were employed. The Panhandle unemployment rate in 2000 of 2.8 percent is far less than the Monmouth County average of 4.6 percent and significantly less than the state average of 5.8 percent. Statistics show that the majority of the Panhandle's working class are professionals that commute to other regions for employment. Out of the 7,964 employed Panhandle residents in 2000, 48 percent held management, professional, and related occupations, with another 26 percent in sales and office occupations. The median income in the Panhandle is $18,530 greater per household and $2,394 greater per capita than the county, overall.

Greenhouses in Upper Freehold

Commercial development is very limited within the Panhandle. This is primarily due to low population levels and the lack of public water and sewer in the Region that could allow for more intensive commercial development. Most importantly is the fact that Panhandle municipalities wish to retain a rural atmosphere.

Farm Market on Route 33

Agriculture is of course a large business in the Panhandle. The Census of Agriculture prepared by the United States Department of Agriculture only reports economic data on a County wide basis. In 2007 Monmouth County ranked third among New Jersey counties in the total value of agricultural products sold. The County ranked 2nd in value of livestock (first in value of horses) and 2nd in value of nursery stock. The number of farms in the County actually increased between 2002 and 2007 but the average size of the farms declined from 53 acres to 47 acres so that the land in farms decreased by 7 percent

Cement Plant along Route 33

Office Building on Route 33

Strip Mall along Route 33

Equine Training Center on Route 33

7.2.1. Economic Conditions

According to the 2000 U.S. Census data, the Panhandle had an overall median household income of $82,803, as compared to the Monmouth County median household income of $64,271. Additionally, the median income per capita within the Panhandle was $33,543, while the County had a median income of $31,149 per capita. Not only does Millstone have the highest median household size, it also has the highest median income per household and per capita of Panhandle municipalities. (See **Table 7-1**.)

Table 7-1: Economic Characteristics (2000)

	Households	Median Household Size	Median Household Income	Median Per Capita Income
Allentown	708	2.66	$71,193	$29,455
Millstone	2,708	3.28	$94,561	$37,285
Roosevelt	337	2.77	$61,979	$24,892
Upper Freehold	1,437	2.96	$71,250	$29,387
Panhandle Region	5,190	3.07	$82,803	$33,543
Monmouth County	224,236	2.70	$64,271	$31,149

Source: 2000 U.S. Census, DP-1. Profile of General Demographic Characteristics

Employment and Poverty Status

Within the Panhandle, private wage and salary workers constitute 75 percent of the employed labor force. By comparison, government workers account for 17 percent and self-employed workers account for an additional 7.7 percent of the employed population. The Panhandle is also characterized by the prominence of management and professional occupations, approximately 48 percent of the workers are employed in this category. Sales and office occupations is the second highest occupational category with 26 percent of the employed labor force within the region. **Table 7-2** shows employment by occupation for all municipalities within the Panhandle.

Table 7-2: Employment by Occupation (2000)

	Allentown	Millstone	Roosevelt	Upper Freehold	Panhandle Region	Monmouth County
Employed population 16 years and over	**1,038**	**4,229**	**474**	**2,223**	**7,964**	**294,622**
Management, professional, and related occupations	488 *(47.0%)*	2,184 *(51.6%)*	221 *(46.6%)*	915 *(41.2%)*	**3,808** *(47.8%)*	123,260 *(41.8%)*
Service occupations	122 *(11.8%)*	391 *(9.2%)*	45 *(9.5%)*	326 *(14.7%)*	**884** *(11.1%)*	36,619 *(12.4%)*
Sales and office occupations	276 *(26.6%)*	1,138 *(26.9%)*	97 *(20.5%)*	538 *(24.2%)*	**2,049** *(25.7%)*	86,647 *(29.4%)*
Farming, fishing, and forestry occupations	1 *(0.1%)*	37 *(0.9%)*	0 *(0.0%)*	69 *(3.1%)*	**107** *(1.3%)*	636 *(0.2%)*
Construction, extraction, and maintenance occupations	65 *(6.3%)*	272 *(6.4%)*	66 *(13.9%)*	196 *(8.8%)*	**599** *(7.5%)*	22,758 *(7.7%)*
Production, transportation, and material moving occupations	86 *(8.3%)*	207 *(4.9%)*	45 *(9.5%)*	179 *(8.1%)*	**517** *(6.5%)*	24,702 *(8.4%)*

Source: 2000 U.S. Census, DP-3, Profile of Selected Economic Characteristics

The 2000 US Census provides statistics on place of work in relation to the state, county and municipality of residence. Of the 7,888 employed persons residing in the Panhandle Region, only 1,196 persons (or 15 percent) were employed in the municipality in which they lived, leaving 6,692 Panhandle residents (85 percent) that worked outside of their residing municipality. Note that this does not account for persons residing within one Panhandle municipality but working in another. These statistics indicate a lack of businesses in the Panhandle Region in comparison to surrounding areas. Overall, Monmouth County's in-place employment rate is slightly higher (17 percent) and the State's is even higher (20 percent). This is indicative of the overwhelmingly rural and residential nature of the Panhandle Region. (See **Table 7-3**.)

In 2000, two-thirds of the Region's employed population (66 percent) commuted to an area outside of Monmouth County (either within New Jersey or another state). As the Panhandle Region is bordered by four separate counties (Middlesex, Mercer, Burlington, and Ocean), it is not surprising that 58 percent of its residents work within New Jersey but outside of Monmouth County.

Surprisingly, despite Allentown's downtown business area, it has the lowest in-place employment rate (11 percent) of all the Panhandle municipalities. This indicates that 88 percent of Allentown residents are commuting to other areas for employment, which is primarily to areas outside of Monmouth County (76 percent). This is likely due to Allentown's close proximity to more developed areas, such as Hamilton or Robbinsville Townships in Mercer County or Monroe Township in Middlesex County, where more jobs are available. Upper Freehold has the highest in-place employment rate (18 percent) of all the Panhandle municipalities.

In comparison to the rest of Monmouth County and the rest of New Jersey, very few Panhandle residents commute to other states for employment. An astonishing 28 percent of Monmouth County residents commute to work out-of-state. This commutation pattern is reflective of more numerous jobs in New York City, lower housing prices in Monmouth County than further north and abetted by a good north-south roadway network and available mass transit such as the NJ Transit North Jersey Coastline rail service, which runs through the heavily populated Coastal Monmouth Region.

Table 7-3: Place of Work (2000)

Place of Work	Allentown		Millstone		Roosevelt		Upper Freehold		Panhandle Region		Monmouth County		New Jersey	
Within municipality of residence	111	11%	617	15%	76	16%	392	18%	1,196	15%	49,542	17%	761,684	20%
Outside of municipality but within Monmouth County	79	8%	877	21%	51	11%	505	23%	1,512	19%	125,528	43%	1,364,495	35%
Outside Monmouth County but within New Jersey	773	76%	2,315	55%	309	67%	1,177	54%	4,574	58%	82,735	28%	1,270,606	33%
Outside of New Jersey	53	5%	406	10%	27	6%	120	5%	606	8%	82,735	28%	479,648	12%
Total Employed	**1,016**		**4,215**		**463**		**2,194**		**7,888**		**291,938**		**3,876,433**	

Source: 2000 U.S. Census. P26 Place of Work for Workers 16 Years and Over--State and County Level; P29 Place of Work for Workers 16 Years and Over--Minor Civil Division Level

In 2000 unemployment at 2.8 percent within the Panhandle was much lower than the state average of 5.8 percent rate and the Monmouth County average of 4.6 percent. In 2000 Roosevelt experienced the highest level of unemployment at 4.4 percent (consistent with the County average) and Millstone experienced the lowest unemployment at a rate of 2.5 percent. However, these percentages have no doubt increased in the current recession.

Table 7-4: Comparative Unemployment (1990 - 2000)

	1990			2000			Overall Change (1990-2000)			
	Labor Force	Unemployed		Labor Force	Unemployed		Labor Force		Unemployed	
Allentown	1,083	45	(4.2%)	1,073	35	(3.3%)	-10	-0.9%	-10	-22.2%
Millstone	2,715	125	(4.6%)	4,357	108	(2.5%)	+1,642	+60.5%	-17	-13.6%
Roosevelt	499	17	(3.4%)	496	22	(4.4%)	-3	-0.6%	+5	+29.4%
Upper Freehold	1,845	67	(3.6%)	2,285	62	(2.7%)	+440	+23.8%	-5	-7.5%
Panhandle Region	6,142	254	(4.1%)	8,211	227	(2.8%)	+2,069	+33.7%	-27	-10.6%
Monmouth County	295,097	15,078	(5.1%)	311,406	14,190	(4.6%)	+16,309	+5.5%	-888	-5.9%

Note: Employment is calculated using both the employed civilian force and those serving in the Armed Forces.

Source:1990 U.S. Census, DP-3 Labor Force Status and Employment Characteristics; 2000 U.S. Census, DP-3 Profile of Economic Characteristics

Comparatively between 1990 and 2000, the overall labor force in the Panhandle increased nominally by 2,069 persons (or 33.7 percent) while the number of unemployed persons decreased by 27 persons (or 10.6 percent). By contrast, Monmouth County experienced a labor force increase of 5.5 percent and unemployment decrease of 5.9 percent.

The 2000 U.S. Census shows that the poverty status of both families and individuals is comparatively lower in the region than in Monmouth County on the whole. The table below shows the poverty status of families and individuals in the Panhandle. Surprisingly, Upper Freehold has the highest incidence of familial poverty with approximately 4.3 percent of its families falling below the poverty line. Nevertheless, this is still better then the County as a whole. Allentown has the lowest poverty rates for both family and individual levels, with only 1 percent and 2.3 percent incidence, respectively.

Table 7-5: Poverty Status (2000)

	Families Below Poverty Level		Individuals Below Poverty Level	
Allentown	5	(1.0%)	44	(2.3%)
Millstone	95	(3.8%)	434	(4.8%)
Roosevelt	10	(3.9%)	40	(4.3%)
Upper Freehold	52	(4.3%)	173	(4.0%)
Panhandle Region	162	(3.6%)	691	(4.3%)
Monmouth County	7,311	(4.5%)	38,242	(6.2%)

Source: 2000 U.S. Census, DP-3, Profile of Selected Economic Characteristics

As part of the 2004 Monmouth County Cross Acceptance Report, the MCPB released its employment forecast projections dealing with population and employment. According to the report, by 2025, employment within the Panhandle is anticipated to grow by 50 percent of the 2000 employment level or roughly 1,516 new jobs. Nearly all of this growth is expected in the Townships. Allentown is not anticipated to have any employment growth no doubt due to its built-out status.

Table 7-6: MCPB Employment Forecast (2000-2025)

	Allentown	Millstone	Roosevelt	Upper Freehold	Panhandle Region	Monmouth County
2000	747	1,082	90	1,119	3,038	213,053
2025	747	1,769	108	1,930	4,554	286,267
Average Annual Growth	0	+27	+0.72	+32	+60	+2,929

Source: Monmouth County Demographic & Economic Updates, Estimates and Projections August 2006

The NJTPA also published employment projections, which provide estimated growth through 2030 based on 1990 and 2000 U.S. Census statistics for population by age, race and gender, and birth and mortality rates. Similar to the MCPB forecasts, the NJTPA projects that the Panhandle will see 47 percent growth in employment through 2030. Again, the Panhandle Townships are expected to see the vast majority of the projected growth. The NJTPA expects that Allentown will lose approximately 2.33 jobs annually by 2030, for a total loss of 70 jobs.

Table 7-7: NJTPA Employment Projections (2000-2030)

	Allentown	Millstone	Roosevelt	Upper Freehold	Panhandle Region	Monmouth County
2000	890	1,280	110	1,330	3,610	252,600
2005	880	1,350	110	1,400	3,740	259,900
2010	870	1,460	110	1,540	3,980	273,000
2015	860	1,590	110	1,690	4,250	287,000
2020	850	1,770	120	1,920	4,660	308,400
2025	830	1,970	120	2,150	5,070	330,480
2030	820	2,080	120	2,280	5,300	342,600
Average Annual Growth	-2.33	+27	+0.33	+32	+56	+3,000

Source: NJTPA 2030 Demographic Forecasting, http://njtpa.njit.edu/planning/forecasting/forecasting_public_docs/FinalMCDforecasts.PDF

7.2.2. Industry Analysis

This section reviews industry growth trends over the 1997 to 2002 period for the County and Panhandle Region. The analysis begins with an overview of Monmouth County as a whole, then focuses in on the Panhandle Region. For both the county overall and the study area, location quotients are calculated. Finally, important growth trends at the jurisdictional level are identified.

For the purposes of this analysis, US Economic Census data was gathered, for 1997 and 2002 by major 2-digit NAICS categories. Because of privacy law associated with Economic Census data, and the suppression that follows, establishment data is used throughout this analysis.

Monmouth County

As shown in the **Table 7-8**, overall industries grew in Monmouth County by 14 percent from 1997 to 2007. The strongest growth, both in terms of actual establishments and percent change, was in the Professional, Scientific and Technical Services industry. This certainly is understandable considering the growth in this sector across the country.

Table 7-8: Monmouth County Industry Growth (1997-2007)

NAICS code	NAICS Description	1997	2002	2007	1997-2007	
					Change	% Change
31-33	Manufacturing	**587**	**525**	**511**	-76	*-13%*
42	Wholesale trade	**1,197**	**1,208**	*	N/A	N/A
44-45	Retail trade	**2,870**	**2,855**	**2,860**	-10	*0%*
51	Information	*	**332**	**379**	N/A	*N/A*
53	Real estate & rental & leasing	**599**	**684**	**764**	165	*28%*
54	Professional, scientific & technical services	**2,195**	**2,722**	**2,759**	564	*26%*
56	Administrative & support & waste management & remediation services	**711**	**1,064**	*	N/A	*N/A*
61	Educational services	**131**	**172**	**230**	99	*76%*
62	Health care & social assistance	**1,695**	**2,019**	**2,300**	605	*36%*
71	Arts, entertainment & recreation	**263**	**335**	**392**	129	*49%*
72	Accommodation & food services	**1,377**	**1,457**	**1,642**	265	*19%*
81	Other services (except public administration)	**1,177**	**1,424**	**1,518**	341	*29%*
	County Total	**12,802**	**14,797**	**14,564**	1,762	*14%*

*Note: * Not included in survey data.*

Source: U.S. Economic Census, 1997, 2002 and 2007

Another important measure of the industry strength in a given area is through Location Quotient analysis. A location quotient (LQ) compares the percentage of a particular industry in a given geography, in this case Monmouth County, to the percentage of the same industry in the state of New Jersey. An LQ greater than 1.0 indicates an industry with a "locational advantage" in Monmouth County versus the state as a whole. It is an important component to an overall industry targeting effort.

Table 7-9: Location Quotient Analysis, Counties Adjacent to Panhandle Region (2003)

NAICS code	NAICS Description	Burlington	Mercer	Middlesex	**Monmouth**	Ocean
11	Agriculture, forestry, fishing and hunting	1.97	0.69	0.26	**1.65**	0.79
21	Mining	0.00	0.00	0.61	**0.77**	2.00
22	Utilities	0.00	0.00	1.43	**0.90**	1.49
23	Construction	1.08	0.84	0.83	**1.12**	1.59
31-33	Manufacturing	1.07	0.75	1.12	**0.68**	0.66
42	Wholesale trade	1.03	0.64	1.14	**0.90**	0.55
44-45	Retail trade	1.11	1.02	0.97	**1.08**	1.24
48-49	Transportation and warehousing	0.96	0.57	1.44	**0.77**	0.76
51	Information	0.95	1.44	0.95	**0.99**	0.82
52	Finance and insurance	1.26	1.26	0.88	**1.14**	0.96
53	Real estate and rental and leasing	1.01	0.95	0.89	**1.02**	1.20
54	Professional and technical services	0.96	1.33	1.26	**1.10**	0.68
55	Management of companies and enterprises	1.05	1.27	0.92	**0.96**	0.50
56	Administrative and waste services	1.10	1.07	0.99	**1.01**	0.99
61	Educational services	0.92	1.71	0.93	**1.09**	1.18
62	Health care and social assistance	1.04	1.21	0.92	**1.15**	1.21
71	Arts, entertainment, and recreation	1.16	1.10	0.67	**1.39**	1.99
72	Accommodation and food services	1.10	1.08	0.94	**1.15**	1.24
81	Other services, except public administration	1.07	1.30	0.93	**1.02**	1.00
99	Unclassified entities	0.24	0.25	0.92	**0.38**	0.47

Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2003 Annual Report

Table 7-9 above shows Monmouth County's location quotient compared to other New Jersey counties adjacent to the Panhandle Region. In this analysis, the LQ is calculated against the State of New Jersey. Monmouth County shows a significant locational advantage for agriculture, forestry, fishing and hunting. This means that Monmouth County likely produces enough agriculture, forestry, fishing and hunting goods to export to other areas, rather than just serving the needs of local residents within the County.

Panhandle Region

Unfortunately, sufficient economic data is not available to prepare an accurate Industry Growth analysis for the Panhandle Region. Due to the small size of the Panhandle in terms of population and jobs, the Region does not meet the minimum cutoff to be included in the Economic Census publications from the US Census Bureau. For the 2007 Economic Census, economic places in New Jersey include Census Designated Places (CDP) and county subdivisions of 5,000 or more people or jobs. For the 1997 and 2002 Economic Censuses, a 2,500 population cutoff was used, there was no jobs cutoff, and CDPs were excluded.

County subdivisions are generally congruent to the municipal boundaries in New Jersey. However, residual areas within each county that do not meet the cutoff for an economic place are delineated as a "balance of county" economic place. This is the case for the Panhandle municipalities. They were grouped together with several other Monmouth County municipalities to form the “Balance of Monmouth County” economic place. Since these other municipalities are combined with the Panhandle municipalities, the data is not relevant for the Panhandle. Additionally, since the 2007 and 2002 Economic Censuses used different population cutoffs, the municipalities included in the 2002 “Balance of Monmouth County” economic place are not the same as the municipalities included in the 2007 “Balance of Monmouth County” economic place.

New Jersey’s Department of Labor and Workforce Development (NJDLWD) also maintains employment and wage statistics within the State. The NJDLWD published 2003 employment and wage data by NAICS sector for all municipalities in New Jersey, with no minimum population or job cutoff. However, the NJDLWD does not provide this data for any year other than 2003. Since at least two points in time are needed, a growth analysis cannot be performed for the Panhandle Region.

Instead, the in-place employment for the Panhandle in 2003 is analyzed. As shown in **Table 7-10**, in 2003, there were 3,875 jobs and 556 establishments in the Panhandle private sector. Although professional and technical service establishments accounted for the greatest portion of the Panhandle’s total establishments (16%) and average annual wages ($191,000), the agriculture, forestry, fishing and hunting sector employed the greater number of people in the private sector (458 employees). This is indicative of the predominant agricultural character of the Panhandle, despite the fact that farming is not particularly well-paying ($80,000 average annual salary).

Table 7-10: In-Place Employment by Industry (2003)						
NAICS code	NAICS Description	Establishments		Employees		Average Wages
11	Agriculture, forestry, fishing and hunting	34	*(6%)*	458	*(12%)*	$80,431
21	Mining	-	-	-	-	-
22	Utilities	-	-	-	-	-
23	Construction	72	*(13%)*	331	*(9%)*	$139,346
31-33	Manufacturing	10	*(2%)*	77	*(2%)*	$36,312
42	Wholesale trade	25	*(4%)*	165	*(4%)*	$90,210
44-45	Retail trade	48	*(9%)*	283	*(7%)*	$79,654
48-49	Transportation and warehousing	17	*(3%)*	42	*(1%)*	$53,776
51	Information	-	-	-	-	-
52	Finance and insurance	12	*(2%)*	75	*(2%)*	$166,225
53	Real estate and rental and leasing	18	*(3%)*	48	*(1%)*	$108,880
54	Professional and technical services	87	*(16%)*	300	*(8%)*	$191,316
55	Management of companies and enterprises	-	-	-	-	-
56	Administrative and waste services	44	*(8%)*	335	*(9%)*	$107,200
61	Educational services	-	-	-	-	-
62	Health care and social assistance	19	*(3%)*	139	*(4%)*	$47,837
71	Arts, entertainment, and recreation	14	*(3%)*	212	*(5%)*	$47,957
72	Accommodation and food services	31	*(6%)*	422	*(11%)*	$36,832
81	Other services, except public administration	36	*(6%)*	103	*(3%)*	$80,880
99	Unclassified entities	32	*(6%)*	25	*(1%)*	$78,571
Private Sector Total		**556**	**(100%**	***(100%)***	**3,875**	**$ 136,289**

Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2003 Annual Report

As with the County analysis above, it is also important for planning and targeting purposes to identify those industries with a locational advantage. **Table 7-11** shows the location quotient for major industry sectors in the Panhandle as compared to Monmouth County and the State.

Table 7-11: Location Quotient Analysis, Panhandle Region (2003)

NAICS code	NAICS Description	2003 Establishments	County LQ	State LQ
11	Agriculture, forestry, fishing and hunting	34	**15.23**	1.65
21	Mining	0	**0.00**	0.77
22	Utilities	0	**0.00**	0.90
23	Construction	72	**1.36**	1.12
31-33	Manufacturing	10	**0.41**	0.68
42	Wholesale trade	25	**0.59**	0.90
44-45	Retail trade	48	**0.66**	1.08
48-49	Transportation and warehousing	17	**1.12**	0.77
51	Information	0	**0.00**	0.99
52	Finance and insurance	12	**0.51**	1.14
53	Real estate and rental and leasing	18	**0.96**	1.02
54	Professional and technical services	87	**1.22**	1.10
55	Management of companies and enterprises	0	**0.00**	0.96
56	Administrative and waste services	44	**1.41**	1.01
61	Educational services	0	**0.00**	1.09
62	Health care and social assistance	19	**0.39**	1.15
71	Arts, entertainment, and recreation	14	**2.02**	1.39
72	Accommodation and food services	31	**0.84**	1.15
81	Other services, except public administration	36	**0.73**	1.02
99	Unclassified entities	32	**0.75**	0.38

Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2003 Annual Report

In **Table 7-11**, location quotients were calculated for the Panhandle against Monmouth County and the State of New Jersey. This approach provides greater understanding on the particular strengths of the Panhandle. Industry sectors that score a locational advantage ranking (LQ>1.0) are strength areas for the Panhandle to capitalize on. The Panhandle ranks highest in the agriculture, forestry, fishing and hunting sector, indicating a locational advantage over the rest of Monmouth County and the State of New Jersey. The agriculture, forestry, fishing and hunting sector has a 15.23 LQ against Monmouth County and 1.65 LQ against the State. As previously shown in Table 7-9, Monmouth County also has a 1.65 LQ against the State. This indicates that the majority, if not all, of Monmouth County agriculture, forestry, fishing and hunting establishments are located in the Panhandle. These are the types of services that should be pursued in the Panhandle, according to this analysis.

7.3. Economy & Marketing Strategies

7.3.1. Economic Base in the Panhandle

In order to foster and strengthen the economic base in the Panhandle, business activity should be increased in downtown Allentown. Allentown already has a variety of locally-based businesses within a pedestrian-scaled center that could become a prime location for shopping, not only for Panhandle residents, but also for consumers from other regions. Local business can be stimulated through greater attractiveness and accessibility of local merchants to consumers. Local shops should be encouraged to expand their business hours. Marketing efforts should be expanded to increase awareness of local downtown and neighborhood commercial corridors and anchor stores in the Region. The types of existing commercial businesses should be evaluated for unmet consumer needs. A wider range of available goods and services will make shopping in the Panhandle more attractive. Providing essential goods and services will reduce or eliminate the need for local consumers to travel to other regions for shopping.

The Borough should help small businesses identify ways to attract new local and regional consumers. Other small towns with successful retail areas should be researched. A model of their structure and Chamber of Commerce should be replicated in Allentown. The Allentown downtown could also be revitalized with a Federal Economic Development Assistance Program Grant through the Economic Development Administration or through a designated Special (Business) Improvement District or Main Street New Jersey. The latter two programs are operated by the NJDCA-Division of Housing and Community Resources (DHCR), which is responsible for grant and loan programs that promote economic and community development through housing and other supportive services.

Resource/Tip Box 7-1: NJDCA-DHCR Downtown Revitalization Programs

Main Street New Jersey
Provides business communities with the skills and knowledge to manage their own business districts. Improves the local economy, as well as the appearance and image of traditional downtown, through the organization of business people, local citizens and resources.
Contact: (609) 633-6266

Special (Business) Improvement Districts (SIDs)
Provides assistance to New Jersey's downtown and business centers.
Contact: (609) 633-6272

Special (Business) Improvement District Loans
Provides loans of up to $500,000 for capital improvements within designated downtown business improvement zones.
Contact: (609) 633-6272

Special (Business) Improvement District Challenge Grants
Provides dollar-for-dollar matching grants of up to $10,000 from DCA to support the technical and professional services needed to establish a Special Improvement District.
Contact: (609) 633-6272

Neighborhood Revitalization Tax Credit Program
Provides business entities a 50% tax credit for funds provided to nonprofit entities carrying out comprehensive revitalization plans in municipalities that are eligible to receive aid under the "Special Municipal Aid Act" or "Abbott Districts". Nonprofit entities must use at least 60% of the tax credit funds for housing and economic development; the remaining funds may be used for supportive services.
Contact: (609) 292-6831

NJDCA Division of Housing and Community Resources
PO Box 806 Trenton, NJ 08625-0806
(609) 633-6303
www.nj.gov/dca/dhcr

To address the lack of economic development throughout the Region as a whole, additional funding opportunities should be identified to support initiatives that will enhance economic development. Potential partnerships with grassroots, faith-based or community-based foundations or other non-profit organizations should be identified and pursued. Panhandle municipalities should work cooperatively and comprehensively to increase productive efforts.

Resource/Tip Box 7-2: Foundation Workforce Grant Opportunities

The U.S. Department of Labor - Center for Faith-Based and Community Initiatives (CFBCI) has published its *Directory of Foundation Workforce Grant Opportunities: A Guide for Faith-Based & Community Organizations*, which lists all known foundation workforce grant opportunities in the U.S. A copy of the directory of organizations can be found online at: *www.dol.gov/cfbci/DFWGO.pdf*.

Panhandle municipalities should encourage local businesses to share services or resources (i.e. parking) to save costs and increase profitability, thus improving the viability of the local economy. Municipalities should offer incentives to local businesses that share resources, such as relaxed standards for other cost generation requirements. For instance, a municipality may offer reduced parking standards (i.e. ratio of parking spaces per building area) for two or more businesses that share a joint parking lot. Merchant groups are recommended to be formed and promoted to local business. Merchant groups can purchase merchandise on a wholesale basis to reduce costs for members.

A stronger cross-regional consumer base needs to be created to increase economic development in the Panhandle. Greater advertisement and promotion of the Panhandle businesses and resources at locations outside of the Region will result in increased out-of-region consumers and business activities. Special events (i.e. farmer's markets, swap-meets, festivals, etc.) should be held to advertise and promote the Region.

The Panhandle Region needs to develop niche economic attributes that attract visitors and consumers from outside the region. For example, given the prominent agricultural and rural atmosphere of the Panhandle, businesses could develop around a theme of agri-tourism and agri-business.

The Panhandle Regional Collaborative also recommends and promotes the development of a regional chamber of commerce focused on the Panhandle. The area is already served by the Greater Monmouth Chamber of Commerce which covers 13 municipalities in central and western Monmouth County. Other regional chambers of commerce in Monmouth County include the Northern Monmouth Chamber of Commerce, Eastern Monmouth Chamber of Commerce and Southern Monmouth Chamber of Commerce. A chamber of commerce is a partnership of business people working together to promote a healthy business environment. It serves as a resource for public relations, business development and tourism. A regional chamber including only Panhandle municipalities would be able to better promote resources specific to the Panhandle. It can be started by business people but professional expertise and assistance may be necessary to get the chamber up and running.

7.3.2. Regional Identity & Regional Resources

To achieve increased and diversified business activity and support for agri-business, agri-tourism, eco-tourism and farmland preservation efforts, the general lack of comprehensive marketing of Panhandle communities, resources and needs at the state, county, regional and local levels should be addressed. Regional marketing efforts need to be coordinated in a comprehensive manner to establish a regional identity, which in turn would alter regional perceptions of the Panhandle economy. A marketable identity may help create a unified marketing theme and a sense of place that would draw new consumers to the Region. The regional identity should focus on the rural country atmosphere of the Region and should embody the *Panhandle Regional Vision* as well as the four *Municipal Visions*. Tourism bureaus or departments of the State, County and adjacent counties should be lobbied to promote the Panhandle Region and market its unique cultural and rural character. Other support mechanisms also need to be established to preserve the rural and commercial character of Panhandle communities.

A regional marketing plan should be developed (preferably under the direction of a regional Chamber of Commerce) with a unique logo and tag line. Marketing efforts should emphasize ecotourism focusing on the natural environment, cultural resources and recreation resources unique to the region.

A typical marketing plan includes the following elements: [1]

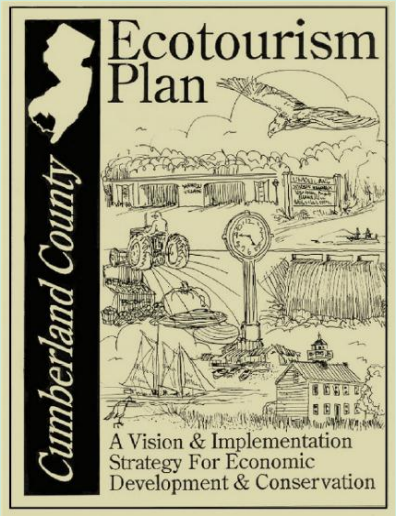
- Overall objectives - What you want to accomplish; these should be 'reasonable', not a wish list;
- Assessment of the market environment – What factors may affect the marketing efforts;
- Business community profile – What resources are available;
- Market identification (segmentation) –Who are the specific groups or clientele sought, lifestyle attributes, target markets, and potential marketing mixes;
- Marketing objectives for each market segment with measureable objectives for each target market, and time period;
- Marketing strategies for different markets targeted—the best combination of price, product, place and promotion;
- An implementation plan – How to 'make it work';
- Marketing budget – How much available to spend which should include separate budgets for activities during year that should consider costs, projected revenues, desired profitability and objectives and time frame.
- Method of evaluation that should evaluate performance standards/objectives compared against actual results, and should be used to determine where changes are required to better address market objectives.

A technique to promote increased visitation and consumption is to create a "brand" using a local or regional theme. Local foodstuffs (produce, meat and dairy products, breads, etc.) goods (pottery, arts and crafts, etc.) and special events could all be promoted under the "Panhandle" brand. The brand in turn could be used to promote tourism and marketing. The brand would appear in brochures, websites and other promotional literature and could even be placed on wayfinding signage.

[1] Mahoney, Edward, Warnell, Gary. *Tourism Marketing*, June 2002. Michigan State University Extension, Tourism Education Materials – 33700082.

Cumberland County, New Jersey is a successful example of a regional marketing plan for ecotourism activities that was promoted by the County.

Resource/Tip Box 7-3: Cumberland County, New Jersey Ecotourism Plan



In 1996, Cumberland County, New Jersey adopted an Ecotourism Plan that provided a blueprint for economic development and conservation for the County. This builds on the 1993 Ecotourism Workshop co-sponsored by the County and the South Jersey Land Trust. The Plan establishes the goals and strategies upon which ecotourism can be promoted. The unique characteristics of the County's natural resource base and its economy are reviewed and the important ecological tourism issues are identified. Other effective ecotourism initiatives in the region and nation are also outlined. The Plan defines ten themes and places in the County where ecotourism efforts should be focused for example, (1) Tracing the County's Maritime Heritage, (2) The Heart of Farming in the Garden State and (3) Cumberland County's Wild and Scenic Rivers. Specific steps to implement the plan are outlined ranging from development of new infrastructure to special marketing suggestions. The Plan also offers specific ideas for State, Federal, County and local government, non-profit organizations and the private sector to implement the Plan. [2]

A copy of the Cumberland County Ecotourism Plan can be found at:
www.co.cumberland.nj.us/filestorage/165/181/411/Ecotourism_Plan_full.pdf.

[2] Cumberland County Department of Planning and Development. 1996. *Cumberland County Ecotourism Plan, A Vision and Implementation Strategy for Economic Development and Conservation.* Cumberland, NJ.

8. HOUSING & DEVELOPMENT

8.1. Housing & Development Concerns - Vision and Issues

The Panhandle Regional Collaborative has expressed apprehension about COAH affordable housing requirements in the Region. The Regional Collaborative envisions providing a wide range of housing choices serving all income levels, including affordable housing, and promotes sustainable housing development through "green" building. However, rising housing costs and increasing affordable housing obligations allocated by COAH are burdensome for taxpayers and Panhandle municipalities. Difficulties in meeting affordable housing obligations need to be addressed throughout the Region.

Housing in Roosevelt

The lack of public transit (See Section 6.2.2) in the Panhandle reduces the viability of affordable housing. Low and moderate income households may find it difficult to maintain an automobile in the automobile-dependent Panhandle. Additional public transit services are needed to support opportunities to provide affordable housing for these working families.

Housing in Allentown

External pressures threaten the rural character of the Panhandle Region and the inherent quality of life associated with it. COAH requirements to produce affordable housing and the market units that typically accompany them only adds to development pressures.

The Panhandle Regional Collaborative also expressed interest in supporting sustainable development techniques throughout the Region. Rising housing maintenance and energy costs necessitate sustainable housing options. However, municipal zoning regulations and policies may not allow for certain types of sustainable development, or may not promote and encourage such development techniques. Methods for providing affordable and sustainable development need to be identified and implemented throughout the Region.

The Panhandle contains older communities with aging infrastructure, which reflects the need for long term capital improvement planning. Infrastructure functionality needs to be addressed throughout the Region, but more specifically in Allentown and Roosevelt where public sewer and water are provided by the municipalities.

8.2. Housing Profile

8.2.1. Housing Overview and Characteristics

The housing stock within the Panhandle generally consists of low density single-family dwellings in a rural setting, with smaller lots and some apartments located within the Boroughs. The 2000 U.S. Census indicates that the Panhandle has a greater occupancy rate than Monmouth County as a whole. Monmouth County contains coastal communities that are subject to seasonal occupancy, which tends to generate a higher vacancy rate. For the same reason, the Panhandle has a greater ratio of owner-occupied to renter-occupied units than Monmouth County as a whole. (See **Table 8-1**).

Housing in Upper Freehold

Housing in Allentown

Housing in Roosevelt

Housing in Millstone

Table 8-1: Housing Characteristics (2000)

	Owner-Occupied Units			Renter-Occupied Units			Unoccupied Units		Total
	Total Units		Median Value	Total Units		Median Value	Total Units		Units
Allentown	550	*(76.6%)*	$167,100	158	*(22.0%)*	$792	10	*(1.4%)*	**718**
Millstone	2,587	*(92.5%)*	$319,500	121	*(4.3%)*	$941	89	*(3.2%)*	**2,797**
Roosevelt	294	*(83.8%)*	$134,100	43	*(12.3%)*	$809	14	*(4.0%)*	**351**
Upper Freehold	1,248	*(83.1%)*	$255,500	189	*(12.6%)*	$743	64	*(4.3%)*	**1,501**
Panhandle Region	4,679	*(87.2%)*	$272,866	511	*(9.5%)*	$811	177	*(3.3%)*	5,367
Monmouth County	167,311	*(69.5%)*	$203,100	56,925	*(23.6%)*	$759	16,648	*(6.9%)*	240,884

Source: 2000 U.S. Census DP-1 Selected General Demographic Characteristics; DP-4 Selected Housing Characteristics

8.2.2. Housing Occupancy and Vacancy

Nearly 90 percent or 4,679 units of the housing stock in the Panhandle is owner-occupied. Only 511 units are occupied by renters and 177 units are currently vacant. Allentown has the lowest vacancy rate in the region, with only 10 unoccupied units in 2000. Millstone had 89 unoccupied units, which was only 3.2 percent of its total housing stock. Not being located in close proximity to the shore, the seasonal and occasional use of housing in the region is very limited, unlike the Coastal Monmouth communities. In 2000, a total of 9 vacant units were classified as for seasonal or occasional use. (See **Table 8-2**).

Table 8-2: Seasonal and Occasional-Use Unit Inventory (2000)

	Total Vacant Units	Vacant Units Used for Seasonal and Occasional Purposes	
Allentown	**10**	**1**	*(1.2%)*
Millstone	**89**	**2**	*(0.2%)*
Roosevelt	**14**	**2**	*(0.6%)*
Upper Freehold	**64**	**4**	*(0.4%)*
Panhandle Region	**177**	**9**	*(0.4%)*
Monmouth County	**16,648**	**7,726**	*(46.4%)*

Source: 2000 U.S. Census DP-1 Selected General Demographic Characteristics

8.2.3. Housing Cost

According to data from the 2000 U.S. Census the median value of owner-occupied units in the Panhandle is $272,866, which is above the Monmouth County median value of $203,100. Housing values are much higher in the Townships than in the Boroughs. Millstone has a median value of $319,500 while Roosevelt has a median value of only $134,100. Based on the 2005 American Community Survey[1], the median value of owner-occupied units in Monmouth County is $421,800 or more than double the 2000 median value, although detailed information is not available for individual municipalities.

According to the Star Ledger[2], 577 housing units were sold in the Panhandle between 2000 and 2007, yielding an average sales price of $444,000. This represents a 61 percent increase in housing sales prices in the last 7 years. The data shows that Millstone had the highest number of housing sales (323) and also the highest median sales value ($493,000). However, Upper Freehold was the only municipality to double its median sales value for this time period. (See **Table 8-3**). Since 2007 home values have fallen as a result of the recession.

Table 8-3: Average Housing Sale Prices (2000 - 2007)

	Allentown		Millstone		Roosevelt		Upper Freehold		Panhandle Region	
	#	Value	#	Value	#	Value	#	Value	#	Value
2000	3	$144k	37	$321k	5	$100k	9	$233k	54	$276k
2001	8	$189k	39	$373k	4	$109k	7	$160k	58	$304k
2002	13	$175k	24	$339k	3	$125k	10	$397k	50	$295k
2003	7	$190k	38	$475k	1	$185k	10	$408k	56	$422k
2004	11	$210k	72	$515k	8	$205k	28	$480k	119	$458k
2005	9	$330k	47	$590k	9	$208k	29	$540k	94	$513k
2006	5	$345k	36	$614k	7	$250k	34	$590k	82	$557k
2007	8	$315k	30	$655k	0	$0k	26	$560k	64	$574k
2000-2007	64	$236k	323	$493k	37	$183k	153	$490k	577	$444k

Source: The Star Ledger, New Jersey's Housing Boom, By the Numbers, http://www.nj.com/news/bythenumbers/

In the Edison MSA (Metropolitan Statistical Area), which includes Middlesex, Monmouth, Ocean and Somerset counties, the median home price fell 3.1 percent to $373,000 in the second quarter of 2008. (Times of Trenton "Homebuyers on the Hunt for Bargains" August 15, 2008)

The median monthly rent of housing units in the Panhandle is $811, which is higher than the Monmouth County median monthly rent of $759 for renter-occupied units. Millstone had the highest median rent at $941; Upper Freehold had the lowest median rent at $743 per month. According to the 2005 American Community Survey[3], the median Monmouth County monthly rent has increased to $971. Detailed information is not available for individual municipalities.

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[1] 2005 American Community Survey, US Census.

[2] The Star Ledger, New Jersey's Housing Boom, By the Numbers, http://www.nj.com/news/bythenumbers/

[3] 2005 American Community Survey, US Census.

8.2.4. Age of Housing Stock

Age of housing stock is generally an indicator of the condition of housing and the need for rehabilitation. The older the housing stock, the more prevalent is the need for maintenance and upkeep and more extensive rehabilitation. Nearly half of the Panhandle housing stock was constructed between 1980 and 2000. But approximately 993 units or 18.5 percent of the Panhandle's housing stock was built before 1940. This is about 2 percent higher than Monmouth County as a whole. (See **Table 8-4).**

New Residential Development in Upper Freehold

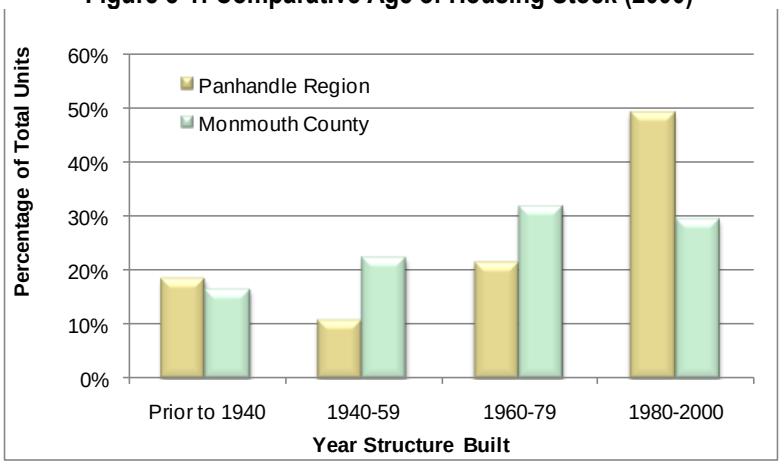
The majority of growth after 1980 occurred within Millstone or Upper Freehold, accounting for 94 percent of the region's construction. Similarly, the development that occurred prior to 1940 was primarily located within the Boroughs, accounting for 57 percent of the development from that period.

Table 8-4: Age of Housing Stock (2000)

	Prior to 1940		1940 - 1959		1960 - 1979		1980 - 2000	
Allentown	**235**	*(32.7%)*	**172**	*(24.0%)*	**223**	*(31.1%)*	**88**	*(12.3%)*
Millstone	**218**	*(7.8%)*	**201**	*(7.2%)*	**548**	*(19.6%)*	**1,830**	*(65.4%)*
Roosevelt	**188**	*(53.4%)*	**46**	*(13.1%)*	**58**	*(16.5%)*	**60**	*(17.0%)*
Upper Freehold	**352**	*(23.5%)*	**165**	*(11.0%)*	**321**	*(21.4%)*	**663**	*(44.2%)*
Panhandle Region	**993**	*(18.5%)*	**584**	*(10.9%)*	**1,150**	*(21.4%)*	**2,641**	*(49.2%)*
Monmouth County	**39,760**	*(16.5%)*	**53,718**	*(22.3%)*	**76,581**	*(31.8%)*	**70,825**	*(29.4%)*

Source: 2000 U.S. Census, DP-4, Profile of Selected Housing Characteristics

Figure 8-1: Comparative Age of Housing Stock (2000)



8.2.5. Unit Type

The Region's housing stock is overwhelmingly comprised of single family homes (95.4 percent). This is 20 percent higher than the Monmouth County rate of 75.1 percent. Multi-family units are primarily found within the Boroughs but even here they account for less than 14 percent of the Boroughs' housing stock. As of 2000, there were no mobile homes in the region. (See **Table 8-5)**

Table 8-5: Housing Units by Type (2000)

Municipality	Single Family (Detached & Attached)		Multi-Family (2-4 Units)		Multi-Family (5-9 Units)		Multi-Family (10+ Units)		Mobile Homes (Other)		Total Units
Allentown	600	(83.6%)	56	(7.8%)	15	(2.1%)	47	(6.5%)	0	(0.0%)	718
Millstone	2,778	(99.3%)	19	(0.7%)	0	(0.0%)	0	(0.0%)	0	(0.0%)	2,797
Roosevelt	334	(94.9%)	18	(5.1%)	0	(0.0%)	0	(0.0%)	0	(0.0%)	352
Upper Freehold	1,410	(93.9%)	54	(3.6%)	6	(0.4%)	31	(2.1%)	0	(0.0%)	1,501
Panhandle Region	5,122	(95.4%)	147	(2.7%)	21	(0.4%)	78	(1.5%)	0	(0.0%)	5,368
Monmouth County	180,814	(75.1%)	19,031	(7.9%)	9,520	(4.0%)	28,224	(11.7%)	3,295	(1.4%)	240,884

SOURCE: 2000 U.S. Census, DP-4, Profile of Selected Housing Characteristics

8.2.6. Affordable Housing and Council on Affordable Housing Requirements

As of the release date of this report, new housing rules are under consideration that will greatly affect the approach to affordable housing in New Jersey. It is important that municipalities be alert to any pending proposals or new rule changes. The material presented within this section should be considered within the context of affordable housing rules present at the time of this report's preparation.

Since 1986, New Jersey has adopted affordable housing measures to address the needs of middle and lower income residents in response to the Fair Housing Act of 1985 and the subsequent Mount Laurel decisions. The New Jersey Council on Affordable Housing (COAH) functions as the lead agency, on behalf of the State, in regulating and certifying municipal affordable housing plans. Since its inception, COAH's affordable housing share determination process has been through three different cycles.

During the First and Second Rounds, using a predetermined formula, COAH prescribed a specific number of affordable units for each municipality and deficient housing units occupied by low and moderate income housing units, known as the rehabilitation share. Currently, municipalities in New Jersey are operating under the Third Round methodology amended rules, requiring that a municipality's fair share consist of three elements: addressing the remaining obligation from prior rounds that was not constructed; rehabilitation; and growth share. COAH separates the state into six housing Regions. Monmouth, along with Ocean and Mercer Counties, is in Region 4. **Table 8-6** shows the regional income limits, as determined by COAH, for 1 to 5 person households.

Table 8-6: 2008 Regional Income Limits for Region 4 Municipalities					
	1 person	2 person	3 person	4 person	5 person
Median-Income	$59,196	$67,653	$76,109	$84,566	$91,331
Moderate-Income	$47,357	$54,122	$60,888	$67,653	$73,065
Low-Income	$29,598	$33,826	$38,055	$42,283	$45,666

SOURCE: Council on Affordable Housing, 2008 Regional Incomes Limits

One of the indicators used by COAH to determine the affordability of housing within a municipality is to measure the percentage of household income versus housing cost. **Table 8-7** illustrates the cost of housing as a percentage of household income for owner and renter-occupied units in the Panhandle. Within the Panhandle, approximately 19.9 percent of households residing in owner-occupied units and 22.7 percent of renter-occupied units spend over 35 percent of their income on housing. These rates are slightly less than the rest of Monmouth County, more significantly so for renter-occupied units.

Table 8-7: Households Paying More than 35% of Income on Housing Cost (2000)				
	Owner Occupied Units		Renter Occupied Units	
Allentown	**100**	*18.2%*	**33**	*20.9%*
Millstone	**519**	*20.1%*	**37**	*30.6%*
Roosevelt	**64**	*21.8%*	**16**	*37.2%*
Upper Freehold	**246**	*19.7%*	**30**	*15.9%*
Panhandle Region	**929**	*19.9%*	**116**	*22.7%*
Monmouth County	**32,047**	*21.4%*	**18,197**	*32.1%*

SOURCE: 2000 U.S. Census, DP-4, Profile of Selected Housing Characteristics

Table 8-8 shows the rehabilitation share and adjusted prior round obligation (1987-1999) for all four municipalities in the Panhandle as of October 2008, as determined in the Appendix C of COAH's Revised Third Round Substantive Rules (N.J.A.C. 5:97). There is a regional rehabilitation obligation of 34 units and an adjusted prior round obligation of 181 affordable units. COAH's Revised Third Round Substantive Rules also allocate a growth share obligation for each municipality based on housing and employment growth projections. The Panhandle municipalities were allocated a total Third Round obligation of 321 affordable units. Overall, the Panhandle is obligated to provide 536 affordable units, which represents 2.3 percent of Monmouth County's total obligation.

Table 8-8: Affordable Housing Growth Share				
	Rehabilitation Share Obligation	Adjusted Prior Round Obligation	Third Round Growth Share Obligation	Total Obligation
Allentown	7	28	7	42
Millstone	15	81	172	268
Roosevelt	3	29	4	36
Upper Freehold	9	43	142	194
Panhandle Region	34	181	321	536
Monmouth County	2,005	13,555	7,282	22,842

Source: COAH Current Municipal Affordable Housing Obligations, effective October 20, 2008

All of the municipalities in the Panhandle have taken steps to address affordable housing issues in their individual communities. **Table 8-9** shows the status of all municipalities within the Panhandle who have petitioned, have been certified or have been placed under court jurisdiction, as per COAH's regulations. Allentown has filed and, Millstone and Upper Freehold have petitioned for Third Round Certification under the new rules (N.J.A.C. 5:97); all three have been deemed complete but none has been certified yet. Millstone and Upper Freehold were both certified for the Second Round. Millstone is the only Panhandle municipality with a certified First Round Housing Plan. Roosevelt filed petitions for the Second Round and very early in the Third Round under the original Third Round Rules. It has never been certified and the Third Round submittal was denied due to failure to respond to COAH requests for additional information.

Table 8-9: Affordable Housing Status								
	First Round		Second Round			Third Round		
	Status	Decision Date	Submission Date	Status	Decision Date	Submission Date	Status	Decision Date
Allentown						12/29/2008	Filed	
Millstone	Certified	12/7/1987	3/20/1995	Certified	10/1/2003	12/30/2008	Petitioned	
Roosevelt			3/26/2003	Filed		2/17/2005	Denied	12/14/2005
Upper Freehold			5/9/1995	Certified	3/7/2001	12/30/2008	Petitioned	

Sources: Council on Affordable Housing, September 2, 2008, Second Round Status: http://www.state.nj.us/dca/coah/status2.xls;

Third Round Status: http://www.state.nj.us/dca/coah/status3.xls

The passage of A-500, known as P.L. 2008, c.46, eliminated regional contribution agreements (RCAs) as an option in addressing a municipality's growth share obligation. Prior to its elimination, the RCAs allowed municipalities to transfer part of their housing obligation to another municipality, as long as the sending and receiving municipalities were within the same COAH region through contracting and payments between the municipalities. The table below shows RCAs that occurred during the Second Round Obligations in which a municipality from the Panhandle was either a sending or receiving municipality. There were no First Round RCAs in the Panhandle.

Table 8-10: Regional Contribution Agreements (RCA) Addressing Affordable Housing Obligation						
	Receiving Municipality	COAH Approval	Sender's Certification or Repose	Units Transferred	Cost per Unit	Total Transfer Approved
RCAs addressing a second-round obligation						
Millstone	Asbury Park City (Monmouth)	04/04/01	10/01/03	46	$20,000	$920,000
Upper Freehold	Neptune Twp (Monmouth)	03/07/01	03/07/01	22	$20,000	$440,000

Source: Council on Affordable Housing, Approved RCAs, May 1, 2008, http://www.state.nj.us/dca/coah/rcas.xls

Meeting the affordable housing obligations is considered problematic in the Boroughs because of lack of vacant developable land and in the Townships because of the lack of public water or sewer systems. To be economically viable, affordable housing requires construction at a density that makes the development profitable for the developer taking into consideration the need to provide adequate water supply and wastewater services. This often entails the cost of extending public water and sewer into areas not currently served by such systems. Providing the necessary infrastructure is costly requiring higher housing densities to support the cost. Such densities could be out of character with the existing rural landscape. COAH has established presumptive minimum densities of eight dwelling units per acre for new development to enable affordable housing to be economically viable. Forms of affordable housing that may be more in keeping with the rural context of the Panhandle include accessory apartments or group homes but these typically are able to address only a small portion of the overall need. An accessory apartment is a structure such as a freestanding garage that has been converted to an apartment, or an apartment carved out of a larger residence. These small units utilize existing structures to provide affordable housing options as well as provide a supplemental income to the homeowners.

8.3. Water and Sanitary Sewer Infrastructure Profile

8.3.1. Water

The Panhandle obtains water supply from a combination of sources. Public water supply is limited to the Allentown Water Department, which provides water to the entire Borough, and the Roosevelt Water Department, which provides water to the western half of the Borough. These public community water supplies draw from 4 wells in the Potomac-Raritan-Magothy aquifer. In addition, water supply for non-community wells is drawn from the Merchantville-Woodbury aquifer, Englishtown aquifer, Marshalltown-Wenonah aquifer, Mt. Laurel-Wenonah aquifer and Kirkwood-Cohansey aquifer. Members of the Regional Collaborative representing Upper Freehold and Millstone indicated that there was no desire to expand public water in these municipalities.

8.3.2. Sanitary Sewer

Allentown Wastewater Treatment Plant

The Allentown Wastewater Treatment Plant (NJ 0020206) provides wastewater treatment to the Borough of Allentown and several adjacent lots located in Upper Freehold Township. This service is not expected to be expanded beyond the Borough limits or the current treatment capacity. The treatment plant discharges to the surface waters of Doctor's Creek. It has a current permitted flow and design capacity of 0.238 million gallons per day (mgd"). The treatment plant currently serves 1,848 persons, with a wastewater flow of 0.182 mgd, and the plant is expected to serve an additional 62 persons, with a flow of 0.189 mgd by 2022.

Roosevelt Wastewater Treatment Plant

The Roosevelt Wastewater Treatment Plant treats wastewater generated within the western half of the Borough. The Borough does not anticipate expanding its plant nor does it expect to expand sanitary sewer service beyond existing infrastructure. The treatment plant discharges to the surface waters of Assunpink Creek with a permitted flow of 0.25 mgd. The present design capacity is 0.325 mgd. The treatment plant currently serves 438 persons, with a wastewater flow of 0.168 mgd, and it is expected to serve an additional 25 persons, with a flow of 0.205 mgd by 2022.

8.4. Housing & Development Strategies

8.4.1. Affordable Housing and COAH Obligations

Many of the Panhandle municipalities have already taken steps to ensure that there are affordable housing options for low and moderate income households. However, recent changes in affordable housing regulations have become burdensome for municipalities. To achieve diverse housing options to meet the needs of residents and those who work in the Panhandle region, Panhandle municipalities should identify and utilize innovative planning and funding tools to upgrade neighborhoods and provide affordable in-place housing. Incentives and collaborative relationships with nonprofit organizations seeking to develop affordable housing options should be fostered.

The lack of public transit options in the Region is identified and addressed in **Section 6 Transportation**. However, additional focus should be placed on ensuring that future transit links are coordinated with affordable housing efforts. Transportation and government entities should be lobbied for public transit options in the Panhandle Region. The PRTF should assist in coordinating these municipal lobbying efforts with the MCCDBGP, NJTPA, NJTransit and COAH. Additional connections between affordable housing development and nearby out-of-region transit options should be identified and implemented as well.

Educating the public about the benefits of affordable housing and who it serves is important in removing the stigma associated with affordable housing. Many professional's starting salaries would qualify a household for affordable housing. For example, a single first year teacher with the average starting salary of just over $43,000 would qualify for affordable housing, as would a single parent with one child working as a paralegal making an average starting salary of $50,000. The National Association of Realtors (NAR) has published a useful document on compact disc called *Housing Opportunity Tools* that includes a report called "*Blueprints for Success, A Media Guide for Affordable Housing Advocates"* and *"Communication Tools*"[4]. The *"Blueprints for Success"* report contains a section on affordable housing facts and methods to educate the public.

COAH provides income limits based upon the median gross household income of the COAH housing region in which it is located. Monmouth County is located in COAH's Region 4, which also contains Mercer and Ocean County. A moderate income household is one with a gross household income equal to or more than 50%, but less than 80%, of the median gross regional household income. A low-income household is one with a gross household income equal to 50% or less of the median gross regional household income. Using the 2008 weighted regional income limits adopted by COAH, a moderate-income four-person household could earn a maximum of $67,653 (80% of regional median) and a four person low-income household could earn a maximum of $42,283 (50% of regional median).

[4] National Association of Realtors. Undated. *Blueprints for Success, A Media Guide for Affordable Housing Advocates.*

8.4.2. Preservation of Neighborhood Resources

To preserve the existing community character and sense of place in the Panhandle Region, municipalities should consider adopting design guidelines and land use regulations that identify and preserve the existing scale and character of resources deemed important to the community vision.

Neighborhoods with a unifying architectural theme such as in portions of Allentown should be preserved through design guidelines to ensure that new development and modifications to existing structures do not have a negative impact on neighborhood character. Surveys would need to be prepared to identify areas with an overarching neighborhood character. Some municipalities have used parcel by parcel aerial photographs to determine a neighborhood's existing spatial characteristics. Utilizing the square footage contained in the tax records, the range and average of each of the bulk standards can be deduced. Calculating the setbacks, coverage and square footage yields the numerical data necessary to adjust the existing zoning ordinance or create a new zoning district reflecting existing characteristics to guide new development in a manner that is consistent with existing development. It is not only the size of the house, but also the relation of the home to the street, adjacent homes, its placement on the lot, building height, and lot coverage standards which can be used to preserve a neighborhood's character.

Development of design guidelines is becoming increasingly popular for neighborhood preservation. Design guidelines work in conjunction with defined bulk standards that not only respects the size and location of the house, but also the existing architectural styles of the neighborhood. Architectural guidelines vary from municipal pattern books to guidelines that address materials, spacing, roof type, proportion, windows and doors. A good example is the Township of Bernards, Somerset County: *Neighborhood Conservation, 2003 Master Plan.* The plan outlines the various bulk components that will maintain the particular neighborhoods as new development or rehabilitation occur.

Dr. David Listokin's *Infill Development Standards and Policy Guide*[5] discusses design and zoning techniques for development to infill spaces between existing homes, while maintaining that neighborhood's character. The report suggests communities develop design standards that reflect their goals and to regulate the scale of replacement infill and regulate teardowns and the scale of the replacement. This report can be found at *http://www.nj.gov/dca/codes/infill_study/infstudy.pdf*.

Another mechanism used to preserve existing neighborhoods is Form Based Codes. The Form Based Codes Institute defines a form-based code (FBC) as "*a means of regulating development to achieve a specific urban form".* A FBC addresses the relationship between the building and the public realm - the size of the building and how it relates to the structures around it. FBC's are illustrated with pictures and graphics to show examples to developers and homeowners, to make the FBC user friendly. The basis of a FBC is a regulating plan that labels the form and scale of development, not the land uses permitted. The regulating plan is a map illustrating the locations where different building form standards apply (mixed-use buildings at the right-of-way as opposed to single family homes set back from the street). In addition to the regulating plan, there are building form standards that specify the requirements that control the building arrangement, features and other bulk standards. FBCs also include a section on administration, application and review process and a definitions section. FBCs sometimes include architectural standards, landscaping standards, signage standards and environmental resource standards. For more information on FBCs see the following link: http://www.formbasedcodes.org/definition.html

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[5] David Listokin. June 2006. *Infill Development Standards and Policy Guide,* Rutgers Center for Urban Policy Research. New Brunswick, New Jersey.

In order to preserve the rural character and quality of life, the public should also be educated on how farmland preservation, open space preservation, historic preservation and other preservation efforts enhance the region's quality of life.

8.4.3. Alternative Housing Types

In the Panhandle as in much of New Jersey, the typical housing unit is a single-family detached home located in a conventional subdivision. This design prototype dedicates large swaths of land to residential use. In the Panhandle where preservation of agricultural and natural resources is of great concern, municipalities have enacted cluster and lot size averaging zoning provisions. Millstone employs "variable density" zoning and lot size averaging to provide flexibility in residential design, encourage energy conservation through flexibility in building orientation, reduce residential development costs, and provide a method of preserving land for agriculture, open space, common property, conservation, recreation, parks and other amenities by permitting a reduction in residential lot size without increasing the number of lots or permitted number of dwelling units. Farmland/Open Space Conservation Clusters are also permitted in the Rural Preservation Zone where clustered lots may be reduced to two acres in area from the standard of ten acres provided there is no overall increase in density across the entire tract.

In Upper Freehold Township agricultural preservation subdivisions are allowed to cluster down to one acre lot sizes. Residential clusters are also permitted in association with age-restricted developments. The Upper Freehold Master Plan also discusses the use of noncontiguous parcel clustering as an option for agricultural residential zones in order to preserve its rural character and retain its agricultural industry. Noncontiguous parcel cluster, is defined as "a planning technique that allows one parcel to be preserved while its development rights are transferred to a different, noncontiguous parcel which is developed at a higher density than otherwise permitted, provided both parcels are considered together as a single cluster development.".[6]

Diversified housing type choices are also an important consideration in maintaining community lifestyles. Many households of singles, young professionals, those starting families and elderly couples, find that a single-family detached home is not within their means or no longer suitable for their needs. By diversifying housing choices, municipalities can create a housing stock that spans a person's life cycle. Ideally, there should be variety in the housing stock where couples can raise a family and then later relocate to a smaller home when the children are grown and where the elderly can receive care and assistance. Such diversity is not the norm in rural areas but in the Panhandle this need is addressed to the extent that lower cost two family homes are a conditional use in Allentown and age-restricted senior housing developments are encouraged in Upper Freehold.

8.4.4. Sustainable Development

Sustainable development has been defined as:

> *"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs."*[7]

Panhandle municipalities are interested in promoting sustainable development. This interest is a logical offshoot of the environmental awareness of Panhandle residents. This awareness extends to the County. The Monmouth

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[6] Moskowitz, Harvey S. and Carl G. Lindbloom. *The New Illustrated Book of Development Definitions.* New Brunswick, N.J., Center for Urban Policy Research, 1993.

[7] The United Nations World Commission on Environment and Development (The Brundtland Commission), 1987.

County Board of Chosen Freeholders passed a resolution requesting the Planning Board embark on preparing a Greenhouse Gas Reduction Plan.

Green development guidelines can vary greatly. Clinton Township, Hunterdon County, New Jersey has a one page energy conservation ordinance. These guidelines can include not only the type of materials allowed to be used in building construction, but also the type of hot water heaters, windows, insulation and energy-efficient appliances allowed as well as water reuse, groundwater recharge and renewable energy. Some ordinances specify the building siting of the building as well as the landscaping permitted.

In addition to green building ordinances and regulations, there are further sustainable development policies and ordinances targeted at reducing energy consumption, and protecting the environment. Some municipalities within New Jersey have already adopted sustainable development ordinances. In 2002, Montclair Township's Environmental Commission created "The Sustainable Montclair Planning Guide" to guide the Township's future planning goals.

At the municipal level, communities can work towards sustainability by purchasing recycled paper, promoting recycling, buying electric or hybrid vehicles, and creating sustainable plans to guide the municipality's sustainability goals. The Panhandle Regional Collaborative endorses the use of "green technology" in government buildings.

When planning for or rehabilitating housing, long term maintenance and energy costs should be considered. Design, building materials and appliances need to be energy efficient and reduce long-term costs. Proper site planning is also important to maximize solar exposure. Such decisions increase the initial cost of the unit; however, the long-term benefits will likely outweigh the initial cost increase. The New Jersey Housing Mortgage Finance Agency (NJHMFA) Green Homes Office website provides a wide range of information on green building resources for homeowners and developers. The Green Future program consists of a list of basic green building items that have a minimal impact on project cost if designed from the beginning. Items cover building siting, energy efficiency, resource efficiency, water conservation, operations and maintenance.

Resource/Tip Box 8-1: Sustainable Development Resources

There are many sources to find information on sustainability as listed below.

Sustainable Jersey is a certification and incentive program for municipalities that want to 'go green, save money, and take steps to sustain their quality of life" according to their website. As of June 2009, 127 municipalities have registered to participate in this program. It provides a comprehensive toolkit, guidance materials and financial incentives for municipalities to implement programs to address sustainability and create green communities. www.sustainablejersey.com

The New Jersey Sustainable State Institute (NJSSI) is a policy group affiliated with New Jersey Institute of Technology and the Bloustein School of Planning and Public Policy at Rutgers. NJSSI's mission is to determine "where we are, and where do we need to be, in order to preserve our quality of life and become a sustainable State". In 2004, the NJSSI published "Living with the Future in Mind: Goals and Indicators for New Jersey's Quality of Life". The document includes 11 goals, each with indicators to track State progress. The entire report can be found at NJSSI's website. www.njssi.org

New Jersey Housing Mortgage Finance Agency Green Homes Office provides a wide range of information on green building resources for homeowners and developers. www.state.nj.us/dca/hmfa/gho/

Association of New Jersey Environmental Commissions (ANJEC) works to promote public interest in natural resource protection and sustainable development. Their website includes tools and resources for open space preservation, water resource protection and sustainable communities. www.anjec.org

The New Jersey Department of Environmental Protection (NJDEP) Office of Planning and Sustainable Communities was formed to promote proactive planning based on sustainability and environmental capacity-based planning. Their website contains an informative guide for creating sustainable communities, which provides fact sheets on sustainable practices and technologies. www.njgov/dep/opsc

Leadership in Energy and Environmental Design (LEED) is a green building rating system that encourages the use of sustainable green building and development practices through the creation of universal performance criteria. LEED is a whole site approach with measurement areas in sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. There are nine LEED rating systems: new construction, existing buildings, commercial interiors, core and shell, schools, retail, healthcare, homes and neighborhood development. www.usgbc.org/LEED/

West Windsor Township, Mercer County, NJ adopted the "Sustainable West Windsor 2007 Plan". It was prepared in conjunction with the Association of New Jersey Environmental Commissions (ANJEC), the New Jersey Department of Community Affairs (NJDCA) and Rutgers, the State University.
See: www.westwindsornj.org/EC-sustainability.html.

8.4.5. Infrastructure Functionality

Public water supply and wastewater treatment infrastructure is limited to Allentown and Roosevelt Boroughs in the Panhandle. There is no desire or plans to expand the public water supply system. The Allentown wastewater treatment plant has adequate capacity with a current wastewater flow of 0.182 mgd and a design capacity of 0.238 mgd. The Roosevelt wastewater treatment plant also has adequate capacity with a current wastewater flow of 0.168 mgd and a design capacity of 0.325 mgd. Although there are no plans to expand these systems, it is important that there be long term capital improvement planning for these systems. Eventual upgrades to the systems must be planned for including a dedicated effort to seek and obtain state and federal infrastructure improvement funds.

9. REGIONAL COOPERATION

9.1. Regional Cooperation Concerns - Vision and Issues

New Jersey is a strong "home rule" State where individual municipalities have the authority to establish the types of land uses and densities in their Master Plans as enforced through their zoning ordinances. In a state where property taxes are the main source of municipal revenue, municipalities compete with each other in the so called "ratable chase". Consequently maximizing potential property tax revenue is paramount while impacts on neighboring municipalities are often sidelined issues. This philosophy can lead to adverse impacts in neighboring municipalities who may be exposed to high density development on their borders with associated traffic and other impacts. This is especially true in the Panhandle Region. As Panhandle Region municipalities strive to preserve it's agricultural heritage and rural atmosphere, municipalities in surrounding regions continue to develop with little consideration for the adverse impacts on surrounding areas.

These trends are illustrated particularly well on the State Plan Policy Map (see **Figure 3-3**) where the Panhandle is designated Rural (PA4) or Rural/Environmentally Sensitive (PA4B) and lands directly adjacent to the Region may be designated as Suburban (PA2) with no transition areas between the different areas. For instance, lands along entire State Route 33 corridor are primarily designated as PA2, except where it abruptly becomes PA5B within the Panhandle. Suburban development adjacent to the Panhandle can have adverse impacts on the Region, such as increased traffic congestion.

Regional cooperation is a vital concern for Panhandle municipalities. The similarity in issues faced by the four Panhandle municipalities lends itself to consideration of more regional cooperation and coordination. Currently the Region lacks an entity designated to facilitate regional coordination and cooperation between Panhandle municipalities and municipalities in other regions.

Municipalities throughout New Jersey are struggling to survive in today's economy. Recent actions from the State strongly encourage municipal cooperation or even consolidation to save on costs of services. Consolidation of facilities and services can help to reduce costs and duplication of municipal services. In 2006 the N.J. Legislature Joint Committee on Government Consolidation and Shared Services recommended that a permanent commission be formed to facilitate municipal mergers and sharing services. The law creating this commission, the "Local Unit Alignment, Reorganization and Consolidation Commission" (LUARCC), was enacted on March 15, 2007 to study and report on the structure and functions of county and municipal government. Among the many responsibilities assigned to LUARCC was the study of the most efficient and cost-effective ways to deliver municipal services in New Jersey. One of its chief missions is to develop criteria that can be used to recommend consolidation of specific municipalities or, in cases where such mergers are not feasible, possible opportunities for the sharing of services.

Due to the Region's geographic location, regional cooperation with municipalities in adjacent counties may prove to be more economically feasible when compared to relationships with municipalities in Monmouth County. However, there are sometimes legal barriers that prevent these types of inter-local agreements from occurring across county lines. As an example, the Panhandle Regional Collaborative is concerned with the lack of services and activities available for senior citizens of the Panhandle Region. Jurisdictional issues were noted in coordinating services for senior citizens across county boundary lines.

The Regional Collaborative also felt that the Region would be better served if there were more intermunicipal sharing of information and cooperative efforts so as to develop a unified regional 'voice' in education lobbying efforts with the State. A mechanism is needed to inform Panhandle municipalities of efforts and positions being taken by

municipalities outside of the Panhandle. A better understanding is also needed of demographic and financial changes that may impact existing or future educational systems.

9.2. Regional Cooperation Profile

9.2.1. Municipal/Shared Services

As local governments and counties around the country face uphill battles to balance their budgets while still responding to increasing expectations or responsibilities from their citizens, sharing services can help cut costs and respond to the growing demand for services. Recent State actions have strongly encouraged municipal consolidations and the sharing of services.

Shared services/Inter-local agreements have been experimented with widely in New Jersey, from sharing staff (i.e. tax assessor, municipal courts), equipment (i.e. heavy construction equipment), internal services (animal shelter), on-site service delivery (i.e. health services), and non-site based services (i.e. emergency services dispatching)

According to the NJDCA, obstacles to inter-local agreements may include opposition from unions, management, civil service or tenured employees; concern from residents; fear of loss of municipal identity and control; lack of knowledge of the benefits of inter-local agreements; or limited documentation of actual savings.

Shared services already underway within the Panhandle Region include the Upper Freehold Regional School Districts and regional municipal court systems. State Police services are also shared by Millstone, Roosevelt and Upper Freehold. These regional shared services are working well. There is a general consensus that the use of shared services should be expanded such as trash pick-up and road maintenance.

As is typical in most municipalities in New Jersey, schools in the Panhandle host a variety of community activities and events. This includes community meetings and the sharing of athletic facilities for sporting events not necessarily related to the school.

Monmouth County recently launched a shared services web site which enables municipalities, schools and local authorities to access the web site and identify a “match” and enter into a shared services agreement with another entity that is seeking the same services. The County also has a Cooperative Purchasing Program to purchase equipment and supplies in bulk. Public agencies can also participate in the County’s municipal assistance/shared services program which allows municipalities to utilize County owned equipment.

9.2.2. Schools

Because of the low population levels there are a limited number of education facilities in the Panhandle. Within the three Panhandle school districts there is one high school, one middle school, and four primary or elementary schools. There are no facilities for higher education in the region. Data from the New Jersey Department of Education (NJDOE) indicates an approximate 2006-2007 enrollment of 4,049 students within the region as a whole. Based on data provided by the 2000 U.S. Census and the Monmouth County Planning Board, 3,903 persons, or 24.3 percent of the regional population, are classified as “school age” or persons between the ages of 5 and 19 years of age.

Local Districts

The Panhandle has two local school districts: Millstone Township and Roosevelt Borough. The NJDOE provides information on the total cost per-pupil for the 2006-2007 school year, which is $14,944 in Roosevelt and $11,273 in Millstone. Millstone opened the Middle School in 2007 and reorganized its students so that the elementary school

would house grades Pre-K through Grade 2, primary school would house Grades 3 through 5 and the middle school would house Grades 6 through 8. (See **Table 9-1**).

Millstone Middle School

Roosevelt Elementary School

Millstone Primary School

Table 9-1: Local School Districts

District	Schools	Grades Served	Total Enrollment	Total Cost per Student
Millstone School District	Millstone Elementary School	Pre-K thru 8	1,678	$11,273
	Millstone Primary School			
	Millstone Middle School			
Roosevelt School District	Roosevelt Elementary School	Pre-K thru 6	91	$14,944

Source: State of New Jersey Department of Education 2006-07 School Report Card

Note: Millstone Middle School was opened for 2007-2008 school year. Grades were reorganized amongst the three schools but information is not yet available from NJDOE.

Note: Total Cost per Student available at District level only.

Regional Districts

In addition to the two local school districts, the Panhandle is also served by the Upper Freehold Regional School District (UFRSD) and the Monmouth County Vocational School District (MCVSD). The UFRSD contains a regional high school, serving Grades 9 through 12 from Allentown, Millstone and Upper Freehold, and regional elementary school serving grades Pre-K through 8 from Allentown and Upper Freehold. The total cost per-pupil in the UFRSD is $11,552. The total costs per pupil for the MCVSD is $14,844. (See **Table 9-2**).

Upper Freehold Regional Elementary School

Allentown High School

Table 9-2: Regional School Districts					
District	**Schools**	**Grades Served**	**Total Enrollment**	**Total Cost per Pupil**	**Municipalities Served**
Upper Freehold Regional School District	Upper Freehold Regional Elementary School	Pre-K thru 12	1,209	$11,552	Allentown, Upper Freehold
	Allentown High School	9-12	1,071		Allentown, Millstone, Upper Freehold
Monmouth County Vocational School District*	Academy of Allied Health and Science	9-12	1,242	$14,844	County-Wide
	Biotechnology High School				
	Communications High School				
	High Technology High School				

Source: State of New Jersey Department of Education School Report Card 2006-07

** MCVSD also offers part-time vocational programs and full-time programs for special needs students.*

District Facilities Capacity

Under New Jersey law, every school district must develop a five-year Long Range Facilities Plan (LRFP), which includes an inventory of facilities, identifies all facilities requirements, projects capacity and determines the impact on facilities use and requirements. New Jersey Department of Education (NJDOE) review and approval is required for all district plans and subsequent school construction projects to ensure compliance with state building standards and conformance with educational requirements.

Data from the 2005 Long Range Facilities Plan (LRFP) is provided by NJDOE. Based on the Facilities Efficiency Standards (FES) capacity analysis provided in the LRFPs, Millstone and Roosevelt both have a surplus in current capacity. However, UFRSD shows a deficit in existing and proposed capacity, which means that the school facilities are currently undersized to meet the needs of the proposed enrollment. The school needs to be expanded and/or upgraded to meet the future needs.

Table 9-3: Total FES Capacity					
District	**Proposed Enrollments**	**Existing Capacity**	**Existing Capacity Status**	**Proposed Capacity**	**Proposed Capacity Status**
Millstone School District	1,728	2,048	320	2,048	320
Roosevelt School District	73	115	42	115	42
Upper Freehold Regional School District	2,785	1,965	-820	1,965	-820
Panhandle Total FES Capacity	4,586	4,128	-458	4,128	-458

Source: State of New Jersey Department of Education 2006-07 School Report Card

Higher Education

There are no higher education facilities within the Panhandle Region. Panhandle residents must rely on facilities that are nearby but outside of the region for higher education. To pursue higher education Panhandle residents must drive outside of the region since there is no bus service or other mass transit service linking the Panhandle to higher education facilities. Mercer County Community College is the closest, located in Hamilton Township, just 7 miles from Allentown. Thomas Edison State College in Trenton is less than 15 miles from Allentown. Brookdale Community College (Western Monmouth Branch) and Rutgers Western Monmouth Branch Campus are both located in Freehold, about 14 miles from the heart of the Panhandle via State Route 33 or County Route 537. Princeton University is only about 18 miles from the heart of the Panhandle Region. Other nearby higher education facilities include Rutgers University in New Brunswick, College of New Jersey and Rider University in Ewing and Mercer County College and Middlesex County College.

9.3. Regional Cooperation Strategies

9.3.1. Regional Support

To address the lack of regional coordination and cooperation between Panhandle municipalities and municipalities in other regions, an organization or entity should be designated to comprehensively coordinate regional issues. A Panhandle Regional Task Force (PRTF) could be established to work with the Monmouth County Planning Board (MCPB) in providing implementation oversight. This PRTF would be composed of representatives of each of the four Panhandle municipalities. Operating guidelines would be developed to establish policies and procedures. The primary focus of the PRTF would be to coordinate the efforts of the various municipalities, agencies and other interest groups to implement the *PRP* strategies. For the purposes of assigning agency involvement to each strategy, the PRTF is referenced throughout the *PRP* to represent the organization or entity designated to coordinate regional issues.

The PRTF should be responsible for coordination of municipal staff resources and communication of the comprehensive needs of the Region to the appropriate government agency or other organization. Regional stakeholders (such as non-profit organizations, cultural organizations, private sector groups, county or adjacent counties) should be engaged to help address regional issues and implement strategies, whenever possible and appropriate.

9.3.2. Shared Services

In order to reduce costs and duplication of municipal services, Panhandle municipalities should collaborate and consolidate facilities and services wherever economically feasible. Additional opportunities for shared services and their feasibility should be explored and evaluated. A list of feasible shared service opportunities and estimated savings to each municipality should be developed to encourage implementation of inter-local agreements.

Panhandle municipalities should work cooperatively with each other and municipalities from other counties to remove barriers to sharing services across County boundary lines (i.e. garbage pick-up and municipal courts). It may be necessary to lobby the State Legislature to change current legislation.

Municipalities should also work cooperatively and cohesively to reduce duplication of efforts to reduce impacts on educational systems. Increased cooperation, communications and information sharing will lend to a more unified voice in education lobbying efforts.

The Monmouth County Shared Services web site suggests the following areas of shared services be explored by municipalities:

- Emergency Services – Police, Fire, Ambulance, etc.
- School Districts
- Dispatch Services
- Public Works
- Information Technology
- Recreation Services
- Computer Lab Facilities
- Library Facilities
- Gas and Vehicle Fueling Services
- Solid Waste Disposal
- Recycling
- Joint/Co-op Insurance Purchasing Programs
- Financial Administration
- County Available Resources Programs
- Open Space Acquisition
- Municipal Court Consolidation
- Gypsy Moth Spraying
- Guardrail Installation
- Snowplowing, Fuel and Rock Salt Purchasing and Filling Stations
- New Truck Wash System

Resource/Tip Box 9-1: Local Unit Alignment, Reorganization and Consolidation Commission (LUARCC)

The Local Unit Alignment, Reorganization and Consolidation Commission (LUARCC) in the New Jersey Department of Community Affairs (NJDCA) has been researching consolidation and shared services among municipalities since its inception in March 2007. LUARCC issued a March 2009 report "A Quest For Efficiency in Local Government" which provides an overview and literature search of shared services in areas such as municipal court, health services, maintenance facilities, building inspection, tax collector, human resources and information technology. LUARCC is planning to develop a one-stop online Resource Center to be posted on the LUARCC website www.nj.gov/dca/luarcc to publicize technical assistance offered by the State to municipalities interested in sharing services.

Resource/Tip Box 9-2: Shared Services

Monmouth County has a municipal assistance/shared services program available to assist municipalities. Monmouth County has an established track record of providing shared services between the County and municipalities that include library facilities, police radio, County Health Department operations and geographic information services. Monmouth County also offers purchasing agreements for certain items, such as office paper, road signage, road salt and equipment. The Panhandle municipalities should be encouraged to participate in this program. The municipal assistance/shared services available from the County include, but are not limited to, the following:

- Catch Basin Cleaning
- Culvert Repairs
- Diesel Inspections
- Equipment Use (with equipment operator)
- Guiderail Installation
- Mowing
- Plowing
- Salting and Sanding
- Street Sign Installation
- Street Sweeping
- Towing
- Traffic Signal Installation
- Vehicle Painting
- Vehicle Repairs
- Vehicle Washing

For details on the municipal assistance/shared services program, contact the County's Department of Public Works and Engineering at (732)577-8758. The new shared services web site can be accessed at www.visitmonmouth.com.

Funding for evaluating shared services options is also available through New Jersey Department of Community Affairs (NJDCA). In 2007, NJDCA established the SHARE Program (Sharing Available Resources Efficiently), which offers three assistance options: (1) Implementation Assistance, (2) Feasibility Studies and (3) Regional Coordination Grants. Priority is given to implementation assistance grants. All grants are on a reimbursement basis. At least two or more political entities (such as local municipalities, special districts and not-for-profit organizations) may participate in this program. Also eligible are general government administration, environmental services and safety, financial administration, municipal courts, police and fire protection, youth and senior citizen services, computers and technology services, welfare and social services, code enforcement, public health services and recreation services. Grants up to $200,000 for implementation assistance are available with no local match required. Grants for capital equipment purchases and facility improvements for shared services are limited to the lesser of $40,000 or the five percent capital cash down payment required under the Local Bond Law Ineligible Activities.

9.3.3. Senior Services and Activities

Panhandle municipalities should work with the Monmouth County Office on Aging (MCOA), Monmouth County Care Centers (MCCC) and New Jersey Department of Health and Senior Services (NJDHSS) to identify opportunities to provide additional or enhanced senior services and activities in the Region. Municipalities should also coordinate with existing services and activities in adjacent counties which can be identified through the NJDHSS or senior services agencies in adjacent counties.

9.3.4. Macro Impacts of Development

Macro impacts of new development on traffic and other issues should be addressed on a regional level. Panhandle municipalities should coordinate with adjacent municipalities to develop a mechanism for early notification of development plans that may affect the Panhandle. Cooperative working relationship in plan review and impact mitigation with adjacent municipalities needs to be established.

Several states have adopted legislation permitting Extraterritorial Zoning or Extraterritorial Plat Review to mitigate against negative impacts from unwanted development in adjacent communities. Extraterritorial Zoning is when a municipality adopts zoning standards for lands adjacent to but outside of its incorporated limits. Extraterritorial Plat Review gives adjacent municipalities an opportunity to review development plans for lands outside of its boundaries, but that may have a regional impact on the municipality.

No such extraterritoriality permitting legislation has been passed in New Jersey. New Jersey municipalities must utilize intermunicipal agreements to address regional planning. Intermunicipal agreements can be used in many areas, such as jointly developing land use or resource protection plans or ordinances, sharing municipal service delivery, collectively purchasing supplies and equipment, creating joint zoning and planning boards, or sharing tax revenues.

Resource/Tip Box 9-3: Intermunicipal Planning Case Study: Somerset County, NJ

Somerset County has implemented a Municipal Planning Partnership (MPP) program to provide funding assistance to municipalities pursuing planning projects that coordinate municipal planning efforts with the County and adjacent municipalities. These funds can be used by municipalities to address regional land use issues, pursue inter-jurisdictional planning initiatives, and smart growth or growth management initiatives.

Participation in the MPP program requires the municipalities to sign and adhere to the principals embodied in the *Inter-municipal Policy Agreement Between the Somerset County Planning Board and Governing Bodies within Somerset County / Memorandum of Understanding: Projects of Regional Significance*. In this Agreement, Somerset County and its constituent municipalities recognize that they are part of an interdependent regional fabric of planning and infrastructure needs that often transcend municipal jurisdictional lines; that large-scale housing or commercial developments can have substantial and far-reaching effects beyond the jurisdiction in which they are located; and that many growth and redevelopment issues can best be addressed by joint regional solutions utilizing sound and inter-related municipal, county and state plans.

The Agreement addresses procedures and guidelines for inter-jurisdictional communication and cooperation that each participating municipality will follow when a project of "regional significance" is proposed. This ensures that neighboring communities have an opportunity to provide input when a large-scale development is proposed within its boundaries that will have impacts beyond the municipal boundary lines.

Projects of Regional Significance are defined in the Agreement as: "land developments of more than 150 dwelling units or 100,000 square feet of non-residential building space, all major subdivisions or site plans within 500 feet of a municipal border, or developments impacting critical natural resources like primary or secondary streams identified in the County Open Space Plan, that may affect neighboring jurisdictions."

Additional information on the Somerset County Municipal Planning Partnership Grant program can be found at www.co.somerset.nj.us/planweb/munplangrant.htm.

10. IMPLEMENTATION

10.1. Regional/Municipal Planning & Implementation Agenda

A Planning Implementation Agenda (PIA) has been prepared for the Panhandle Region Plan, which summarizes the PRP strategies and recommendations and presents an organizational framework to implement the plan. The following PIA was developed to document and address issues and needs identified by the municipal and regional stakeholders who have participated with the Panhandle Region Plan process. The PIA is divided into seven major topic headings:

- Agriculture
- Natural Resources
- Historic & Cultural and Scenic Resources
- Transportation
- Economy & Marketing
- Housing & Development
- Regional Cooperation

For each major heading, the **CONCERNS** identified through the Regional Collaborative process are presented. Specific issues identified are listed under the applicable regional vision and according to whom the issues are shared by.

A **PALETTE OF ALTERNATIVES** are then identified for each problem and **IMPLEMENTATION STRATEGIES** are provided to address these alternatives. A total of 72 alternatives and their related implementation tools have been identified through the planning process with the Regional Collaborative. The **TARGET** or desired end-product of each strategy is identified. Also suggested are **PLANNING INDICATORS** or ways to measure the effectiveness of the strategy being implemented.

TIME FRAME suggest a possible schedule – either Short-Term (1-2 years), Medium-Term (3-5 years) or Long-Term (greater than 5 years) - to implement the *PRP* strategies by various stakeholders and entities.

The PIA also indicates **INVOLVEMENT** for each implementation strategy, which lists possible parties that would participate either directly or with assistance and potential funding for the strategies considered. Agencies are abbreviated as indicated in the Legend.

The PIA can be used by the various stakeholders to help implement the Panhandle Regional Plan as well as to offer guidance on strategies to maximize the potential of the Panhandle and to develop support mechanisms for various initiatives that will make the Panhandle a better place to reside and work. For example the following stakeholders may wish to utilize the PIA as follows:

Panhandle Municipalities:

- Means to communicate regional planning, marketing or strategic messages to county, state and residents;
- Assist with lobbying county, state and other regions for improvements and grants;
- Creates a documented catalog of common issues and conflicts;
- Provide strategies to support stronger regional cooperation;
- Provides resources to implement strategies for short and long term solutions;

- Provides resources and ideas for ordinance updates/enhancements;
- Fosters cooperation among Panhandle municipalities and with neighboring municipalities in adjoining counties;
- Promotes consistency of planning efforts;
- Improve the database of local resources;
- Provides means to enhance services and to promote sharing of services.

Monmouth County:

- Integrated part of the Growth Management Plan;
- Offers guidance in regional planning efforts;
- Utilize information for County Scenic Byway Project through Panhandle;
- Enhances and maintains relationship with municipalities.

Adjacent Regional Counties:

- Identify pinpointed areas for regional cooperation;
- Identify areas of conflicts;
- Build bridges between various municipalities across borders;
- Provides consistency of planning efforts.

Other Stakeholders/Entities:

- Identify common concerns, strategies, etc.;
- Identify areas of support or resources to Panhandle Region;
- Identify opportunities for involvement in local and regional issues.

This Planning and Implementation Agenda ("PIA") addresses issues and needs identified by the municipal and regional stakeholders who have participated with the Panhandle Region Plan process. The PIA presents a palette of alternatives for each issue/need and discusses recommended implementation strategies to reach the final target/goal. Agency involvement and time frame are also indicated in the PIA in order to prioritize actions that need to be taken by each jurisdiction. Agencies are abbreviated as indicated in the Legend below. Time frame is estimated in short term, medium term or long term.

LEGEND

Panhandle Municipalities

A	= Allentown Borough
M	= Millstone Township
R	= Roosevelt Borough
U	= Upper Freehold Township

Panhandle Region

PRTF	= Panhandle Regional Task Force

Monmouth County Departments

MCA	= Monmouth County Administrator
MCADB	= Monmouth County Agriculture Development Board
MCBCF	= Monmouth County Board of Chosen Freeholders
MCCC	= Monmouth County Care Centers
MCCDBG	= Monmouth County Community Development Block Grant Program
MCDED&T	= Monmouth County Department of Economic Development & Tourism
MCDH	= Monmouth County Department of Health
MCDOE	= Monmouth County Division of Engineering
MCDOH	= Monmouth County Division of Highways
MCDPW	= Monmouth County Department of Public Works
MCEC	= Monmouth County Environmental Council
MCHC	= Monmouth County Historical Commission
MCOA	= Monmouth County Office on Aging
MCOEM	= Monmouth County Office of Emergency Management
MCPark	= Monmouth County Park System
MCPB	= Monmouth County Planning Board
MCPB-TS	= Monmouth County Planning Board – Transportation Section
MCPD	= Monmouth County Purchasing Department
MCSTAC	= Monmouth County Stormwater Technical Advisory Committee
MCTC	= Monmouth County Transportation Council

Other Counties

BurCo	= Burlington County
MidCo	= Middlesex County
MerCo	= Mercer County
OcnCo	= Ocean County

State Agencies

NJATIAC	= New Jersey Agri-Tourism Industry Advisory Council
NJBPU	= New Jersey Board of Public Utilities
NJCOAH	= New Jersey Council on Affordable Housing
NJDCA	= New Jersey Department of Community Affairs
NJDEP	= New Jersey Department of Environmental Protection
NJDHSS	= New Jersey Department of Health and Senior Services
NJDOT	= New Jersey Department of Transportation
NJDOT-SBP	= New Jersey Department of Transportation - Scenic Byways Program
NJDT&T	= New Jersey Division of Travel & Tourism
NJHMFA	= New Jersey Housing Mortgage and Finance Agency
NJLDR	= New Jersey Legislative District Representatives
NJOS	= New Jersey Office of Sustainability
NJOSG	= New Jersey Office of Smart Growth
NJTransit	= New Jersey Transit
NJSADC	= New Jersey State Agriculture Development Committee
NJSHPO	= New Jersey State Historic Preservation Office
NJTPA	= North Jersey Transportation Planning Authority

Federal Agencies

USACE	= U.S. Army Corps of Engineers
USFWS	= U.S. Fish and Wildlife Service

Other Interest Groups

AHG	= Affordable Housing Groups
ANJEC	= Association of New Jersey Environmental Commissions
CDWA	= Crosswicks-Doctors Creek Watershed Association
ESG	= Environmental Stakeholder Groups
LBED	= Local Boards of Education
LHCB	= Local Historical Commissions/Boards
MCF	= Monmouth Conservation Foundation
MCLTA	= Monmouth County Land Trust Association

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
3.0							Natural Resources										
3.3.1 Effective Management of Water Resources	Region	Preservation of Riparian Resources	1	Promote stewardship of water resources by comprehensively addressing issues effecting water resources on a regional basis	1a	Develop educational program for residents	Greater awareness of water resource issues	Number of educational products distributed	M	A	M	R	U				NJDEP ANJEC
					1b	Prepare and implement Regional Water Quality Management Plan, including a nitrate dilution study to meet state target of 2 mg/L	High functioning watersheds in Panhandle Region	Reduced severity of impaired surface waters reported in MCDH rapid bio assessment reports and number of municipalities implementing zoning provisions in accordance with WQMP and nitrate dilution standards	M	A	M	R	U				NJDEP ANJEC
					1c	Develop a regional plan to identify and prioritize wetlands and waters for preservation and restoration	Preserved and restored wetlands and waters	Percent completion of prioritized sites for conservation and restoration within watersheds of the Panhandle region	M	A	M	R	U				NJDEP ANJEC
					1d	Conduct a regional water supply study to determine whether potential new agricultural irrigation systems will overdraw the water supplies	High functioning aquifers in the Panhandle Region	Completion of the water study	M	A	M	R	U	PRTF			
			2	Reduce impacts of stormwater runoff	2	Adopt and enforce best management practices for stormwater control	Improved water quality on a regional basis	Reduced number of days with monitoring results that demonstrate excessive levels of contaminants including bacteria of concern	S	A	M	R	U		MCSTAC		NJDEP ANJEC

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation	Targets / Goals	Planning Indicators	Time Frame		Panhandle Region					County		Other
										Municipal				PRTF			
										A	M	R	U		MC	Other	
3.0					**Natural Resources (continued)**												
3.3.1 Effective Management of Water Resources	**Region**	Preservation of Riparian Resources	3	Maintain water quality and riparian bio-diversity	3	Implement enhanced riparian corridor protection through adoption of municipal zoning provisions	High functioning riparian corridors with protected habitats and reduced downstream impacts	Number of new structures built that impact the corridors	M	A	M	R	U				NJDEP ANJEC
3.3.2 Increase Habitat & Wildlife Protection and Management	**Region**	Protection of critical habitat for rare, threatened and endangered plant and animal species	4	Identify threatened, endangered, and rare plant and animal species and their critical habitats to ensure their continued existence in the region	4a	Update Natural Resource Inventories to identify and protect critical habitats	Updated local NRIs	Number of municipal NRIs updated to a consistent standard	M	A	M	R	U				NJDEP ANJEC USFWS
					4b	Prepare a list and map of critical habitats based on NJDEP data and consider acquisition or implementation of conservation easements	Protected rare plant and animal species	Increased populations of identified rare plant and animal species through monitoring	M	A	M	R	U	PRTF			NJDEP ANJEC USFWS
			5	Control and manage invasive exotic plant and animal species (including deer and geese) to reduce their impacts on native resources	5	Prepare lists of exotic invasive plant species and indigenous species for use by local boards to control plantings	Eradicated or controlled invasive species	Number of watershed or site-based eradication or control projects / experiments and number of species successfully eradicated or controlled	M	A	M	R	U	PRTF			NJDEP ANJEC USFWS
		Management of animal populations (i.e. deer, geese, bear)	6	Seek alternative to hunting as a means of wildlife population management	6	Work with NJDEP Division of Fish and Wildlife to effectively manage wildlife populations	Balanced populations of wildlife species	Appropriate population levels in NJDEP counts	L	A	M	R	U	PRTF			NJDEP
		Lack of enforcement of environmental regulations	7	Establish cooperative relationships with enforcement agencies for better enforcement of environmental regulations	7	Develop relationships and reporting system	Improved enforcement of environmental regulations	Fewer reported violations of environmental regulations	L	A	M	R	U	PRTF			NJDEP

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
3.0							**Natural Resources (continued)**										
3.3.2 Increase Habitat & Wildlife Protection and Management	**Region**	Inconsistencies between State agencies (i.e. NJDEP, NJOSG and COAH) threatens natural resource protection	8	Improve natural resource protection through consistent State agency policies.	8	Improve cooperative relationships among state agencies and take proactive role in opposing/supporting legislation	Unified approach to natural resource protection	Evidence of strategic alliances for natural resource protection efforts across region	M	A	M	R	U	PRTF			NJDEP NJOSG NJCOAH
		Lack of funding for natural resources protection and preservation. Funding sources, such as State and County government agencies, are limited in resources.	8	Identify alternative funding sources	8	Work with regional land trusts to help facilitate prioritizing acquisitions, funding, purchase and management of natural resource areas	Increased sources of natural resource protection funding	Increased amount of natural resource preservation areas in the region from alternative funding sources	M	A	M	R	U	PRTF			MCF MCLTA
			9	Prioritize funding needs on a regional basis to maximize the utilization of available funding	9a	Coordinate among federal, state and municipal agencies to improve management of natural resources and prioritize funding	Prioritized list of locally and regionally significant natural resource areas in need of preservation	Increased number of high priority natural resource preservation areas from prioritized list	S	A	M	R	U	PRTF			
					9a	Strategize locally and regionally on funding application pursuits and submissions and collaborate where possible	Increased intermunicipal coordination and collaboration on natural resource preservation funding applications		M	A	M	R	U	PRTF			
3.3.3 Expand Parks & Open Space Preservation	**Region**	Comprehensive open space planning: - Greenways - Linear Parks - Trails system - Active recreation - Passive recreation	10	Identify joint open space preservation opportunities with County	10	Maintain strong relationship with Monmouth County Park System to coordinate planning to acquire adjoining parcels	Acquisition of additional open space jointly held/operated by municipalities and County Park System	Consistency with NJDEP Balanced Land Use guidelines, as adopted by Monmouth County Park System	M	A	M	R	U		MCPark		
			11	Obtain additional funding for open space needs	11a	Pursue Green Acres funding	Expanded open space holdings	Increase in acreage in NJDEP Green Acres program	L	A	M	R	U				NJDEP
					11b	Partnering between municipalities and non-profits	Expanded open space holdings	Increase in open space acreage from non-profits	L	A	M	R	U				MCF MCLTA ESG

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
3.0							**Natural Resources (continued)**										
3.3.3 Expand Parks & Open Space Preservation	**Region**	Comprehensive open space planning: - Greenways - Linear Parks - Trails system - Active recreation - Passive recreation	12	Expand regional open space and recreation plan, especially to identify additional greenways and trails for recreational or equestrian uses	12a	Provide municipal input to county open space plans	Municipally endorsed County Open Space Plan	Number of municipalities that provide comments and consistency of county plan with those comments	S	A	M	R	U				
					12b	Update local planning documents to identify greenways and trails	Increased municipal participation in County Open Space Plan process	Consistency of local and county plans	S	A	M	R	U				
					12c	Develop a consistent trail system data base between municipalities, county and state	Complete and accurate database of trail systems	Development and distribution of trail system database	S	A	M	R	U	PRTF	MCPB-TS		NJDEP
			13	Educate public (including new land owners) on open space preservation (county/state programs, benefits, resources, etc.)	13a	Develop and distribute educational materials to new homeowners	Increased awareness of importance of open space preservation	Number of educational materials distributed	M	A	M	R	U	PRTF			
					13b	Develop and distribute educational materials to school systems		Number of schools from K- 12 to incorporate open space preservation into curriculum	M	A	M	R	U	PRTF			LBED
					13c	Provide opportunities for school field trips to local sites		Number of children on school field trips to local sites	L	A	M	R	U	PRTF			LBED
					13d	Provide educational information on municipal and regional partners websites		Number of websites containing educational information	M	A	M	R	U	PRTF			
			14	Promote better stewardship of Green Acres open space lands	14	Work with land owners and NJDEP to promote better stewardship of Green Acres lands	Properly managed open space	reduction in amount of unmanaged open space with invasive species present	L	A	M	R	U	PRTF			NJDEP

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
4.0							Agriculture										
4.3 Preservation, Protection and Conservation of Agricultural Resources	Region	Loss of farmland and diminished rural image due to development pressures	15	Expand farmland preservation efforts to increase preservation of farmland and manage / protect productive farmland	15	Identify and secure additional funds for farmland preservation	Increased and secured funds for farmland preservation	Number of additional Panhandle farms or number of acres entered into County and State farmland preservation programs	M		M	R	U	PRTF	MCADB		NJSADC
			16	Maintain/strengthen partnerships between municipalities, County, SADC, non-profits and other interest groups	16	Coordinate among partners	Cultivate and process strong & competitive applications	Number of farms entered into County and State farmland preservation programs	M		M	R	U	PRTF			NJSADC
			17	Utilize creative zoning techniques to limit development of agricultural lands (i.e. clustering, TDR, non-contiguous density transfer, etc.)	17	Gather examples of creative zoning techniques used in rural areas	Develop model ordinances for use by Panhandle municipalities	Number of municipalities that adopt zoning provisions to limit development of farmland. Decrease in loss of farmland.	S		M	R	U	PRTF	MCADB		
		Sustain economic viability of farming	18	Develop support mechanisms to retain farmers' equity throughout the year	18a	Promote agri-tourism (i.e. pick your own fruits, hayrides, farm tours, bed and breakfasts, petting zoos, etc.)	Increased year round farm income	Number of farm operations employing agri-tourism and increased year-round farm sales	M		M	R	U	PRTF			NJATIAC
					18b	Encourage development of agri-businesses (i.e. seed supply, agrichemicals, farm machinery, wholesale and distribution, processing, marketing or retail sales)	Adopted zoning ordinance provisions to allow farm related retail uses and other uses accessory to agriculture	Increased levels of agri-businesses locally and regionally	S		M	R	U	PRTF			
					18c	Coordinate a program to provide local farm-fresh produce to schools and other public facilities	Expanded market base for local farmers	Number of farmers, schools and public facilities that participate in the program	M		M	R	U	PRTF			NJSADC

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
4.0							Agriculture (continued)										
4.3 Preservation, Protection and Conservation of Agricultural Resources	Region	Sustain economic viability of farming	19	Develop a Panhandle Master Plan for Equine Resources	19	Develop Regional Equine Master Plan focused on an Equine Center for training, education, research and equine related services	Adopted Master Plan incorporating a location for an equine center along with list of services to be provided.	Development of an equine center and patronage or revenues generated by it.	M	A	M	R	U	PRTF			
			20	Develop a County Animal Emergency Response Team (CART)	20	Establish task force to work with veterinary community and/or regional partners to establish response team	Operational response team	Improvements in response time and strategies to animal emergencies	S		M	R	U	PRTF	MCADB MCOEM		
			21	Adopt provisions to allow "green" energy (i.e. windmills, solar panels, etc.) in accordance with NJ SADC Right-To-Farm Regulations	21a	Research zoning ordinance provisions and develop model ordinances	Adoption of "green" energy zoning provisions	Increased number of Panhandle farms generating "green" energy	S		M	R	U	PRTF	MCADB		NJSADC
					21b	Incorporate "green" energy on farmland as part of "green" building and environmental sustainability plan element of Master Plan	Adopted "green" building and environmental sustainability plan element of Master Plan	Number of municipalities that adopt a "green" building and environmental sustainability plan element incorporating agricultural uses	S		M	R	U	PRTF	MCADB		
			22	Explore the merits and cost / benefit of developing bio-fuels	22	Research feasibility and foster the implementation of bio-fuels	Expanded market base for local farmers	Percentage of local farms producing crops for bio-fuels	L		M	R	U	PRTF	MCADB		
			23	Take advantage of and plan for evolving trends in agriculture	23	Identify trends and ways to take advantage	List of trends and strategies to pursue	Number of Panhandle farms employing strategies identified by task force	M		M	R	U	PRTF			NJSADC
			24	Pursue marketing opportunities	24	Develop a program to facilitate, coordinate and market agricultural resources and activities	Increase in sales and customers for Panhandle farmers	Increased number of farmers/vendors participating in the marketing program	M		M	R	U	PRTF			NJATIAC

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation	Targets / Goals	Planning Indicators	Time Frame		Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
4.0							Agriculture (continued)										
4.3 Preservation, Protection and Conservation of Agricultural Resources	Region	Impacts of suburbanization	25	Protect farmer s' activities and rights through Right-to-farm ordinances	25	Adopt zoning amendments as necessary	Right-to-farm ordinances in place	Fewer reported complaints about farmers' activities	S		M	R	U	PRTF			
			26	Reduce perceived nuisance conflicts between residents and farmers by educating residents in agricultural activities	26	Educate new residents about farming activities through a coordinated education campaign or activities	Better coexistence of farms and residents	Fewer complaints received about conflicts between residents and farmers	S		M	R	U	PRTF			
		Lack of funding for farmland preservation and agricultural support programs. Funding from State and County government agencies are limited	27	Identify and pursue alternative funding sources (for farmland preservation) in a coordinated and prioritized manner	27a	Research additional funding sources	Additional funds (for farmland preservation)	Number of additional Panhandle farms entered into County and State farmland preservation programs	S		M	R	U	PRTF			
					27b	Regional task force to prioritize funding needs and requests	Preservation of high priority farms	Number of priority farms entered into County and State farmland preservation programs	S		M	R	U	PRTF			

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
5.0	**Historic, Cultural and Scenic Resources**																
5.3.1 Preserve Historic & Cultural Resources	**Region**	Preservation of the past for future generations	28	Pursue Federal, State and County funding sources for preservation / restoration	28	Organize locally based initiatives to attract Federal, State and County funds	Attraction of Federal, State and County funds	Increased number of preserved/restored historic structures	M	A	M	R	U	PRTF			NJSHPO LHCB
			29	Ensure that historic resources are being properly maintained	29	Assist in the development of a wastewater treatment plant to support historic villages (i.e. Imlaystown) with failing septic systems	Inhabited dwellings in historic areas. (Vacant structures are more prone to neglect.)	Increased number of habitable structures in historic villages	M	A	M	R	U	PRTF			NJSHPO
		Proper identification of all significant resources	30	Update or add historic preservation plans as part of municipal master plans	30	Retain qualified consultants and historians or commissions to update historic preservation elements	Comprehensive historic preservation elements	Number of municipalities with adopted historic preservation elements regularly updated	S	A	M	R	U				LHCB
			31	Enhanced research and inventory of potential historic and cultural sites	31	Conduct research sufficient to identify State and National Register of Historic Places eligible sites	List and map of eligible sites for State and National Register of Historic Places and preparation of nomination forms	Number of additional sites entered on State and National Register of Historic Places	M	A	M	R	U	PRTF			NJSHPO LHCB
			32	Encourage open sharing of historic information between municipalities and regional collaboration of local historic commissions and county	32	Prepare / maintain a region-wide list of historic resources	Region-wide list of historic resources	Number of items on regional list of historic resources	S	A	M	R	U	PRTF			LHCB

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation	Targets / Goals	Planning Indicators	Time Frame		Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
5.0	**Historic, Cultural and Scenic Resources (continued)**																
5.3.1 Preserve Historic & Cultural Resources	**Region**	Historic and cultural sites, including Revolutionary War resources (troop paths, battlegrounds, etc.) as educational resources	33	Prepare historic guides / programs to enable better marketing of historic resources	33	Prepare materials and implement programs / activities	Increased awareness of importance of historic preservation	Number of historic materials distributed and number of residents to participate in programs/activities	L	A	M	R	U	PRTF			LHCB
			34	Incorporate local history as part of Panhandle school curriculum	34a	Develop and distribute educational materials to school systems	Increased knowledge of local history	Number of schools from K- 12 to incorporate local history into curriculum	L	A	M	R	U	PRTF			LBED
					34b	Provide opportunities for school field trips to local historic sites		Number of school field trips	L	A	M	R	U	PRTF			LBED
			35	Utilize Revolutionary War resources and reenactments as a marketing resource	35a	Research and prepare list of Revolutionary War resources	Regional list of Revolutionary War resources and reenactments	Number of items on regional list of Revolutionary War resources and number of reenactments	M	A	M	R	U	PRTF			LHCB
					35b	Integrate Revolutionary War resources into County Scenic Byway Initiative	Coordination of Revolutionary War resources in the Scenic Byway Program	Increased visitation to experience local historic resources	M	A	M	R	U	PRTF	MCPB		LHCB
5.3.2 Expand Scenic Byways	**Region**	Promote Scenic Byways as an attraction. Take advantage of this unique aspect of the Panhandle.	36	Expand Scenic Byway linkages throughout the Panhandle	36a	Prepare UFHFB Corridor Management Plan incorporating PRP recommendations into CMP, where appropriate	Upper Freehold Historic Farmland Byway Corridor Management Plan	Completion and implementation of Corridor Management Plan	S	A			U		MCPB		NJDOT-SBP
					36b	Identify additional Scenic Byways opportunities	Linkages to local and regional historic and cultural resources	Number of linkage connections to local and regional historic and cultural sites	M	A	M	R	U		MCPB		NJDOT-SBP
					36c	Link scenic byways into any future County-wide scenic byway system	Comprehensive county-wide system of scenic byways	Number of scenic byway connections added to county-wide system	M	A	M	R	U		MCPB		

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
6.0							Transportation										
6.3.1 Reduce Traffic Congestion	Region	Regional traffic congestion	37	Develop mechanisms to comprehensively address regional traffic impacts and to facilitate future transportation improvements in the Panhandle and adjacent counties	37a	Coordinate with other transportation entities to develop solutions to regional traffic impacts. Promote mass transit to major destinations.	Consensus on solutions and recommendations for improvements	Number of solutions implemented and resulting reduction of traffic congestion or other issues	M	A	M	R	U		MCDOE		NJDOT NJTPA
					37b	Work cooperatively with NJDOT and County to plan and implement solutions, including additional bypass(es) and/or interchanges with I-195			M	A	M	R	U		MCTC		NJDOT
					37c	Work cooperatively with adjacent municipalities and counties on planning for transient traffic influxes seasonally			M	A	M	R	U		MCDOE	BurCo MidCo MerCo OcnCo	
			38	Implement Regional Allentown Bypass system	38a	Work cooperatively with Monmouth County and the Allentown-Upper Freehold Joint Bypass Committee to resolve issues and implement Western Bypass of Allentown	Regional Allentown Bypass system	Completion of Western Bypass	L	A			U		MCDOE	MerCo	
					38b	Work cooperatively with Monmouth County to develop Easterly Connector (Sharon Station Road)		Completion of Easterly Connector	S	A			U		MCDOE		
			39	Identify alternative truck and bus routes. Reduce truck and bus traffic on County and local roads.	39	Restrict vehicle size on specified roadways and designate truck route	Removal of heavy trucks from targeted roadways	Number of roadways designated for or restricted from truck use	S	A	M	R	U		MCDOE		

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
6.0	**Transportation (continued)**																
6.3.1 Reduce Traffic Congestion	**Allentown**	Downtown traffic congestion	40	Consider creative solutions to school bus traffic scheduling / routing through downtown area. Relief of local downtown congestion due to school and commuter traffic.	40	Meet with school and business community to explore solutions	Congestion-free downtown area	Development and implementation of plans for solutions and resulting reduction in traffic congestion	M	A							
6.3.2 Reduce Excessive Speeding and Cut-through Traffic	**Region**	Excessive speeding and cut-through traffic through pedestrian areas. Improved traffic safety for pedestrians and motorists.	41	Investigate traffic calming measures to promote pedestrian friendly areas	41	Work with municipal engineers and neighborhood groups to identify streets in need of traffic calming	List of streets to receive traffic calming and potential traffic calming measures	Number of traffic calming measures implemented and increased pedestrian activity in targeted areas and locations	L	A	M	R	U				
			42	Conduct speed studies to identify areas suitable for speed limit changes	42	Work with local police departments and/or municipal engineers to conduct speed studies	Pedestrian-safe roadways with appropriate speed limits	Number of roadways with speed limit modifications and increased pedestrian activity in targeted areas and locations	L	A	M	R	U				
6.3.3 Increase Mass Transit Opportunities	**Region**	Mass Transit is virtually non-existent in the Region, forcing residents to be totally dependent on the automobile. Expanded opportunities for alternative transportation.	43	Plan and implement alternative transportation options (such as shuttle buses from within Panhandle to park-and-rides or mass transit)	43a	Promote use of park and rides and mass transit nearby but outside of Panhandle	Increased awareness, attractiveness and accessibility of park-and-ride and mass transit options in the region	Increased usage of park-and-rides and mass transit	L	A	M	R	U			BurCo MidCo MerCo OcnCo	NJTransit
					43b	Develop shuttle bus service(s), between Allentown and Hamilton and other suitable areas		Ridership of shuttle service(s)	L	A	M	R	U			MerCo	NJTransit
			44	Explore expanding existing services and financial feasibility to municipalities for services (i.e. Monmouth County S.C.A.T.) to cross county lines	44a	Identify possible routes/stops and funding source	Expansion of S.C.A.T. and other services geographically	Increased ridership of S.C.A.T. and other services	L	A	M	R	U				
					44b	Identify opportunities for cross-county collaboration		Number of stops outside of Monmouth County	L	A	M	R	U			BurCo MidCo MerCo OcnCo	NJLDR

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
6.0						**Transportation (continued)**											
6.3.4 Reduce Impacts from Farm Vehicle Traffic	**Region**	Issues with drivers (newer residents) being impatient with slow-moving farm vehicles on roadways	45	Alter perception of extent of delays, perhaps through an education program for new residents (i.e. flyers in new homeowners' package)	45	Encourage increased tolerance of slow moving farm vehicles through education of farming practices and schedules to residents	More harmonious sharing of roads	Reduced number of nuisance complaints about slow moving farm vehicles	S	A	M	R	U	PRTF			
			46	Explore the possibility of strategically placed pull-off areas on major through roads	46a	Perform joint municipal/county study	Reduced length of delays due to farm vehicles and greater patience from residents		M	A	M	R	U		MCTC MCDOE		NJSADC
					46b	Develop a farming practice/share-the-road education campaign with internet accessible materials			S		M		U		MCTC MCDOE		NJSADC
6.3.5 Increase Opportunities for Non-Vehicular Travel (Walk/ Bike/ Horse Trails)	**Region**	Walkability of existing neighborhoods and downtown areas. Pedestrian-friendly environment in downtown and residential areas.	47	Plan and implement sidewalk or trail improvements to facilitate walkable communities, where feasible	47	Identify suitable locations for improvements for walkable communities, including the downtown areas and residential neighborhoods	Improved walkability in residential neighborhoods and downtown areas	Number of sidewalk or trail improvements completed and increased pedestrian activity in targeted areas and locations	M	A	M	R	U		MCTC MCCDBG		
	Townships	Opportunities for recreational walking	48	Improved system of trails as transportation links	48a	Update local Master Plan Circulation Elements to include pedestrian trails / facilities	Comprehensive system of linked trails throughout Panhandle	Number of circulation elements amended to include pedestrian trails, number of pedestrian trails / facilities implemented and increased pedestrian activity	S		M		U		MCTC		
					48b	Consider development of sidewalks / trails adjacent to high traffic arteries used by pedestrians			S		M		U		MCTC		
	Region	Trail connections between Panhandle and adjacent municipalities	49	Provide connections between existing and future trails within and outside of Panhandle Region	49	Identify linkage points or opportunities for partnership extensions across jurisdictions	Comprehensive system of linked trails to adjacent regions	Number of new trail connections made between regions	S	A	M	R	U		MCTC	BurCo MidCo MerCo OcnCo	

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
6.0					**Transportation (continued)**												
6.3.5 Increase Opportunities for Non-Vehicular Travel (Walk/ Bike/ Horse Trails)	**Region**	Designated bicycle routes and facilities are limited in the Panhandle. Expanded bicycle routes and facilities.	50	Expand and link bicycling opportunities in the Panhandle Region	50a	Update local Master Plan Circulation Elements to include Bicycle Facilities Plans	Adopted Bicycle Facilities Plans	Number of municipal master plan amendments incorporating bicycle facilities plans	S	A	M	R	U		MCPB MCTC		
					50b	Update County Bike Map with links to existing and proposed greenways and trails	Comprehensive county-wide bike system	Number of greenways and/or trails in region incorporated into County Bike Map	S	A	M	R	U		MCPB MCTC		
					50c	Explore expanding Capital-to-Coast bike path planning efforts		Extent of expansion of Capital-to-Coast routes into Panhandle region	S	A	M	R	U		MCTC		NJDOT
					50d	Incorporate Panhandle bike plans into County-wide comprehensive bike trails plan		Consistency between municipal and county bike plans	S	A	M	R	U		MCPB MCTC		
					50e	Work with MCDOE to incorporate bike/pedestrian/multi-use trails in the Monmouth County Road Plan		Number of additional bike/pedestrian/multi-use trails incorporated into Monmouth County Road Plan	S	A	M	R	U		MCPB MCDOE MCTC		
					50f	Market to cyclists visiting Panhandle Region		Increase in cyclists	L	A	M	R	U		MCPB MCTC	BurCo MidCo MerCo OcnCo	

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF			
										A	M	R	U		MC	Other	
7.0							Economy & Marketing										
7.3.1 Foster & Strengthen Economic Base in the Panhandle	Allentown	Declining business activity or consumers in downtowns	51	Encourage local and nearby residents to shop in local downtowns and neighborhood commercial corridors	51a	Encourage shops to expand business hours and/or marketing	Stimulate local business through greater attractiveness and accessibility of local merchants to consumers	Number of shops with extended hours of operations and rising value of local businesses	L	A							
					51b	Strengthen awareness of local downtown and neighborhood commercial corridors and anchor stores		Increase in both local and regional customers	L	A							
					51c	Provide services so local consumers travel less regionally and/or to other counties for basic goods and services		Increase in number of establishments and amount of sales	L	A							
					51d	Evaluate types of existing commercial businesses within each zone for servicing unmet consumer needs		Number of new business establishments offering new goods or services	L	A							
			52	Identify ways to help small businesses attract consumers (i.e. Special Improvement District)	52a	Contact and replicate models of small towns with successful retail areas and their Chamber of Commerce	Techniques to attract consumers based on experience of other small towns	Increased business activity for small merchants in downtown area. Fewer business closures.	L	A							
					52b	Evaluate opportunities for Downtown Revitalization & Improvements Funding	Economic and community development		L	A							

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
7.0							Economy & Marketing (continued)										
7.3.1 Foster & Strengthen Economic Base in the Panhandle	Region	Lack of economic development throughout the Region's commercial sector	53	Additional funding support to enhance economic development	53	Identify alternative funding sources (i.e. foundations)	Additional sources of funding for local economic enhancement	Increased business activity	M	A	M	R	U				
			54	Encourage shared services or resources among businesses, such as parking	54a	Relax standards for parking, contingent upon review of shared parking standards, and other cost generating requirements	Cost reductions for services and merchandise	Number of shared resources among merchants	M	A	M	R	U				
					54b	Form merchant groups to jointly purchase merchandise on wholesale basis		Number of merchant groups created and value of wholesale sales	M	A	M	R	U				
			55	Create stronger cross-regional consumer base	55	Greater advertisement / promotion outside of region (hold farmer markets, swap-meets, festivals, etc.)	Increase in out-of-region consumers and business activities	Number of special events held	M	A	M	R	U				
			56	Capture potential consumers outside the region into the Panhandle economic sectors or niche areas	56a	Develop niche economic attributes that attract visitors and consumers from outside region	Niche consumers	Increased business activity	L	A	M	R	U				
					56b	Promote Regional Chamber of Commerce	Regional Chamber of Commerce	Regional Chamber of Commerce	M	A	M	R	U				

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
7.0	**Economy & Marketing (continued)**																
7.3.2 Enhance Regional Identity & Promote Regional Resources	**Region**	Lack of marketing of Panhandle communities, resources and needs at the state, county, regional and local levels	57	Coordinate marketing efforts to promote Panhandle Region at the state, county, regional and local levels	57a	Develop a palette of common, shared regional attractions targeted to county, regional and state departments or agencies. External marketing of Panhandle communities	Consumers and tourists from a broad geographic area	Increased and diversified business activity	L	A	M	R	U				
					57b	Coordinate regional marketing efforts to establish Panhandle identity	Increased visitation to Panhandle and increased consumer spending	Established Panhandle identity and increased business activity	L	A	M	R	U				
					57c	Encourage marketing of agri-businesses	Increased sales for agri-businesses	Number of new advertisements for local agri-businesses	M	A	M	R	U				
			58	Alter regional perceptions through the establishment and implementation of a regional identity	58a	Coordinate regional marketing efforts to establish Panhandle identity	Marketable Panhandle identity	Increased and diversified business activity and support for agri-business, agri-tourism, eco-tourism and farmland preservation efforts	L	A	M	R	U				
					58b	Establish support mechanisms to preserve the rural and commercial character of Panhandle communities	Defined and preserved rural and commercial character		L	A	M	R	U				
					58c	Lobby State, County and adjacent counties Tourism Bureaus or departments to promote Panhandle Region and market its unique cultural and rural character	Marketing of Panhandle attributes and resources from outside agencies		L	A	M	R	U			BurCo MerCo MidCo OcnCo	NJDT&T

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
8.0							Housing & Development										
8.4.1 Provide Affordable Housing and Satisfy COAH Obligations	Region	Rising housing costs and affordable housing obligations allocated by COAH are burdensome for taxpayers and Panhandle municipalities	59	Provide a wide range of housing choices to serve local and regional needs and satisfy COAH obligations	59a	Identify and utilize innovative planning and funding tools to upgrade neighborhoods and provide affordable in-place housing	Diverse affordable housing options to meet the needs of residents and those who work in the Panhandle region	Number of municipalities meeting COAH obligations or providing increased affordable housing opportunities	M	A	M	R	U				NJCOAH AHG
					59b	Foster incentives or collaborative relationships with nonprofit organizations seeking to develop affordable housing options			M	A	M	R	U				NJCOAH AHG
			60	Public transit needed to support affordable housing	60a	Lobby transportation and government entities for public transit options in Panhandle	Public transit options	Additional public transit options for affordable housing	L	A	M	R	U	PRTF			NJTransit NJTPA NJCOAH
					60b	Create connections between affordable housing development and nearby out-of-region public transit options			L	A	M	R	U		MCTC	BurCo MerCo MidCo OcnCo	NJTransit NJTPA NJCOAH
8.4.2 Enhance Preservation of Neighborhood Resources	Region	External pressures threaten the rural character of the Region and the inherent quality of life associated with it	61	Preserve community character and a sense of place	61	Adopt design guidelines and land use regulations that identify and preserve scale and character of resources deemed important to the community vision	Preserved community character and sense of place in Panhandle and increased community pride	Number of municipalities with adopted design guidelines and/or land use regulations focused on preserving scale and character of Panhandle	M	A	M	R	U				

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
8.0						**Housing & Development (continued)**											
8.4.2 Enhance Preservation of Neighborhood Resources	**Region**	External pressures threaten the rural character of the Region and the inherent quality of life associated with it	62	Preserve scale and character of housing resources deemed important to the community vision, such as historic buildings	62a	Prepare surveys and identify areas of neighborhood character	Preserved character of neighborhoods	Completed surveys	M	A	M	R	U	PRTF			
					62b	Incentivize the historic preservation efforts for housing		Reduced numbers of historic buildings or homes demolished	M	A	M	R	U				
			63	Preserve rural community character and quality of life	63	Public education on how farmland preservation and other preservation efforts enhance the region's quality of life	Increased and preserved quality of life	Increase in preservation areas	M	A	M	R	U	PRTF			NJSHPO
8.4.3 Implement Sustainable Development	**Region**	Rising housing maintenance and energy costs necessitate sustainable housing options	64	Advance sustainable development policies	64a	Prepare and adopt sustainable development policies and regulations	Sustainable development through "green" buildings and energy systems	Number of municipalities to adopt sustainable development policies / regulations and resulting number of "green" buildings or energy systems developed	S	A	M	R	U		MCPB		
					64b	Create and adopt "green" buildings and sustainability elements of local master plans			S	A	M	R	U		MCPB		
			65	Promote "green" affordable housing to reduce energy and long term maintenance costs	65	Seek subsidies for private/residential property owners for "green" development	"Green" buildings for private/residential properties	Number of private/residential properties employing "green" practices	M	A	M	R	U				NJDCA NJDEP NJHMFA NJOS NJOSG
			66	Utilize green energy for governmental buildings	66	Seek grants for governmental buildings	"Green" buildings for government properties	Number of government properties employing "green" practices	M	A	M	R	U				NJBPU NJDCA NJDEP NJHMFA NJOS NJOSG

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF			
										A	M	R	U		MC	Other	
8.0							Housing & Development (continued)										
8.4.4 Enhance Infrastructure Functionality	Boroughs	The Panhandle contains older communities with aging infrastructure, which reflects the need for long term capital improvement planning	67	Address aging infrastructure on local and regional levels	67a	Develop a comprehensive long-term capital improvement program to fund and replace aging infrastructure	Long-term planning	Adoption and implementation of capital improvement program	L	A		R					
					67b	Seek state/federal funding sources to address infrastructure needs	Upgrade of infrastructure	Amount of funding obtained as compared to funding needs	L	A		R					
					67c	Identify and pursue shared services opportunities to address short-term infrastructure needs	Solutions to short-term infrastructure needs	Number of shared infrastructure opportunities pursued and number of short-term solution addressed	L	A		R					

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
9.0							**Regional Cooperation**										
9.3.1 Strengthen Regional Support	**Region**	Lack of regional coordination and cooperation between Panhandle municipalities and municipalities outside of Panhandle region	68	Provide a mechanism to address regional issues of concern and to implement in the PRP	68a	Help to facilitate or designate an entity to comprehensively coordinate regional issues	Panhandle Regional Task Force	Number of duties assigned to regional task force	S	A	M	R	U		MCPB		
					68b	Coordinate municipal staff resources to develop succinct resource/needs communication to the state and county	Greater level of communication between Panhandle municipalities, county and state agencies	Number of needs communications between Panhandle municipalities, county and state agencies and percentage of needs being met	S	A	M	R	U	PRTF	MCPB		
					68c	Invite nonprofits, cultural organizations, private sector, county and adjacent counties to help address regional issues	Participation from all stakeholders in Panhandle Region Plan	Number of outside entities participating in Panhandle planning efforts	S	A	M	R	U	PRTF		BurCo MidCo MerCo OcnCo	
9.3.2 Increase Use of Shared Services	**Region**	Increased costs of services necessitate intermunicipal agreements for shared services	69	Identify opportunities to consolidate facilities and services to reduce costs. Some Panhandle municipalities currently have inter-local agreements for shared services.	69a	Evaluation of additional opportunities for shared services and their feasibility should be explored	List of feasible shared service opportunities and estimate savings to each municipality	Number of additional shared services opportunities identified	M	A	M	R	U			BurCo MerCo MidCo OcnCo	
					69b	Work to remove barriers to sharing services across County boundary lines (i.e. garbage pick-up and municipal courts)	Shared services across county lines, where feasible	Number of services shared across county lines	M	A	M	R	U			BurCo MerCo MidCo OcnCo	NJLDR
					69c	Foster more inter-municipal and cross-county cooperation and use of shared services	Inter-municipal and cross-county shared services to reduce costs	Number of additional services shared and resulting reduction in costs	L	A	M	R	U			BurCo MerCo MidCo OcnCo	
					69d	Engage participation in Monmouth County Shared Services initiative			L	A	M	R	U		MCDPW MCBCF		

Concerns			Strategies		Accomplishing Tasks					Involvement							
Vision	Issues Shared Among	Issues	Palette of Alternatives		Implementation		Targets / Goals	Planning Indicators	Time Frame	Panhandle Region					County		Other
										Municipal				PRTF	MC	Other	
										A	M	R	U				
9.0	**Regional Cooperation (continued)**																
9.3.2 Increase Use of Shared Services	**Region**	Increased cooperation on regional impacts on educational systems	70	Work cooperatively and cohesively to reduce duplication of efforts to reduce impacts	70	Increase communications and information sharing	Unified voice in education lobbying efforts	Increased cooperative lobbying efforts	M	A	M	R	U	PRTF			NJDOE NJLDR
9.3.3 Increase Senior Services and Activities	**Region**	Lack of services available for senior citizens in the Panhandle Region and difficulties in coordination of senior services across County lines	71	Identify opportunities to provide additional or enhanced senior services and activities in the region	71a	Implement increased services and activities for senior citizens in region	More comprehensive services and activities for senior citizens within Panhandle Region	Number of additional services / activities created in region and level of senior participation	L	A	M	R	U		MCOA		NJDHSS
					71b	Coordinate with existing services and activities in adjacent counties	Utilization of existing services and activities in adjacent counties	Number of existing services opened to Panhandle residents and level of participation	L	A	M	R	U		MCOA	BurCo MerCo MidCo OcnCo	NJDHSS
9.3.4 Reduce Macro Impacts of Development	**Region**	Mitigate impacts of development of surrounding communities on Panhandle.	72	Macro impacts of new development on traffic and other issues should be addressed on a regional level	72	Early notification of plans and cooperative working relationship in plan review and impact mitigation with adjacent municipalities needs to be established	Reduced impacts of development in adjacent jurisdictions	Extent of communications received from adjacent jurisdictions and extent of reduced impacts	S	A	M	R	U			BurCo MerCo MidCo OcnCo	

10.2. Resource Toolbox

This Resource Toolbox consists of a collection of all of the Resource/Tip boxes in the *Panhandle Region Plan* with additional model ordinances or other additional documentation to serve as an easy-to-use resource to help those involved with implementing the strategies outlined in the PIA and *PRP*. The Resource Toolbox is designed to be user-friendly as a stand-alone portion of the Panhandle Region Plan for easy short and long-term implementation. This toolbox is recommended to be used for collaborative regional discussions, decision-making processes, lobbying efforts, or to infuse with local planning and marketing efforts.

10.2.1. Resource/Tip Boxes

Resource/Tip Box 3-1: Water Resource Education

USGS provides scientific and technical expertise, leadership, and coordination in addressing issues concerning the quality of the Nation's water resources. USGS provides a series of Water-Quality Information Pages (water.usgs.gov/owq) that are useful in preparing a water quality educational program.

Backyard Conservation, published by the USDA NRCS, demonstrates how conservation practices that help conserve and improve natural resources on agricultural land across the country can be adapted for use around the home. The publication can be downloaded at www.nrcs.usda.gov/feature/backyard. The NRCS also provides 10 Tip Sheets that offer "how to" steps and helpful hints. The **Water Conservation Tip Sheet** can be found in the Section 11.2 Resource Toolbox.

WaterSense is a partnership program sponsored by the U.S. Environmental Protection Agency that helps Americans save water and protect the environment. The *WaterSense* website (www.epa.gov/watersense) provides information on water conservation, including a water savings calculator and *WaterSense* quiz.

Resource/Tip Box 3-2: Water Quality Management Plan

For more information, visit the NJDEP Water Quality Management Planning webpage: www.state.nj.us/dep/watershedmgt/wqmps.htm.

Resource/Tip Box 3-3: Wetlands and Water Restoration

For more information, visit EPA's River Corridor and Wetland Restoration webpage: www.epa.gov/OWOW/wetlands/restore/

Resource/Tip Box 3-4: Invasive Exotic Plant Species

The Mid-Atlantic Exotic Pest Plant Council (MA-EPPC) provides regional leadership to effectively address the threat of invasive plants. The MA-EPPC coordinates regional efforts to gather and share information on the identification, management and prevention of invasive species. They also provide training, volunteer opportunities, and identify research needs. The MA-EPPC Plant List can be found at www.invasive.org/maweeds and includes 284 species of exotic species that are known to be potentially invasive.

Resource/Tip Box 3 5: Open Space Preservation Organizations

Association of New Jersey Environmental Commissions (ANJEC)
PO Box 157 Mendham, NJ 07945
(973) 539-7547 Fax: (973) 539-7713
www.anjec.org
Non-profit organization that helps New Jersey environmental commissions, individuals, local and state agencies preserve natural resources and promote sustainable communities.

Conservation Resources, Inc.
PO Box 594
100 North Road, Suite 2, Chester, NJ 07930
(908) 879-7942
www.conservationresourcesinc.org
Non-profit organization providing financial and technical services to the conservation community in New Jersey.

D&R Greenway Land Trust
One Preservation Place
Princeton, NJ 08540
Phone: (609) 924-4646 Fax: (609) 924-5577
www.drgreenway.org
Central New Jersey's non-profit land preservation organization dedicated to the preservation of natural areas.

Garden State Greenways
www.gardenstategreenways.org/
Online planning tool for all those involved in conserving open space, farmland, and historic areas.

Monmouth Conservation Foundation
Box 4150 Middletown, NJ 07748-4150
(732) 671-7000
www.monmouthconservation.org
Non-profit organization that acquires, holds, preserves and protects the open lands in Monmouth County.

Monmouth County Park System
805 Newman Springs Road Lincroft, New Jersey 07738
(732) 842-4000
http://www.monmouthcountyparks.com
Monmouth County's open space, park and recreation agency.

New Jersey Audubon Society
9 Hardscrabble Road
Bernardsville, New Jersey 07924
(908) 204-8998
www.njaudubon.org
Privately supported, non-profit organization that fosters environmental awareness and a conservation ethic among New Jersey's citizens; protects New Jersey's birds, mammals, other animals, and plants, especially endangered and threatened species; and promotes preservation of New Jersey's valuable natural habitats

The Nature Conservancy
Bamboo Brook
170 Longview Road Far Hills, NJ 07931
(908) 234-1225
www.njconservation.org
Private, non-profit organization that protects threatened state natural areas and farmland through land acquisition and stewardship, promotes strong New Jersey land use policies and forges partnerships to help safeguard water and other natural resources.

New Jersey Conservation Foundation
Bamboo Brook
170 Longview Road Far Hills, NJ 07931
(908) 234-1225
www.njconservation.org
Private, non-profit organization that protects threatened state natural areas and farmland through land acquisition and stewardship, promotes strong New Jersey land use policies and forges partnerships to help safeguard water and other natural resources.

New Jersey Green Acres Program
501 East State Street
Station Plaza Building 5,
Trenton, NJ 08609
(609) 984-0500
www.nj.gov/dep/greenacres
Leads
Assists local government units and nonprofits in their efforts to increase and preserve permanent outdoor recreation areas for public use and enjoyment, and conservation areas for the protection of natural resources such as waterways, wildlife habitat, wetlands, forests and viewsheds.

The Land Conservancy of New Jersey
19 Boonton Avenue Boonton, NJ 07005
(973) 541-1010 Fax (973) 541-1131
www.tlc-nj.org
New Jersey based land trust organization that preserves land and water resources, conserves open space, and inspires and empowers individuals and communities to protect natural land and environment.

Trust for Public Lands (NJ Field Office)
20 Community Place, Suite 7, Morristown, NJ 07960
www.tpl.org
National nonprofit land conservation organization that conserves land for parks, community gardens, historic sites, rural lands and other natural places.

USDA-Natural Resource Conservation Service (NRCS)
PO Box 5033
4000 Kozloski Rd. Freehold, NJ 07728-5033
(732) 462-0075
www.nj.nrcs.usda.gov
Provides conservation planning and technical assistance to farmers. NRCS Conservation Plans are obtained through the services of this office.

Resource/Tip Box 4 1: Farmland Preservation Organizations

Monmouth County Agriculture Development Board
Hall of Records Annex, 2nd Floor,
1 East Main Street Freehold, NJ 07728
(732) 431-7460 Fax: (732) 409-7540
http://www.visitmonmouth.com/page.aspx?Id=3004
Has regulatory oversight for the County Farmland Preservation Program and hears County Right-to-Farm cases.

New Jersey State Agriculture Development Committee (SADC)
PO Box 330,Trenton, New Jersey 08625-0330
(609) 984-2504
www.state.nj.us/agriculture/sadc/farmpreserve.htm
Leads in the preservation of New Jersey's farmland and promotes innovative approaches to maintaining the viability of agriculture. Administers the Farmland Preservation Program, providing grants to counties, municipalities and nonprofit groups to fund the purchase of development easements on farmland; directly purchasing farms and development easements from landowners; and offering grants to landowners in the program to fund up to 50 percent of the cost of soil and water conservation projects. Also administers the Right to Farm Program, oversees the Transfer of Development Rights Bank, and operates the Farm Link Program, which helps connect farm owners with farmers seeking access to farmland and farming opportunities.

United States Department of Agriculture (USDA)
www.usda.gov
Umbrella agency for Natural Resources Conservation Service (NRCS) and Farm Service Agency.

USDA-Farm Service Agency (FSA)
4000 Kozloski Rd. Freehold, NJ 07728-5033
(732) 462-0075
Administers farm commodity, crop insurance, credit, environmental, conservation, and emergency assistance programs.

USDA-Natural Resource Conservation Service (NRCS)
www.nj.nrcs.usda.gov
PO Box 5033
4000 Kozloski Rd. Freehold, NJ 07728-5033
(732) 462-0075
Provides conservation planning and technical assistance to farmers. NRCS Conservation Plans are obtained through the services of this office.

Monmouth Conservation Foundation
Box 4150 Middletown, NJ 07748-4150
(732) 671-7000
www.monmouthconservation.org
Non-profit organization that acquires, holds, preserves and protects the open lands in Monmouth County.

Conservation Resources, Inc.
PO Box 594
100 North Road, Suite 2, Chester, NJ 07930
(908) 879-7942
www.conservationresourcesinc.org
Non-profit organization providing financial and technical services to the conservation community in New Jersey.

New Jersey Agricultural Land Trust
200 West State Street Trenton, NJ 08068
(609) 915-9886
www.njalt.org
Statewide farmland conservation non-profit organization, focusing exclusively on preserving farms in New Jersey.

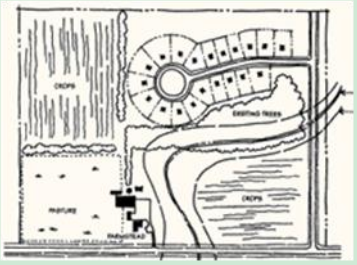
New Jersey Conservation Foundation
Bamboo Brook
170 Longview Road Far Hills, NJ 07931
(908) 234-1225
www.njconservation.org
Private, non-profit organization that protects threatened state natural areas and farmland through land acquisition and stewardship, promotes strong New Jersey land use policies and forges partnerships to help safeguard water and other natural resources.

New Jersey Farm Bureau
68 West State Street Trenton, NJ 08608
(609) 393-7163
www.njfb.org
Membership organization whose primary purpose is to represent the overall interests and improve the financial well-being of farmers.

Trust for Public Lands (NJ Field Office)
20 Community Place, Suite 7, Morristown, NJ 07960
www.tpl.org
National nonprofit land conservation organization that conserves land for parks, community gardens, historic sites, rural lands and other natural places.

Resource/Tip Box 4-2: Innovative Zoning Techniques

Conventional Subdivision



Cluster Subdivision

Farmland/open space residential cluster is the grouping of residential units on a site in order to preserve a large portion of land as open space, recreation or agriculture. Although the residential lots would be smaller, the overall density of the tract would be the same as under a traditional subdivision design. Residential cluster is permitted under the planned development provisions of the Municipal Land Use Law (N.J.S.A. 40:55D-65c) for properties at least 5 acres in size. A model open space residential cluster ordinance is included in the Section 11.2 Resource Toolbox.

Non-contiguous parcel cluster is another zoning technique permitted under the planned development provisions of the Municipal Land Use Law. It is similar to an open space residential cluster, but it also allows for density to be transferred between non-contiguous properties. The overall density of all lands involved in the transfer would remain the same, except where a density bonus may be provided as an incentive. Properties from which the density is transferred would be permanently dead-restricted as preserved land. A model non-contiguous parcel cluster ordinance is included in the Section 11.2 Resource Toolbox.

Equine community is a type of cluster development that permits residential lots to be reduced in size and clustered around an equine center for the use of the residents. These types of communities typically occur on large tracts of land in rural areas, such as the Panhandle Region. The equine center would typically include, for example, barns, paddocks, riding arena (indoor and outdoor), pastures, riding trails, parking areas and a community center. A model equine community ordinance is included in the Section 11.2 Resource Toolbox.

Examples of equine or equestrian communities can be found from all over the U.S. One example that could be used as a model for the Panhandle is the Cadence Equestrian Community, which is being developed in the blue ridge mountains of Georgia. The Cadence Equestrian Community is situated on over 510 acres of meadows, wooded mountains and wetlands. Development of the 150 single-family dwellings (ranging from 1-1/4 to 5 acres), equestrian center, lodge, clubhouse, and network of hiking and riding trails has been planned to preserve over 100 acres of open space, and protect wildlife and other natural resources. Additional information about Cadence can be found at www.cadenceblueridge.com.

Resource/Tip Box 4-3: Sample of Existing Agri-Tourism in Panhandle Region

Allentown Fall Harvest Festival
Main and Church Streets
609-259-4350
Crafts, Food, Entertainment, and more

Allentown Summer Hoe Down
Allentown First Baptist Church
72 Waker Ave, Allentown, NJ
609-259-9177

Bullock Farms
83 Emleys Hill Road, Cream Ridge
(609) 758-8726 Fax: (609) 758-0729
www.bullockfarms.com
Roadside Market: Pumpkins (Sept. & Oct.), corn, cracked corn, wheat, soybeans (year round)
Pick Your Own: Christmas trees
Also Available: Straw & hay (availability), Christmas trees (day after Thanksgiving - Dec. 23), nursery stock (spring & fall).

Cream Ridge Herb Farm
38 Johathan Holmes Rd., Cream Ridge
(609) 758-6476

Cream Ridge Winery
Route 539, P.O. Box 98
Cream Ridge, NJ 08514
(609) 259-9797
www.creamridgewinery.com

Earth Friendly Organic Farm
17 Olde Noah Hunt Rd., Clarksburg
(609) 259-9744 Fax: (609) 259-9745
www.earthfriendlyorganicfarm.com
Roadside Market: Blueberries, blackberries, raspberries
Pick Your Own: Blueberries, blackberries, raspberries

Fox Valley Farm
286 Millstone Rd., Perrineville
(732) 446-3106
Available: Rhododendrons

Holmes Brothers, LLC
86 Jonathan Holmes Rd., Cream Ridge
(609) 758-7586 Fax: (609) 758-7852
Available: Hay, Straw, Mulch, Grain, Grass Seed

Mendies Family Farm Market
65 North Rochdale Road, Roosevelt
(609) 820-8809
http://www.mendiesfarm.com
Available: Jersey Fresh produce, annuals, perennials, trees and shrubs

Horse Park of New Jersey
626 Route 524, Stone Tavern
(609) 259-0170
www.horseparkofnewjersey.com
From March through November, equine events are scheduled for most weekends and many weekdays, including frequent multi-day events, such as that the Olympic Game trials hosted in 2008.

K & S Farms
331 Rt. 539, Cream Ridge
(609) 758-0208
Roadside Market: Jersey Fresh produce; fruits; vegetables year round (in season); herbs; pumpkins
Also Available: Honey; fresh cut flowers; corn stalks; straw; mums; wreaths; grave blankets; poinsettias; trees; bedding plants; hanging baskets; perennials; shrubs; other greenhouse items;

Keris Tree Farm & Christmas Shop
(609) 259-0720
842 Rt. 524
Seasonal Country Christmas Shop featuring Fonatanini Nativities, Handcrafted Santas, decorations & trimmings. Live balled & burlap trees, choose & cut your tree, wreaths, roping, grave blankets, sprays & greens.

Millstone Farmers Market
Millstone Township Municipal Parking Lot
470 Stage Coach Road, Millstone
(732) 446-4249 x1103
Open: May 30th - October 31st, Saturdays, 9am - 1pm
Community Farmers Market: Variety of fruits & vegetables

Red Wagon Farm Market
Route 33, Millstone

See'ne Green
492 Monmouth Rd. (Rt. 537), Clarksburg
(609) 259-1245
Roadside Market: Tomatoes, Peppers, Corn, Eggplant, Zucchini, Watermelon, Pumpkins

Sunny Acres Pumpkin Patch
Burlington Path Rd., Cream Ridge
(609) 758-7817
Roadside Market: Pumpkins, Squash
Pick Your Own: Pumpkins, Gourds, Winter Squash, Mums, Cornstalks.
Also Available: Hay rides to the pumpkin patch. Indian Corn, Gourds, Mums. Hayride to the Pumpkin Patch, School & Groups Welcome

Wright Way Farms
116 Route 539, Allentown
(609) 259-2836
Roadside Market: Cantaloupes, watermelon, corn, peaches, tomatoes, potatoes, peppers, honey dew, pumpkins, winter squash, broccoli, cauliflower, cabbage, basil
Also Available: Flowers, corn stalks, rye sheaves

Resource/Tip Box 4-4: Sample of Existing Agri-Businesses in Panhandle Region

Farmers' Brokerage & Supply
181 Route 526, Allentown, NJ 08501-2017
(609) 259-7323
Farm Equipment, Seeds & Bulbs Wholesale & Growers

Gravatt C W & Sons, Inc.
Allentown ,NJ 08501
Animal Feed Supply

Harter Equipment Inc
615 State Route 33, Millstone Township, NJ 08535
(732) 446-7600 Fax: (732) 446-9255
www.harterequipment.com
Construction and grounds maintenance equipment.

Norieka Sales LLC
370 Millstone Rd, Clarksburg, NJ 08510
(609) 259-3096
Lawn & Garden Equipment, Landscaping, Agriculture Supplies & Equipment

Pleasant Run Nursery
93 Ellisdale Road
(609) 259-8585 Fax: (609) 259-6044
Wholesale grower of container ornamental nursery stock.

Rapco Feed
47 Imlaystown-Hightstown Road, Allentown, NJ 0851
(732) 259-9711
Animal Feed Supply

Rick's Saddle Shop & Feed Supplies
Route 539, Cream Ridge, NJ 08514
(609) 758-7267
Animal Feed Supply

Resource/Tip Box 4-5: Bio-Fuels

Clean Fuels Development Coalition (2006). A Guide for Evaluating the Requirements of Ethanol Plants. www.cleanfuelsdc.org/pubs/documents/ethanol_plant_guide.pdf

Texas A&M University System, Agricultural and Food Policy Center (2006). Risk Assessment in Economic Feasibility Analysis: The Case of Ethanol Production in Texas. AFPC Research Report 06-3. www.afpc.tamu.edu/pubs/2/447/RR%2006-3.pdf

University of Georgia, Center for Agribusiness and Economic Development (2005). The Economic Feasibility of Operating an Advanced Ethanol Production Facility in Georgia. Publication # FR-05-09. hosting.caes.uga.edu/gacoop/pdf/FinalAdvancedEthanolReport.pdf

USDA Economic Research Service, Bio-energy resources: www.ers.usda.gov/features/bioenergy/

USDA Alternative Farming Systems Information Center, Farm Energy Options, Bio-fuels and Bio-energy: afsic.nal.usda.gov/nal_display/index.php?info_center=2&tax_level=2&tax_subject=281&topic_id=1365

www.FarmEnegery.org provides information on the Energy Title programs of the Federal Farm Bill and energy efficiency and renewable energy opportunities that benefit farmers, ranchers and rural communities.

Resource/Tip Box 4-6: Equine Master Plan

An example of an Equine Master Plan is the *Woodstock Equestrian Park Master Plan* prepared by the Maryland-National Capital Park & Planning Commission in 2002 and amended in 2004. The plan contains land use, zoning, transportation, environmental, public facilities, historic resources, and implementation recommendation for the Woodstock Equestrian Park and surrounding area. The Master Plan can be found at: http://montgomeryplanning.org/community/plan_areas/rural_area/related_reports/woodstock_equestrian/toc.shtm

Resource/Tip Box 4-7: Animal Emergency Response Organizations

Monmouth County Office of Emergency Management
300 Halls Mills Road Freehold, NJ 07728
(732) 431-7400 Fax: (732) 409-7532
www.visitmonmouth.com/page.aspx?ID=145
Responsible for the development and maintenance of the County's all hazard Emergency Operations Plan.

New Jersey Department of Agriculture
PO Box 330,Trenton, New Jersey 08625-0330
(609) 292-3965
www.state.nj.us/agriculture/divisions/ah/prog/emergency_preparedness.html
State agency responsible for animals in disasters.

New Jersey Office of Emergency Management
NJ State Police Division Headquarters
PO Box 7068 West Trenton, NJ 08628
State agency responsible for the development and delivery of emergency management programs which will serve New Jersey's community members before, during and after a disaster.

Federal Emergency Management Agency (FEMA)
U.S. Department of Homeland Security
Federal Emergency Management Agency
500 C Street SW, Washington, D.C. 20472
(800) 621-FEMA / (800) 462-7585
http://www.fema.gov/plan/prepare/animals.shtm
Federal Agency responsible for reducing the loss of life and property and protect communities nationwide from all hazards, including natural disasters, acts of terrorism, and other man-made disasters.

State Animal Response Teams
P.O. Box 33038 Raleigh, NC 27636-5212
www.sartusa.org/
Public-private entity founded in North Carolina that manages the combined efforts of government agencies, veterinary organizations, animal industry and humane groups to more efficiently respond to animal emergencies.

USDA-Animal and Plant Health Inspection Service (APHIS) Emergency Management Leadership Council
4700 River Road, Unit 72, Suite 5D06, Riverdale, MD 20737
(301) 436-3170 Fax: (301) 734-3123
Emergency Operations Center (301) 436-3110
http://www.aphis.usda.gov/emergency_response/
Multi-faceted Agency with a broad mission of protecting and promoting U.S. agricultural health, regulating genetically engineered organisms, administering the Animal Welfare Act and carrying out wildlife damage management activities

American Veterinary Medical Association (AVMA)
1931 North Meacham Road, Suite 100
Schaumburg, IL 60173-4360
(800) 248-2862 Fax: (847)925-1329
avmainfo@avma.org
www.avma.org/disaster
Not-for-profit association whose mission is to improve animal and human health and advance the veterinary medical profession.

American Association of Equine Practitioners
4075 Iron Works Parkway Lexington, KY 40511
(859) 233-0147 Fax: (859) 233-1968
aaepoffice@aaep.org
www.aaep.org/emergency_prep.htm
The AAEP's mission is to improve the health and welfare of the horse, to further the professional development of its members, and to provide resources and leadership for the benefit of the equine industry.

Resource/Tip Box 4-8: Agricultural Education

The New Hampshire Coalition for Sustaining Agriculture and the UNH Cooperative Extension developed a checklist for communities to rate themselves on how 'farm-friendly' they are. Communities can answer a series of questions on the following website to access their farm-friendly rating: http://cecf1.unh.edu/sustainable/farmfrnd.cfm.

Resource/Tip Box 5-1: Scenic Byways

New Jersey Scenic Byway Program
Office of Landscape Architecture
New Jersey Department of Transportation
PO Box 600
1035 Parkway Avenue
Trenton, NJ 08625
(609) 530-5676 Fax: (609) 530-5526
www.state.nj.us/transportation/community/scenic/

Resource/Tip Box 6-1: Traffic Calming Network Case Study: Rocky Hill, Somerset County, NJ.

A residential neighborhood in Rocky Hill wanted to decrease speeding and cut-through traffic through their community and petitioned the Borough to install speed humps, curb bump-outs, appropriate signage and pavement markings to curtail the undesired traffic. A pilot program was conducted within the community utilizing temporary measures to compare the before and after traffic operations. The desired results were met, so the Borough completed the installation of the traffic calming network.

Resource/Tip Box 6-2: Rural Road Safety

The Oregon Farm Bureau has prepared a pamphlet for Rural Road Safety that includes tips on how to share the road safely with slow moving vehicles. This pamphlet could be used as a model for a flyer to be produced for the Panhandle. A copy can be found in **Section 10.2 Resource Toolbox**.

Resource/Tip Box 7-1: NJDCA-DHCR Downtown Revitalization Programs

Main Street New Jersey
Provides business communities with the skills and knowledge to manage their own business districts. Improves the local economy, as well as the appearance and image of traditional downtown, through the organization of business people, local citizens and resources.
Contact: (609) 633-6266

Special (Business) Improvement Districts (SIDs)
Provides assistance to New Jersey's downtown and business centers.
Contact: (609) 633-6272

Special (Business) Improvement District Loans
Provides loans of up to $500,000 for capital improvements within designated downtown business improvement zones.
Contact: (609) 633-6272

Special (Business) Improvement District Challenge Grants
Provides dollar-for-dollar matching grants of up to $10,000 from DCA to support the technical and professional services needed to establish a Special Improvement District.
Contact: (609) 633-6272

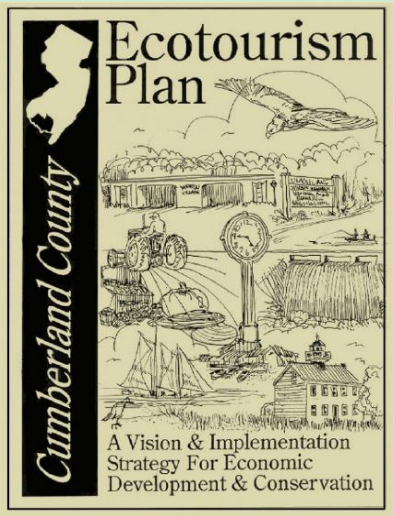
Neighborhood Revitalization Tax Credit Program
Provides business entities a 50% tax credit for funds provided to nonprofit entities carrying out comprehensive revitalization plans in municipalities that are eligible to receive aid under the "Special Municipal Aid Act" or "Abbott Districts". Nonprofit entities must use at least 60% of the tax credit funds for housing and economic development; the remaining funds may be used for supportive services.
Contact: (609) 292-6831

NJDCA Division of Housing and Community Resources
PO Box 806 Trenton, NJ 08625-0806
(609) 633-6303
www.nj.gov/dca/dhcr

Resource/Tip Box 7-2: Foundation Workforce Grant Opportunities

The U.S. Department of Labor - Center for Faith-Based and Community Initiatives (CFBCI) has published its *Directory of Foundation Workforce Grant Opportunities: A Guide for Faith-Based & Community Organizations*, which lists all known foundation workforce grant opportunities in the U.S. A copy of the directory of organizations can be found online at: *www.dol.gov/cfbci/DFWGO.pdf*.

Resource/Tip Box 7-3: Cumberland County, New Jersey Ecotourism Plan



In 1996, Cumberland County, New Jersey adopted an Ecotourism Plan that provided a blueprint for economic development and conservation for the County. This builds on the 1993 Ecotourism Workshop co-sponsored by the County and the South Jersey Land Trust. The Plan establishes the goals and strategies upon which ecotourism can be promoted. The unique characteristics of the County's natural resource base and its economy are reviewed and the important ecological tourism issues are identified. Other effective ecotourism initiatives in the region and nation are also outlined. The Plan defines ten themes and places in the County where ecotourism efforts should be focused for example, (1) Tracing the County's Maritime Heritage, (2) The Heart of Farming in the Garden State and (3) Cumberland County's Wild and Scenic Rivers. Specific steps to implement the plan are outlined ranging from development of new infrastructure to special marketing suggestions. The Plan also offers specific ideas for State, Federal, County and local government, non-profit organizations and the private sector to implement the Plan. [1]

A copy of the Cumberland County Ecotourism Plan can be found at:
www.co.cumberland.nj.us/filestorage/165/181/411/Ecotourism_Plan_full.pdf.

[1] Cumberland County Department of Planning and Development. 1996. *Cumberland County Ecotourism Plan, A Vision and Implementation Strategy for Economic Development and Conservation.* Cumberland, NJ.

Resource/Tip Box 8-1: Sustainable Development Resources

There are many sources to find information on sustainability as listed below.

Sustainable Jersey is a certification and incentive program for municipalities that want to 'go green, save money, and take steps to sustain their quality of life" according to their website. As of June 2009, 127 municipalities have registered to participate in this program. It provides a comprehensive toolkit, guidance materials and financial incentives for municipalities to implement programs to address sustainability and create green communities. www.sustainablejersey.com

The New Jersey Sustainable State Institute (NJSSI) is a policy group affiliated with New Jersey Institute of Technology and the Bloustein School of Planning and Public Policy at Rutgers. NJSSI's mission is to determine "where we are, and where do we need to be, in order to preserve our quality of life and become a sustainable State". In 2004, the NJSSI published "Living with the Future in Mind: Goals and Indicators for New Jersey's Quality of Life". The document includes 11 goals, each with indicators to track State progress. The entire report can be found at NJSSI's website. www.njssi.org

New Jersey Housing Mortgage Finance Agency Green Homes Office provides a wide range of information on green building resources for homeowners and developers. www.state.nj.us/dca/hmfa/gho/

Association of New Jersey Environmental Commissions (ANJEC) works to promote public interest in natural resource protection and sustainable development. Their website includes tools and resources for open space preservation, water resource protection and sustainable communities. www.anjec.org

The New Jersey Department of Environmental Protection (NJDEP) Office of Planning and Sustainable Communities was formed to promote proactive planning based on sustainability and environmental capacity-based planning. Their website contains an informative guide for creating sustainable communities, which provides fact sheets on sustainable practices and technologies. www.njgov/dep/opsc

Leadership In Energy And Environmental Design (LEED) is a green building rating system that encourages the use of sustainable green building and development practices through the creation of universal performance criteria. LEED is a whole site approach with measurement areas in sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. There are nine LEED rating systems: new construction, existing buildings, commercial interiors, core and shell, schools, retail, healthcare, homes and neighborhood development. www.usgbc.org/LEED/

West Windsor Township, Mercer County, NJ adopted the "Sustainable West Windsor 2007 Plan". It was prepared in conjunction with the Association of New Jersey Environmental Commissions (ANJEC), the New Jersey Department of Community Affairs (NJDCA) and Rutgers, the State University.
See: www.westwindsornj.org/EC-sustainability.html.

Resource/Tip Box 9-1: Local Unit Alignment, Reorganization and Consolidation Commission (LUARCC)

The Local Unit Alignment, Reorganization and Consolidation Commission (LUARCC) in the New Jersey Department of Community Affairs (NJDCA) has been researching consolidation and shared services among municipalities since its inception in March 2007. LUARCC issued a March 2009 report "A Quest For Efficiency in Local Government" which provides an overview and literature search of shared services in areas such as municipal court, health services, maintenance facilities, building inspection, tax collector, human resources and information technology. LUARCC is planning to develop a one-stop online Resource Center to be posted on the LUARCC website www.nj.gov/dca/luarcc to publicize technical assistance offered by the State to municipalities interested in sharing services.

Resource/Tip Box 10-2: Shared Services

Monmouth County has a municipal assistance/shared services program available to assist municipalities. Monmouth County has an established track record of providing shared services between the County and municipalities that include library facilities, police radio, County Health Department operations and geographic information services. Monmouth County also offers purchasing agreements for certain items, such as office paper, road signage, road salt and equipment. The Panhandle municipalities should be encouraged to participate in this program. The municipal assistance/shared services available from the County include, but are not limited to, the following:

- Catch Basin Cleaning
- Culvert Repairs
- Diesel Inspections
- Equipment Use (with equipment operator)
- Guiderail Installation
- Mowing
- Plowing
- Salting and Sanding
- Street Sign Installation
- Street Sweeping
- Towing
- Traffic Signal Installation
- Vehicle Painting
- Vehicle Repairs
- Vehicle Washing

For details on the municipal assistance/shared services program, contact the County's Department of Public Works and Engineering at (732)577-8758. The new shared services web site can be accessed at www.visitmonmouth.com.

Funding for evaluating shared services options is also available through New Jersey Department of Community Affairs (NJDCA). In 2007, NJDCA established the SHARE Program (Sharing Available Resources Efficiently), which offers three assistance options: (1) Implementation Assistance, (2) Feasibility Studies and (3) Regional Coordination Grants. Priority is given to implementation assistance grants. All grants are on a reimbursement basis. At least two or more political entities (such as local municipalities, special districts and not-for-profit organizations) may participate in this program. Also eligible are general government administration, environmental services and safety, financial administration, municipal courts, police and fire protection, youth and senior citizen services, computers and technology services, welfare and social services, code enforcement, public health services and recreation services. Grants up to $200,000 for implementation assistance are available with no local match required. Grants for capital equipment purchases and facility improvements for shared services are limited to the lesser of $40,000 or the five percent capital cash down payment required under the Local Bond Law Ineligible Activities.

Resource/Tip Box 9-3: Intermunicipal Planning Case Study: Somerset County, NJ

Somerset County has implemented a Municipal Planning Partnership (MPP) program to provide funding assistance to municipalities pursuing planning projects that coordinate municipal planning efforts with the County and adjacent municipalities. These funds can be used by municipalities to address regional land use issues, pursue inter-jurisdictional planning initiatives, and smart growth or growth management initiatives.

Participation in the MPP program requires the municipalities to sign and adhere to the principals embodied in the *Inter-municipal Policy Agreement Between the Somerset County Planning Board and Governing Bodies within Somerset County / Memorandum of Understanding: Projects of Regional Significance*. In this Agreement, Somerset County and its constituent municipalities recognize that they are part of an interdependent regional fabric of planning and infrastructure needs that often transcend municipal jurisdictional lines; that large-scale housing or commercial developments can have substantial and far-reaching effects beyond the jurisdiction in which they are located; and that many growth and redevelopment issues can best be addressed by joint regional solutions utilizing sound and inter-related municipal, county and state plans.

The Agreement addresses procedures and guidelines for inter-jurisdictional communication and cooperation that each participating municipality will follow when a project of "regional significance" is proposed. This ensures that neighboring communities have an opportunity to provide input when a large-scale development is proposed within its boundaries that will have impacts beyond the municipal boundary lines.

Projects of Regional Significance are defined in the Agreement as: "land developments of more than 150 dwelling units or 100,000 square feet of non-residential building space, all major subdivisions or site plans within 500 feet of a municipal border, or developments impacting critical natural resources like primary or secondary streams identified in the County Open Space Plan, that may affect neighboring jurisdictions."

Additional information on the Somerset County Municipal Planning Partnership Grant program can be found at www.co.somerset.nj.us/planweb/munplangrant.htm.

10.2.2. Water Conservation Tip Sheet

Drip irrigation and other water conservation practices can save water and money.

Ron Nichols, USDA

PREVIOUS PAGE
(top) *Terraced flowerbeds;* (bottom) *Farming grassed terraces on the contour.*

THIS PAGE
(top) *Drip irrigation in vegetable garden;* (bottom) *Efficient drip irrigation on the farm.*

In your backyard

If you rely on watering to make your lawn grow and your garden productive, consider a more efficient system. There are several ways to improve the use of water.

Use water again

When it rains, if no water recycling system has been planned, the water that runs off your house keeps on going to the storm sewer. By saving that water, and reusing it on your garden or lawn later, you save energy and water.

A simple recycling system directs water from eavespouts to a storage barrel. You fill a bucket with water from the storage barrel and carry the water to your garden. This is a simple and effective system. However, you may want a more elaborate method of capturing and distributing rain water.

Watering to save energy

Whenever practical, **water in the early morning.** In arid climates, it's okay to water in the evenings and at night. You'll lose less water to evaporation than if you watered in the middle of the day, and the plants are less stressed and can take up the water more efficiently.

Mulch or fiber cloth preserves soil moisture. You can find supplies and information at a nursery or hardware store.

Consider planting native species. They usually use little or no water beyond normal rainfall.

Drip irrigation benefits

A drip irrigation system will provide water directly to the plant. You can control the flow to each plant.

Drip irrigation ranges from inexpensive soaker hoses to elaborate computerized systems. There may be an up-front investment, but you'll **use less water and have better water distribution.**

Garden or hardware stores will have the supplies you need. You may even want to engineer your own system from a garden hose. Be sure not to overapply fertilizer when using a drip system.

On the farm

Ron Nichols, USDA

Drip irrigation, commonly used on fruits and vegetables, minimizes the amount of water that evaporates, and it maximizes the amount that is used by plants. By placing the water directly on the plant, or next to it, less water evaporates and less is wasted on bare soil.

High-efficiency irrigation systems for row crops use less energy to pump water and, since they spray water downward, less water evaporates before it reaches the crop. Farmers implement other water management practices to reduce the amount of water used to produce a crop.

10.2.3. Model Open Space Residential Cluster Ordinance

Section 4.7 Model Residential Cluster Development Ordinance
Model Smart Land Development Regulations
Interim PAS Report © American Planning Association, March 2006

Residential cluster development is a form of land development in which principal buildings and structures are grouped together on a site, thus saving the remaining land area for common open space, conservation, agriculture, recreation, and public and semipublic uses (Whyte 1964; Unterman and Small 1977; Arendt 1996; Sanders 1980). In many respects, cluster development dates back to one of the earliest town forms. In primitive early settlements, dwelling units were often organized to form a common area or enclosure that residents could use together and readily defend if necessary.

In the United States, the development of Radburn, New Jersey, in 1928 represented the first formal introduction of the cluster development concept. It drew on English town planning principles, notably those of the Garden Cities movement. In Radburn, single-family homes and garden apartments are sited in ”superblocks” of 35 to 50 acres (Stein 1957, 34-37). The superblocks have no through traffic and are interspersed with parks and related green spaces on which the residences face. Clustering also became the basic site design concept in such contemporary new towns as Reston, Virginia, and Columbia, Maryland.

Cluster development has a number of distinct advantages over conventional subdivision development. A well-planned cluster development concentrates dwelling units on the most buildable portion of the site and preserves natural drainage systems, vegetation, open space, and other significant natural features that help control stormwater runoff and soil erosion. The common areas function as a trap for nutrients dissolved or suspended in stormwater runoff (Arendt 1994, 278, 281). Cost savings during construction are achieved by the reduction in street lengths and utility installations. Later savings can be realized in street and utility maintenance (less surface area that needs repaving and fewer feet of water and sewer line to maintain). Because dwelling units are placed closer together, refuse and other service vehicles do not have to negotiate over as much street mileage, thus reducing travel time. Where clustering is accompanied by higher-density residential land uses and the provision of pedestrian pathways and bikeways, especially those that link to off-site activity centers, residents of the cluster development may walk and exercise more. Clustering also enhances the sense of community, allowing parents better supervision of children playing in common areas and promoting social interaction among neighbors.

This model ordinance is intended to encourage developers to use cluster development as an alternative to conventional lot-by-lot development and authorizes cluster development as-of-right either in all residential districts or in selected residential districts. Section 110 of the ordinance also offers density bonuses of up to 25 percent when a developer: (a) provides affordable housing as part of the cluster development (thereby helping the local government achieve housing goals that may have been established by the state) and/or (b) conveys land for open space, recreation, or other purposes that is accessible to the public.

Under Section 107 of the model, the local planning commission has the primary responsibility for reviewing and approving a cluster development, although such a function could also be assigned to a hearing examiner. The model ordinance sets forth criteria for the commission to apply in deciding whether to approve the cluster development.(Remember that the responsibilities of the local planning commission vary from state to state.)

The model does not include a severability clause because it assumed this ordinance will be incorporated into a zoning code that will have one already. This model is based on a sample ordinance appearing in *Nonpoint Source*

Pollution: A Handbook for Local Governments by Sanjay Jeer, Megan Lewis, Stuart Meck, Jon Witten, and Michelle Zimet, Planning Advisory Service Report No. 476 (Chicago: American Planning Association, 1997), 81-90. Primary Smart Growth Principle Addressed: Preserve open space and farmland Secondary Smart Growth Principle Addressed: Distinctive and attractive places

101. Purpose

(1) It is the purpose of this ordinance to permit residential cluster development in order to:

(a) encourage creative and flexible site design that is sensitive to the land's natural features and adapts to the natural topography;

(b) protect environmentally sensitive areas of a development site and preserve on a permanent basis open space, natural features, and prime agricultural lands;

(c) decrease or minimize nonpoint source pollution impacts by reducing the amount of impervious surfaces in site development;

(d) promote cost savings in infrastructure installation and maintenance by such techniques as reducing the distance over which utilities, such as water and sewer lines, need to be extended or by reducing the width or length of streets; and

(e) provide opportunities for social interaction and walking and hiking in open space areas.

102. Definitions

As used in this ordinance, the following words and terms shall have the meanings specified herein:

Comment. *Please remember to consult your state statutes to employ definitions that are consistent with those statutes. These definitions were drawn from different sources and, while useful, may differ from those already established by your state legislation.*

"Affordable" means either a sales price that is within the means of a moderate-income household or a rental amount for housing that is within the means of a low-income household, as those terms are defined in this Section. In the case of dwelling units for sale, housing that is affordable is housing for which the mortgage, taxes, insurance, and fees are no more than [30] percent of the adjusted income for a household whose gross annual income is at or below [80] percent of the median for the area based on household size. In the case of rental housing, housing that is affordable is housing for which the monthly rental amount plus utility costs do not exceed [30] percent of the adjusted income for a household whose gross income is [50] percent of the area median household income adjusted for household size.

Comment. *Definitions of "affordable," "low-income household," and "moderate-income household" may need to be changed here and below. The definitions should comply with current requirements of the applicable federal or state construction or rehabilitation program. In particular, the bracketed percentages may be modified to affect the scope of the definition.*

"Buffer" means land maintained in either a natural or landscaped state and used to screen and/or mitigate the impacts of development on surrounding areas, properties, or rights-of-way.

"Building" means any structure used or intended for supporting or sheltering any use or occupancy.

"Cluster" or **"Clustering"** means a site-planning technique that concentrates buildings and structures in specific areas on a lot, site, or parcel to allow the remaining land to be used for recreation, open space, and/or preservation of features and/or structures with environmental, historical, cultural, or other significance. The techniques used to concentrate buildings may include, but shall not be limited to, reduction in lot areas, setback requirements, and/or bulk requirements, with the resultant open space being devoted by deed restrictions for one or more uses.

"Cluster development, residential" means a land development project in which the site planning technique of clustering dwelling units is employed.

"Common open space" means the portion of the site set aside in perpetuity as open space. This area may include coastal and freshwater wetlands, floodplains or flood-hazard areas, stream corridors, prime agricultural lands, habitats of endangered wildlife, as identified on applicable federal or state lists, scenic views, historical or cultural features, archaeological sites, or other elements to be protected from development, as well as easements for public utilities.

"Development" means the construction, reconstruction, conversion, structural alternation, relocation, or enlargement of any structure; any mine, excavation, landfill or land disturbance; and/or any change in use, or alteration or extension of the use, of land.

"Gross area" means the total area of the site, including the net buildable area and public rights-of-way.

"Infrastructure" means the facilities and services needed to sustain residential, commercial, industrial, institutional, and other activities.

"Land development project" means a project in which one or more lots, tracts, or parcels of land are to be developed or redeveloped as a coordinated site for a complex of uses, units, or structures, including, but not limited to, planned development and/or cluster development for residential, commercial, institutional, recreational, open space, and or/mixed uses as are provided for in the zoning ordinance.

"Lot" means either: (a) the basic development unit for determination of area, depth, and other dimensional variations; or (b) a parcel of land whose boundaries have been established by some legal instrument, such as a recorded deed or recorded map, and recognized as a separate legal entity for purposes of transfer of title.

"Low-income household" means a household whose gross annual income does not exceed [50] percent of the area median as adjusted for household size.

"Moderate-income household" means a household whose gross annual income is less than [80] percent of the area median as adjusted for household size.

"Net buildable area" means the portion of the cluster development that may be developed or used for common open space, whether publicly dedicated or private, but excluding private streets, public streets, and other publicly dedicated improvements.

"Site plan" means the development plan for one or more lots on which is shown the existing and/or the proposed conditions of the lot.

"Street, private" means a local roadway serving only abutting lots, not publicly dedicated or maintained by the [local government] but meeting specific municipal improvement standards, and providing access for service and emergency vehicles.

"Street, public" means all public property reserved or dedicated for street traffic.

"Structure" means anything constructed or erected that requires location on the ground or attached to something having location on the ground.

103. Applicability; General Provisions

(1) A residential cluster development shall be permitted [as of right in any residential zoning district pursuant to this ordinance or as of right in the following zoning districts: list district names]:

(a) All principal and accessory uses authorized in the applicable residential zoning district(s) shall be allowed in the cluster development. In addition, multifamily dwellings, duplexes, and townhouses may be permitted for a cluster development located in a residential zoning district that does not otherwise allow attached dwelling units.

(b) Maximum lot coverage, floor area ratios, building height, and parking requirements for the applicable zoning district shall apply to the cluster development. Maximum lot coverage, floor area ratios, and parking requirements, however, shall be applied to the entire site rather than to any individual lot.

(2) The following provisions shall apply to any residential cluster development, regardless of the general requirements of the applicable residential zoning district:

(a) The minimum area of the cluster development shall be [two to five] acres.

Comment. *There is a fair degree of debate about whether the area of a cluster development should be limited. Because cluster development is fundamentally a design review process, in theory, the approach should be applicable to a site of any size. However, it may be that, for smaller sites, a cluster development may not yield any appreciable benefits over conventional subdivisions. Consequently, the decision to authorize cluster development will depend on the policy preferences of the individual local government.*

(b) No minimum width or depth of a lot shall apply.

(c) A minimum separation of [10] feet shall be provided between all principal buildings and structures.

(d) A minimum yard or common open space of a least [25] feet in depth shall be provided, as measured from all public streets and from the side and rear lot lines of the entire cluster development.

(e) Each lot shall have a minimum access of [12] feet to a public or private street. Such access may be shared with other lots.

(f) More than one principal building or structure may be placed on a lot.

(g) Not less than [25] percent of the site shall be conveyed as common open space in the manner provided for in Section [110] below. [Where the site contains floodplains and/or coastal or freshwater wetlands, not less

than [50] percent of such floodplains and/or wetlands shall be included in calculating the common open space.]

Comment. *In some states, the identification of floodplains and coastal or freshwater wetlands occurs routinely as part of the land development and subdivision review process. Optional language in Section 103(2)(g) above requires that at least 50 percent of the floodplains and/or wetlands must be included as part of the common open space. By including the land designated as common open space, the calculation of net buildable area gives credit for the land area in which floodplains and wetlands that meet state criteria are located. This is intended to serve as an incentive to employ clustering by allowing the area represented by lands in floodplains and wetlands to be used in determining the maximum number of dwelling units.*

104. Contents of Site Plan

(3) The preliminary and final site plan for a residential cluster development shall include, but shall not be limited to, the following information:

(a) The maximum number and type of dwelling units proposed

(b) The areas of the site on which the dwelling units are to be constructed or are currently located and their size (this may take the form of the footprint of the dwelling unit or a building envelope showing the general area in which the dwelling unit is to be located)

(c) The calculations for the permitted number of dwelling units, derived pursuant to Section [105] below

(d) The areas of the site on which other proposed principal and accessory uses may be located and their size.

Comment. *Uses other than residences may be located on the site. For example, the cluster development may include storage facilities, garages, and recreational buildings. Conceivably, a very large cluster development could also include sites for schools.*

(e) The areas of the site designated for common open space and their size

(f) The areas of the site designated for parking and loading and the size of individual spaces

(g) The number and percentage of dwelling units, if any, that are proposed to be affordable

(h) The location of sidewalks, trails, and bike paths.

Comment: *This model assumes the local government will require sidewalks as part of the public improvements required for subdivision.*

(i) The number of acres that are proposed to be conveyed as common open space

(j) [C*ite any other plans or information otherwise required by the local government for a major land development or subdivision in its land development or subdivision regulations, such as a plan for landscaping and screening*.]

105. Calculation of Permitted Number of Dwelling Units; Density Bonuses

(1) Except as provided in paragraph (3) below, the maximum numbers of dwelling units proposed for a residential cluster development shall not exceed the number of dwelling units otherwise permitted for the residential zoning district in which the parcel is located.

(2) Except as provided in paragraph (3) below, the number of permitted dwelling units on a site shall be calculated in the following manner.

Comment. *The calculations in paragraph (2) are intended to mirror those that a local government would normally employ for determining the maximum number of dwelling units permitted for nonclustered development. Some communities may subtract from the gross area of the cluster development land area in wetlands and/or floodplains, which will reduce the maximum number of dwelling units in the development.*

(a) Measure the gross area of the proposed cluster development site in acres and tenths of an acre.

(b) Subtract from the gross area determined in subparagraph (a) the area of public and private streets and other publicly dedicated improvements, measured in acres and tenths of an acre, excluding common open space (whether or not it is conveyed pursuant to Section [110] below). The remainder shall be the net buildable area;

(c) Convert the net buildable area from acres to square feet (SF), using the equivalency of 43,560 SF = 1 acre; and

(d) Divide the net buildable area by the smallest minimum lot size (in square feet) per unit for a dwelling unit permitted in the zoning district. This figure shall be rounded to the nearest lower number to establish the maximum number of dwelling units to be permitted in the cluster development.

(3) The [local planning commission] may approve an increase of up to [25] percent of the maximum number of dwelling units in the cluster development, as calculated in paragraph (2) above, if:

Comment. *The bonus provisions in paragraph (3) are a means by which a local government can ensure that new housing will benefit low- and moderate-income households and implement state goals for affordable housing. Indeed, should a local government decide it wants to more aggressively provide for affordable housing through cluster development (as well as open space conveyance), it might increase the density bonus from the suggested figure of 25 percent.*

(a) the percent of density bonus is no greater than the percent of dwelling units in the cluster development that are affordable units; and/or

(b) the percent of density bonus is no greater than the percent of the gross area of the cluster development that is both:

1. set aside as and conveyed as common open space pursuant to Section [110] below; and

2. accessible to the public.

Comment. *Note that only when the common open space is both conveyed and is accessible to the public is a density bonus justified. If the common open space was simply conveyed to a private entity (as opposed to the local government), but there was no public access, a density bonus could not be approved.*

106. Procedures for Review

(1) The [local planning commission] shall review and approve a residential cluster development and any amendments thereto as a land development project in the manner provided for in [*cite applicable state statute*], together with any ordinances and regulations adopted pursuant thereto and appearing in [*cite applicable local land development regulations*].

107. Review Criteria

(1) In reviewing a residential cluster development, the [local planning commission shall determine whether:

(a) the site plan satisfies the requirements of Sections [103], [104], and [105] above;

(b) buildings and structures are adequately grouped so at least [25] percent of the total area of the site is set aside as common open space. To the greatest degree practicable, common open space shall be designated as a single block and not divided into unconnected small parcels located in various parts of the development;

(c) pedestrians can easily access common open space;

(d) the site plan establishes, where applicable, an upland buffer of vegetation of at least [50] feet in depth adjacent to wetlands and surface waters, including creeks, streams, springs, lakes, and ponds;

(e) individual lots, buildings, structures, streets, and parking areas are situated to minimize the alteration of natural features, natural vegetation, and topography;

(f) existing scenic views or vistas are permitted to remain unobstructed, especially from public streets;

(g) the site plan accommodates and preserves any features of historic, cultural, or archaeological value;

(h) floodplains, wetlands, and areas with slopes in excess of [25] percent are protected from development;

(i) the cluster development advances the purposes of this ordinance as stated in Section [101] above; and

(j) [*other, such as contiguity requirement for common open space*].

(2) The [local planning commission] may, in its opinion, apply such special conditions or stipulations to its approval of a residential cluster development as may be required to maintain harmony with neighboring uses and to promote the objectives and purposes of the comprehensive plan and the zoning and subdivision ordinances.

(3) If the [local planning commission] finds that the requirements of paragraph (1) above are satisfied, it shall approve the residential cluster development, subject to any special conditions or stipulations pursuant to paragraph (2) above, any density bonus pursuant to Section [105] above, and any reductions [and/or waivers] pursuant to Section [108] below.

Comment. *While these review criteria are intended to guide the planning commission in the evaluation of the proposed cluster development, they cannot replace a sensitive and creative site planner who has the responsibility of designing cluster development or an experienced professional planner whose responsibility it is to review the proposal and advise the planning commission on necessary design changes.*

108. Reduction [and/or Waiver] of Certain Physical Design Requirements

(1) In approving a residential cluster development, the [local planning commission] may reduce the pavement width of any public or private streets that would otherwise be required by the [subdivision regulations *or other design specifications for roads*] to [22] feet.

(2) An applicant who wants the reduction of pavement width of public or private streets as provided for in paragraph (1) above, shall submit a statement of justification for the reduction [and/or waiver] along with the final site plan.

Comment. *Most local governments have adopted standard design specifications for streets. This Section allows the planning commission to reduce street pavement widths in order to minimize impervious surfaces on the site as well as limit the portions of the site that must be regraded to accommodate wider streets. If a street proposed in a cluster development is to be used as a connector from an adjoining development or as a through street, it is probably not a candidate for a reduction in width. There is no firm rule, however, on when a reduction or waiver should be allowed and determinations should be made on a case-by-case basis. The 22-foot pavement width shown in brackets assumes a 15-foot travel lane and a seven-foot parking area. If parking were desired on both sides of the street, a 28-foot pavement would accommodate two seven-foot parking lanes and a 14-foot wide travel lane (Southworth and Ben- Joseph 1997; Livable Oregon n.d.; Ewing 1996, 69-72).*

109. Controls on Resale and Re-rental of Affordable Housing Units Used as Basis for Density Bonus

(1) Affordable dwelling units used as the basis for approving a density bonus in Section [105] above shall be subject to a deed restriction and a mortgage lien to ensure that newly constructed low- and moderate-income sales and rental units remain affordable to low- and moderate-income households for a period of not less than [30] years, which period may be renewed.

(2) The deed restriction and mortgage lien shall be approved by the [local government] law director and shall be enforceable by the [local government] through legal and equitable remedies.

Comment. *If the density bonus is to be given on the basis of a guarantee of the provision of affordable housing, there must be a mechanism that ensures the housing, whether it is for sale or for rent, will remain affordable for a reasonable period of time. This is done through a deed restriction and mortgage lien approved by the local government's law director (New Jersey n.d.).*

110. Conveyance of Open Space

(1) Common open space provided by a residential cluster development shall be conveyed as follows:

(a) To the [local government] and accepted by it for park, open space, agricultural, or other specified use or uses, provided that the conveyance is approved by the [local planning commission] and is in a form approved by the [local government] law director; or

(b) To a nonprofit organization whose principal purpose is the conservation of open space, to a corporation or trust owned or to be owned by the owners of lots or dwelling units within the residential cluster development, or to owners of shares within a cooperative development. If such a corporation or trust is used, ownership

shall pass with the conveyances of the lots or dwelling units. The conveyance shall be approved by the [local planning commission] and shall be in a form approved by the [local government's] law director (see Diehl et al. 1988 for model language for easements).

(2) In any case, where the common open space in a residential cluster development is conveyed pursuant to subparagraph (1)(b) above, a deed restriction enforceable by the [local government] shall be recorded that provides that the common open space shall:

(a) be kept in the authorized conditions(s); and

(b) not be developed for principal uses, accessory uses (e.g., parking), or roadways.

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10.2.4. Model Non-Contiguous Parcel Cluster Ordinance

a. *Purpose. The purpose of noncontiguous parcel cluster is to allow for preservation of open space within the environmentally sensitive areas of the Municipality by providing a mechanism to compensate the current property owner for the potential residential unit yield on one tract, but allowing for these potential residential units to be developed on another suitable non-contiguous property.*

1. The Municipality specifically has identified lands within the ZZZ District(s) as being most suitable for noncontiguous parcel cluster since these Districts permit higher density residential and mixed use development, are located within a State Designated Town Centers, have been designated as appropriate wastewater treatment areas.

2. Noncontiguous parcel cluster can also preserve open space by clustering potential development between non-contiguous parcels onto one parcel and retaining the other parcel(s) as deed restricted open space.

3. A density bonus is provided under these regulations, to further encourage noncontiguous parcel cluster to the ZZZ District(s).

4. Noncontiguous parcel cluster can also preserve open space by clustering potential development between non-contiguous parcels onto one parcel and retaining the other parcel(s) as deed restricted open space. This would apply to development within the XXX District(s).

b. *Noncontiguous parcel cluster within non-contiguous parcels located within XXX District(s) area is permitted subject to the following requirements:*

1. Lands shall be held in common ownership or under contractual agreement between property owners.

2. The development yield of the parcels shall be computed based upon the underlying zoning of these lands. A conceptual subdivision map in conformance with the zoning requirements shall be prepared to establish the parcel yield. The portion of the lot constrained by environmental restrictions shall be excluded from the concept plan.

3. The development yield may be transferred to the alternative non-contiguous parcels and developed in accordance with the requirements under subsection 00.00 Conservation Residential Cluster Development.

4. The minimum required open space lot area requirements under subsection 00.00 shall be computed based upon the total combined non-contiguous parcel acreage required for the particular District.

c. *Noncontiguous parcel cluster is permitted on non-contiguous parcels located within the XXX District(s) and the ZZZ District(s) subject to the following requirements:*

1. The lot yield shall be transferred from the XXX District(s) to the ZZZ District(s) only.

2. Lands shall be held in common ownership or under contractual agreement between property owners.

3. The development yield of the parcels within the XXX Districts shall be computed based upon the underlying conventional zone requirements. A conceptual subdivision map in conformance with the

zoning shall be prepared to establish the development yield. The portion of the lot constrained by environmental restrictions shall be excluded from the concept plan.

4. The development yield shall be transferred to non-contiguous parcels located in the ZZZ District(s).

5. Development bonus. The lot yield of residential units may be increased by up to a maximum of twenty-five percent (25%) to encourage transfer into the ZZZ District(s).

6. Development within the ZZZ District(s) shall be designed in conformance with the requirements of subsection 00.00.

7. The parcels transferring their development yield shall be deed restricted as open space. No further development permitted except agriculture, forestry and low intensity recreational uses.

8. These lands shall be offered first to the Municipality, then to the State of New Jersey and Federal Government.

9. The lands offered to the Municipality shall be subject to review by the Planning Board which, in its review and evaluation of the suitability of such land, shall be guided by the Master Plan of the Municipality, by the ability to assemble and relate such lands to an overall plan and by the accessibility and potential utility of such lands. The Planning Board may request an opinion from other public agencies or individuals as to the advisability of the Municipality's accepting any lands to be offered to the Municipality.

10. The noncontiguous lands which have transferred their development yield shall be permanently dedicated as open space through recordation of a deed to the property which shall be in a form to be approved by the Municipality Designee.

10.2.5. Model Equine Community Ordinance (Upper Freehold Township)

Equine Community Option

An Equine Community Option is a permitted conditional use within the ZZZ District in accordance with the following conditions and standards:

1. Consisting of a required mix of clustered minimum one-acre residential lots and an equine center for the residents of the development:
   a. Thirty percent (30%) of the tract area may consist of clustered minimum one-acre residential lots.
   b. Seventy percent (70%) of the tract area is to be preserved as an equestrian center consisting of barns, paddocks, riding arena (indoor and outdoor), pastures, riding trails, parking and a community center that covers no more than five percent (5%) of the area set aside for the equine center.
   d. The maximum number of lots on which dwellings are located should be determined by a lot yield plan that is compliant with the minimum lot size and bulk and area requirements for ZZZ District, and has no variances, waivers and design exceptions.
2. Parcels shall be a minimum of one hundred (100) acres in size.
3. Single-family lots must adhere to the area and yard requirements as found in Section 00.00.
4. The Equine Community development must adhere to all of the general provisions and design standards as set forth in Section 00.00.

10.2.6. Model Agri-Tourism Ordinance (Lancaster County, Pennsylvania)

Possible Zoning Ordinance Language for Agritourism Uses

Definitions:

Agritourism: The practice of visiting a working farm or any agricultural, horticultural or agri-business operation for the purpose of enjoyment, education or active participation and involvement in the activities of the farm or enterprise.

Agritourism Enterprise: Activities conducted on and accessory to a working farm and offered to the public or to invited groups for the purpose of recreation, education, or active involvement in the farm operation. These activities must be directly related to agricultural or natural resources and incidental to the primary operation of the farm.

A-Agricultural Zoning District

Zoning District Purpose

Uses Permitted by Right

Uses Permitted as Accessory to the primary agricultural use of a working farm:

1. Agritourism Enterprises (see Section 1. **ZZZ**)

Or: Uses Permitted by Special Exception:

1. Agritourism Enterprises (see Section 1. ZZZ)

Or: Uses permitted by Conditional Use

1. Agritourism Enterprises (see Section 1. ZZZ)

(Pennsylvania's Right to Farm law requires that direct commercial sales by a landowner who owns and operates the property and produces not less than 50 percent of the commodities sold be permitted by right. A municipality can place conditions on these uses by special exception or conditional use if the owner does not produce 50 percent of the products sold or the owner is not the operator of the property. Municipalities should consult with their solicitor to assess the applicability of the Right to Farm law.)

Municipalities should carefully consider how agri-tourism enterprises are permitted. Some municipalities may wish to review applications at a public meeting of either the elected body or Zoning Hearing Board, requiring a conditional use or special exception. Others may wish to minimize review requirements and costs to the applicant and have an application checklist reviewed and acted on by the zoning officer. It is recommended that municipalities permit agritourism enterprises as a use permitted as accessory to the primary agricultural use of a working farm, perhaps as a checklist to be reviewed and approved by the zoning officer. This process will minimize the administrative costs and application time for these types of businesses.

Section ZZZ Agritourism Enterprises

Purpose: The Lancaster County Strategic Tourism Plan states that successful tourism depends upon the quality of the natural and built environments. Lancaster County's distinct character and quality resources provides

the foundation for developing appropriate types of authentic tourism products that would ensure that the county remains a unique and competitive destination in the future. Therefore, any tourism venture or experience that would be permitted in the Agricultural District must be directly related to supporting the primary use of the farm by interpreting the agricultural heritage of the county and providing a distinctly Lancaster County experience.

Therefore, certain types of uses are more appropriate than others in the Agricultural District because of the direct nexus to experiencing Lancaster County's agricultural heritage. Other uses that are determined by the (Zoning Hearing Board/ Board of Supervisors) that do not meet this basic threshold and are not incidental to the primary agricultural use are not permitted.

Typical agritourism enterprises include, but are not limited to: **ZZZ** *(see list of typical agritourism enterprises listed above. This list is intended to be illustrative in nature)*

1. Agritourism enterprises are only permitted on farms, minimum lot size of ZZZ acres. Farms must be existing and in operation. The minimum farm size is that which is identified elsewhere in the Agricultural zoning district.

2. Applicants must submit a sketch plan/ land development plan identifying the location of the agritourism enterprise, all farm buildings, dwellings, existing and proposed driveways, access drives, parking areas, vehicle turn around areas, location of sanitary facilities (if required) and buffering and landscaping in accordance with Section ZZZ . Some activities may require a land development plan to be prepared, submitted and approved. Others will require a sketch plan to be prepared and reviewed.

3. Parking must be in compliance with Section ZZZ. Parking is not permitted in the street right-of-way.

4. A driveway occupancy permit must be approved by the township for access to township roads and must be reviewed by the zoning hearing board/board of supervisors for access to state roads.

5. Sanitary facilities shall be provided in accordance with PADEP requirements.

6. All prepared food available for sale must be prepared in accordance with applicable federal, state, or local regulations. Produce grown on the farm is permitted. See earlier discussion of Pennsylvania's Right to Farm law

7. If a permanent structure is proposed as part of the agritourism enterprise, the maximum size of that structure shall be the same size for structures used in other farm businesses.

8. The maximum permitted size for signs used for the agritourism enterprise shall be ZZZ. See sign regulation section of the zoning ordinance or the same as for other farm businesses.

9. Agritourism enterprises shall not be operated earlier than Z a.m. nor later than Z p.m. The operating hours for an agritourism enterprise should be consistent with the operating hours for other, similar business permitted in the Agricultural zoning district. If the municipality does not have zoning regulations for operating hours for other farm businesses, this requirement is not applicable.

10. Permit renewals for agritourism enterprises, as with other farm businesses, shall be required on a regularly scheduled basis; inspections by the zoning officer shall be permitted. If the municipality does not require

permit renewals and inspections by the Zoning Officer for other farm businesses, these requirements are not applicable.

11. The applicant shall submit evidence that all state and federal requirements have been met prior to the issuance of a final occupancy permit. Applicants must consult with the municipality's building code officer to determine if a building permit is required for any building proposed as part of the agri-tourism enterprise:

    There are no permits for agritourism per se. However each potential business is responsible for ensuring that their particular type of agritourism meets state and federal requirements for that type of business.

    The following list of permitting agencies is meant to be illustrative but is by no means exhaustive.

    a. Pennsylvania Department of Agriculture (Food Handling/Food Service)
    b. Pennsylvania Department of Environmental Protection (Sanitary Facilities)
    c. Pennsylvania Liquor Control Board (Wineries)
    e. Bureau of Alcohol, Tobacco, and Firearms (Wineries)
    f. Pennsylvania Fish and Boat Commission (Regulated Fishing Lakes)
    g. Pennsylvania Game Commission (Regulated Hunting Land)
    h. Pennsylvania Department of Agriculture (Amusement Rides and Attractions)
    i. Pennsylvania Department of Agriculture (nursery license)
    j. Pennsylvania Department of Agriculture (petting zoo license)

12. If the applicant proposes municipal endorsement/publicity and/or municipal participation, the applicant shall submit an Indemnity Agreement in favor of the municipality and include the municipality as an "Additional Insured" on its public liability insurance policy. It is the opinion of the LCPC that the municipality is not required to obtain proof of adequate liability insurance from the applicant unless municipal endorsement/publicity and/or municipal participation is proposed. However, the municipality is strongly encouraged to have its solicitor review the need for proof of adequate liability insurance by the applicant.

13. If the activities will involve periodic "Special Events," compliance with the regulations for each activity shall be required. (See Appendix for model Special Events Ordinance.)

10.2.7. Model Agri-Tourism Ordinance (Michigan State)

Intent, Goals and Purpose

The intent of these zoning provisions is:

- To promote and maintain local farming. The activities that are described have become necessary for the sustainability of farms.

The goals of these provisions are:

- To maintain and promote agriculture and its related activities, such as agricultural tourism.
- To preserve open space and farmland
- To maintain both an agricultural heritage and a rural character.
- To increase community benefits by having fresh, local produce for sale and working classrooms for school children's and urban residents' education
- To increase positive growing businesses that contributes to the general economic conditions and cycle of the area and State.

The purposes of these provisions are:

- To provide standard definitions related to agricultural tourism operations.
- To provide a list of permitted activities under an agricultural tourism operation.
- To provide a list of activities that needs a special permit to guide and regulate agricultural tourism businesses on agriculturally zoned land.
- To provide for a clear understanding of the expectations for agricultural tourism businesses for operators, local residents, other businesses and local officials.

Recommended Definitions

a) "*Agricultural Tourism*", "*ag-tourism*" and/or "*agri-tourism*" means the practice of visiting an agribusiness, horticultural, or agricultural operation, including, but not limited to, a farm, orchard, winery, greenhouse, hunting preserve, a companion animal or livestock show, for the purpose of recreation, education, or active involvement in the operation, other than as a contractor or employee of the operation.

b) "*Value-added agricultural product*," means the enhancement or improvement of the overall value of an agricultural commodity or of an animal or plant product to a higher value. The enhancement or improvement includes, but is not limited to marketing, agricultural processing, transforming, or packaging, education presentation, activities and tours.

c) "*Agricultural products*" includes, but is not limited to, crops (corn, wheat, hay, potatoes); fruit (apples, peaches, grapes, cherries, berries, etc.); cider; vegetables (sweet corn, pumpkins, tomatoes, etc.); floriculture; herbs; forestry; husbandry; livestock and livestock products (cattle, sheep, hogs, horses, poultry, ostriches, emus, farmed deer, farmed buffalo, milk, eggs, and fur, etc.); aquaculture products (fish, fish products, water plants and shellfish); horticultural specialties (nursery stock, ornamental shrubs, flowers and Christmas trees); maple sap, etc.

d) "*Agriculturally related products*" means items sold at a farm market to attract customers and promote the sale of agricultural products. Such items include, but are not limited to all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream based desserts and beverages, jams, honey, gift items, food stuffs, clothing and other items promoting the farm and agriculture in Michigan and value-added agricultural products and production on site.

e) "*Non-agriculturally related products*" means those items not connected to farming or the farm operation, such as novelty t-shirts or other clothing, crafts and knick-knacks imported from other states or countries, etc.
f) "*Agriculturally related uses*" means those activities that predominantly use agricultural products, buildings or equipment, such as pony rides, corn mazes, pumpkin rolling, barn dances, sleigh/hay rides, and educational events, such as farming and food preserving classes, etc.
g) "*Non-agriculturally related uses*" means activities that are part of an agri tourism operation's total offerings but not tied to farming or the farm's buildings, equipment, fields, etc. Such non-agriculturally related uses include amusement rides, concerts, etc., and are subject to special use permit.
h) "*Farm Market*/*On-farm market/roadside stand*" means the sale of agricultural products or value-added agricultural products, directly to the consumer from a site on a working farm or any agricultural, horticultural or agribusiness operation or agricultural land.
i) "*Seasonal*" means a recurrent period characterized by certain occurrences, festivities, or crops; *harvest, when crops are ready;* not all year round.
j) "*Seasonal sign*" means a sign erected for a limited period of time during the year when retailing activities for a particular farm product is available to the public.

Uses Permitted By Right

1) General and specialized farming of agricultural products and agricultural activities, including the raising or growing of crops, livestock, poultry, bees and other farm animals, products and foodstuffs. Any building or structure may be located thereon and used for the day-to-day operation of such activities, for the storage or preservation of said crops or animals, products and collection, distribution, or processing, and for the incidental sale of crops, products and foodstuffs raised or grown on said parcel or in said building or structure.
2) Storage, retail or wholesale marketing, or processing of agricultural products into a value-added agricultural product is a permitted use in a farming operation if more than 50 percent of the stored, processed, or merchandised products are produced by the farm operator for at least 3 of the immediately preceding 5 years.
3) Cider mills or wineries selling product, in a tasting room, derived from crops grown primarily on site for at least 3 of the immediately preceding 5 years.
4) Direct marketing of produce in a farm market, on-farm market or roadside stand no greater than "X" square feet in building area.
5) Seasonal U-pick fruits and vegetables operations.
6) Seasonal outdoors mazes of agricultural origin such as straw bales or corn.
7) Food sales/processing, processing any fruits/produce.
8) Uses 3 through 7 listed above may include any or all of the following ancillary agriculturally related uses and some non-agriculturally related uses so long as the general agricultural character of the farm is maintained and the income from these activities represents less than 50 percent of the gross receipts from the farm.

a) Value-added agricultural products or activities such as education tours or processing facilities, etc.
b) Bakeries selling baked goods containing produce grown primarily on site (e.g., minimum 50 percent).
c) Playgrounds or equipment typical of a school playground, such as slides, swings, etc. (not including motorized vehicles or rides).

10.2.8. Oregon Farm Bureau Rural Road Safety Pamphlet

Do you recognize these symbols?

It is a matter of life and death for drivers of automobiles and farm equipment on rural roads.

To the right is a daytime view of an orange and red **SMV** (slow-moving vehicle) emblem. It is to be displayed on farm equipment and all other vehicles designed to travel at speeds of 25 mph or less.

It is not simply a reflector — it is a warning to slow down

The emblem's red border is also designed for nighttime visibility (left).

Your car's headlights will reflect off the red border of the SMV emblem at night, and it will appear to be a glowing red triangle floating in the darkness. It is extremely important to **slow down** immediately because reduced lighting makes it difficult to judge how rapidly you are closing in on a slow-moving vehicle, or what the dimensions of the SMV may be.

For more information on road safety, visit the Oregon Department of Transportation Web site at: **www.oregon.gov/ODOT/TS**.

Tips for farmers

Farmers have a role in rural road safety too. Here are tips to alleviate some hazards when taking wide equipment onto the road:

- Oregon law requires you to place a slow-moving vehicle reflector on any machine that travels the road slower than 25 mph. Always point the triangle up, keep the SMV emblem clean to maximize reflectivity, and replace the emblem when it fades, normally every 2-3 years.
- Mark the edges of tractors and machines with reflective tape and reflectors. Consider installing lighting on older machinery to increase visibility.
- Turn on your lights, but turn off rear spotlights when going onto the road. From a distance they can be mistaken for headlights.
- Avoid the highway during rush hours, bad weather, and at night.
- Use pilot cars, one in front and one in back, if you are going a considerable distance. Hang a brightly colored flag out the window of these pilot vehicles.
- Consider installing mirrors on equipment to enable you to be aware of motorists around you. Be careful where the mirrors are placed.

Attention!

It is illegal for any resident of Oregon to display the slow-moving vehicle emblem on permanent, stationary objects, such as mail box posts, driveway entrances, and fences.

Share the road safely

Slow-Moving Vehicles
Oregon Administrative Rule:
735-114-0020

Oregon Farm Bureau
3415 Commercial St SE
Salem, Oregon 97302
(503) 399-1701
www.oregonfb.org

Farm equipment shares the roads

While driving you may encounter farm equipment. It may be a single vehicle, like a combine, or perhaps a tractor with an implement in tow. Farm equipment may be wider than other vehicles — even wider than one lane of travel. It is designed to travel at speeds of only 15-25 mph.

Sometimes farm vehicles must operate on highways in order to move between farm and field. Just as motorists are entitled to drive their vehicles on public roadways, farmers are legally allowed to operate farm equipment on these same roads.

Caution, courtesy and special attention to the following tips will help ensure the safety of motorists, passengers, and operators of slow-moving equipment.

If you are driving 55 mph and come upon a tractor that's moving 15 mph, it only takes five seconds to close a gap the length of a football field between you and the tractor.

Slow Moving Vehicle (SMV) emblems must be visible from at least 500 feet away, but because it may be difficult to judge the speed at which you are closing in on a vehicle, you should slow down immediately. Think of the slow-moving vehicle emblem as a warning to **slow down.**

Be patient

A farmer understands that your trip is being delayed, so he or she will pull off of the road at the first available safe location to allow you to pass. Don't assume that the farmer can immediately move aside to let you pass. Road shoulders may be soft, wet or steep, and this can cause a farm vehicle to tip.

Even if you have to slow down to 20 mph and follow a tractor for two miles, it takes only six minutes of your time, which is approximately the same as waiting for two stoplights.

Yield to wide vehicles

Some farm equipment may be wider than the lane of travel. If you approach a piece of wide farm equipment traveling in the opposite direction and you cannot pass safely, **stop**. Then pull off the road to a location that will allow the equipment to pass you.

Don't assume the farmer knows you're there

Most operators of farm equipment will regularly check to see if there's traffic behind them. However, the driver must spend most of the time looking ahead to keep the equipment safely on the road and watch for oncoming traffic. Also, most farm equipment is very loud. Do not assume that the driver knows where your vehicle is. Before you attempt to pass, sound your car's horn to warn the equipment operator that you are there.

In 2004, there were 31 crashes in Oregon involving farm equipment, resulting in 17 injuries and 1 death.

Pass with caution

If a farmer has pulled off the road to allow you to pass, or if he or she cannot pull off the road and you feel you must pass, do so with caution.

- Be watchful of vehicles behind you that may also try to pass.
- If you must enter the oncoming lane of traffic, do not pass unless you can see clearly ahead of both you and the vehicle you will pass.
- If there are any curves or hills ahead that may block your view or the view of oncoming vehicles, do not pass.
- Do not pass if you are in a designated "No Passing Zone" or within 100 feet of any intersection, railroad grade crossing, bridge, elevation structure, or tunnel.
- Do not assume that a farm vehicle that pulls to the right side of the road is going to turn right or is letting you pass. Due to the size of some farm implements, the farmer must execute wide left-hand turns. If you are unsure, check the operator's hand signals and check the left side of the road for gates, driveways or any place a farm vehicle might turn.

By being aware of farm equipment during your travels on rural roads, you can help make the trip safe for both you and Oregon farmers.

11. CONCLUSION

The Panhandle Region Plan has presented an in-depth analysis of the vision and issues associated with key factors that define the fabric of the four municipalities that constitute the Panhandle. The analysis has included a comprehensive profile of the Panhandle and a discussion of strategies that should be followed to realize the vision of the communities. A Planning and Implementation Agenda which focuses on the implementation of the strategies including targets/goals, time frames and responsibilities and provides a summation of action items. The main body of the report concludes with a gathering of resource tip boxes. On the following page is an Appendix which includes a compilation of all meeting presentations, meeting minutes, newsletters and press releases which tell the story of public involvement during the preparation of the Panhandle Region Plan. Also included in the Appendix is a Build-Out Analysis for the Panhandle Region prepared by the Monmouth County Planning Board.

12. APPENDIX

12.1. References

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12.2. Questionnaire Results

Completed questionnaires were received from representatives of Allentown, Roosevelt, Upper Freehold and North Hanover Township in Burlington County. The key issues listed in these questionnaires by municipality are summarized below:

Local Planning Issues

Allentown
- Limited growth in business district while preserving historic and natural resources
- Pass through traffic in downtown

Roosevelt
- Maintain current conditions
- Preservation of farmland and open space

Upper Freehold
- Limited growth
- Farmland and open space preservation

North Hanover
- Limited growth
- Farmland preservation
- Center based development adjacent to Wrightstown

Economic Development and Redevelopment

Allentown
- Lack of Off Street Parking
- Revitalize Business District, replace bridge over Allentown Pond Dam

Roosevelt
- Redevelopment of gas station site

Upper Freehold
- High taxes
- Pressure on municipal budget of State mandates and cuts in aid

North Hanover
- Need for sewer service in Town Center redevelopment area

Natural Resources and Infrastructure

Allentown
- Steep slope ordinance
- No capacity issues for infrastructure

Roosevelt
- Agricultural Zoning
- Water and sewer are adequate

Upper Freehold
- Farmland Preservation and downzoning
- Entire Township is on well and septic

North Hanover
- Environmental impact report required for development of 10 acres plus
- Non-contiguous parcel clustering, TDR being considered

Traffic and Transit

Allentown
- Speeding
- Congestion and shore traffic
- Need for traffic calming
- Implement Allentown Bypass

Roosevelt
- Speeding

Upper Freehold
- Speeding
- Commuter traffic
- Farmers trying to compete with high speed traffic
- Cut through traffic

North Hanover
- High speeds on 537

Regional Planning Issues

Allentown
- Traffic
- Maintain rural qualify of life
- School consolidation/regionalization
- Development of eco and historic tourism
- Preservation of Open Space and farmland

Roosevelt
- Farmland and Open Space preservation
- Shared services
- Traffic congestion

Upper Freehold
- Communication with adjoining municipalities
- Commuter traffic
- Lack of public transportation
- Controlling taxes

North Hanover
- Growth pressures
- Farming and Agricultural Preservation
- Shared services

12.3. Meeting Materials

1) Project Timeline
2) Agendas
3) Presentations
4) Handouts
5) Minutes
6) Sign-In-Sheets

Project Timeline

July 20, 2008	•Kickoff Meeting, Regional Collaborative Meeting#1
September 24, 2008	•Regional Collaborative Meeting #2
October 27, 2008	•Allentown MAC Meeting
October 28, 2008	•Roosevelt MAC Meeting
November 5, 2008	•Millstone MAC Meeting
November 10, 2008	•Upper Freehold MAC Meeting
January 28, 2009	•Regional Collaborative Meeting #3
April 30, 2009	•Regional Collaborative Meeting #4
May 13, 2009	•Public Information Session #1
date TBD	•Regional Collaborative Meeting #5
date TDB	•Public Information Session #2
date TBD	•Monmouth County Planning Board Hearing

Panhandle Region Plan

"KICK-OFF" MEETING
REGIONAL COLLABORATIVE MEETING #1

Wednesday, July 30, 2008
Millstone Township Municipal Building
215 Millstone Road
Millstone Township, New Jersey

7:00 P.M. – 9:00 PM

AGENDA

1. Welcome	*Bonnie Goldschlag, PP/AICP Assistant Director of Planning, Monmouth County Planning Board*
2. Introduction *Plan Endorsement Process*	*Zunilda Rodriguez, AICP, Project Manager, NJ Monmouth County Planning Board*
3. Overview of Study Process	*Joseph J. Layton, PP/AICP, Project Manager, Maser Consulting, PA*
4. Responsibilities of Participants	*Joseph J. Layton, PP/AICP*
5. Draft Panhandle Goals and Objectives	*Joseph J. Layton, PP/AICP*
6. Workshop Breakout Session *--Review of Draft Panhandle Goals & Objectives* *-- Identify Regional Issues*	*Regional Collaborative Members*
7. Reconvene to Present Findings	*Regional Collaborative Members*
8. Next Steps & Questions	*Joseph J. Layton, PP/AICP*
9. Adjournment	*Zunilda Rodriguez, AICP*

Panhandle Region Plan

Regional Collaborative Meeting #1

Wednesday July 30, 2008
7:00 PM– 9:00 PM
Millstone Township Municipal Building

Panhandle Region Plan

Presentation Overview

- Purpose of PRP
- Study Area
- Study Participants
- Study Overview
- Logistics
- Draft Goals & Objectives
- Questionnaire
- Workshop

Panhandle Region Plan

Regional Location

Panhandle Region Plan

Study Area

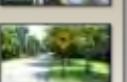
Panhandle Region Plan

Purpose of Panhandle Region Plan

- Collaborative regional effort
- Establish set of planning alternatives to manage growth
- Create a vision for the Panhandle Region
- Establish a policy framework
- Adopt as an element of the Monmouth County Growth Management Guide
- Submit for NJOSG Regional Plan Endorsement

Panhandle Region Plan

Study Participants



- Municipal Action Committees
- Regional Collaborative
- Stakeholders
- Public
- Monmouth County Planning Board
- Maser Consulting, P.A.
  - Joseph J. Layton, PP, AICP (Project Manager / Planning)
  - Maurice Rached, PE, PTOE (Transportation)
  - Wayne Ferren (Environmental)
  - Daniel Bloch (Planning)

Panhandle Region Plan

Study Overview

- Tasks
  - Task 1 – Project Kickoff
  - Task 2 – Regional Profile & Build-out Analysis
  - Task 3 – MAC Visioning / Alternatives
  - Task 4 – Preferred Alternatives
  - Task 5 – The Plan

Panhandle Region Plan

Anticipated Milestones

Regional Collaborative Meeting #1	July 30, 2008	Project Initiation
Regional Collaborative Meeting #2	September 2008	Regional Profile & Buildout Analysis
Meetings with Municipalities	October 2008	Visioning
Regional Collaborative Meeting #3	November 2008	Visioning & Identify Planning Alternatives / Newsletter #1
Regional Collaborative Meeting #4	February 2009	Evaluate Selected Planning Alternatives
Public Information Session #1	April 2009	Review Findings
Regional Collaborative Meeting #5	May 2009	Review Draft PRP
Public Information Session #2	June 2009	Present Draft PRP / Newsletter #2
County Planning Board Hearing	July 2009	Present Final PRP

Panhandle Region Plan

Stakeholder Involvement

- Municipal Questionnaire
- Regional Collaborative Meetings
- Visioning Meetings with each Individual Municipality
- Email
- Panhandle Region Plan Website
- Ftp Website
- Two Newsletters
- Review of Draft Plan And Findings
- Public Information Sessions

Panhandle Region Plan

Logistics

- Panhandle Region Website
- Email Address – panhandlemonmouth@maserconsulting.com
- FTP site for Regional Collaborative members - ftp//ftp.maserconsulting.com
- Contacts

Joseph J. Layton, AICP, PP Project Manager 908.238.0900	**Zunilda Rodriguez, AICP** County Project Manager 732.431.7460

Panhandle Region Plan

PRP Website

Panhandle Region Plan

Questionnaire

- Provides required information to Maser Consulting to prepare Regional Profile
- Digital version available on ftp site
- Please provide information by September 1st to panhandlemonmouth@maserconsulting.com or fax to Joseph J. Layton at (908) 238-0901

Panhandle Region Plan

Draft PRP Goal

To establish a set of planning alternatives to help Monmouth County's Panhandle Region municipalities:

1) *manage their remaining development potential;*
2) *address the impacts future growth will have on infrastructure, the natural environment and the over-all quality of life; and*
3) *promote farmland retention and support for the agricultural industry, and retain the areas rural and historic landscape and character.*

Panhandle Region Plan

Draft PRP Objectives

- Ensure sound and integrated planning
- Preserve and enhance areas with historic, cultural, scenic, open space and recreational value
- Promote farmland retention
- Promote beneficial economic development
- Conserve natural resources and systems
- Encourage inter-municipal coordination and cooperation
- Preserve and enhance quality of life
- Cooperatively prepare PRP for Regional Plan Endorsement

Panhandle Region Plan

Planning Issues

- Maintaining Rural Character
- Natural Resource Protection
- Farmland Retention
- Historic Preservation
- Beneficial Economic Growth
- Traffic Congestion
- Suburbanization/Sprawl
- Taxes/Ratables
- Infrastructure – Water Supply, Wastewater, Roadways
- Density Transfer Mechanisms
- Affordable Housing (COAH)

Panhandle Region Plan

RC Meeting #1

- Reorganize by Groups
- Review Draft Goals and Objectives
- Discuss Regional Issues
  - Prioritize Issues
  - How are these issues being addressed now?
  - How should these issues be addressed in the future?
- Present to full Regional Collaborative

Panhandle Region Plan

Next Steps…

- Setup Regional Collaborative Meeting #2 - September 2008
- Completion and Submission of questionnaires by each municipality - September 1st
- County Panhandle Region Plan Press Release on Kick-off Meeting
- Regional Profile and Buildout Analysis

Panhandle Region Plan

Panhandle Region Plan

Questions / Comments ?

Panhandle Region Plan

MUNICIPAL VISION
AND
TOP THREE PLANNING ISSUES
(From 2004 Cross Acceptance)

ALLENTOWN

Vision

To maintain the historic character and to continue to have a viable downtown offering services and goods to local and nearby residents.

Top Three Planning Issues

- Traffic circulation through downtown
- Preservation of historic character
- Economic viability and retaining “mom and pop” stores

ROOSEVELT

Vision

Preserve open space, preserve greenbelt around Borough, encourage community retail uses in village core, discourage incompatible land uses.

Top Three Planning Issues

- Property maintenance (vehicle storage on small lots)
- Open space, including forested greenbelts
- Infrastructure (roads, water, sewer, public buildings)

MILLSTONE

Vision

The preservation and conservation of natural resources and acknowledgement of the township's rural heritage through maintaining the community's rural character by preserving farmland/open space, keeping residential densities low, supporting the continuance of a viable agricultural industry, maintaining a rural roadway network.

Top Three Planning Issues

- Attracting clean and environmentally compatible commercial ratables
- Open space and farmland preservation. This includes acquiring easements for horse trails.
- Having a central recreation facility for residents

UPPER FREEHOLD

Vision

Farmland preservation and protection of natural resources to maximum extent possible, maintain a rural atmosphere, prevent homogenous spread of suburban type development.

Top Three Planning Issues

- Determining appropriate density to support agricultural land uses and maintain rural character
- Continuance of farmland preservation, open space acquisition and development of recreational facilities
- Satisfying COAH obligation

MEETING REPORT #1

Meeting Title:	Regional Collaborative Meeting #1 (Project Kick-off)
Meeting Date:	July 30, 2008
Meeting Time:	7:00 pm – 9:00 pm
Meeting Location:	Millstone Township Municipal Building 215 Millstone Road Millstone Township, New Jersey
Purpose:	The purpose of the meeting was to introduce the Panhandle Regional Plan process and discuss the preliminary goals and objectives. The meeting was also an introduction to the individuals and agencies involved in the coordination and preparation of the project.
Facilitators:	Bonnie Goldschlag, Monmouth County Planning Board Joe Barris, Monmouth County Planning Board Zunilda Rodriguez, Monmouth County Planning Board Joseph J. Layton, Maser Consulting Maurice Rached, Maser Consulting Dan Bloch, Maser Consulting
Participants:	See attached sign-in sheet
Handouts:	Agenda Municipal Questionnaire Draft PRP Planning Issues PowerPoint Excerpt Municipal Vision & Top 3 Planning Issues (from 2004 Cross Acceptance Report)

1. Introduction / Project Discussion

- Bonnie Goldschlag welcomed the attendees to the fourth of five Monmouth County regional plans and discussed the partnership between the County Planning Board and participating municipalities and stakeholders. Ms. Goldschlag emphasized that this is an ambitious study and participation in the process is the key to its success. The County plans to submit the Panhandle Region Plan to the New Jersey Office of Smart Growth for Regional Plan Endorsement. Also, the five Monmouth Regional Plans will be combined for County Plan Endorsement.

- Zunilda Rodriguez provided an overview of the regional planning process and the role of each organization participating in the study. Maser Consulting will be preparing the plan, under the

guise of the Monmouth County Planning Board. The Regional Collaborative will be relied on for bringing local knowledge and desires to the plan. Ms. Rodriguez also noted that the municipalities involved will be able to utilize the results and supporting data of this study to prepare any Municipal Plan Endorsement applications submitted in the future, noting the Natural Resource Inventory as an example.

- Joe Layton discussed the uniqueness and importance of the Panhandle Region, referring to the Geology, Parks & Open Space, Environmental Features, Threatened & Endangered Species, Watershed Management Areas and Aerial Photography maps on display. Mr. Layton then provided a PowerPoint presentation giving an overview and introduction to the study process. The presentation outlined the following:

    - Purpose of PRP Study - Through a collaborative regional effort, the study should establish set of planning alternatives to manage growth, create a vision and establish a policy framework for the region. The PRP will be adopt as an element of the Monmouth County Growth Management Guide and submitted for NJOSG Regional Plan Endorsement.

    - Study Participants – Municipal Action Committees, Regional Collaborative, Stakeholders, Public, Monmouth County Planning Board, Maser Consulting

    - Anticipated Milestone Dates – 5 Tasks - Final Plan expected to be completed by July 2009

    - Stakeholder Involvement – Municipal Questionnaire, Regional Collaborative Meetings, Visioning Meetings with each Individual Municipality, Email, Website, Ftp Website, Two Newsletters, Review of Draft Plan And Findings, Public Information Sessions

    - Website – Panhandle Website expected to be active by end of week with access provided by the Monmouth County Planning Board. In addition, an FTP site (ftp//ftp.maserconsulting.com) has been created to access information for the regional collaborative members.

    - Questionnaire – Please complete and return by September 1, 2008. A digital version of the same will be provided on the PRP Website & FTP site. The questionnaire includes instructions for returning completed forms to Maser Consulting, either by email or fax.

    - Draft PRP Goals & Objectives – draft Goals and Objective statements were reviewed.

- Draft Planning Issues – draft Planning Issues identified by Maser Consulting were provided.

2. Workshop

- Mr. Layton directed participants to identify planning issues that they feel affect the region. A total of 15 issues were identified initially. The list was reduced to 10 top issues. The participants were then broken into two groups and were asked to distribute members of each represented stakeholder entity among the two groups. Mr. Layton asked the groups to rank the issues from most to least important, and engage in a discussion of how the issues are being addressed today and how they should be addressed in the future. The issues assigned to each group were as follows:

Group A	Group B
Shared Services / Taxes	COAH / Affordable Housing
Walkable Communities / Non-Vehicular	Development / Sprawl / Suburbanization
Farmland / Open Space Preservation	Historic Preservation
Infrastructure Availability	Natural Resources
Traffic Congestion	Agricultural Support Mechanisms

- The Groups were then asked to elect one person to present the results of their discussions to the entire regional collaborative.

- Group A presented first, ranking their issues as follows:

Rank 1. Farmland / Open Space Preservation - Group A indicated that Open Space and Farmland Preservation are especially important for the Panhandle Region, not only for recreational and agricultural uses, but also to limit new development that could pose economic issues for the municipalities and school systems.

Rank 2. Shared Services / Taxes – Group A discussed the potential for sharing services between the municipalities, such as public works, garbage collection, water, sewer, police, fire, first aid, etc. An example was given of New York State, where there are incorporated villages within towns, with the villages providing some services and other services are shared with the Town as a whole. The group also noted that State legislation is compounding issues and financial burdens for municipalities in

the region. Millstone noted that they are opposed to public sewer and there is no intent in sharing sewer service with Roosevelt.

Rank 3. Traffic Congestion – The group noted that transient traffic from Six Flags Great Adventure and the developed areas of Middlesex and Ocean Counties causes traffic congestion in the region. Other issues with regards to traffic include road conditions / maintenance, speeding, littering and bike traffic / sharing the road.

Rank 4. Infrastructure Availability – Group A noted that surrounding overdeveloped municipalities put a strain on transportation infrastructure in the region, suggesting some sort of bypass as an alternative solution.

Rank 5. Walkable Communities / Non-Vehicular Travel – With regards to non-vehicular travel, Group A noted that Millstone Township is a strong advocate for bridle trails throughout the Township and similar trails could be extended throughout the region. However, Upper Freehold, in particular, does not hold the same enthusiasm for trails as Millstone does. Also, walkable communities can be achieved through creative zoning techniques, such as clustering.

- Group B presented second, ranking their issues as follows:

Rank 1. COAH / Affordable Housing - Group B expressed great concerns for affordable housing, stating that the new COAH regulation is a top-down legislature measure that does not account for local conditions or environmental features. Collaboration with regional, municipal and state stakeholders will be needed to provide for future affordable housing obligations.

Rank 2. Development / Sprawl / Suburbanization – Just as Group A discussed previously, Group B noted Open Space / Farmland Preservation and zoning techniques as tools for limiting unwanted development. Group B also noted that market forces are an issue. Future development can be addressed through zoning, water availability and HUC 14 (Watershed Management) Rules.

Rank 3. Natural Resources – The group noted that current efforts to address natural resources include water management, zoning and other regulations. Future efforts should focus on zoning/clustering, habitat / wildlife protection, stream / headwater

preservation, establishment of a DEP municipal liaison and better enforcement of regulations.

Rank 4. Agricultural Support Mechanisms – The group is strongly opposed to the elimination of the New Jersey Department of Agricultural. The group stated that marketing for agricultural products needs to be addressed and that the equine industry should be supported.

Rank 5. Historic Preservation – Group B noted that current efforts to address historic preservation include registered historic districts and sites. The group stressed that marketing and funding are important issues for future preservation of historic resources. A Panhandle Historic Commission is recommended, with involvement from the County. It was noted that preservation of historic sites, such as what the County has done in Walnford, was beyond the resources of individual municipalities. The Scenic Byways program was cited as an important initiative.

3. Conclusion

- At the conclusion of the meeting, Mr. Layton discussed the next steps, which include the Regional Collaborative Meeting #2, expected sometime in September 2008. Upper Freehold volunteered to host the RC Meeting #2. The participants left the meeting with the task of filling out and returning the provided questionnaire by September 1st, which should provide additional information for the study team to prepare the "Regional Profile" report. Participants can fill out the questionnaire individually or jointly, but need to indicate all contributors on the form.

- Questions – A participant asked if the surrounding counties are involved in the study. It was pointed out that all surrounding counties are stakeholders invited to participate and that George Ververides, Middlesex County Planning Director, was present at this meeting.

REGIONAL COLLABORATIVE MEETING # 1 (PROJECT KICK-OFF)

Panhandle Region Plan Meeting Attendee List

1	Elsbeth Battel	Roosevelt	Mayor
2	Michael L. Ticktin	Roosevelt	Business Administrator
3	Shari Payson	Roosevelt	
4	Eric Betz	Allentown	Borough Engineer
6	Susan Valpreda	Allentown	Women of Allentown Association secretary
7	Nancy Grbelja	Millstone Township	Mayor
8	Mike Novellino	Millstone Township	Business Administrator
9	Michael Kucziniski	Millstone Township	
10	Matt Shafai	Millstone Township	Engineer
11	Pat Butch	Millstone Township	Open Space & Farmland Preservation Committee
12	Diane Bongo	Millstone Township	Historic Commission
13	D. Morgan Tracey	Millstone Township	Historic Commission
14	Frank Daminn	Millstone Township	community resident
15	John Mele	Upper Freehold Township	Planning Board Chair
16	Marc Covitz	Upper Freehold Township	
17	Stanley Moslowski	Upper Freehold Township	
18	S.P. Dey	Upper Freehold Township	Health Board
19	Bonnie Goldschlag	MCPB	MCPB
20	Joe Barris	MCPB	MCPB
21	Joseph Layton	Maser Consulting - PM	Maser Consulting
22	Dan Bloch	Maser Consulting	Maser Consulting
23	Maurice Rached	Maser Consulting	Maser Consulting
24	Harriet Honigfeld	MCPB	MCPB
25	Nora Shepard	MCPB	MCPB
26	Zunilda Rodriguez	MCPB - PM	MCPB
27	Andy North	Monmouth County Park System	Staff
28	George M. Ververides	Middlesex County Planning Board	Director

Panhandle Region Plan

REGIONAL COLLABORATIVE MEETING #2

Wednesday, September 24, 2008
Upper Freehold Township Municipal Building Meeting Room
314 Route 539
Upper Freehold Township, New Jersey 08514

7:00 P.M. – 9:00 PM

AGENDA

1. Welcome	*Bonnie Goldschlag, PP/AICP Assistant Director of Planning, Monmouth County Planning Board*
2. Project Update	*Zunilda Rodriguez, AICP, Project Manager, Monmouth County Planning Board*
3. Regional Buildout Presentation	*Zunilda Rodriguez, AICP, Project Manager, Monmouth County Planning Board*
4. Regional Profile Presentation	*Joseph J. Layton, PP/AICP, Project Manager, Maser Consulting, PA* *& Wayne Ferren, Maser Consulting, PA*
5. Workshop Breakout *<u>Discussion of Panhandle Issues</u>:* *-Farmland and Open Space Preservation* *-Traffic* *-Economic Growth* *-Shared Services/State Mandates/Taxes/ COAH*	*Regional Collaborative Members* *<u>Facilitators</u>:* *-Zunilda Rodriguez, MCPB* *-Joseph Barris, MCPB* *-Joseph J. Layton, Maser* *-Dan Bloch, Maser* *-Wayne Ferren, Maser*
6. Next Steps & Questions	*Joseph J. Layton, PP/AICP*
7. Adjournment	*Zunilda Rodriguez, AICP*

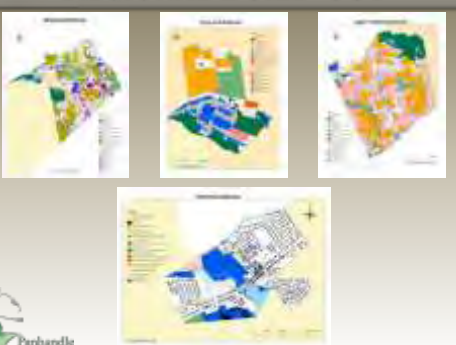
Panhandle Region Plan

Regional Collaborative Meeting #2

Wednesday September 24, 2008
7:00 PM– 9:00 PM
Upper Freehold Township Municipal Building

Panhandle Region Plan

Regional Build-out



Panhandle Region Plan

Study Area

Panhandle Region Plan

Purpose of Panhandle Region Plan

- Collaborative regional effort
- Establish set of planning alternatives to manage growth
- Create a vision for the Panhandle Region
- Establish a policy framework
- Adopt as an element of the Monmouth County Growth Management Guide
- Submit for NJOSG Regional Plan Endorsement

Panhandle Region Plan

PRP Goal

To establish a set of planning alternatives to help Monmouth County's Panhandle Region municipalities:

1) *manage their remaining development potential;*
2) *address the impacts future growth will have on infrastructure, the natural environment and the over-all quality of life; and*
3) *promote farmland retention and support for the agricultural industry, and retain the areas rural and historic landscape and character.*

Panhandle Region Plan

PRP Objectives

- Ensure sound and integrated planning
- Preserve and enhance areas with historic, cultural, scenic, open space and recreational value
- Promote farmland retention
- Promote beneficial economic development
- Conserve natural resources and systems
- Encourage inter-municipal coordination and cooperation
- Preserve and enhance quality of life
- Cooperatively prepare PRP for Regional Plan Endorsement

Panhandle Region Plan

Study Overview

- Tasks
  - Task 1 – Project Kickoff
  - Task 2 – Regional Profile & Build-out Analysis
  - Task 3 – MAC Visioning / Alternatives
  - Task 4 – Preferred Alternatives
  - Task 5 – The Plan

Panhandle Region Plan

Regional Profile

- Planning Considerations
- Demographics
- Housing
- Land Use
- Open Space
- Environmental Resources
- Historic and Scenic Resources
- Agriculture
- Economy
- Infrastructure
- Transportation
- Build-out Assessment

Panhandle Region Plan

Regional Context

- Adjacent to Ocean, Burlington, Mercer and Middlesex Counties
- 87.35 square miles, 18.5% of Monmouth County Total Area
- 20,442 estimated population in 2008, 3.1% of Monmouth County population
- Most rural area of Monmouth County
- Also rural in contrast to adjacent Counties of Mercer & Middlesex
- Population Density of 234 persons per square mile vs. 1,398 for County
- Good regional access

Panhandle Region Plan

Planning Considerations

- State Development & Redevelopment Plan
  - Rural Planning Area (PA4)
  - Rural/Env. Sensitive Planning Area (PA4B)
- Monmouth County Plans
  - Open Space Plan – Add 1,885 acres to Park System
  - Farmland Preservation Plan
  - Scenic Roadways (most in County)
- Historic Resources
  - 5 Historic Districts on State & National Register
  - 12 other historic sites
  - Upper Freehold Historic Farmland Byway

Panhandle Region Plan

Demographics

Population						
	Allentown	Millstone	Roosevelt	Upper Freehold	Panhandle Region	Monmouth County
2008 Estimate	1,900	10,478	933	7,131	20,442	659,353
2030 Projection	1,990	13,980	1,100	7,350	24,420	713,000
2008 Density	3,167	280	483	150	234	1,398

- Population Density (2008 Estimate)
  - Highest - Allentown
  - Lowest - Upper Freehold
- Total Population (2008 Estimate)
  - Highest - Millstone
  - Lowest – Roosevelt
- Projected Population Growth (2030)
  - Highest - Millstone
  - Lowest – Allentown

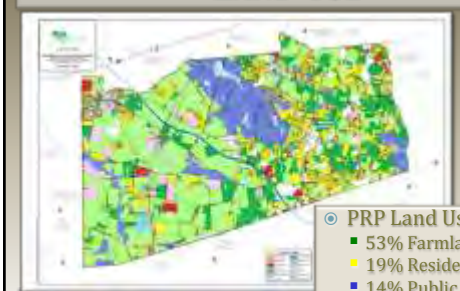
Panhandle Region Plan

Housing

- Housing Trends
  - 95%Single-Family Detached Dwellings
- Increasing Housing Costs
  - $272,866 Median Value (2000)
  - $444,000 Median Sales Value (2000-2007)
- Affordable Housing
  - COAH Status

Panhandle Region Plan

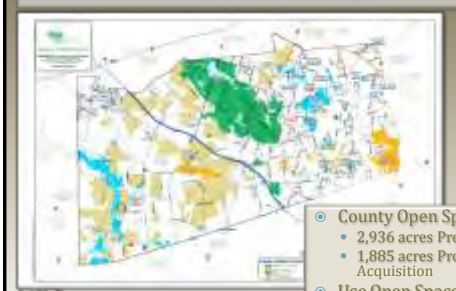
Land Use



- PRP Land Use
  - 53% Farmland
  - 19% Residential
  - 14% Public Land
  - 6% Vacant Land

Panhandle Region Plan

Open Space



- County Open Space Plan
  - 2,936 acres Preserved
  - 1,885 acres Proposed Acquisition
- Use Open Space to limit development

Panhandle Region Plan

Environmental Resources

- Geology – Inner/Outer Coastal Plain
- Soils - sand, clay, greensand, gravel
- 5 Watersheds
- Threatened & Endangered Species
- Critical Environmental Features
  - Wetlands
  - Category One Streams
  - Floodprone Areas
- Natural Heritage Priority Sites
  - JCP&L Swamp
  - New Egypt Ravine
  - Walnford floodplain

Panhandle Region Plan

Scenic & Historic Resources

- Monmouth County Scenic Roadways Plan
  - Panhandle has highest concentration of scenic roadways in County
- Scenic Byways Designation
  - Upper Freehold Historic Farmland Byway
- Historic Resources
  - 5 Nationally Registered Historic Districts
  - 7 Nationally Registered Historic Sites
  - 5 Sites Eligible but not Registered

Panhandle Region Plan

Economic Profile

- Limited Employment Opportunities
  - Low levels of commercial development endorsed by municipalities
  - 7,964 Employed Population (2000)
  - 892 Establishments in Region (2002)
  - 5,300 Jobs – 2030 Forecast
- Low Unemployment Rate = 2.8%

Panhandle Region Plan

Schools

- Local School Districts
  - Millstone Township: Elementary School, Primary School, Middle School
  - Roosevelt Borough: Elementary School
- Regional School Districts
  - Upper Freehold Regional: Elementary School High School
    - Inadequate Capacity
  - Monmouth County Vocational
- No higher education facilities

Panhandle Region Plan

Water & Sewer

- Water & Sewer in Boroughs
- No plans to expand facilities
- Townships served by well & septic
  - Subject to DEP Septic Density

Parkhandle Region Plan

Transportation

- Current Conditions
- Traffic Congestion
- Shore Traffic
- Infrastructure Improvement Plan
- Limited Access to Mass Transit
- Pedestrian Mobility
- Bridle Trails
- Bike Trails

Parkhandle Region Plan

Intermunicipal Cooperation

- Shared Services
  - Joint School Districts
  - Employee and Purchasing Services
- Current Regional Activities
  - Watershed Management Councils
  - Regional Schools

Parkhandle Region Plan

Issues from Meeting #1

- Shared Services/ Taxes
- Walkable Communities / Non-Vehicular
- Farmland / Open Space Preservation
- Infrastructure Availability
- Traffic Congestion
- COAH / Affordable Housing
- Development / Sprawl / Suburbanization
- Historic Preservation
- Natural Resources
- Agricultural Support Mechanisms

Parkhandle Region Plan

Summary – Ideas to Consider

- Housing
  - Meeting COAH Obligations
- Economy
  - Tourism
  - Concerns on suburbanization
- Environment
  - Watershed Management
  - Farmland Preservation

Parkhandle Region Plan

Summary – Ideas to Consider

- Historic Resources
  - Survey and preserve historic sites
- Scenic Roads
  - Continue network – assess municipal roads to include in scenic road network.
- Scenic Byways designation
  - Promote tourism and wide range of cultural/ recreational uses

Parkhandle Region Plan

Summary – Ideas to Consider

- Transportation
  - Mass transit
  - Expand alternative modes – pedestrian access /bike facilities
  - Regional Emergency Management Plan
- Regional Cooperation
  - Increase of shared services
  - Expanded public participation
  - Regional Partnership Committees
  - Other

Panhandle Region Plan

Next Steps…

- Remaining Municipal Questionnaires submitted
- Visioning Meetings with Municipalities – October 2008
- Finalize Regional Profile and Buildout Analysis
- Setup Regional Collaborative Meeting #3 –December 2008

Panhandle Region Plan

Panhandle Region Plan

Questions / Comments ?

Panhandle Region Plan Website
http://co.monmouth.nj.us/page.asp?agency=24&id=3115

Panhandle Region Plan

Panhandle Region Plan

MEETING REPORT #2

Meeting Title: Regional Collaborative Meeting #2

Meeting Date: September 24, 2008

Meeting Time: 7:00 pm – 9:30 pm

Meeting Location: Upper Freehold Township Municipal Building Meeting Room
314 Route 539
Upper Freehold Township, New Jersey 08514

Purpose: The purpose of the meeting was to review the Panhandle Regional Plan process while introducing a draft of the Regional Profile as well as a draft of the buildout study prepared by the County.

Facilitators: Bonnie Goldschlag, Monmouth County Planning Board
Joe Barris, Monmouth County Planning Board
Zunilda Rodriguez, Monmouth County Planning Board
Joseph J. Layton, Maser Consulting
Wayne Ferren, Maser Consulting
Dan Bloch, Maser Consulting

Participants: See attached sign-in sheet

Handouts: Meeting Agenda
Draft Panhandle Regional Profile report
Draft Panhandle Buildout Analysis

Exhibits: Buildout Presentation Boards:

- Allentown
- Millstone
- Roosevelt
- Upper Freehold

Draft Regional Profile Maps:

- 2002 Aerial Photography
- Geology
- Environmental Features
- Parks & Open Space
- Threatened & Endangered Species
- Watershed Management Areas

1. Introduction / Project Discussion

- Bonnie Goldschlag welcomed the attendees to the second meeting of the Panhandle Regional Collaborative.

- Zunilda Rodriguez provided a brief status overview of the Panhandle Plan and then gave a presentation on the draft buildout study prepared by Monmouth County Planning Board. The following includes some of the highlights of Ms. Rodriguez's presentation:

    - Ms. Rodriguez began by emphasizing the disclaimer, that the study is still in draft and is likely to change with input from the Regional Collaborative and that the analysis should not be viewed as official recommendations from the County. The draft presented was for the residential zoning districts only and does not account for lands that may be preserved in the future nor the effects of recent changes to COAH obligations.

    - Ms. Rodriguez proceeded to discuss the methodology utilized for the study, which was based on the County's Geographic Information System (GIS) database and other data from the State, including county parks, preserved farms, municipality owned properties, aerials, buildings and structures, wetlands, streams, zoning, tax parcel information for each municipality, and land development application data. The land development application data, which is maintained by MCPB, was separated into pre-2002 and post-2002 categories. All development that was built pre-2002 was taken out of the build out analysis; development built post-2002 was added into the build-out analysis. Properties that can be subdivided further, based on current zoning, include those that are twice the minimum lot size. Those vacant properties in a residential zone that are less than twice the minimum lot size will be assigned a valued of 1 dwelling unit. Parcels that cannot be further subdivided include existing development, parklands, schools, other public/quasi-public uses and preserved farms. The County also considered other information sources in calculating the development potential for each of the "subdividable" properties. Final results were tabulated, summarized and depicted on a map for each municipality. Net certificates of occupancies were subtracted from final new unit summary calculations to arrive to the final number.

    - As Ms. Rodriguez presented the methodology used to prepare the analysis, a Regional Collaborative Member representing Upper Freehold Township noted that Upper Freehold has an AR base zoning with non-residential districts as overlays. Residential uses are still permitted within the non-residential districts that were not included in the residential buildout analysis.

    - Another Regional Collaborative Member representing Millstone Township noted that there are several properties within Millstone that may have subdivision approval but are in the process of acquiring farmland preservation and may have been double counted in the analysis.

- When the issue of constraints due to lack of sewer and water was raised, Ms. Goldschlag stated that the final buildout analysis included in the Panhandle Region Plan will discuss the implications of water and sewer amongst other New Jersey regulations.

- Ms. Rodriguez concluded the buildout presentation, noted that several copies of the Regional Profile report were available at the meeting and that the report will be mailed to all RC Members and is also available in PDF format on the Panhandle FTP website.

- Ms. Rodriguez encouraged members to review the draft build-out study maps on each municipality during the meeting and noted the final build-out study analysis with maps will be integrated into the Regional Profile.

- Joe Layton provided a PowerPoint presentation giving an overview of the Regional Profile, highlighting each topic included in the report. The following includes some of the highlights of Mr. Layton's presentation:

  - Regional Context - Mr. Layton emphasized the rural character of the Panhandle in comparison to the rest of Monmouth County and other Counties adjacent to the Panhandle Region.

  - Demographics - Mr. Layton noted that population projections provided in the Regional Profile were taken from the North Jersey Transportation Planning Authority (NJTPA), which may not be accurate since Upper Freehold is projected to have a population of 7,350 by 2030 but MCPB estimates indicate that the 2008 population is already at 7,131.

  - Housing – Issues with housing cost trends were noted. Mr. Layton also delved into a brief discussion of the status of COAH's ever-changing rules and regulations.

  - Environmental Resources – Wayne Ferren presented an overview of the diverse environmental features found within the Region, with an emphasis on Geology, Soils, Watersheds, Threatened & Endangered Species, Critical Environs, and Natural Heritage Priority Sites, and how they all work together to contribute to the unique Panhandle Region.

  - Scenic and Historic Resources – Mr. Layton noted that the Upper Freehold Historic Farmland Byway is one of five designated byways in the State, the first in Monmouth County, and is indicative of the rich scenic and historic resources found in the region.

  - Economy – The Region has limited economic opportunities, which Mr. Layton noted appeared to be by-design by municipal land use controls.

  - Water & Sewer – Public sewer & water is limited to the Panhandle Boroughs with no plans to expand the current facilities or service areas. The Panhandle Townships will be subject

to NJDEPs newly adopted Water Quality Management Planning Rule (N.J.A.C. 7:15), which would require septic density in a manner that demonstrates compliance with a statewide target nitrate concentration of 2 mg/L in groundwater on a subwatershed basis (HUC11). Mr. Layton also noted that the Federal drinking water standard is 10 mg/L, signifying the stringent standards being enforced by NJDEP.

2. Workshop

- Mr. Layton mentioned the 10 issues discussed at Regional Collaborative Meeting #1 and noted that there were four issues that seemed to be the most prevalent amongst the Questionnaires received from the Collaborative, including Farmland and Open Space Preservation, Traffic, Economic Growth, and Shared Services/State Mandates/Taxes/COAH. Mr. Layton asked RC Members to volunteer to discuss one of the four issues. With no volunteers for the Economic Growth topic, the participants were then broken into three groups to discuss issues regarding the topic.

- The Groups were then asked to elect one person to present the results of their discussions to the entire regional collaborative. The following provides a summary of the presentations from each group:

    - **Shared Services/State Mandates/Taxes/COAH:**

        - Example of "incorporated villages" prevalent in New York where some services are provided locally in village (in-house) and others provided on a town-wide basis.

        - Allentown is only municipality with police department. Roosevelt and Millstone prefer State police coverage. Even with current charge for State police it is less burdensome than maintaining municipal department.

        - Existing shared services, such as municipal courts, which could be expanded, should be explored.

        - Millstone has a combination of volunteer and paid fire services (with EMS) First Aid is volunteer – sometimes conflicts with EMS.

        - Municipalities should look into sharing the purchase of a trash truck for pick-up of large items on a more regular basis.

        - DPW/road work is an area to be investigated for shared services.

        - COAH – This collaborative should come out against the mandatory development forced by COAH in this environmentally sensitive area.

- State agencies need to talk to each other – DEP, OSG and COAH. COAH mandates should be modified for Planning Area 4.

- **Traffic:**

  - Allentown Bypass is ½ completed and it hasn't solved the traffic issues - in some ways it has worsened them. Have to use a local road to go from one county road to another.
  - Biggest impact is from Ocean County and Northern Counties – thru traffic.
  - Northern Shore impact – CR-537
  - Biggest Corridor is CR-539. Consider alternative for CR-539, which becomes funnel for heavier shore traffic in the summer.
  - Allentown wants a bypass for past school on Main Street. Heavy traffic in the morning with schools. New middle school will also impact Allentown
  - 2 intersections that have 3 jurisdictions
  - Great Adventure – fairly small stretch of impact
  - Another interchange on I-195 may create a problem
  - History of plans of bypass. Study done in '80s and '90s for Washington, Allentown - $8k study. Lead agency was Monmouth County and engineering department has a copy. Copy was provided to consultant.
  - Borough has high density with houses close to roads and it is difficult to expand.
  - Upper Freehold has narrow roads with a few houses.
  - Off-street parking in Allentown with parking behind buildings is a favored concept.
  - Upper Freehold has truck traffic on CR-539 and is a huge major issue
  - Sharon Station Road - trying to get County to take jurisdiction. Can't just divert.
  - Peak difficult times are school times and CR-524 East-West. Special attention to this issue should be reflected in the plan.

- Failed intersections – traffic light may not help for CR-539 in making left (which you can't currently). Traffic flow at school loading times needs to be addressed better.
- If bridge gets fixed, truck traffic will have to go on the road (524 main street)
- Met with county on c 500 roads, have to allow trucks once the bridge is repaired. NJ Truck Route Map should be reviewed for the Panhandle.
- CR-539 – lots of trucks but can't limit them. It is part of the New Jersey Large Truck Access Network.
- Upper Freehold is a very agriculturally oriented town and there are issues with respect to farm equipment and allowing them to maintain agriculture and accommodate traffic at the same time. This should be addressed in the plan.
- Upper Freehold – commuters typically work outside of the area and all commute in and out. Not a huge issue from a traffic perspective.
- Cox-Corner intersection – geometry is off.
- Scenic Byways – allows more control for municipality.
- Scenic roadways should be expanded and connected in multiple municipalities.
- Bike safety issue – had a bikeway plan done and greenway plan implemented
- Alternative bike routes/lanes and accommodations for pedestrians should be accommodated in the plan

- **Farmland and Open Space Preservation**
  - <u>Trends:</u>
    - Trend is from fruit trees and grain farming to "niche" type farming, including:
      - Nurseries
      - Asian vegetables
      - Organic produce
      - Vineyards

- Cattle are now negligible.
    - More goats and sheep in Upper Freehold because they can be maintained as a type of agricultural on smaller lot sizes.

- Farmland Issues:
    - Need to keep an agricultural base to farm, so the land needs to be available.
    - Small preserved parcels of farmland often become "estates' with McMansions that don't meet the intent of preserving and protecting farmland and farming.
    - Some farmlands have been converted to large areas of greenhouses with increased impervious surfaces and increased potential for environmental impacts.
        - Many greenhouses and other nursery structures are not considered permanent features.
        - Greenhouses require stormwater BMPs.
        - Overall approach is to not affect water quality negatively.
        - Other possible concerns include nighttime lighting, reflective surfaces, noise and traffic.
        - "Right-to-farm" rules regulate greenhouses, the use of which is considered a type of agriculture.
    - Agricultural tourism is an increasingly important focus.
        - Including roadside stands, family oriented farm activities, etc.
        - Should be encouraged, but not impact local communities due to increased traffic and other potential impacts.

- Other Issues:
    - Agricultural stormwater issues in general can be of concern.
    - "Green" energy on preserved farmland and open space.

- Solar and windmill "farms" are not agricultural uses and should not be a focus of activity on lands preserved for the purpose of supporting agriculture.
- However, each farm should meet its own energy needs.
- Farmers should not be taxed on improvements to their lands that include infrastructure needed to become energy self-sufficient.
- OK to allow production of 10% more energy than needed on each farm to return to the "grid" as income to the farm.
- Need to address the "right-to-farm" issue - activity cannot be "green" energy production alone on preserved farmland.
- This is also an issue on private, "non-preserved" farm lands.
- All appropriate activities are about making farms viable.

▪ <u>Open Space:</u>

- A major focus for preserving open space is water quality, preserving waterways, and recharge areas. Need to protect quality of life, endangered species habitat, etc.
- A recreation component such as public access trails should be an important component of preserving open space.
- Placement of public access trails across preserved agricultural land also is an important and desirable community asset.
  - Public access trails on preserved agricultural lands currently have to be set up when lands are preserved.
  - There is a need to be able to establish trails on agricultural land that were preserved previously but without trails.
- Greenways and blueways are important elements of the regional infrastructure that need to be preserved, protected and restored.
- Need more county and municipal open space and parklands. Currently, there are not enough preserved lands to meet the needs of the increased population anticipated in the build-out analysis.

3. Conclusion

- At the conclusion of the meeting, Ms. Rodriguez discussed the next steps, which include the Regional Collaborative Meeting #3, Newsletter #1, expected sometime in December 2008, and the Visioning Meetings with each of the individual Municipal Action Committees (MAC). The County will be contacting each municipality to schedule the meetings, which will be held at each municipality. Roosevelt volunteered to host the RC Meeting #3. Ms. Rodriguez noted that Questionnaires are still being accepted and are available on the ftp site for download by the Collaborative. The Collaborative was also asked to review the Draft Regional Profile and Draft Build-Out Analysis and provide comments. A comment deadline for the Draft Regional Profile will be emailed to the Collaborative soon. Ms. Rodriguez thanked everyone for attending the meeting and notified attendees she was available after the meeting to discuss the build-out analysis and maps for any needed adjustments. The Collaborative was also asked to review the Draft Regional Profile and Draft Buildout Analysis and provide comments.

- The meeting was adjourned at 9:30 p.m.

REGIONAL COLLABORATIVE MEETING # 2

ATTENDEE LIST

	Name	Affiliation	Address	Contact Info
1	Zunilda Rodriguez	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460
2	Joseph Barris	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460
3	Kevin Nugent	Monmouth County Engineering Department	1 East Main Street, Freehold, NJ 07728	
4	Nora Shepard	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460
6	Anthony Gamallo	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460
7	Bonnie Goldschlag	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460
8	Joseph Layton	Maser Consulting	53 Frontage Road, Suite 120, Po Box 4017, Clinton, NJ 08809	908-238-0900
9	Daniel Bloch	Maser Consulting	53 Frontage Road, Suite 120, Po Box 4017, Clinton, NJ 08809	908-238-0900
10	Elsbeth Battel	Roosevelt Mayor	PO Box 128, Roosevelt, NJ 08555	Twinkle171@earthlink.net
11	Michael Ticktin	Roosevelt	PO Box 298, Roosevelt, NJ 08555	MTicktin@aol.com
12	Pat Butch	Millstone Open Space and Farmland Preservation	40 Prodelin Way, Millstone, NJ	609-915-3444/brightmeadows1@aol.com
13	Katrina Placer	Mercer County Planning Board	640 S. Broad Street, Trenton, NJ 08618	609-989-6545/kplacer@mercercounty.org
14	Tony Romano	Millstone Ag & OSFP	47 Black Bone Hill Road, Clarksburg, NJ 08510	973-417-0589/Anthony.Romano@pseg.com
15	Andy North	Monmouth County Park and Services	805 Newman Springs Road, Lincroft, NJ	732-842-4000 Ext. 4262
16	Greg Westfall	Allentown	12 Johnson Drive, Allentown, NJ	609-259-6344/westfalls5@juno.com
17	George Ververites	Middlesex County Planning Board		732-745-3013
18	Wayne Ferren	Maser Consulting	Newman Springs Road, Red Bank, NJ	732-383-1956/wferren@maserconsulting.com
19	John Mele	Upper Freehold Planning Board	14 Stacey Drive, Cream Ridge, NJ	609-718-6666/jamele@optonline.net
20	S. P. Dey	Horse Park of New Jersey	86 Hill Road, Allentown, NJ	609-259-2427
21	Stan Moslowski	Upper Freehold Planning Board	142 Sharon Station Road	609-529-0827 / Stan@moslowski-bros.com
22	Nancy Grbelja	Millstone Township Mayor	103 Agress Road, Clarksburg, NJ 08510	609-208-9325 / ngrbelja@optonline.net

Panhandle Region Plan

ALLENTOWN BOROUGH
MUNICIPAL STAKEHOLDER MEETING

Monday, October 27, 2008
Allentown Borough Hall Meeting Room
8 North Main Street
Allentown, New Jersey 08501

7:00 PM – 9:00 PM

AGENDA

1. *Welcome / Introduction of Attendees*	*Zunilda Rodriguez, AICP, Project Manager, Monmouth County Planning Board*	
2. *Discuss Purpose of Stakeholder Meeting*	*Joseph J. Layton, PP, AICP, Maser Consulting* *Daniel Bloch, Maser Consulting*	
3. *Discuss Visioning*		*30 minutes*
4. *Review Handouts*		*30 minutes*

Municipal Questionnaire
Municipal Vision and Planning Issues (From 2004 Cross Acceptance)
Municipal Master Plan Vision Statement
Municipal Base Map(s)

5. *Discuss Regional Issues and their Importance to Municipality* — *60 minutes*

Shared Services / Taxes	*COAH / Affordable Housing*
Walkable Communities / Non-Vehicular	*Development / Sprawl / Suburbanization*
Farmland / Open Space Preservation	*Historic Preservation*
Infrastructure Availability	*Natural Resources*
Traffic Congestion	*Agricultural Support Mechanisms*

6. *Adjournment* — *Zunilda Rodriguez, AICP*

Panhandle Region Plan

ALLENTOWN BOROUGH
MUNICIPAL STAKEHOLDER MEETING

Monday, October 27, 2008
Allentown Borough Hall Meeting Room
8 North Main Street
Allentown, New Jersey 08501

7:00 PM – 9:00 PM

VISIONING QUESTIONS

1. What do you like about your community? (please rank top 5)
    a. What do you see as most important? Why?
    b. What would you like to see remain unchanged in 20 years?
2. Is there anything that you dislike about your community? (please rank top 5)
    a. What would you like to see eliminated or changed in your community in 20 years?
    b. What new concept(s) would you like to see implemented?
3. How would you like to achieve these goals?
    a. Are there any tools that your community is using now to achieve these goals that should be focused on?
    b. Are there any tools that your community is not using that should be used? Are there any examples you admire where this has worked well?

ALLENTOWN BOROUGH
MUNICIPAL STAKEHOLDER MEETING

Monday, October 27, 2008
Allentown Borough Hall Meeting Room
8 North Main Street
Allentown, New Jersey 08501

7:00 PM – 9:00 PM

MUNICIPAL VISION / PLANNING ISSUES

2004 Cross Acceptance

Vision
To maintain the historic character and to continue to have a viable downtown offering services and goods to local and nearby residents.

Top Three Planning Issues
- *Traffic circulation through downtown*
- *Preservation of historic character*
- *Economic viability and retaining "mom and pop" stores*

2006 Master Plan Reexamination Report

Master Plan Objectives
- *Preserve small town character*
- *Preserve land for future open space*
- *Accessibility of open space*
- *Regeneration of commercial viability*
- *Reasonable residential land-use mix*
- *Plan within existing service capacities*
- *Avoid undue fiscal burdens*
- *Traffic congestion and need for a bypass (circulation)*
- *Off-street parking in the Borough center*
- *Aesthetic separation of land uses by means of vegetation areas and buffer zones*
- *Diversity of land uses for tax stability*

MAC MEETING REPORT
Allentown Borough

Meeting Title: Allentown Borough Municipal Stakeholders Meeting

Meeting Date: October 27, 2008

Meeting Time: 7:00 pm – 8:30 pm

Meeting Location: Allentown Borough Hall Meeting Room
8 North Main Street
Allentown, New Jersey 08501

Purpose: The purpose of the meeting was to work with the MAC representatives of Allentown Borough to develop a 'vision' for the future. The intent of this meetings was for Allentown to identify its 'Vision' and the local and regional issues that should be addressed in the Plan.

Facilitators: Zunilda Rodriguez, Monmouth County Planning Board
Joseph J. Layton, Maser Consulting
Dan Bloch, Maser Consulting

Participants: Stuart Fierstein, Allentown Borough Mayor
Julie Martin, Allentown Borough Clerk
Jerry Rovner, Allentown Borough
Eric Betz, HMM / Allentown Borough Engineer

Handouts: Agenda
Visioning Questions
Municipal Vision and Planning Issues
Municipal Questionnaire
Municipal Base Map

1. Introduction / Project Discussion

- Zunilda Rodriguez welcomed the attendees to the Allentown Stakeholders Meeting. Ms. Rodriguez noted that the meeting minutes will be shared only with the Regional Collaborative through the FTP website and will not be posted for the public on the Panhandle Region Plan website. Ms. Rodriguez also noted that copies of the Panhandle Regional Profile were available and reminded the attendees that comments on the Regional Profile were due by December 5, 2008.

- Joe Layton discussed that the purpose of the meeting is to gather information that can be used to prepare a local vision statement specific to the Borough of Allentown that will be published in the Panhandle Region Plan. Mr. Layton noted that it appears, through the previous Regional Collaborative meetings and municipal questionnaires, that the Panhandle municipalities are generally content with the way things are and are primarily concerned with preserving the important characteristics of the Region.

2. Planning Issues Discussion

- The meeting was then opened up for a discussion of planning issues that Allentown is currently facing. Items discussed are as follows:
  - **Traffic**
    - Traffic is a major issue in Allentown, as commuters from surrounding areas pass through the Borough on County Routes 526 and 539, creating congestion and traffic problems for Allentown residents. Congestion is forcing residents to shop outside of the Borough.
    - Truck and bus traffic (which is now limited to 10 tons or less due to bridge repairs) is excessive. Causes vibration which damage older buildings and infrastructure along the roadways.
    - Bypass has been planned for many years but there are issues of intermunicipal opposition from residents of new development in Upper Freehold. There is currently a Joint Bypass Committee with 6 members from Upper Freehold and 6 from Allentown in order to resolve the issues.
    - Serving as first aid responders on turnpike has become a problematic issue straining its force and inability to be reimbursed adequately by state
  - **Preservation**
    - MAC Members are interested in preservation, not only of open spaces and historic sites, but also of other valuable resources and characteristics of the community, including its small-town atmosphere and charm. The Attendees have concerns that Allentown will lose its identity within the next ten years as is succumbs to external forces (i.e. state regulations, development pressures in adjacent municipalities, etc.)
  - **Inter-municipal/County Cooperation**
    - The Attendees discussed current efforts to consolidate services with adjacent municipalities but stated issues in cooperation with certain municipalities.

Cooperation across county lines is difficult. The Borough believes that the County should take on a greater role in facilitating shared service agreements.

- MAC Members would like to have more of a voice with the County Freeholders, despite the small population and tax base. Would like to see implementation of County plans in a more timely fashion.

- **Conformance with State Mandates**
  - MAC Members discussed issues with complying to state mandates as a small town. Funding cuts and other mandates (such as COAH's affordable housing and NJDEP's Wastewater & Stormwater regulations) cause fiscal issues.

3. Visioning Discussion

- The MAC Members were then asked to answer a series of questions geared towards visioning for the future, per the Visioning Questions handout:
  - **What do you like about your community? (please rank top 5)**
    - Self Contained / Security
    - Historical (300 + years)
    - Community Events (Small Town)
    - Independent Thinkers (Demographic Mix) Housing Mix
    - Blue Ribbon School District
  - **What do you see as most important? Why?**
    - Historic Character. Fear That It Will Disappear.
  - **Is there anything that you dislike about your community? (please rank top 5)**
    - Traffic
    - Sprawl on borders
    - State regulations. Small towns should be exempt from some requirements that apply more to larger municipalities.
    - Doughnut Hole /No voice with County (voter pool and tax base)
    - Lack of money to function (caused by excessive taxing, state mandates, etc.)
  - **What would you like to see eliminated or changed in your community in 20 years?**
    - Traffic
  - **What new concept(s) would you like to see implemented?**
    - Western Bypass
    - Cooperation between County and Towns/County and State
    - County should promote Allentown and its historic resources
  - **How would you like to achieve these goals?**

- Better communication and coordination with County and Towns (advocate or ombudsman would be nice)
- County should have more Freeholder meetings at night and in different places
- Better relationship with neighbors
- Shared services and facilities (More sharing of resources and burdens)
- Courts and trash not allowed to cross County boundaries. Trash must be hauled to Tinton Falls.
- Plumstead Township in Ocean County should be brought into Study

4. Review of Handouts

- The MAC Members were asked to review the other handouts, which included the Panhandle Questionnaire submitted for Allentown, the Municipal Vision and Planning Issues (From 2004 Cross Acceptance), and the Municipal Master Plan Vision Statement. MAC Members agreed that the issues and vision statements included in these handouts were still valid. A question arise regarding the involvement of other municipalities outside of the Panhandle Region. Ms. Rodriguez confirmed that all of the adjacent Counties and Municipalities were invited to take part in the Regional Collaborative.

5. Adjournment

- Ms. Rodriguez thanked the attendees for facilitating this meeting, reiterating that these minutes will be available to the Regional Collaborative.

ALLENTOWN MAC MEETING
October 27, 2008 @ 7 PM

Attendee List

	NAME	ORGANIZATION	ADDRESS	PHONE / EMAIL
1	Zunilda Rodriguez	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460 / zrodrigu@monmouthplanning.com
2	Dan Bloch	Maser Consulting	PO Box 4017, Clinton, NJ 08809	908-238-0900 / dbloch@maserconsulting.com
3	Joseph Layton	Maser Consulting	PO Box 4017, Clinton, NJ 08809	908-238-0900 / jjlayton@maserconsulting.com
4	Julie Martin	Allentown Borough	PO Box 487, Allentown, NJ 08501	609-259-3151 / juliemartin1@verizon.net
6	Jerry Rovner	Allentown Borough	PO Box 487, Allentown, NJ 08501	609-259-3540 / JRovner@RapidResponses.com
7	Stuart Fierstein	Allentown Borough	PO Box 487, Allentown, NJ 08501	609-587-1100 / Copiriteinc@aol.com
8	Eric Betz	HMM / Allentown Borough	3 Paragon Way, Freehold, NJ 07728	732-780-6565 / eric.betz@hatchmott.com

MILLSTONE TOWNSHIP
MUNICIPAL STAKEHOLDER MEETING

Wednesday, November 5, 2008
Millstone Township Municipal Building
Courthouse/Township Committee Meeting Room
215 Millstone Road
Millstone Township, New Jersey

2:00 PM – 4:00 PM

AGENDA

1. *Welcome / Introduction of Attendees* — *Zunilda Rodriguez, AICP, Project Manager, Monmouth County Planning Board*

2. *Discuss Purpose of Stakeholder Meeting* — *Daniel Bloch, Maser Consulting*

3. *Discuss Visioning* — *30 minutes*

4. *Review Handouts* — *30 minutes*
   - *Municipal Questionnaire*
   - *Municipal Vision and Planning Issues (From 2004 Cross Acceptance)*
   - *Municipal Master Plan Vision Statement*
   - *Municipal Base Map(s)*

5. *Discuss Regional Issues Important to Municipality* — *60 minutes*

Shared Services / Taxes	*COAH / Affordable Housing*
Walkable Communities / Non-Vehicular	*Development / Sprawl / Suburbanization*
Farmland / Open Space Preservation	*Historic Preservation*
Infrastructure Availability	*Natural Resources*
Traffic Congestion	*Agricultural Support Mechanisms*

6. *Adjournment* — *Zunilda Rodriguez, AICP*

MILLSTONE TOWNSHIP
MUNICIPAL STAKEHOLDER MEETING

Wednesday, November 5, 2008
Millstone Township Municipal Building
Courthouse/Township Committee Meeting Room
215 Millstone Road
Millstone Township, New Jersey

2:00 PM – 4:00 PM

VISIONING QUESTIONS

1. What do you like about your community? (please rank top 5)
    a. What do you see as most important? Why?
    b. What would you like to see remain unchanged in 20 years?
2. Is there anything that you dislike about your community? (please rank top 5)
    a. What would you like to see eliminated or changed in your community in 20 years?
    b. What new concept(s) would you like to see implemented?
3. How would you like to achieve these goals?
    a. Are there any tools that your community is using now to achieve these goals that should be focused on?
    b. Are there any tools that your community is not using that should be used? Are there any examples you admire where this has worked well?

MILLSTONE TOWNSHIP
MUNICIPAL STAKEHOLDER MEETING

Wednesday, November 5, 2008
Millstone Township Municipal Building
Courthouse/Township Committee Meeting Room
215 Millstone Road
Millstone Township, New Jersey

2:00 PM – 4:00 PM

MUNICIPAL VISION / PLANNING ISSUES

2004 Cross Acceptance

Vision
The preservation and conservation of natural resources and acknowledgement of the township's rural heritage through maintaining the community's rural character by preserving farmland/open space, keeping residential densities low, supporting the continuance of a viable agricultural industry, maintaining a rural roadway network.

Top Three Planning Issues
- *Attracting clean and environmentally compatible commercial ratables*
- *Open space and farmland preservation. This includes acquiring easements for horse trails.*
- *Having a central recreation facility for residents*

2007 Master Plan Reexamination Report

Master Plan Principles, Objectives, Policies & Standards
- *Maintain the rural character*
- *Provide a network of preserved open space and farmland to provide public recreation, to maintain biodiversity, to protect water quality, to control flooding and to conserve the scenic, cultural and natural features*
- *Conserve historic sites and districts, open space, energy resources and valuable natural resources to prevent urban sprawl and degradation of the environment*
- *Encourage residential clusters that preserve open space and farmland*
- *Control the location and expansion of infrastructure to conserve the rural character and discourage the extension of sewer and water service into the municipality*

MEETING REPORT
Millstone Township

Meeting: Millstone Township Municipal Stakeholders Meeting

Meeting Date: November 5, 2008

Meeting Time: 2:15 pm – 3:15 pm

Meeting Location: Millstone Township Municipal Building
215 Millstone Road
Millstone Township, New Jersey

Purpose: The purpose of the meeting was to work with the MAC representatives of Millstone Township to develop a 'Vision' for the future. The intent of this meetings was for Millstone to identify its 'Vision' and the local and regional issues that should be addressed in the Plan.

Facilitators: Zunilda Rodriguez, Monmouth County Planning Board
Dan Bloch, Maser Consulting

Participants: Nancy Grbelja, Millstone Township Mayor
James Pickering, Millstone Township Administrator
Matt Shafai, PE, Millstone Township Engineer
Pat Butch, Millstone Township OSFP Chair

Handouts: Agenda
Visioning Questions
Municipal Vision and Planning Issues
Municipal Base Map

1. Introduction / Project Discussion

- Zunilda Rodriguez welcomed the attendees to the Millstone Township Stakeholders Meeting. Ms. Rodriguez noted that the meeting minutes will be shared only with the Regional Collaborative through the FTP website and will not be posted for the public on the Panhandle Region Plan website. Ms. Rodriguez also noted that copies of the Panhandle Regional Profile were available and reminded the attendees that comments on the Regional Profile were due by December 5, 2008. MAC Members noted that the Municipal Questionnaire has not been completed for Millstone and would be submitted by the December 5th deadline.

- Dan Bloch discussed that the purpose of the meeting is to review current planning issues faced by the Township and to gather information that can be used to prepare a local vision statement specific to Millstone that will be published in the Panhandle Region Plan.

2. Visioning Discussion

- The MAC Members were asked to answer a series of questions geared towards visioning for the future, per the Visioning Questions handout:
    - **What do you like about your community? (please rank top 5)**
        - Open /Farm Preservation
        - Quality of Life
            - Rural Nature
            - Low Density
            - Environmental Protection
            - Large Lot Zoning/Cluster Zoning
            - No Public Sewer
        - Central Recreation
        - Equine/Agricultural Industry Viability (Trails)
        - Control over Infrastructure
    - **What do you see as most important? Why?**
        - Environment (Open Space/Farmland/Rural)
    - **What would you like to see remain unchanged in 20 years?**
        - Environment (Open Space/Farmland/Rural)
        - Support agriculture and equine community through everyday activities
        - Expansion of parks at county and municipal level
    - **Is there anything that you dislike about your community? (please rank top 5)**
        - COAH obligation (Severely limited by environmental constraints)
        - Lack of coordination/communication with surrounding Municipalities/Counties
        - High school (Regional)
        - Traffic
        - Deer Management (more deer as development in other areas push them out)
        - Development and traffic sprawl impact from regional areas (Monroe, Jackson, Manalapan)
    - **What would you like to see eliminated or changed in your community in 20 years?**
        - COAH obligations
        - State Police to be replaced with local force

- Provide services in cost effective manner
- State Mandates (Stormwater, COAH, etc.)

- **What new concept(s) would you like to see implemented?**
  - Addition of a regional liaisons
  - Leaf removal program (expensive)
  - Want Library (in the works - Township to build and maintain / MC to supply books, computers, etc.)
  - Large Animal Emergency Response Team (OEM) (+ 1,000 horses in Millstone)
- **Are there any tools that your community is using now to achieve these goals that should be focused on?**
  - Shares courts with Roosevelt - Panhandle court system in progress
  - Regional Animal Control with Upper Freehold
  - County Improvement Authority
  - Planning Studies Conducted:
    - Recreation Study (Environmental commission)
    - Environmental Resources Inventory (Environmental commission)
    - Manure Management
    - Water Quality Management
    - Master Plan (currently working on their Master Plan Reexamination Report, which will be available at the end of the year.)
    - Economic Development
- **Are there any tools that your community is not using that should be used? Are there any examples you admire where this has worked well?**
  - Large Animal Emergency Response Team (Ocean County)

3. Review of Handouts

- The MAC Members were asked to review the other handouts, which included the Municipal Vision and Planning Issues (from 2004 Cross Acceptance) and the Municipal Master Plan Vision Statement. MAC Members agreed that the issues and vision statements included in these handouts were still valid.
- Millstone requested that recreation, keeping clean ratables and schools should be added to their list of regional issues

4. Discussion of Planning Issues

- Mr. Bloch than asked the attendees if there were any planning issues identified in the Regional Collaborative Meetings that need further discussion. Items discussed were as follows:
  - **Walkable Communities / Non-Vehicular**
    - Millstone is not a walkable community in the traditional sense but in a recreational nature.
    - Parks and trails are still in the early stages of development but are heavily used by residents. Continued assistance from County is needed for parks.
  - **Traffic**
    - Traffic congestion is becoming more of an issue, especially with county bridge closed. Traffic primarily "through-traffic" from I-195 to other communities. Road litter is also an issue.
  - **Shared Services / Taxes**
    - Issues with the parking for Millstone residents at the Park & Ride on Applegarth Road in Monroe Township were discussed.
    - Millstone feels underrepresented in the regional school system (60% of school population from Millstone but only one Millstone representative on School Board)
    - School Tax = 78% of Millstone taxes
  - **COAH**
    - Millstone was once referred to as a "Model" by COAH for its Housing Plan. Township is now facing problems meeting obligation.
    - COAH obligation also creates a burden for the school system by generating more school children.

5. Adjournment

- Ms. Rodriguez thanked the attendees for facilitating this meeting, with the reminder that the Municipal Questionnaire and comments on the Regional Profile are due December 5, 2008. Ms. Rodriguez noted she would follow-up with a reminder to Matt Shafai to obtain a completed Millstone Municipal Questionnaire

MILLSTONE MAC MEETING
November 5, 2008 @ 2 PM

Attendee List

	NAME	ORGANIZATION	ADDRESS	PHONE / EMAIL
1	Zunilda Rodriguez	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460 / zrodrigu@monmouthplanning.com
2	Dan Bloch	Maser Consulting	PO Box 4017, Clinton, NJ 08809	908-238-0900 / dbloch@maserconsulting.com
3	Nancy Grbelja	Millstone Township	470 Stagecoach Road, Millstone, NJ 08510	732-685-1402 / ngrbelja@optonline.net
4	James Pickering	Millstone Township	470 Stagecoach Road, Millstone, NJ 08510	732-917-6957 / J-Pickering@millstone.nj.us
5	Matt Shafai, PE	Millstone Township	Leon S. Avakian Inc., 788 Wayside, NJ 07753	732-922-9229/ Mattshafai@aol.com
6	Pat Butch	Millstone OSFP Chair	40 Prodelin Way, Millstone Township, NJ 0853	609-915-3444 / brightmeadow1@aol.com

Panhandle Region Plan

ROOSEVELT BOROUGH
MUNICIPAL STAKEHOLDER MEETING

Tuesday, October 28, 2008
Roosevelt Borough Hall Main Meeting Room
33 North Rochdale Avenue
Roosevelt, New Jersey 08514

7:00 PM – 9:00 PM

AGENDA

1. *Welcome / Introduction of Attendees* — *Zunilda Rodriguez, AICP, Project Manager, Monmouth County Planning Board*

2. *Discuss Purpose of Stakeholder Meeting* — *Daniel Bloch, Maser Consulting*

3. *Discuss Visioning* — *30 minutes*

4. *Review Handouts* — *30 minutes*
   - *Municipal Questionnaire*
   - *Municipal Vision and Planning Issues (From 2004 Cross Acceptance)*
   - *Municipal Master Plan Vision Statement*
   - *Municipal Base Map(s)*

5. *Discuss Regional Issues and their Importance to Municipality* — *60 minutes*

Shared Services / Taxes	*COAH / Affordable Housing*
Walkable Communities / Non-Vehicular	*Development / Sprawl / Suburbanization*
Farmland / Open Space Preservation	*Historic Preservation*
Infrastructure Availability	*Natural Resources*
Traffic Congestion	*Agricultural Support Mechanisms*

6. *Adjournment* — *Zunilda Rodriguez, AICP*

Panhandle Region Plan

ROOSEVELT BOROUGH
MUNICIPAL STAKEHOLDER MEETING

Tuesday, October 28, 2008
Roosevelt Borough Hall Main Meeting Room
33 North Rochdale Avenue
Roosevelt, New Jersey 08514

7:00 PM – 9:00 PM

VISIONING QUESTIONS

1. What do you like about your community? (please rank top 5)
    a. What do you see as most important? Why?
    b. What would you like to see remain unchanged in 20 years?
2. Is there anything that you dislike about your community? (please rank top 5)
    a. What would you like to see eliminated or changed in your community in 20 years?
    b. What new concept(s) would you like to see implemented?
3. How would you like to achieve these goals?
    a. Are there any tools that your community is using now to achieve these goals that should be focused on?
    b. Are there any tools that your community is not using that should be used? Are there any examples you admire where this has worked well?

ROOSEVELT BOROUGH
MUNICIPAL STAKEHOLDER MEETING

Tuesday, October 28, 2008
Roosevelt Borough Hall Main Meeting Room
33 North Rochdale Avenue
Roosevelt, New Jersey 08514

7:00 PM – 9:00 PM

MUNICIPAL VISION / PLANNING ISSUES

2004 Cross Acceptance

Vision
Preserve open space, preserve greenbelt around Borough, encourage community retail uses in village core, discourage incompatible land uses.

Top Three Planning Issues
- *Property maintenance (vehicle storage on small lots)*
- *Open space, including forested greenbelts*
- *Infrastructure (roads, water, sewer, public buildings)*

2001 Master Plan

Land Use Objectives
- *Preserve open space and promote visual enjoyment of the land*
- *Protect environmentally sensitive land from development and misuse*
- *Locate new residential uses to preserve the existing greenbelt*
- *Encourage retail uses for community rather than regional needs*

MEETING REPORT
Roosevelt Borough

Meeting: Roosevelt Borough Municipal Stakeholders Meeting

Meeting Date: October 28, 2008

Meeting Time: 7:00 pm – 8:00 pm

Meeting Location: Roosevelt Borough Hall Main Meeting Room
33 North Rochdale Avenue
Roosevelt, New Jersey 08514

Purpose: The purpose of the meeting was to work with the MAC representatives of Allentown Borough to develop a 'Vision' for the future. The intent of this meetings was for Allentown to identify its 'Vision' and the local and regional issues that should be addressed in the Plan.

Facilitators: Zunilda Rodriguez, Monmouth County Planning Board
Dan Bloch, Maser Consulting

Participants: Elsbeth Battel, Roosevelt Borough Mayor
Michael Ticktin, Roosevelt Borough

Handouts: Agenda
Visioning Questions
Municipal Vision and Planning Issues
Municipal Questionnaire
Municipal Base Map

1. Introduction / Project Discussion

- Zunilda Rodriguez welcomed the attendees to the Roosevelt Stakeholders Meeting. Ms. Rodriguez noted that the meeting minutes will be shared only with the Regional Collaborative through the FTP website and will not be posted for the public on the Panhandle Region Plan website. Ms. Rodriguez also noted that copies of the Panhandle Regional Profile were available and reminded the attendees that comments on the Regional Profile were due by December 5, 2008.
- Ms. Rodriguez discussed that the purpose of the meeting is to gather information that can be used to prepare a local vision statement specific to the Borough of Roosevelt that will be published in the Panhandle Region Plan.

2. Visioning Discussion

- The MAC Members were asked to answer a series of questions geared towards visioning for the future, per the Visioning Questions handout:
    - **What do you like about your community? (please rank top 5)**
        - Open Space/Farmland (hunting over boundary a concern)
        - Quality of Life – Low Crime
        - Historic Character
        - Sense of Community
        - Lack of Congestion
        - Strategic Location (central location between New York and Philadelphia)
    - **What do you see as most important? Why?**
        - Open Space/Farmland
    - **What would you like to see remain unchanged in 20 years?**
        - Open Space/Farmland
    - **Is there anything that you dislike about your community? (please rank top 5)**
        - Taxes
        - Traffic (Route 571)
        - Vulnerable to litigation due to small size
        - Lack of Public Transit
        - Need for More Shared Services
        - Water/Sewer (Infrastructure upgrades in 1936 by Federal Government, now deteriorated, additional unfunded/costly upgrades are needed)
    - **What would you like to see eliminated or changed in your community in 20 years?**
        - Regionalize School District and other services
        - Bring back Bookmobile Program through County Library
        - Local School Library open to the public
        - Closer access to essential businesses
    - **Are there any tools that your community is using now to achieve these goals that should be focused on?**
        - Shared Service meeting
    - **Are there any tools that your community is not using that should be used? Are there any examples you admire where this has worked well?**
        - Incorporated Village (New York State)
            - Concerns that infrastructure and cemetery will be overburdened by incorporation

3. Review of Handouts

- The MAC Members were asked to review the other handouts, which included the Panhandle Questionnaire submitted for Roosevelt, the Municipal Vision and Planning Issues (From 2004 Cross Acceptance), and the Municipal Master Plan Vision Statement. MAC Members agreed that the issues and vision statements included in these handouts were still valid.

4. Discussion of Planning Issues

- To kick off the discussion of the planning issues currently faced by Roosevelt, Ms. Rodriguez commended the Borough in its efforts to retain and expand the greenbelt, while avoiding development pressures and maintaining historic character. Ms. Rodriguez discussed the other Monmouth County regional studies and their general themes, giving an example of the Coastal Monmouth Plan, which is focused around marketing and tourism. Ms. Rodriguez asked whether history could be a possible niche for Roosevelt that could be expanded and capitalized upon.
- MAC members cited the issue of parking/vehicle storage that the Borough faces. As with many older villages in NJ, Roosevelt was not built at a scale suitable to accommodate multiple vehicles per dwelling. The Borough has been grappling to balance the rights of the individual vs. aesthetics of the overall community.
- As a pedestrian friendly community, Roosevelt is not self-sustainable, as shopping and other activities must occur in other places that would require a vehicle. Increases parking issues within the Borough.
- When asked if suburbanization around the Borough has had an impact, MAC Members stated that increased traffic along the main roads is an issue. The Borough would like to see speed limits on County roads decreased in the Borough and other traffic calming features implemented. Sidewalk improvements are needed along County Route 571.
- MAC Members stated that historic preservation is not an issue since the Borough is a nationally listed historic district.
- The Borough has issues with shared services as it is physically isolated from neighboring communities.
- The Borough also has issues with the lack of public transit. Monmouth County S.C.A.T. service will not cross county lines, which poses a challenges for its senior residents with limited transit options.
- Currently no sidewalks along 571 even though Roosevelt is a very walkable community. Poses a pedestrian and traffic problem in community that they would like to see addressed

5. Adjournment

- Ms. Rodriguez thanked the attendees for facilitating this meeting, with the reminder that comments on the Regional Profile are due December 5, 2008.

ALLENTOWN MAC MEETING
October 27, 2008 @ 7 PM

Attendee List

	NAME	ORGANIZATION	ADDRESS	PHONE / EMAIL
1	Zunilda Rodriguez	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460 / zrodrigu@monmouthplanning.com
2	Dan Bloch	Maser Consulting	PO Box 4017, Clinton, NJ 08809	908-238-0900 / dbloch@maserconsulting.com
3	Elsbeth Battel	Roosevelt Mayor	PO Box 128, Roosevelt, NJ 08555	Twinkle171@earthlink.net
4	Michael Ticktin	Roosevelt	PO Box 298, Roosevelt, NJ 08555	MTicktin@aol.com

Panhandle Region Plan

UPPER FREEHOLD TOWNSHIP
MUNICIPAL STAKEHOLDER MEETING

Monday, November 10, 2008
Upper Freehold Township Municipal Building Meeting Room
314 Route 539
Upper Freehold Township, New Jersey 08514

7:00 P.M. – 9:00 PM

AGENDA

1. *Welcome / Introduction of Attendees* — *Zunilda Rodriguez, AICP, Project Manager, Monmouth County Planning Board*

2. *Discuss Purpose of Stakeholder Meeting* — *Daniel Bloch, Maser Consulting*

3. *Discuss Visioning* — *30 minutes*

4. *Review Handouts* — *30 minutes*
   - *Municipal Questionnaire*
   - *Municipal Vision and Planning Issues (From 2004 Cross Acceptance)*
   - *Municipal Master Plan Vision Statement*
   - *Municipal Base Map(s)*

5. *Discuss Regional Issues and their Importance to Municipality* — *60 minutes*

Shared Services / Taxes	*COAH / Affordable Housing*
Walkable Communities / Non-Vehicular	*Development / Sprawl / Suburbanization*
Farmland / Open Space Preservation	*Historic Preservation*
Infrastructure Availability	*Natural Resources*
Traffic Congestion	*Agricultural Support Mechanisms*

6. *Adjournment* — *Zunilda Rodriguez, AICP*

Panhandle Region Plan

UPPER FREEHOLD TOWNSHIP
MUNICIPAL STAKEHOLDER MEETING

Monday, November 10, 2008
Upper Freehold Township Municipal Building Meeting Room
314 Route 539
Upper Freehold Township, New Jersey 08514

7:00 P.M. – 9:00 PM

VISIONING QUESTIONS

1. What do you like about your community? (please rank top 5)
    a. What do you see as most important? Why?
    b. What would you like to see remain unchanged in 20 years?
2. Is there anything that you dislike about your community? (please rank top 5)
    a. What would you like to see eliminated or changed in your community in 20 years?
    b. What new concept(s) would you like to see implemented?
3. How would you like to achieve these goals?
    a. Are there any tools that your community is using now to achieve these goals that should be focused on?
    b. Are there any tools that your community is not using that should be used? Are there any examples you admire where this has worked well?

UPPER FREEHOLD TOWNSHIP
MUNICIPAL STAKEHOLDER MEETING

Monday, November 10, 2008
Upper Freehold Township Municipal Building Meeting Room
314 Route 539
Upper Freehold Township, New Jersey 08514

7:00 P.M. – 9:00 PM

MUNICIPAL VISION / PLANNING ISSUES

2004 Cross Acceptance

Vision
Farmland preservation and protection of natural resources to maximum extent possible, maintain a rural atmosphere, prevent homogenous spread of suburban type development.

Top Three Planning Issues
- *Determining appropriate density to support agricultural land uses and maintain rural character*
- *Continuance of farmland preservation, open space acquisition and development of recreational facilities*
- *Satisfying COAH obligation*

2007 Master Plan Reexamination Report

Vision
Appropriately balance private and public property rights, conserve natural and cultural resources, maintain active farming and open space, develop educational and recreational facilities and to preserve the prevailing quality of life to promote a sustainable future for all residential of the Township that is affordable and desirable.

Master Plan Goals and Objectives
- *Maintain the rural and country atmosphere*
- *Preserve farmland to the maximum extent possible*
- *Provide sufficient amounts of open space and appropriate facilities for a variety of active and passive recreational needs*
- *Prevent the homogeneous spread of suburban type development*

MEETING REPORT
Upper Freehold Township

Meeting Title: Upper Freehold Township Municipal Stakeholders Meeting

Meeting Date: Monday, November 10, 2008

Meeting Time: 7:00 P.M. – 9:15 PM

Meeting Location: Upper Freehold Township Municipal Building Meeting Room
314 Route 539
Upper Freehold Township, New Jersey 08514

Purpose: The purpose of the meeting was to work with the MAC representatives of Upper Freehold Township to develop a 'Vision' for the future. The intent of this meetings was for Upper Freehold to identify its 'Vision' and the local and regional issues that should be addressed in the Plan.

Facilitators: Zunilda Rodriguez, Monmouth County Planning Board
Joseph J. Layton, Maser Consulting
Dan Bloch, Maser Consulting

Participants: S. Perrine Dey, DVM, Upper Freehold Township Board of Health Chairman
David Meirs, Upper Freehold Township
John Mele, Upper Freehold Township Planning Board Chairman
Stanley Moslowski Jr. , Upper Freehold Township Committee

Handouts: Agenda
Visioning Questions
Municipal Vision and Planning Issues
Municipal Questionnaire
Municipal Base Map

1. Introduction / Project Discussion

- Zunilda Rodriguez welcomed the attendees to the Upper Freehold Township Stakeholders Meeting. Ms. Rodriguez noted that the meeting minutes will be shared only with the Regional Collaborative through the FTP website and will not be posted for the public on the Panhandle Region Plan website.
- Ms. Rodriguez reminded the attendees that comments on the Regional Profile were due by December 5, 2008. MAC Members stated that the Crosswicks Creek Watershed is not listed and a

road is mislabeled in the Regional Profile. Ms. Rodriguez requested that all comments be provided in writing as well to ensure accurate inclusion in the revised profile.

- Ms. Rodriguez also noted that the next Regional Collaborative is planned for January 2009. MAC Members will be notified when meeting minutes are available. A copy of the minutes will be faxed to Mr. Dey upon his request at the meeting.
- Dan Bloch discussed that the purpose of the meeting is to review current planning issues faced by the Township and to gather information that can be used to prepare a local vision statement specific to Upper Freehold that will be published in the Panhandle Region Plan.

2. Visioning Discussion

- The MAC Members were asked to answer a series of questions geared towards visioning for the future, per the Visioning Questions handout:
  - **What do you like about your community? (please rank top 5)**
    - Rural/Farming Character (most dense horse population in NJ)
    - Open Space
    - Small community (low population)
    - Scenic vistas
    - Friendly community (old families with history in town)
  - **What would you like to see remain unchanged in 20 years?**
    - Limited population growth / marked decrease in new development
    - No more roads (except for western bypass of Allentown)
  - **Is there anything that you dislike about your community? (please rank top 5)**
    - Traffic (regional)
    - Conflicts between new "suburban" residents and existing "rural" residents/farmers
      - Complaints about farm vehicles on roadways
      - Complaints about dust
      - No complaints about odors (no dairy farms in Township)
    - Lack of intermunicipal cooperation
    - Poor relations with County (feel disenfranchised due to lack of tax/voter base - no voice)
    - High taxes
    - Lack of facilities/services for senior citizens
    - Very little county services such as S.C.A.T. and public transit

- **What new concept(s) would you like to see implemented?**
  - More communication between municipalities
  - Add western bypass of Allentown
  - Add interchange on I-195 with Sharon Station Road
  - Concept (Master Plan) for equine community
  - Equestrian center
  - Traffic light on County Route 539 at Burlington Path Road
  - Despite being PA4, Imlaystown needs treatment plan (at school possibly) to address failing septic systems
- **How would you like to achieve these goals?**
  - Partnering between Municipalities, SADC, and NJ Green Acres and utilize not-for-profits, such as Monmouth County Conservation
  - Clustering
  - TDR (too difficult)
- **Are there any tools that your community is not using that should be used? Are there any examples you admire where this has worked well?**
  - County services not fully utilized:
    - Roads and infrastructure
    - MC Mosquito Commission
    - MC Shade Tree Commission
    - MC S.C.A.T.

3. Review of Handouts

- The MAC Members were asked to review the other handouts, which included the Municipal Vision and Planning Issues (from 2004 Cross Acceptance) and the Municipal Master Plan Vision Statement. MAC Members agreed that the issues and vision statements included in these handouts were still valid.
- With regards to the 2007 Master Plan Goals, one goal moving forward on, is the provision of hiking and equestrian trails in linear parks, similar to what Millstone has done.

4. Discussion of Planning Issues

- Mr. Bloch then asked the attendees if there were any planning issues identified in the Regional Collaborative Meetings that need further discussion. Items discussed are as follows:
  - **Historic Preservation**
    - What is historic? Township has different vision than State
    - Township does not mind designating historic sites but does not want associated restrictions
    - Economics - low/moderate income residents in historic homes may not be able to afford to maintain historic status
  - **Agricultural Support**
    - Not profitable enough to be sustained
    - Tractor Supply Company anticipated
    - Race horses/Equine center could help sustain agricultural support mechanisms
    - Dressage horses becoming more popular
    - Ethanol plant would help farming
  - **Environmental Resources**
    - Noted that Upper Freehold is in different Watershed Management Area (Delaware River vs. Atlantic Ocean), which has different implications than other parts of the Panhandle Region
  - **Walkable Community**
    - Heritage Green wants sidewalks to link to recreation areas

5. Adjournment

- Ms. Rodriguez thanked the attendees for facilitating this meeting, with the reminder that comments on the Regional Profile are due December 5, 2008.

UPPER FREEHOLD MAC MEETING
November 10, 2008 @ 7 PM

Attendee List

	NAME	ORGANIZATION	ADDRESS	PHONE / EMAIL
1	Zunilda Rodriguez	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460 / zrodrigu@monmouthplanning.com
2	Dan Bloch	Maser Consulting	PO Box 4017, Clinton, NJ 08809	908-238-0900 / dbloch@maserconsulting.com
3	Joseph Layton	Maser Consulting	PO Box 4017, Clinton, NJ 08809	908-238-0800 / jjlayton@maserconsulting.com
4	S P Dey	Upper Freehold MAC	86 Hill Road, Allentown, NJ 08501	(609) 259-2427 / (609) 273-3266 (cell) / (609) 259-7939 (fax)
5	David Meirs	Upper Freehold MAC	CN-63- Hornerstown-Arneytown Road, Cream Ridge, NJ 08514	609-758-8208 / walridgefarm@aol.com
6	John Mele	Upper Freehold MAC	14 Stacey Drive, Cream Ridge, NJ 08514	cell: (908) 313-1935 / (609) 758-6666 / jamele@optonline.net
7	Stanley Moslowski Jr.	Upper Freehold MAC	142 Sharon Station Road, Robbinsville, NJ 08691	(609) 259-0579 / Stan@moslowski-bros.com

Panhandle Region Plan

REGIONAL COLLABORATIVE MEETING #3

Wednesday, January 28, 2009
Roosevelt Borough Hall Main Meeting Room
33 North Rochdale Avenue
Roosevelt, New Jersey 08514

7:00 PM – 9:00 PM

AGENDA

1. Welcome	*Bonnie Goldschlag, PP/AICP Assistant Director of Planning, Monmouth County Planning Board*
2. Project Update	*Zunilda Rodriguez, AICP, Project Manager, Monmouth County Planning Board*
3. Issues and Alternatives Introduction Presentation	*Joseph J. Layton, PP/AICP, Project Manager, Maser Consulting, PA* *&* *Zunilda Rodriguez, AICP, Project Manager, Monmouth County Planning Board*
4. Workshop Session *<u>Discussion of Panhandle Issues & Alternatives</u>:* *-Agriculture* *-Natural Resources* *-Historic & Cultural Resources* *-Transportation* *-Regional Cooperation* *-Economy & Marketing* *-Housing & Development*	*Regional Collaborative Members* *<u>Facilitators</u>:* *-Zunilda Rodriguez, MCPB* *-Joseph J. Layton, Maser* *-Dan Bloch, Maser* *- Andrew Jafolla, Maser*
5. Next Steps & Questions	*Joseph J. Layton, PP/AICP*
6. Adjournment	*Zunilda Rodriguez, AICP*

Panhandle Region Plan

Regional Collaborative Meeting #3

Wednesday January 28, 2009
7:00 PM– 9:00 PM
Roosevelt Borough Municipal Building

Panhandle Region Plan

Presentation Overview

- Goals and Objectives
  - Draft Regional Profile Collaborative Comments
  - Newsletter #1
- Plan Status
- Regional Issues and Alternatives
- Alternatives Discussion Workshop
  - PRP Planning Topics
  - PRP PIA Sample
  - Workshop Breakout Session
- Next Steps
- Questions/Comments

Panhandle Region Plan

PRP Goal

To establish a set of planning alternatives to help Monmouth County's Panhandle Region municipalities:

1) *manage their remaining development potential;*
2) *address the impacts future growth will have on infrastructure, the natural environment and the over-all quality of life; and*
3) *promote farmland retention and support for the agricultural industry, and retain the areas rural and historic landscape and character.*

Panhandle Region Plan

PRP Objectives

- Ensure sound and integrated planning
- Preserve and enhance areas with historic, cultural, scenic, open space and recreational value
- Promote farmland retention
- Promote beneficial economic development
- Conserve natural resources and systems
- Encourage inter-municipal coordination and cooperation
- Preserve and enhance quality of life
- Cooperatively prepare PRP for County Plan Endorsement

Panhandle Region Plan

Plan Status

- Tasks
  - Task 1 – Project Kickoff
  - Task 2 – Regional Profile & Build-out Analysis
  - Task 3 – MAC Visioning / Alternatives
  - Task 4 – Preferred Alternatives
  - Task 5 – The Plan

Panhandle Region Plan

Task 3

- Meeting with Municipal Representatives in October and November 2008
- Assist in Municipal Visions
- Develop Regional Vision
- Amend Regional Profile Report
- Identify Planning Alternatives/Strategies
  - Support Regional Vision
  - Achieve Regional Goals and Objectives
- Update Project Webpage
- Newsletter #1

Panhandle Region Plan

Draft Regional Profile
Collaborative Comments

- Update demographic and economic information in profile using 2008 MC data instead of Census 2000 data
- Expand regional context section and discuss impacts of proposed development in adjacent counties
- Update acreage data for county parks in the Panhandle

Panhandle Region Plan

Draft Regional Profile
Collaborative Comments (cont.)

- Update land use land cover map to reflect most accurate farmland and agriculture distributions based on MC farmland shape files
- Include levels of service data for transportation section
- Identify cross county regional road relationships to county roads found in the Panhandle
- Add discussion segment on cultural resources under environmental resources chapter

Panhandle Region Plan

Draft Regional Profile
Collaborative Comments (cont.)

- Update Scenic Byway segment in profile to reflect current project initiatives and its impact on the Panhandle communities
- Include Millstone municipal questionnaire in profile
- Upper Freehold submitted updated housing units data from Tax Assessor records
- Readjustments to table of contents formatting and grammatical revisions

Panhandle Region Plan

Newsletter #1

- Purpose of Newsletter
  - Inform Public and Stakeholders
  - Elicit interest in Panhandle Plan
  - Working Tool for Collaborative Members
- Use of Newsletter
  - As Promotional Tool
  - Make available in Municipal Buildings
  - Placed on Municipal Web Sites
  - Mailed as part of or in association with Community Bulletins

Panhandle Region Plan

Alternatives Discussion Workshop

- PRP Planning Topics
- PRP PIA Sample
- Workshop Breakout Session

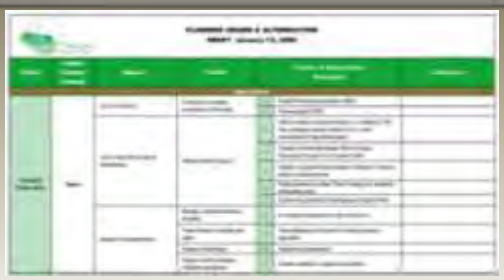
Panhandle Region Plan

PRP Planning Topics

- Agriculture
- Natural Resources
- Historic & Cultural Resources
- Transportation
- Regional Cooperation
- Economy & Marketing
- Housing & Development

Panhandle Region Plan

PRP PIA Sample



Additional review of PRP Planning Issues and Alternatives Draft Dated January 13, 2009 (Workshop Discussion Groups)

Panhandle Region Plan

Next Steps . . .

- Regional Collaborative Meeting #4 February/March 2009
- Consolidate Visions and Finalize Selected Planning Alternatives
- Update Project Webpage
- Distribute Newsletter #1 and County Press Release
- Finalize Build-Out Analysis
- Identify Planning Benchmarks for Implementation

Panhandle Region Plan

Panhandle Region Plan

Questions / Comments ?

Panhandle Region Plan Website
http://co.monmouth.nj.us/page.asp?agency=24&id=3115

Panhandle Region Plan

Panhandle Region Plan

MEETING REPORT #3

Meeting Title: Regional Collaborative Meeting #3

Meeting Date: January 28, 2009

Meeting Time: 7:00 pm – 9:30 pm

Meeting Location: Roosevelt Borough Hall, Main Meeting Room
33 North Rochdale Avenue
Roosevelt, New Jersey 08514

Purpose: The purpose of the meeting was to discuss the Visions, Issues and Alternatives identified from the previous meetings with each of the Municipal Action Committees and review the Draft Planning Issues and Alternatives matrix prepared.

Facilitators: Zunilda Rodriguez, Project Manager, Monmouth County Planning Board
Joseph J. Layton, Project Manager, Maser Consulting
Dan Bloch, Maser Consulting
Andrew Jafolla, Maser Consulting

Participants: See attached sign-in sheet

Handouts: Meeting #3 Agenda
Newsletter #1
Draft Panhandle Planning Issues and Alternatives matrix
Collaborative Comments on Panhandle Regional Draft Profile
Borough of Roosevelt Open Space and Preserved Farmlands Map

1. Introduction / Project Discussion

- Zunilda Rodriguez welcomed the attendees to the third meeting of the Panhandle Regional Collaborative. In seeing some new attendees, Ms. Rodriguez asked that everyone introduce themselves to the collaborative.

- Ms. Rodriguez reviewed the goals and objectives of the Panhandle Region Plan and provided a brief status overview, which detailed the progress that has been made on the Plan so far and the purpose of this meeting. Ms. Rodriguez noted that the project team conducted meetings with the Municipal Representatives (*these meeting minutes are available for the collaborative on the project ftp website*) in October and November 2008 to assist in developing Municipal and Regional Visions for the Panhandle, the Regional Profile is being amended, the project webpage has been updated and Newsletter #1 has been distributed to the collaborative.

- Ms. Rodriguez also discussed the comments received from the Collaborative regarding the Draft Regional Profile, stating that the project team will be making amendments to finalize the report based on comments received from the Collaborative. Ms. Rodriguez discussed the following key comments:
    - Update demographic and economic information in profile using 2008 MC data instead of Census 2000 data
    - Expand regional context section and discuss impacts of proposed development in adjacent counties
    - Update acreage data for county parks in the Panhandle
    - Update land use land cover map to reflect most accurate farmland and agriculture distributions based on MC farmland shape files
    - Include levels of service data for transportation section
    - Identify cross county regional road relationships to county roads found in the Panhandle
    - Add discussion segment on cultural resources under environmental resources chapter
    - Update Scenic Byway segment in profile to reflect current project initiatives and its impact on the Panhandle communities
    - Include Millstone municipal questionnaire in profile
    - Upper Freehold submitted updated housing units data from Tax Assessor records
    - Readjustments to table of contents, formatting and grammatical revisions
- Ms. Rodriguez then commenced a discussion of the first Panhandle Newsletter. She noted that the purpose of the newsletter is to inform the public and stakeholders of the status of the Panhandle Plan, elicit interest in the Panhandle Plan and it can be used as a working tool for collaborative members. Municipalities were encouraged to use the newsletter as a promotional tool by making it available in municipal buildings, on municipal websites, mailed as part of or in association with community bulletins and/or distributed to interest groups. The newsletter is available on the project webpage at www.monmouthplanning.com and on the collaborative fttp site.

- Joseph Layton provided an overview of the Planning Issues and Alternatives matrix that was handed out at the meeting. Mr. Layton noted that the matrix was derived from discussions during the two prior Regional Collaborative Meetings as well as the meetings with each Municipal Action Committee. The matrix was developed using the following Planning Topics that were identified during previous meetings:
    - Agriculture
    - Natural Resources
    - Historic & Cultural Resources
    - Transportation
    - Regional Cooperation
    - Economy & Marketing
    - Housing & Development

2. Workshop

- After reviewing the Agricultural section of the matrix as a sample for the Collaborative to understand its format and focus, Mr. Layton asked the collaborative to break into two groups to review the matrix and report back to the group with any comments. Ms. Rodriguez asked that only one representative from each municipality be in each workshop group as to permit an equal balance of municipal perspectives on the issues.

- The matrix was divided into two sections for review by a group; Group A reviewed Agriculture, Natural Resources and Historic & Cultural Resources; Group B reviewed Transportation, Regional Cooperation, Economy & Marketing and Housing & Development.

- The Groups were then asked to elect one person to present the results of their discussions to the entire regional collaborative. The following provides a summary of the recommended changes to the matrix as presented by each group:

- **Group A** (facilitated by Dan Bloch and Zunilda Rodriguez)**:**

    - **Agriculture:**

        - Alternative #4 - Clarify the focus of what is meant by Equine Center and how it relates to the racing and other equine industries

        - Alternative #5 - Make more general by removing "…to assist in animal removal"

        - Alternative #6 - Add language that ensures that NJ-SADC regulations regarding the use of Green Energy on preserved farmland will be complied with

        - Add new issues and alternatives line for Viability of Farming (Off-Seasons)

        - Add new issues and alternatives line for Funding

        - Alternatives should subsequently therefore correspond to the applicable new three vision categories: Preserved Farmland, Non-Preserved Farmland and All Farmland (Preserved or Not)

    - **Natural Resources:**

        - Add new issues and alternatives line under Habitat & Wildlife Protection for natural resource protection and preservation funding issues

- Add new issues and alternatives line under Habitat & Wildlife Protection for the inconsistencies between COAH and other State agencies with regard to Natural Resources

- Add new alternative line under Parks & Open Space Preservation for the need to educate public (including new land owners) on preservation (why it's important, how it works, county/state resources available, etc.)

- Add language that recognizes and acknowledges past and ongoing environmental planning efforts throughout the region

- Alternative #23 -- Revise from "forge stronger relationships…" to "Continue strong relationships" as there is already a strong relationship between the municipalities and County Park System

- Alternative #26 – Prepare and/or expand regional open space and recreation plan

- Alternative #27 – Revise to "identify additional potential greenways and trails"

  - **Historic & Cultural Resources:**

    - Add new alternative line under Proper identification of all significant resources (#29) for sharing historic information between municipalities

    - Include revolutionary resources (troop paths, battlegrounds, etc.) in historic/cultural resources to be protected and marketed

- **Group B** (facilitated by Andrew Jafolla and Joseph Layton)**:**

  - **Transportation:**

    - Remove Alternative #38 - A new interchange for I-195 was seen as not being feasible. The western bypass for Allentown was seen as the solution which would accomplish the goals of a new interchange for I-195

    - Alternative #44 - May be difficult to enforce due to lack of enforcement capabilities in the area. There seemed to be considerable frustration with the State Police when trying to set up enforcement blitzes. However, this alternative should remain at this time

    - Combine Alternatives #45 & 46 - Expansion of the S.C.A.T. service should still be specifically named

- Remove Alternative #50 - There is already a lack of enforcement capabilities, therefore, this added burden of enforcement would never materialize if ordinances were passed

- Alternatives #51 - 57 - should be grouped under one vision heading, titled "Walk/Bike/Horse Trails", "Non-Vehicular Travel" or a similar title in nature

- Add new issues line under Traffic Congestion for Truck Traffic using County Route 539 from the Sand Mines

- Add new alternatives line under Bicycle Facilities for county-wide comprehensive bike trails plan

- Add new alternatives line under Bicycle Facilities for capital coast bike path planning efforts

- **Regional Cooperation:**

  - County lines as barriers need to be broken down; services in Mercer County are much more convenient to the Panhandle Region

  - No specific changes to items recommended

- **Economy & Marketing:**

  - Combine Alternatives #67 & 68 - increased patronage will allow for expanded hours of operation and vice-versa

  - Alternative #69 - specifically note a Special Improvement District

  - Remove Alternative #77 - duplicate of #80

  - Add new alternative line under Regional Identity & Promotion of Resources for State Tourism Bureau to promote Panhandle Region

- **Housing & Development:**

  - Remove Alternative #82 - contradictory to Panhandle Vision of maintaining rural densities

  - Split Alternative #85 - sustainable development should be broken into two alternatives: Government and Private/Residential. Subsidies should be available to property owners for green development

- Add new alternative line under COAH / Affordable Housing for public transit needed to support COAH housing

- Add new alternative line under Neighborhood Preservation for public education on how farmland preservation and other preservation efforts enhance the region's quality of life

3. Conclusion

- At the conclusion of the meeting, Ms. Rodriguez discussed the next steps, which include Regional Collaborative Meeting #4 (expected sometime in February or March 2009 to be hosted by Allentown), consolidate visions and finalize selected planning alternatives, update project webpage, distribute Newsletter #1 and County Press Release, finalize build-out analysis, and identify planning benchmarks for implementation. As requested by the Collaborative, the County will coordinate the scheduling of the next meeting on a non-Wednesday. Ms. Rodriguez thanked everyone for attending the meeting.

- The meeting was adjourned at 9:30 p.m.

County Addendum Changes to Draft PIA matrix:

In addition to the items discussed at the meeting, the County also recommends changes to the Draft Planning Issues and Alternatives matrix, including the following:

- Alternative #8 – Revise to read "encourage development of agri-businesses, including agri-tourism"
- Include within the vision of Watershed Management, a new alternative regarding "encouraging best management practices for farmlands"
- Under Historic and Cultural Resources, include a new alternative for "establishment and coordination of local festivals and activities highlighting historic and cultural resources in the region"
- Under Economy and Marketing, include a new alternative for "coordinate local festivals and activities in the region"
- Under Economy and Marketing, include a new vision for "market and brand region." New alternatives would include "Identify branded concepts in the Panhandle," "Coordinate cohesive marketing strategy through regional brand."
- Alternative #64 – Revise to read "coordinate with existing services in adjacent counties and municipalities"
- Alternative #79 – Revise to read "Help alter regional perceptions with external entities through the establishment and implementation of a cohesive regional identity"
- Alternative #83 – Define more specifically by what is meant by "mechanisms" in this alternative

REGIONAL COLLABORATIVE MEETING # 3
ATTENDEE LIST

	Name	Affiliation	Address	Contact Info
1	Zunilda Rodriguez	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460
2	Amanda Brockwell	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460
3	Nora Shepard	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460
4	Joe Layton	Maser Consulting	PO Box 4017, Clinton, NJ 08809	908-238-0800
6	Dan Bloch	Maser Consulting	PO Box 4017, Clinton, NJ 08809	908-238-0800
7	Andrew Jafolla	Maser Consulting		
8	Michael Ticktin	Roosevelt	PO Box 298, Roosevelt, NJ 08555	609-947-0491
9	Robin Gould	Roosevelt	PO Box 623, Roosevelt, NJ 08555	609-448-4616
10	Eric Betz	Allentown (HMM)	3 Paragon Way, Freehold, NJ 07728	732-780-6565
11	Andy North	Monmouth County Parks System		732-842-4000 Ext. 4262
12	S. P. Dey	Upper Freehold	86 Hill Road, Allentown, NJ	609-259-1421 / 609-273-3266
13	John Mele	Upper Freehold	14 Stacy Drive, Cream Ridge, NJ 08514	609-448-7701
14	Nancy Grbelja	Millstone Township		
15	Julie Martin	Allentown	PO Box 487, Allentown, 08501	609-259-3151
16	Nancy Warnick	Roosevelt	PO Box, Roosevelt, NJ 08555	609-490-0702
17	Kathy Ricci	Upper Freehold	143 Extonville Road, Allentown, NJ 08501	609-259-4194
18	Pat Butch	Millstone Township	40 Prodelin Way, Millstone Township 08535	609-915-3444
19	Beth Battel	Roosevelt	PO Box 171, Roosevelt NJ 08555	609-448-7701
20	Kevin Nugent	Monmouth County Egineering Dept.	1 East Main Street, Freehold, NJ 07728	732-431-7756

Panhandle Region Plan

REGIONAL COLLABORATIVE MEETING #4

Thursday, April 30, 2009
Allentown Borough Hall Meeting Room
8 North Main Street
Allentown, NJ 08501

7:00 PM – 9:30 PM

AGENDA

1. Welcome & Project Update	*Zunilda Rodriguez, AICP,* *Project Manager, Monmouth County Planning Board*
2. Planning & Implementation Agenda Presentation	*Joseph J. Layton, PP/AICP,* *Project Manager, Maser Consulting, PA*
3. Workshop Session *Review of Panhandle Planning & Implementation Agenda:*	*Regional Collaborative Members*
Group 1 *-Agriculture* *-Natural Resources* *-Historic & Cultural Resources*	*<u>Facilitators</u>:* *-Zunilda Rodriguez, MCPB* *-Joseph J. Layton, Maser* *-Dan Bloch, Maser*
Group 2 *-Transportation* *-Regional Cooperation* *-Economy & Marketing* *-Housing & Development*	
4. Next Steps & Questions	*Joseph J. Layton, PP/AICP*
5. Adjournment	*Zunilda Rodriguez, AICP*

Panhandle Region Plan

Regional Collaborative Meeting #4

Thursday, April 30, 2009
7:00 PM– 9:30 PM
Allentown Borough Hall Meeting Room
8 North Main Street Allentown, NJ 08501

Panhandle Region Plan

Presentation Overview

- Review Vision Statements
- Plan Status
- Alternatives Discussion Workshop
  - PRP PIA Sample
  - Workshop Breakout Session
- Next Steps
- Questions/Comments

Panhandle Region Plan

Regional Vision Statement

To maintain and enhance the regional rural identity through a cooperative effort to preserve critical agricultural, natural, historic, cultural and economic resources, while controlling and responding to regional influences, such as traffic impacts and growth pressures from outside the Panhandle Region.

Panhandle Region Plan

Municipal Vision Statements

Allentown Borough

To maintain the historic character and to continue to have a viable downtown offering services and goods to local and nearby residents.

Millstone Township

To preserve and conserve natural resources and acknowledge the township's rural heritage through maintaining the community's rural character by preserving farmland/open space, keeping residential densities low, supporting the continuance of a viable agricultural industry, maintaining a rural roadway network.

Panhandle Region Plan

Municipal Vision Statements

Roosevelt Borough

To preserve open space, preserve greenbelt around Borough, encourage community retail uses in village core, discourage incompatible land uses.

Upper Freehold Township

To preserve farmland and protect natural resources to maximum extent possible, maintain a rural atmosphere and prevent homogenous spread of suburban type development.

Panhandle Region Plan

Plan Status

- Tasks
  - Task 1 – Project Kickoff
  - Task 2 – Regional Profile & Build-out Analysis
  - Task 3 – MAC Visioning / Alternatives
  - Task 4 – Preferred Alternatives
  - Task 5 – The Plan

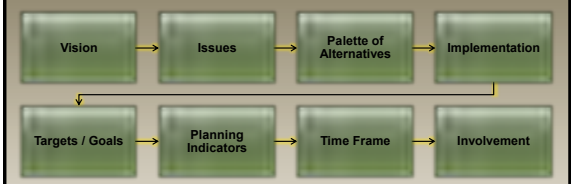
Panhandle Region Plan

Task 4

- Evaluate and Update Planning & Implementation Agenda
- Public Information Session #1
- Prepare Draft Plan Outline
- Update Project Webpage

Panhandle Region Plan

PRP PIA Format



Workshop Breakout Session

- **Group 1 – Planning Topics:**
  - Agriculture
  - Natural Resources
  - Historic & Cultural Resources
- **Group 2 – Planning Topics:**
  - Transportation
  - Regional Cooperation
  - Economy & Marketing
  - Housing & Development

Panhandle Region Plan

Next Steps . . .

- Public Information Session #1
- Prepare Draft Plan Outline
- Prepare Draft Plan (Task 5)

Panhandle Region Plan

Panhandle Region Plan

Questions / Comments ?

Panhandle Region Plan Website located on:
www.monmouthplanning.com

Panhandle Region Plan

MEETING REPORT #4

Meeting Title: Regional Collaborative Meeting #4

Meeting Date: April 30, 2009

Meeting Time: 7:00 pm – 9:30 pm

Meeting Location: Allentown Borough Hall Meeting Room
8 North Main Street
Allentown, New Jersey 08501

Purpose: The purpose of the meeting was to discuss the draft Regional and Municipal Visions and identify Preferred Alternatives, as presented in the draft Planning and Implementation Agenda (PIA).

Facilitators: Zunilda Rodriguez, Project Manager, Monmouth County Planning Board
Joseph J. Layton, Project Manager, Maser Consulting
Dan Bloch, Maser Consulting

Participants: See attached sign-in sheet

Handouts: Meeting #4 Agenda
Draft Planning Implementation Agenda (PIA) - Revised Dated April 9, 2009

1. Introduction / Project Discussion

- Zunilda Rodriguez welcomed the attendees to the fourth meeting of the Panhandle Regional Collaborative and introduced the project team. Ms. Rodriguez noted that the Plan is currently at the end of Task 4, with only one more task remaining, which is Task 5 - the Plan.

- Joseph Layton provided a PowerPoint presentation to discuss the draft regional and municipal vision statements, plan status and alternatives discussion based on the draft Planning & Implementation Agenda (PIA) handed out at the meeting.

- After reading the draft Regional Vision Statement, Mr. Layton asked if there were any comments on the vision statement. A Regional Collaborative Member commented that sustainable and/or 'green' development should also be portrayed in the vision statement, as this is a growing trend in New Jersey. Mr. Layton noted that comments can be submitted up until May 22 on the vision statement.

2. Workshop

- After reviewing the sample section of the PIA for the Collaborative to understand its format and focus, Mr. Layton asked the collaborative to break into two groups to review the matrix and report back to the group with any comments. Ms. Rodriguez asked that at least one representative from each municipality be in each workshop group to provide an equal balance of municipal perspectives on the issues.

- The matrix was divided into two sections for review by a group; Group A reviewed Agriculture, Natural Resources and Historic & Cultural Resources; Group B reviewed Transportation, Regional Cooperation, Economy & Marketing and Housing & Development.

- The Groups were then asked to elect one person to present the results of their discussions to the entire regional collaborative. The following provides a summary of the recommended changes to the matrix as presented by each group:

- **Group A** (facilitated by Joseph Layton and Dan Bloch; presented by Joseph Layton)**:**

    - **General Comments:**

        - In Legend, for MCADB, change "…Agricultural…" to "…Agriculture…"

        - In Legend, for NJSADC, change "…Commission" to "…Committee"

    - **Agriculture:**

        - <u>Alternative #2</u>: add partnering between municipalities, County SADC, non-profits and other interest groups

        - <u>Implementation #2</u>: change to "Cultivate and process strong & competitive applications"

        - <u>Add Implementation Strategy #4C</u>: coordinate program to provide local farm-fresh produce to schools and other public facilities

        - <u>Add New Alternative</u>: recommending promotion and marketing of agricultural resources and activities (i.e. agri-tourism, Millstone Farmers Market, etc.) and/or cross-reference to Alternative #56 under Economy & Marketing section

- **Natural Resources:**
  - Alternative #17: clarify that invasive exotic species refers to both plants and animals
  - Alternative #22: clarify what is meant by "joint open space preservation opportunities with County"
  - Planning Indicator #22 - add "…as adopted by Monmouth County Park System"
    - Coordination of planning to acquire adjoining parcels
  - Add New Alternative: to develop a consistent trail system data base between municipalities, county and state
  - Add New Alternative: emphasizing equestrian trails and/or cross-reference to Non-Vehicular Travel under Transportation section
  - Add New Alternative: to investigate and support water supply with specific reference to water quantity available for irrigation purposes as farms transition from grain to other types of agriculture requiring irrigation.
  - Add New Alternative: under Habitat & Wildlife Protection to encourage management of invasive wildlife populations (i.e. deer and geese).
  - Add New Alternative: encouraging Eco-Tourism (i.e. Assunpink, bird watching, etc.) and/or cross-reference under Economy & Marketing section
  - Add New Alternative: to promote better stewardship of Green Acres open space lands
- **Historic & Cultural Resources:**
  - Add New Alternative: to assist in developing a wastewater treatment plant to support historic villages (i.e. Imlaystown) with failing septic systems

- **Group B** (facilitated and presented by Zunilda Rodriguez)**:**
  - **General Comments:**
    - Make PIA header color format to be more user friendly for the purpose of Black & White copy reproduction

- Overall, there should be discussion as to whether the PRTF (Panhandle Region Task Force) will focus on long term assignments, short term, "as needed basis," evolve with issues, etc. What is their role specifically? This should be outlined somewhere in the introduction to PRTF in the legend portion of the PIA and in the plan. It was suggested that it would serve as a liaison and offer recommendation to the municipalities as issues arose verses being a permanent standing committee. For example, if an issue is resolved or no longer is relevant, then the committee would no longer be needed.

- **Transportation:**

  - Add New Implementation #35B: Easterly Connector (Sharon Station Road) advancement on county project. Assign a short-term timeframe.

  - Add New Alternative to transportation section dealing with "using transit more to get people to those seasonal influxes." Assign a medium-long term timeframe.

  - Alternative #37: revise to read "Identify alternative truck and bus routes. Reduce truck and bus traffic on County and local roads (especially CR-539, CR-524 and other county routes)"

  - Municipal Involvement #38: Allentown and Upper Freehold are involved with this strategy; not just Allentown.

  - Time Frame #41: assign a long-term time frame

  - Alternative #42: revise to read: "Explore expanding existing services and financial feasibility to municipalities for (i.e. Monmouth County S.C.A.T.) to cross county lines."

  - Other Involvement #42: include Monmouth and Mercer counties and Local Assembly District Representatives.

  - Alternative #44B: add internet accessible materials.

  - Involvement #44B: eliminate Allentown and Roosevelt. Only Millstone and Upper Freehold should be involved with this alternative due to many farming activities in these communities.

  - Involvement #45: add Millstone and Upper Freehold. All four municipalities should be involved with this alternative.

- Add New Issue / Alternative / Implementation: under Non-Vehicular Travel to "connect other county/ adjacent municipality trail systems with those in the Panhandle Region" (all 4 municipalities.) Issue is shared among the region. There is focus separately on the boroughs and townships but not on the 4 as they relate to adjacent counties and municipalities. Identifying linkage points or opportunities for partnership extensions may prove useful.

- Add New Alternative: focusing on issues of "pedestrian vs. motor vehicle congestion." (page 11)

- Implementation #47C: revise to read "Explore expanding capital-to-coast bike path planning efforts."

- **Regional Cooperation:**

  - Involvement: Add "MC Office on Aging" as participant, where appropriate

  - Add new Issue/ Alternative/ Implementation: focused on "Regional Cooperation Impacts on Education" for developing a structure to respond to issues of regional education since there are current county and state impacts/plans affecting regionalizing education more and to deal with local demographic changes and perhaps the need for more regionalization of education. Complete all corresponding sections for the alternative (i.e. strategies, accomplishing tasks and involvement sections)

- **Economy & Marketing:**

  - Planning Indicators #58: revise to read "Increased and diversity of business activity"

- **Housing & Development:**

  - [No comments.]

3. Conclusion

- At the conclusion of the meeting, Ms. Rodriguez discussed the next steps, which include Public Information Session #1 (expected May 2009 to be hosted by Millstone), the Draft Plan Outline and the Draft Plan (Task 5).

- A few collaborative members raised concerns about whether the draft PIA under consideration and review for needed revisions would be made available for public review at the upcoming Public

Information Session #1. Ms. Rodriguez noted that the upcoming public information session would serve as an opportunity to introduce the public to the planning process and highlight issues that have been identified thus far by the collaborative and to obtain feedback from the public. Given the concerns, the PIA would not be showcased at this public information session but rather at a second public information session along with the Draft Plan. The Collaborative noted agreement with this strategy and asked to be kept abreast of the date so they may help with marketing. Ms. Rodriguez noted she would and notified them that all regional collaborative members are welcome to attend the public information session.

- To answer a Collaborative Member's question regarding the timeline, Ms. Rodriguez noted that the project is expected to be completed by Fall of 2009. Two Public Information Sessions are required, which will be an open house format. The Draft Plan is expected to be released sometime in July 2009 with a Public Hearing held by the County to adopt Plan in the Fall.

- Another Collaborative Member asked what the municipalities were required to do after the County adopts the Plan. Ms. Rodriguez responded that the municipalities are not technically required to take any action, however, the municipalities have been involved with the Plan from the beginning and have a vested interest in implementing the Plan. Participation is voluntary but the Plan is structured around resolving issues for the Panhandle Municipalities. Joe Barris added that the Bayshore Plan is currently being implemented by those municipalities and the Plan is being used as framework for accomplishing the tasks and getting responses from other agencies involved (i.e. COAH, NJDOT, etc.). Joe Layton also noted that although the Plan is being facilitated and prepared by the County, the contents of the Plan are based on ideas formed during the meetings with the Regional Collaborative. It would be in the best interest for the municipalities and the Panhandle Region overall to implement the Plan.

- With no further questions or comments, Ms. Rodriguez thanked everyone for attending the meeting and asked that any additional comments on the PIA, Vision and Outline be submitted by May 22, 2009.

County Addendum Changes to PIA Revised Draft Dated April 9, 2009:

In addition to the items discussed at the meeting, the County also recommends changes to the Draft Planning & Implementation Agenda, including the following:

- **General Comments:**
  - Complete all the "involvement" sections of the PIA.
  - Identify the exact mission/responsibilities of the PRTF, particularly in evolving with implementation of the plan.
- **Agricultural**
  - Review closely the insertion of Allentown and Roosevelt in the involvement section for each alternative in the Agriculture section. Given the few farming lands, is this applicable to these towns in the same manner as the townships? Review and edit where applicable.
  - Add New Line: for concern issue entitled "sustain economic viability of farming", add another new alternative called "pursue marketing opportunities." Implementation would include "continue to build/promote the Millstone Township's Farmer's Market and other Panhandle farmer markets." Planning indicators could encompass increased number of attendees and vendors.
  - Planning Indicator #1: revise to read "Number of additional Panhandle farms or number of acres added entered into County and State farmland preservation programs"
  - Alternative #2: revise to read "Maintain/strengthen partnership among municipalities, county, SADC and nonprofits."
  - Implementation Strategy #2: revise to read "coordinate among partners".
  - Targets/Goals #2: revise to read "cultivate and process strong and competitive applications. Planning indicators should remain the same.
  - MC Involvement #2: remove "MCADB". Their duties do not fall under this realm.
  - MC Involvement #4A, #4A and #5 to 9: remove "MCADB". These types of responsibilities are not applicable to MCADB.
  - Add New Alternative: that deals with "green" energy in general and not just for use on farms.

- Implementation Strategy #8: revise to read "Explore the merits and cost/benefits of developing alternative bio fuels

- Target/Goals #8: revise to read "Development of a bio-fuels, if feasible"

- Planning Indicators #8 : revise to read "percentage of local farms producing crops bio fuels"

- Add New Alternative(s): directly below Alternative #7 regarding "Non-farm green energy". Accomplishing tasks section should speak to commercial areas that may want to implement these future types of green energy practices and solutions and not just for farms.

- **Natural Resources**

  - Add New Planning Indicator #13A. Eliminate "reduced number of Safe Drinking Water Act violations" as this is not really a current issue given there is no way to track, nor enforce these types of violations currently. How else would you know you have met the target if there is no inventorying currently of this?

  - MC Involvement #18 and #19: remove "MCEC". Not realistically incorporated roles for this section.

  - Involvement #24A: "Monmouth County Park System" should be move from "MC" to "Other" column

  - Implementation Strategy #24B: revise to read "Update local planning documents to identify greenways and trails"

  - Target/Goal #24B: revise to read "increased municipal participation in County Open Space Plan process".

  - MC Involvement #24B: remove "MCPB" from MC county column for county involvement section.

  - Implementation Strategy #25C: revise to read "Provide opportunities for school field trips to local sites"

  - Planning Indicators #25C: revise to read "Number of children on school field trips to local sites"

  - Add New Implementation Strategy #25D: to read "Provide information on municipal web pages and regional partner web pages". Include appropriate planning indicators and involvement section to accompany this new implementation strategy.

- **Historic & Cultural Resources**

  - Involvement #26, #28 and #29: remove "MCHC" from the MC county column in the involvement section as resources are limited with this group for these implementation strategies.

  - Alternative #33B: revise to read "identify additional Scenic Byway Opportunities"

  - Target/Goal #33B: revise to read "Provide linkages local and regional historic and cultural resources"

  - Planning Indicator #33B: revise to read "Expansion of number of linkage connections to local and regional historic and cultural sites"

  - Add New Alternative #33C: focused on "Linking scenic byways into any future County wide scenic byway system". Add all corresponding accomplishing tasks and involvement sections.

- **Transportation**

  - Alternative #34 and #36: should be combined into one as typically one study would address these very similar issues. For involvement section of this alternative, MCDOE should be added and MCTC should be removed from the MC column in the county involvement section.

  - MC Involvement #35: replace "MCTC" with "MCDOE"

  - MC Involvement #36B: replace "MCTC" with "MCPB"

  - MC Involvement #38: replace "MCTC" with "MCPB" "MCDOE"

  - Add New Alternative: focused on "signage campaign for farm crossings"

  - Other Involvement #44: add NJSADC

  - Implementation Strategy #45: revise to read "Plan and implement sidewalk or trail improvements to facilitate walkable communities, where feasible"

  - Planning Indicators #45: revise to read "Number of sidewalk or trail improvements completed and increased pedestrian activity in targeted areas and locations

  - Alternative #46: revise to read "Improved systems of trails as transportation links"

- Target/Goal #46: revise to read "Comprehensive system of linked trails throughout region and to adjacent regions"
- Add New Implementation Strategy #47E: to read "Work with MCDOE to incorporate bike/pedestrian/multi-use trails in the Monmouth County Road Plan"
- MC Involvement #45: add "MC-CDBG", as they often provide funding assistance for improvements.
- MC Involvement #45, #46 and #47: add "MCTC"
- MC Involvement #47C: remove "MCPB"
- Other Involvement #47C: add "NJDOT"
- Add New Implementation Strategy #47E: "Market to cyclists visiting Panhandle". Accomplishing tasks section should speak to marketing cyclists to come for weekend bicycling trips (i.e. cyclist Sunday brunches, signage along scenic byways or other areas such as downtowns or neighborhood centers, encourage spending money in downtown, etc.) Should explore how cyclists can better share the roadway with automobiles as well.

- **Regional Cooperation**
  - MC Involvement #49D: replace "MCPB" with "MC Department of Public Works, MC Board of Chosen Freeholders and MC Purchasing Department"
  - MC Involvement #50B: add "MC Office on Aging"
  - MC Involvement #49, #50 and #51: remove "MCPB". These are headed up by other county departments, such as "MC Office on Aging".

- **Economy & Marketing**
  - Issues Shared Among #52 and #53: revise to read "Allentown"
  - Add New Implementation Strategy #52D: titled "Evaluate types of existing commercial businesses within each zone for servicing unmet consumer needs." Complete accomplishing tasks and involvement section to correspond with aforementioned.
  - Implementation Strategy #55A: revise to read "relax standards for parking contingent upon review of shared parking standards and other cost generating requirements".
  - Add New Implementation Strategy #55D: to read "Encourage marketing of agri-businesses." Identify corresponding accomplishing tasks and involvement sections.

- Alternatives # 56 and #57: public sector issue "Decreasing state aid for municipal services and economic development initiatives" does not appear to fit in properly with a private sector driven alternative of #56 and #57. Issue should remain but alternatives that correspond better from the municipal end are encouraged to be added in this instance. Alternatives #56 and #57 are good but should correspond correctly to a more appropriate issue regarding fostering strengthen economic base in the Panhandle. Expansion and revision requested.

- Planning Indicators #59: revise to read "increased and diversified business activity and support for agri-business and farmland preservation efforts"

- **Housing & Development**

  - MC Involvement #64: remove "MCHC"

REGIONAL COLLABORATIVE MEETING # 4

ATTENDEE LIST

	Name	Affiliation	Address	Contact Info
1	Zunilda Rodriguez	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460
2	Amanda Brockwell	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460
3	Nora Shepard	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460
4	Harriet Honigfeld	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460
5	Joe Layton	Maser Consulting	PO Box 4017, Clinton, NJ 08809	908-238-0800
6	Dan Bloch	Maser Consulting	PO Box 4017, Clinton, NJ 08809	908-238-0800
7	Joseph Barris	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460
8	Eric Betz	Allentown (HMM)	3 Paragon Way, Freehold, NJ 07728	732-780-6565
9	Andy North	Monmouth County Parks System	805 Newman Springs Road, Lincroft, NJ 07738	732-842-4000 Ext. 4262
10	S. P. Dey	Upper Freehold	86 Hill Road, Allentown, NJ	609-259-1421 / 609-273-3266
11	John Mele	Upper Freehold	14 Stacy Drive, Cream Ridge, NJ 08514	609-448-7701
12	Julie Martin	Allentown	PO Box 487, Allentown, 08501	609-259-3151
13	Pat Butch	Millstone Township	40 Prodelin Way, Millstone Township 08535	609-915-3444
14	Kevin Nugent	Monmouth County Egineering Dept.	1 East Main Street, Freehold, NJ 07728	732-431-7756
15	Katrina Placer	Mercer County Planning Board	640 S. Broad Street, Trenton, NJ 08618	609-989-6545
16	Mike Novellino	Millstone Township	29 Carriage Way, Millstone, NJ 08510	mnovelli@telcordia.com
17	Stuart Fierstein	Allentown Borough	8 N Main Street, Allentown, NJ	609-259-3152/609-587-1100
18	Moslowski Stanley	Upper Freehold	142 Sharon Station Road, Robbinsville, NJ 08691	
19	George Ververides	Middlesex County Planning Board	40 Livingston Avenue, New Brunswick, NJ 08901	

Panhandle Region Plan

PUBLIC INFORMATION SESSION #1

Wednesday, May 13, 2009
Millstone Community Center
463 Stage Coach Road
Millstone Township, NJ 08510

7:00 PM - 8:30 PM

AGENDA

1. Welcome	*Bonnie Goldschlag, PP/AICP* *Assistant Director of Planning, Monmouth County Planning Board*
2. Introduction / Overview	*Zunilda Rodriguez, AICP,* *Project Manager, Monmouth County Planning Board*
3. Presentation *Study Findings To-Date*	*Dan Bloch, Maser Consulting, PA*
4. Open House	*Facilitators:* *-Zunilda Rodriguez, MCPB* *- Dan Bloch, Maser* *-Darlene Jay, Maser*
5. Q & A / Comments	*Dan Bloch, Maser*
6. Next Steps ▪ *Prepare Draft Panhandle Region Plan* ▪ *Regional Collaborative Meeting #5* ▪ *Public Information Session #2*	*Dan Bloch, Maser*
5. Adjournment	*Zunilda Rodriguez, MCPB*

Panhandle Region Plan

Public Information Session #1

Wednesday, May 13, 2009
7:00 PM - 8:30 PM
Millstone Community Center
463 Stage Coach Road Millstone Township, NJ 08510

Panhandle Region Plan

MC Regional Planning Efforts

Panhandle Region Plan

Regional Location

Panhandle Region Plan

Study Area

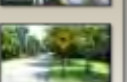
Panhandle Region Plan

Purpose of Panhandle Region Plan

- Collaborative regional effort
- Establish set of planning alternatives to manage growth
- Create a vision for the Panhandle Region
- Establish a policy framework
- Adopt as an element of the Monmouth County Growth Management Guide
- Submit for NJOSG Regional Plan Endorsement

Panhandle Region Plan

Study Participants



- Municipal Action Committees
- Regional Collaborative
- Regional Stakeholders
- Public
- Monmouth County Planning Board
- Monmouth County Board of Chosen Freeholders
- Maser Consulting, P.A.

Panhandle Region Plan

Regional Stakeholders

- Allentown Business Community Association
- Allentown Environmental Commission
- Allentown Historical Preservation
- Allentown Municipal Action Committee
- Allentown Public Library
- Burlington County Economic Development and Regional Planning
- Hatch Mott MacDonald
- Horse Park of New Jersey at Stone Tavern
- Horsemen's Association of Millstone Township
- Maser Consulting, P.A.
- Mercer County Planning Division
- Middlesex County Planning Board
- Millstone Historic Commission
- Millstone Open Space & Farmland Preservation Council
- Millstone Municipal Action Committee
- Monmouth County Planning Board
- Monmouth County Division of Engineering & Traffic Safety
- Monmouth County Historical Commission
- Monmouth County Park System
- New Jersey Department of Community Affairs – Office of Smart Growth
- New Jersey Department of Environmental Protection - Office of Planning and Sustainable Communities
- New Jersey Department of Transportation - Scenic Byway Program
- North Hanover Township
- Ocean County Department of Planning
- Robbinsville Township
- Roosevelt Arts Project
- Roosevelt Borough Bulletin
- Roosevelt Municipal Action Committee
- Roosevelt Public School
- Upper Freehold Board of Health
- Upper Freehold Emergency Management Council
- Upper Freehold Historic Farmland Scenic Byway
- Upper Freehold Municipal Action Committee
- Western Monmouth Chamber of Commerce
- Women's Association of Allentown

Panhandle Region Plan

Study Overview

- Tasks
  - Task 1 – Project Kickoff
    (July& August 2008)
  - Task 2 – Regional Profile & Build-out Analysis
    (September-December 2008)
  - Task 3 – MAC Visioning / Alternatives
    (January-March 2009)
  - Task 4 – Preferred Alternatives
    (April-May 2009)
  - Task 5 – The Plan
    (June-Fall 2009)

Panhandle Region Plan

Anticipated Milestones

Regional Collaborative Meeting #1	July 30, 2008	Project Initiation
Regional Collaborative Meeting #2	September 2008	Draft Regional Profile & Buildout Analysis
Meetings with Municipalities Action Committees	October 2008	Visioning
Regional Collaborative Meeting #3	January 2009	Visioning & Identify Planning Alternatives / Newsletter #1
Regional Collaborative Meeting #4	April 2009	Evaluate Selected Planning Alternatives
Public Information Session #1	May 2009	Review Findings
Regional Collaborative Meeting #5	July 2009	Review Draft PRP
Public Information Session #2	July 2009	Present Draft PRP / Newsletter #2
County Planning Board Hearing	Summer/Fall 2009	Present Final PRP

Panhandle Region Plan

Deliverables

- Draft Panhandle Region Plan
- Final Panhandle Region Plan
- 2 Newsletters
- 2 Public Information Sessions
- Public Hearing
- Webpage

Panhandle Region Plan

Public Outreach

Panhandle Region Plan

PRP Goal

To establish a set of planning alternatives to help Monmouth County's Panhandle Region municipalities:

1) manage their remaining development potential;
2) address the impacts future growth will have on infrastructure, the natural environment and the over-all quality of life; and
3) promote farmland retention and support for the agricultural industry, and retain the areas rural and historic landscape and character.

Panhandle Region Plan

PRP Objectives

- Ensure sound and integrated planning
- Preserve and enhance areas with historic, cultural, scenic, open space and recreational value
- Promote farmland retention
- Promote beneficial economic development
- Conserve natural resources and systems
- Encourage inter-municipal coordination and cooperation
- Preserve and enhance quality of life
- Cooperatively prepare PRP for Regional Plan Endorsement

Panhandle Region Plan

Draft Regional Vision Statement

To maintain and enhance the regional rural identity through a cooperative green planning effort to ensure sustainable agriculture and preservation of natural, historic, cultural and economic resources, while controlling and responding to regional influences, such as traffic impacts and growth pressures from outside the Panhandle Region.

Panhandle Region Plan

Draft Municipal Vision Statements

Allentown Borough

To maintain the historic character and to continue to have a viable downtown offering services and goods to local and nearby residents.

Millstone Township

To preserve and conserve natural resources and acknowledge the township's rural heritage by maintaining the community's rural character through preserving farmland/open space, keeping residential densities low, supporting the continuance of a viable agricultural industry and maintaining a rural roadway network.

Panhandle Region Plan

Draft Municipal Vision Statements

Roosevelt Borough

To preserve open space, preserve greenbelt around Borough, encourage community retail uses in village core, discourage incompatible land uses.

Upper Freehold Township

To preserve farmland and protect natural resources to maximum extent possible, maintain a rural atmosphere and prevent homogenous spread of suburban type development.

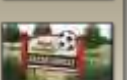
Panhandle Region Plan

Regional Profile

- Study Area:
  - Planning Considerations
  - Demographics
  - Housing
  - Land Use
  - Open Space
  - Environmental Resources
  - Historic and Scenic Resources
  - Agriculture
  - Economy
  - Infrastructure
  - Transportation
  - Build-out Assessment

Panhandle Region Plan

Planning Issues



- Agriculture
- Natural Resources
- Historic & Cultural Resources
- Transportation
- Regional Cooperation
- Economy & Marketing
- Housing & Development

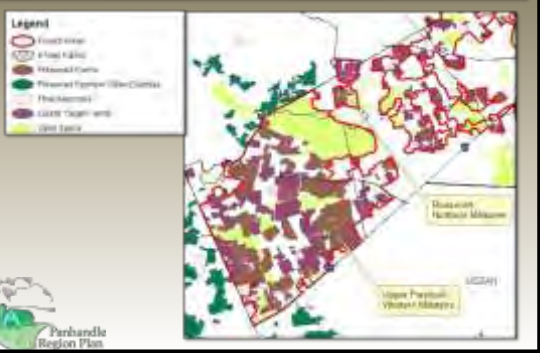
Panhandle Region Plan

Agriculture

- Key Issues:
  - Loss of farmland and diminished rural image
  - Economic viability of farming
  - Impacts of surbanization
  - Lack of funding

Parkhandle Region Plan

MC Farmland Preservation Plan



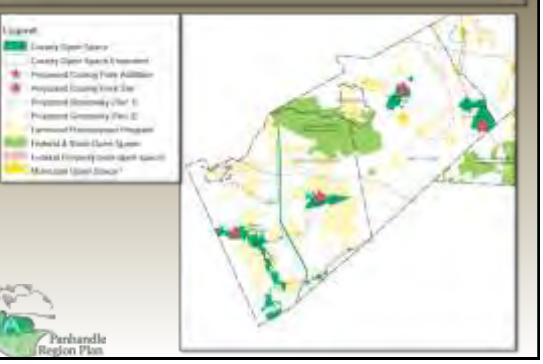
Parkhandle Region Plan

Natural Resources

- Key Issues:
  - Riparian Resources
  - Critical Habitat
  - Lack of Enforcement
  - Inconsistencies between State Agencies
  - Lack of Funding
  - Comprehensive Open Space Planning
  - Wildlife Management
  - Stewardship of Preserved Lands

Parkhandle Region Plan

MC Open Space Plan



Parkhandle Region Plan

Historic & Cultural Resources

- Key Issues:
  - Preservation of the past for future generations
  - Proper identification of all significant resources
  - Historic and cultural sites as educational resources
  - Promote and link Scenic Byways

Parkhandle Region Plan

Scenic & Historic Resources

Parkhandle Region Plan

Transportation

- Key Issues:
  - Regional Traffic Congestion
  - Downtown Traffic Congestion
  - Excessive Speeding / Cut-Through Traffic
  - Mass Transit / Alternative Transportation
  - Slow-Moving Farm Vehicles
  - Walkability of Neighborhoods and Downtowns
  - Recreational Walking
  - Bicycle Routes and Facilities

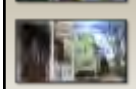
Panhandle Region Plan

Regional Cooperation

- Key Issues:
  - Lack of Regional Coordination and Cooperation
  - Increased Costs of Services
  - Lack of Senior Services and Accessibilities
  - Impacts of Development in Surrounding Communities

Panhandle Region Plan

Economy & Marketing



- Key Issues:
  - Declining Business Activity / Consumers in Downtowns
  - Decreasing State Aid
  - Lack of Marketing

Panhandle Region Plan

Housing & Development

- Key Issues:
  - Rising Housing Costs and Meeting Affordable Housing Obligations
  - External Pressures Threaten Rural Character and Quality of Life
  - Rising Housing Maintenance and Energy Costs
  - Aging Infrastructure

Panhandle Region Plan

Next Steps . . .

- Meet with Study Team & Review Ideas and Public Comments
  - Comments accepted through May 22, 2009 by fax, letter or email to MCPB Project Manager
- Draft Panhandle Region Plan
  - Expected Summer/Fall 2009
- Public Information Session #2
  - Expected Fall 2009

Panhandle Region Plan

Contacts

- **Joseph J. Layton, PP, AICP**
  Maser Consulting Project Manager
  908.238.0900
- **Zunilda Rodriguez, AICP**
  Monmouth County Planning Board
  Project Manager
  732.431.7460
- Email Address –
  panhandlemonmouth@maserconsulting.com

Panhandle Region Plan

Panhandle Region Plan

Questions / Comments ?

Panhandle Region Plan Website
http://www.monmouthplanning.com

Panhandle Region Plan

QUESTIONNAIRE
Public Information Session
Wednesday May 13, 2009

1. Name (optional) _____

2. Where do you live? Neighborhood/Street _____Municipality_____

3. Where do you work? Municipality_____

4. How did you find out about this meeting? Please check off ___✔___ those that apply.

___Newspaper – which one(s)_____

___Monmouth County website ____ Municipal Office ___Radio ___ Acquaintances

Other sources – please list _____

5. Seven major areas were identified as important to the future planning of the Panhandle Region. These areas – **Agriculture, Natural Resources, Historic & Cultural Resources, Transportation, Regional Cooperation, Economy & Marketing and Housing & Development** - have been discussed by the Regional Collaborative and many alternatives and strategies are being considered to address them.

   Please provide any comments that you have regarding these issue areas to assist us in preparing the Panhandle Region Plan. You can use the back or additional pages if needed. Thank you.

AGRICULTURE:

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NATURAL RESOURCES:

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HISTORIC & CULTURAL RESOURCES:

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TRANSPORTATION:

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REGIONAL COOPERATION:

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ECONOMY & MARKETING:

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HOUSING & DEVELOPMENT:

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Additional space for comments.

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THANK YOU FOR ASSISTING THE PANHANDLE REGION PLAN IN THIS EFFORT.

Please return questionnaire at the end of the meeting

Or Fax, Mail or Email by May 22, 2009 to:

Zunilda Rodriguez, AICP
Monmouth County Planning Board
Hall of Records Annex
1 East Main Street, Freehold, NJ 07728
Fax: 732-409-7540
Email: zrodrigu@monmouthplanning.com

PUBLIC INFORMATION SESSION #1
MEETING REPORT

Meeting Title: Public Information Session #1

Meeting Date: Wednesday, May 13, 2009

Meeting Time: 7:00 pm – 8:30 pm

Meeting Location: Millstone Community Center
463 Stage Coach Road
Millstone Township, NJ 08510

Purpose: The purpose of the meeting was to introduce the public to the Panhandle Region Plan process, including the goal, purpose, participants, milestone dates, deliverables and identified issues.

Facilitators: Bonnie Goldschlag, Assistant Director of Planning, Monmouth County Planning Board
Zunilda Rodriguez, Project Manager, Monmouth County Planning Board
Dan Bloch, Maser Consulting
Darlene Jay, Maser Consulting

Participants: See attached sign-in sheet

Handouts: Public Information Session #1 Agenda
Public Information Session #1 Flyer
Public Information Session #1 Questionnaire
Panhandle Region Plan - *Perspectives* Newsletter (January 2009)
*Various Maps and Photo Exhibits were also displayed around the room

1. Introduction to the Panhandle Region Plan Process

- Bonnie Goldschlag welcomed the attendees to the first Public Information Session of the Panhandle Region Plan. Ms. Goldschlag noted that the Panhandle Region Plan is the fourth of five Monmouth County regional plans and the County plans to submit the Panhandle Region Plan to the New Jersey Office of Smart Growth for Regional Plan Endorsement once all five regional plans are completed.

- Zunilda Rodriguez provided a brief introduction and overview of the Plan, emphasizing that the Plan is heavily reliant on feedback from the public and municipalities. Ms. Rodriguez explained

that the purpose of this Information Session is to inform the public on the planning process, participants and timeline of the Plan. Ms. Rodriguez also noted that this is an informal meeting that was advertised through (1) a flyer faxed to the clerk of each Panhandle municipality for distribution and/or placement on municipal website, (2) emails to Regional collaborative and MAC members, (3) e-blast to agriculture community 'listserve', (4) county press release issued to over 300 media and interested persons and posted on Monmouth County webpage, (5) flyer placed on MCPB website and Panhandle Region Plan website and (6) Asbury Park Press newspaper article featured on May 13th. Ms. Rodriguez then introduced the project team, noting that Joseph Layton, Project Manager for Maser Consulting, was unfortunately unable to attend the meeting.

- Dan Bloch provided a PowerPoint presentation discussing the following aspects of the Plan:
  - Purpose
  - Participants & Stakeholders
  - Plan Status & Milestone Dates
  - Goal & Objectives
  - Draft Vision Statements
  - Issues Identified in Regional Profile

  A copy of the powerpoint presentation with details will be available on the Panhandle Region Plan website at www.monmouthplanning.com.

2. Open House

- At the conclusion of the PowerPoint Presentation, Ms. Rodriguez opened the meeting for comments and questions from the Public. The following provides a summary of the issues raised:
  - When asked what kind of "teeth" will the plan have after it is adopted, Ms. Rodriguez noted that the Plan will be adopted and incorporated into the Monmouth County Growth Management Guide (a.k.a. Monmouth County Master Plan), which is the guiding document followed by all Monmouth County departments. The Plan details specific time frames and participation/involvement for each strategy, which will encourage and provide the framework for implementation of the Plan. She also noted that all four municipalities and several regional stakeholders involved in a nearly year-long planning process thus far have a vested interested in seeing the plan be implemented and will want to engage in ensuring it comes to fruition
  - To another question on regional stakeholder participation at meetings, Ms. Rodriguez noted that the Regional Collaborative Meetings typically have attendance of about 25 attendees but that others that could not attend the meeting due to scheduling conflicts will send comments directly to the project team for inclusion.

- Another member of the public asked if the session was being recorded. Ms. Rodriguez responded that the meeting is not being taped but a written meeting report will be issued and posted on the project website. Ms. Rodriguez also asked that the attendees please fill out the questionnaire and return to the project team so that any comments, questions or concerns can be addressed.

- A public comment recommended that each Panhandle municipality governing body host a public session to get public "buy-in" on the Plan. Ms. Rodriguez agreed that this was a good suggestion but also noted that each municipality has a five member Municipal Action Committee (MAC) that acts as liaison between Monmouth County and citizens.

- One member of the public noted that the Land Use / Land Cover map displayed at the meeting did not differentiate between preserved agriculture land and non-preserved agriculture land. Mr. Bloch replied that there are other maps included in the Plan that identify the preserved farms.

- When asked if the Monmouth County Parks System was involved with the project, Ms. Rodriguez noted that the department was heavily involved and provides comments regularly.

- A Regional Collaborative Member present at the meeting expressed concern that municipal parks were not included in mapping. Ms. Rodriguez noted that the maps will be updated to include municipal parks if provided by the municipalities. A map from Roosevelt has been received and will be incorporated.

- In response to a question about shared services recommended by the Plan, Ms. Rodriguez noted that the County has begun steps to implement a Municipal Shared Services Initiative to have municipalities have more opportunities to share services with each other and the county. The regional collaborative meetings have included identify municipal services (i.e. courts, public works or school systems) be shared more with one another in the Panhandle. Mrs. Goldschlag added that municipalities may purchase through items through the Monmouth County Department of Purchasing to save on costs as well.

- To answer another question regarding how the Plan will address bicycle traffic, Ms. Rodriguez stated that there will be a section in the Plan dealing with enhancing cycling routes, which is currently being reviewed to come up with a solution that benefits all involved.

3. Conclusion

- With no further questions or comments, Ms. Rodriguez thanked everyone for attending the public information session and asked that the attendees complete the survey and submit by May 22, 2009. A copy of the questionnaire will be distributed to each MAC for municipal circulation and will be placed on the Panhandle Region Plan website. Ms. Rodriguez also noted that the project website is updated frequently and that the sign-in sheet will be used to invite attendees to the next Public Information Session to review the Draft Plan.

PUBLIC INFORMATION SESSION #1

ATTENDEE LIST

	Name	Affiliation	Address	Contact Info
1	Zunilda Rodriguez	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460
2	Bonnie Goldschlag	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728	732-431-7460
3	Dan Bloch	Maser Consulting	PO Box 4017, Clinton, NJ 08809	908-238-0800
4	Darlene Jay	Maser Consulting	PO Box 4017, Clinton, NJ 08809	908-238-0800
5	Pat Butch	Millstone Township RC Member	40 Prodelin Way, Millstone Township 08535	609-915-3444
6	Kevin Nugent	Monmouth County Egineering Dept.	1 East Main Street, Freehold, NJ 07728	732-431-7756
7	Mike Campion	Resident	621 Sweetmas, Millstone, NJ	mdc@accutechenvironmental.com 732-799-3801
8	Frank Catter	Resident	54 Baird Road, Millstone, NJ 08535	732-616-5009
9	Fred & Bunny Knuesler	Resident	172 Elledale Road, Allentown, NJ	609-259-76476
10	Leslie Baird	Resident	18 Sharon Station Road, Allentown, NJ	609-259-7353 / lesliebaird@earthlink.net
11	David Pulan	Resident	Upper Freehold - Planning Board	
12	Michael Ticktin	Roosevelt - MAC Member	PO Box 298, Roosevelt, NJ 08555	609-947-0491
13	Jane Meggitt	Reporter - Greater Media Newspapers	PO Box 5001, Juniper Business Plaza, 3449 Route 9 North, Suite 1B, Freehold, NJ 07728	732-358-5200 / jmeggitt@optionline.net

REGIONAL COLLABORATIVE MEETING #5

Thursday, April 29, 2010

Millstone Courthouse Building
215 Millstone Road
Millstone, NJ 08535

7:00 PM – 9:00 PM

AGENDA

1. Welcome & Project Update	*Zunilda Rodriguez, AICP,* *Project Manager, Monmouth County Planning Board*
2. Draft Panhandle Region Plan Presentation	*Joseph J. Layton, PP/AICP,* *Project Manager, Maser Consulting, PA*
3. Open Session for Comments on Draft Panhandle Region Plan	*Regional Collaborative Members*
4. Next Steps & Questions	*Zunilda Rodriguez, AICP*
5. Adjournment	*Zunilda Rodriguez, AICP*

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Panhandle Region Plan

Regional Collaborative Meeting #5

Thursday, April 29, 2010
7:00 PM– 9:00 PM
Millstone Courthouse Building
215 Millstone Road Millstone, NJ 08535

Presentation Overview

- Plan Status
- Open Session for Comments on Draft PRP
- Next Steps
- Questions/Comments

Plan Status

- Tasks
  - Task 1 – Project Kickoff
  - Task 2 – Regional Profile & Build-out Analysis
  - Task 3 – MAC Visioning / Alternatives
  - Task 4 – Preferred Alternatives
  - Task 5 – The Plan

Task 5

- Draft Plan
- Regional Collaborative Meeting #5
  - Review of Draft Plan
- Courtesy Presentation of Draft Plan to County Planning Board
- Public Information Session #2
- County Planning Board Hearing on Draft Final Plan

PRP Goal

To establish a set of planning alternatives to help Monmouth County's Panhandle Region municipalities:

1) *manage their remaining development potential;*
2) *address the impacts future growth will have on infrastructure, the natural environment and the over-all quality of life; and*
3) *promote farmland retention and support for the agricultural industry, and retain the areas rural and historic landscape and character.*

PRP Objectives

- Ensure sound and integrated planning
- Preserve and enhance areas with historic, cultural, scenic, open space and recreational value
- Promote farmland retention
- Promote beneficial economic development
- Conserve natural resources and systems
- Encourage inter-municipal coordination and cooperation
- Preserve and enhance quality of life
- Cooperatively prepare PRP for County Plan Endorsement

Regional Vision Statement

To maintain and enhance the regional rural identity through a cooperative effort to preserve critical agricultural, natural, historic, cultural and economic resources, while controlling and responding to regional influences, such as traffic impacts and growth pressures from outside the Panhandle Region.

Panhandle Region Plan

Draft Panhandle Region Plan

- Introduction & Overview
- Natural Resources
- Agriculture
- Historic & Cultural Resources
- Transportation
- Economy & Marketing
- Housing & Development
- Regional Cooperation
- Implementation
- Appendix

Panhandle Region Plan

Introduction & Overview

- History of the Panhandle Region
- Study Overview
- Study Process
- Goals and Objectives
- Vision Statements
- Plan Overview
- Plan Organization

Panhandle Region Plan

Natural Resources

Panhandle Region Plan

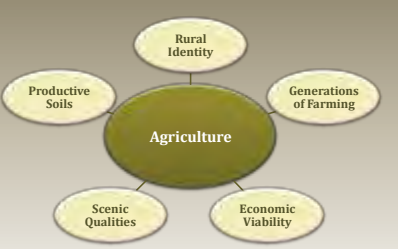
Natural Resources

Strategies

- Management/Protection of Water Resources
- Habitat & Wildlife Protection and Management
- Parks & Open Space Planning and Preservation
  - Greenways
  - Linear Parks
  - Trail Systems
  - Passive Recreation
  - Active Recreation

Panhandle Region Plan

Agriculture



Panhandle Region Plan

Agriculture

Strategies

- Expand Farmland Preservation Efforts
- Sustain Economic Viability of Farming
- Agri-Tourism
- Agri-Business
- Bio-Fuels
- Green Energy
- Equine Master Plan
- Mitigate Impacts of Suburbanization

Panhandle Region Plan

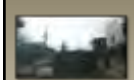
Historic & Cultural Resources

Strategies

- Preservation of the past for future generations
- Proper identification of all significant resources
- Historic and cultural sites as educational resources
- Promote and link Scenic Byways

Panhandle Region Plan

Transportation

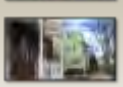


Strategies

- Traffic Congestion
- Speeding and Cut-through Traffic
- Mass Transit
- Farm Vehicle Traffic
- Non-Vehicular Travel
  - (Walk / Bike / Horse Trails)

Panhandle Region Plan

Economy & Marketing

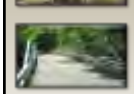


Strategies

- Downtown Revitalization
- Funding for Economic Development
- Regional Marketing Plan
- Ecotourism

Panhandle Region Plan

Housing & Development



Strategies

- Affordable Housing and COAH Obligations
- Neighborhood Preservation
- Sustainable Development
- Infrastructure

Panhandle Region Plan

Regional Cooperation

Strategies

- Panhandle Regional Task Force
- Shared Services and Facilities
- Senior Services and Accessibilities
- Intermunicipal Planning

Panhandle Region Plan

Implementation

- Planning & Implementation Agenda
- Resource Toolbox
  - Resource Tip Boxes
  - Model Ordinances
  - Other Resources

Panhandle Region Plan

Appendix

- References
- Questionnaire Results
- Meeting Materials
- Public Correspondences
- Municipal Fact Sheets
- County Buildout Analysis

Panhandle Region Plan

Open Session for Comments on Draft Panhandle Region Plan

Panhandle Region Plan

Next Steps . . .

- Courtesy Presentation of Draft PRP to County Planning Board
- Conduct Public Meeting #2 to Present Study Findings
- Prepare Draft Final PRP & Distribute for Review
- Conduct Public Hearing on Draft Final PRP at County Planning Board
- Prepare and Distribute *Panhandle Perspectives* Newsletter #2
- Prepare and Distribute Final PRP

Panhandle Region Plan

Panhandle Region Plan

Questions / Comments ?

Panhandle Region Plan Website located on:
www.monmouthplanning.com

Panhandle Region Plan

MEETING REPORT #5

Meeting Title: Regional Collaborative Meeting #5

Meeting Date: April 29, 2010

Meeting Time: 7:00 pm – 8:30 pm

Meeting Location: Millstone Courthouse Building
215 Millstone Road
Millstone, NJ 08535

Purpose: The purpose of the meeting was to receive comments on the Draft Panhandle Region Plan.

Facilitators: Zunilda Rodriguez, AICP, Project Manager, Monmouth County Planning Board
Joseph J. Layton, PP, AICP, Project Manager, Maser Consulting

Participants: See attached sign-in sheet

Handouts: Meeting #5 Agenda

1. Introduction / Plan Presentation

- Zunilda Rodriguez welcomed the attendees to the fifth meeting of the Panhandle Regional Collaborative and introduced the project team. Ms. Rodriguez noted that we are now in the last task, which is Task 5 - the Plan.

- Joseph Layton provided a PowerPoint presentation summarizing the Draft Panhandle Region Plan and next steps. Mr. Layton noted that the Plan begins with an Introduction to the Region and Historical Background. This is followed by a discussion of Regional Planning Process/Demographic Information. This discussion sets the stage for the seven core Topic Areas that are discussed in detail in the Plan. The seven Topic Areas are:

    - Natural Resources
    - Agriculture
    - Historic and Cultural Resources
    - Transportation
    - Economy and Marketing
    - Housing and Development
    - Regional Cooperation

- There is a chapter devoted to each topic. Each chapter contains:

    - Profile of topic;
    - Identification of vision and issues;
    - Strategies to address issues.

  The Planning and Implementation Agenda (PIA) summarizes strategies and recommendations and presents an organizational framework to implement the plan (who does what and when).

  Throughout the document there are Resource Tip Boxes which are repeated after the PIA. These can be used as sources of information for more details on issues and identifies similar studies done elsewhere.

- The meeting was then opened to comments from Regional Collaborative members.

2. Workshop Comments

- Mike Novellino of Millstone stated that the project team "hit it right" on the priorities in the Plan and the setting of goals.

- S.P. Dey of Upper Freehold indicated that the Plan needs new statistics for acres of Farmland Preserved to keep it up to date and also the mapping should be updated.

- Several members of the Collaborative noted that updated County Parks information is needed. Andy North of the Monmouth County Park System noted there has been additional land added to Perrineville Park extending toward Roosevelt.

- Michael Schumacher of Allentown noted that Heritage Park in Allentown is 30 acres and the farmland previously associated with the golf course is now in green acres.

- In Roosevelt, Michael Ticktin should be contacted to update and add to the parks that are mapped.

- It was noted that the Demographic data was now out dated and if possible it should be updated with 2010 Census data.

- Allentown is shown as a designated center on the 2001 State Plan Policy Map on Page 17. The Panhandle Plan should indicate what type of center it is and include definitions of the various types of centers.

- It was suggested that the Upper Freehold discussion include the fact that at one time all of the Panhandle was part of Upper Freehold before the other municipalities split off.

- Efforts of the municipalities to preserve open space both individually and jointly should be emphasized. This will help them in building their arguments for preservation efforts at all levels. Parks and open space should be aggregated by municipality to include all municipal, county and State open space holdings and the percent of each municipality that they occupy. Joint efforts to preserve open space should also be recognized. Allentown actually is co-owner of park lands outside their borders. Information will be provided to Zunilda Rodriguez.

- With the recent budget cuts there is likely to be more interest in exploring shared services, especially in the schools.

- The Plan should place greater emphasis on the Panhandle Regional Task Force and its role in implementing the Plan.

- The Economic Development section should include more information on how to strengthen efforts to bring more people into Allentown such as regular community events, consistent and expanded business hours and increased County assistance with marketing efforts.

- The Collaborative members asked for more time to review the Draft Plan beyond May 7th. The review time was subsequently extended to May 17th.

Zunilda Rodriquez noted that a copy of the minutes, PowerPoint and meeting agenda for this meeting will be uploaded onto the Panhandle Region Plan project website in the long range planning section of the Monmouth County Planning Board at www.monmouthplanning.com. It will also be distributed to members.

Ms. Rodriquez noted that the Public Information Session #2 will be held in June and she will work with the project municipalities to help get the word out to engage public participation for the meetings. Michael Ticktin from Roosevelt volunteered to assist the County with holding the information session at the Roosevelt Public School. Ms. Rodriquez noted she would follow-up with Mr. Ticktin on the matter.

Meeting was adjourned at approximately 8:30 p.m.

REGIONAL COLLABORATIVE MEETING # 5

ATTENDEE LIST

	Name	Organization / Town	Address
1	Joseph Layton	Maser Consulting	PO Box 4017, Clinton, NJ 08809
2	Zunilda Rodriguez	Monmouth County Planning Board	1 East Main Street, Freehold, NJ 07728
3	Andy North	Monmouth County Park System	805 Newman Springs Road, Lincroft, NJ
4	Mike Ticktin	Roosevelt	PO Box 298, Roosevelt, NJ
5	Elsbeth Battel	Roosevelt	PO Box 171, Roosevelt, NJ
6	Julie Martin	Allentown	PO Box 487, Allentown, NJ
7	Mayor Stuart Fienstein	Allentown	8 North Main Street, Allentown, NJ
8	Michael Schumacher	Allentown	10 Sandberg Drive, Allentown, NJ 08501
9	Mike Novellino	Millstone	29 Carriage Way, Millstone Township, NJ 08510
10	S. P. Dey	Upper Freehold	86 Hill Road, Allentown, NJ 08501
11	Robin Gould	Roosevelt	PO Box 623, Roosevelt, NJ
12	Pat Butch	Millstone	40 Prodelin Way, Millstone, NJ

PUBLIC INFORMATION SESSION #2
MEETING REPORT

Meeting Title:	Public Information Session #2
Meeting Date:	Monday, June 21, 2010
Meeting Time:	7:00 pm – 8:30 pm
Meeting Location:	Roosevelt Public School 2 School Lane Roosevelt, NJ 08555
Purpose:	The purpose of the meeting was to further engage the public on the future development, preservation and conservation of the County's Panhandle Region. A presentation was made on the Draft Plan and the progress to date, followed by the opportunity to comment, or provide additional suggestions on the Draft Panhandle Region Plan.
Facilitators:	Zunilda Rodriguez, AICP, Project Manager, Monmouth County Planning Board Joseph J. Layton, PP/AICP, Project Manager, Maser Consulting P.A.
Participants:	See attached sign-in sheet
Handouts:	Public Information Session #2 Agenda *Various Maps and Photo Exhibits were also displayed around the room

1. Welcome and Introduction

- Zunilda Rodriguez welcomed the attendees to the second Public Information Session of the Panhandle Region Plan.

- Zunilda Rodriguez provided a brief introduction and overview of the Plan, emphasizing that the Plan is heavily reliant on feedback from the public and municipalities. Ms. Rodriguez explained that the purpose of this Information Session is to inform the public on the Draft Plan and to receive their comments on the Plan. Ms. Rodriguez then introduced Joseph Layton, Project Manager for Maser Consulting, the consultant helping to prepare the Panhandle Region Plan study.

- Mr. Layton provided a PowerPoint presentation summarizing all aspects of the Plan. The presentation included:

PUBLIC INFORMATION SESSION #2
MEETING REPORT

- A project timeline - the study began in July 2008.

- A summary of the public outreach efforts.

- A listing of the Panhandle Region Plan Goals and Objectives.

- The Regional Vision Statement which is:

  "To maintain and enhance the regional rural identity through a cooperative effort to preserve critical agricultural, natural, historic, cultural and economic resources, while controlling and responding to regional influences, such as traffic impacts and growth pressures from outside the Panhandle Region."

- An overview of the various topic areas upon which the Plan focuses and the strategies for each area including:

  - Natural Resources
  - Agriculture
  - Historic and Cultural Resources
  - Transportation
  - Economy and Marketing
  - Housing and Development
  - Regional Cooperation

- The Planning and Implementation Agenda was discussed as well as the various resources within the Plan such as resource/tip boxes and model ordinances.

  A copy of the powerpoint presentation from this meeting is available on the Panhandle Region Plan website at www.monmouthplanning.com.

2. Open House

- At the conclusion of the PowerPoint Presentation, Ms. Rodriguez opened the meeting for comments and questions from the Public. The following provides a summary of the comments:

  - Please place dates on all maps that are easily identifiable as to what year the data used to create the map is referring to. For example, the 2002 Land Use Cover map shows a good example of this request.

- Include expanded information on the Capital to Coastal Trail Plan information on both page 124 in the Transportation section of the plan as well as some information included in the chapter section which discusses open space and parklands. One of the attendees noted they would help provide some follow-up information on this to the County for inclusion in the plan.

- Include a few sentences that serve to direct people in those communities in the Panhandle who may have an interest in developing an equine mater plan. Page 94 offers some information in the resource tip boxes but it may prove more useful to also have a paragraph description on the significance of what equine master plans can do for a community - i.e. benefits to a community, etc.

General Questions Asked of Maser and MCPB:

1. What impact will recent changes from the Governor's administration have on the implementation of the Panhandle Region Plan? *Ms. Rodriguez and Mr. Layton noted that there will undoubtedly be impacts felt to planning in the state; however, implementation of the Plan includes many stakeholders at the local, regional and state level.* Should the Panhandle Regional Task Force be charged with lobbying efforts in the future and if so should we include that information in the plan now? *A Panhandle Regional Task Force will be charged with spearheading various aspects of the Plan. However, the Taskforce itself will decide what, if any, lobbying efforts should task place in the future.*

2. Is there information on how to develop an Equine Master Plan by municipalities should they desire? *The county responded that information is contained in the Draft Plan with links to sample equine master plans from other communities.*

3. What is the general timeline for the next steps in the process? *Mr. Layton and Ms. Rodriguez provided a brief overview of the next steps in the process that included collecting all comments on the Draft Plan, preparing the Final Plan, conducting public notice and bringing the Final Plan at a public hearing before the Monmouth County Planning Board sometime in the early fall. More information on next steps is available on the Monmouth County Planning Board web site at www.monmouthplanning.com*

3. Conclusion

- With no further questions or comments, Ms. Rodriguez and Mr. Layton thanked everyone for attending the public information session and indicated their comments would be considered. Copies of the meeting PowerPoint Presentation was provided to attendees. In addition, attendees received a reminder announcement that all final comments on the Draft Plan would be accepted through July 2, 2010 and were encouraged to contact the county project manager with any questions on the Plan or planning process moving forward. Meeting was concluded at 8:30 P.M.

12.4. Public Correspondence

1) Newsletters
2) Press-Releases

PANHANDLE REGION PLAN

PERSPECTIVES

January 2009

INSIDE THIS ISSUE

The Process …….. Page 2
Study Area Issues…… Page 3
How You Can Participate ……. Page 4

Panhandle Stakeholders Plan for the Future

Beginning in July of 2008, representatives of the four westernmost municipalities in Monmouth County (The Panhandle Region, which includes Allentown Borough, Millstone Township, Roosevelt Borough and Upper Freehold Township) have begun visualizing how the area will appear for the next generation. Examining present concerns and the future is part of the process of preparing the Panhandle Region Plan. The Plan is a collaborative effort of the four municipalities, surrounding regional stakeholders and Monmouth County. Completion of the Plan is anticipated in July 2009 and is funded through a Smart Future Grant from the New Jersey Office of Smart Growth (Department of Community Affairs).

Representatives from each of the four municipalities in the study area have been selected to form Municipal Action Committees (MAC's). MAC representatives include the governing body, planning board, planners, engineers and other designated community interests and groups. The MAC's have met with each other and County officials at regional collaborative meetings as well as meeting with the County and project consultant Maser Consulting P.A. on an individual basis. The passion that area residents share for the unique qualities of the Panhandle has been evident at all meetings.

"The goal of the Panhandle Region Plan is to help the communities prepare, both collectively and individually, for sustainable growth while preserving their important environmental resources and farmlands and maintaining their unique history and local character," said Freeholder Director Barbara McMorrow.

Visioning Meeting with Allentown MAC

"With the county taking the lead, the Panhandle municipalities will have an opportunity to work with their neighbors to develop and to pursue shared planning goals and issues of regional significance" said Freeholder Deputy Director John D'Amico.

"The Panhandle Region collaborative and municipal stakeholders have worked hard to voice common issues and highlight diverse needs that should be addressed in the plan," noted County Project Manager Zunilda Rodriguez.

Regional Collaborative meetings rotate to each community in the Panhandle. The two regional collaborative meetings held to date included a project kick-off meeting in July in Millstone to introduce the regional plan process and a meeting in September in Upper Freehold to discuss the draft regional profile and build-out analysis. At both meetings there was a spirited discussion of goals, objectives and planning issues that are important to the future of the Panhandle Region. These issues are highlighted on Page 2.

The third regional collaborative meeting is scheduled for January 2009 in Roosevelt Borough. At this meeting there will be a confirmation of the individual municipal visions and discussion of what the Regional vision should be. Planning alternatives for the future will also be discussed.

Meet the Panhandle Region Plan Municipalities:

Borough of Allentown
Borough of Roosevelt
Township of Millstone
Township of Upper Freehold

The Panhandle Region Plan is a project of the Monmouth County Board of Chosen Freeholders, being undertaken by the Monmouth County Planning Board in collaboration with Maser Consulting, P.A., four municipalities in the Panhandle Region and numerous collaborative regional stakeholders.

Project Goal:

Develop a planning strategy that will manage development so that the Panhandle Region's natural environment, historic character and quality of life can be protected for future generations while promoting farmland retention and support for the agricultural industry.

Key Project Objectives:

- Ensure sound and integrated planning
- Promote Farmland retention
- Promote beneficial economic development
- Conserve natural resources and systems
- Preserve historic resources
- Encourage inter-municipal coordination, cooperation and shared services
- Address traffic congestion
- Preserve and enhance quality of life

Project Tasks:

- **Task 1 – Project Initiation (Kick Off)**
- **Task 2 – Preparation of Regional Profile Report**
- **Task 3 – Visioning and Planning Issues**
- **Task 4 – Evaluate Planning Alternatives**
- **Task 5 – Prepare Draft and Final Plans**

Tasks 1 and 2 have been completed; the project team is currently working on Task 3.

Wayne Ferren of Maser Consulting discusses the unique natural resources of the Panhande, using GIS maps to illustrate his discussion with regional collaborative members.

Zunilda Rodriguez, Principal Planner with the Monmouth County Planning Board and County Project Manager for the Panhandle Study, reviews project progress with the regional collaborative members.

The Process – Planning for the Panhandle

What is the Panhandle Plan?

- A vision for the future of the landscape and cultural fabric of the Panhandle Region.
- A planning document that will guide future choices related to development approvals, preservation efforts, transportation, economic growth and municipal cooperation.

Why a Regional Plan?

- A regional plan establishes a set of planning alternatives, vision for the future and a policy framework through a collaborative regional effort.
- The Panhandle Region Plan will be adopted as an element of the Monmouth County Growth Management Guide and submitted for NJOSG Regional Plan Endorsement.

What is the Plan based on?

- Analyses of existing demographic, economic, cultural, natural resources and land use data compiled into a Regional Profile as a starting point.
- Local input of municipal and regional representatives to create a vision and development of tools and strategies to realize that vision.

What is the Process?

- Under the guidance of the Monmouth County Planning Board, with the assistance of Maser Consulting, P.A., municipal representatives from each of the four Panhandle communities meet in workshop sessions as a group to discuss issues and develop potential means to address the issues.
- A planning and implementation agenda (PIA) of actions to be taken is developed, which becomes the basis for a comprehensive plan.

What is the Plan Focus?

- The following key areas have been selected as focus areas for the plan:

1. **Agriculture**
2. **Open Space Preservation**
3. **Historic Resources**
4. **Natural Resource Protection**
5. **Intermunicipal Cooperation/Shared Services**
6. **Traffic Congestion & Safety**
7. **Quality of Life Issues**
8. **COAH / State Mandates**

Regional Stakeholders involved in the Panhandle Region Plan:

Allentown Business Community Association
Allentown Environmental Commission
Allentown Historical Preservation
Allentown Municipal Action Committee
Allentown Public Library
Burlington County Economic Development and Regional Planning
Hatch Mott MacDonald
Horse Park of New Jersey at Stone Tavern
Horsemen's Association of Millstone Township
Maser Consulting, P.A.
Mercer County Planning Division
Middlesex County Planning Board
Millstone Historic Commission
Millstone Open Space & Farmland Preservation Council
Millstone Municipal Action Committee
Monmouth County Planning Board
Monmouth County Division of Engineering & Traffic Safety
Monmouth County Historical Commission
Monmouth County Park System
New Jersey Department of Community Affairs – Office of Smart Growth
New Jersey Department of Environmental Protection - Office of Planning and Sustainable Communities
New Jersey Department of Transportation - Scenic Byway Program
North Hanover Township
Ocean County Department of Planning
Robbinsville Township
Roosevelt Arts Project
Roosevelt Borough Bulletin
Roosevelt Municipal Action Committee
Roosevelt Public School
Upper Freehold Board of Health
Upper Freehold Emergency Management Council
Upper Freehold Historic Farmland Scenic Byway
Upper Freehold Municipal Action Committee
Western Monmouth Chamber of Commerce
Women's Association of Allentown

Study Area Issues

Agriculture

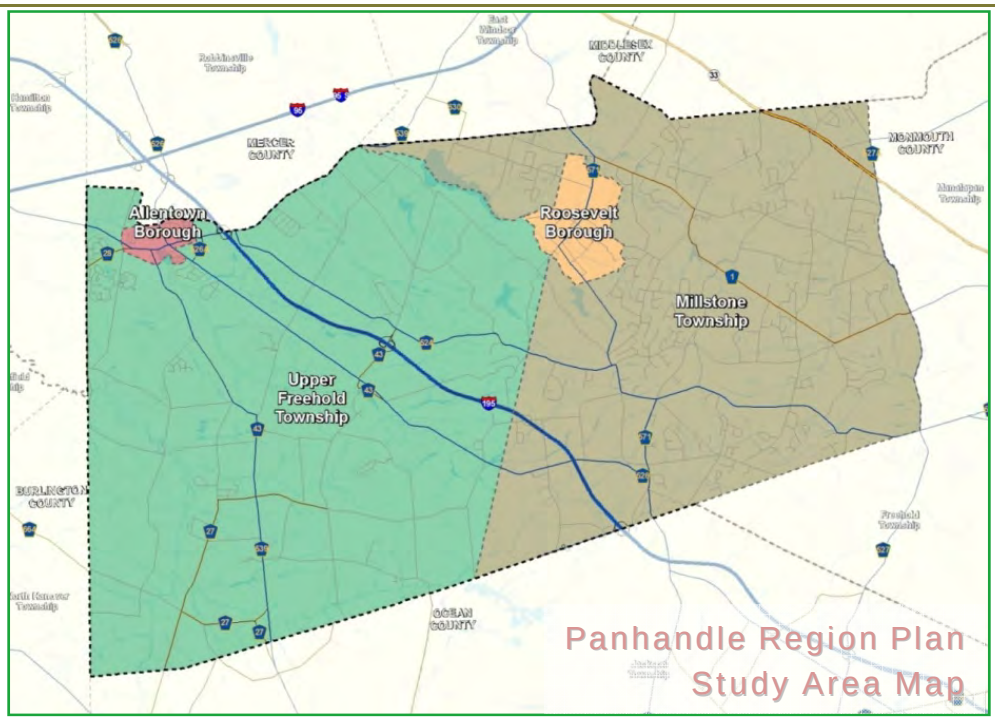
- Prime Farmland continues to be lost to development pressures
- Marketing for agricultural products needs to be addressed to support the agricultural and equine industries

Open Space Preservation

- There is a need for a comprehensive open space plan that provides facilities for active and passive recreation, including greenways and linear parks (walking/ hiking/ bridle trails) linking them

Historic Resources

- Marketing and funding are vital to the continued preservation of the region's rich historic resources.
- The Panhandle region lacks a unified comprehensive marketing plan that exploits the unique cultural attributes, such as the historic districts and scenic roadways



Natural Resource Protection

- As the region contains the headwaters for five different Watersheds, Watershed Management is vital to reduce downstream impacts. The region is inherently responsible for stewardship of these water resources
- A need for protection of critical habitat for rare, threatened and endangered plant and animal species has been identified
- Lack of enforcement of environmental regulations allows for the depletion of the Region's unique natural resources

Intermunicipal Cooperation / Shared Services

- There is a need to develop a mechanism and organization to comprehensively coordinate regional issues, not only amongst Panhandle municipalities but also between the Panhandle and municipalities outside of the region
- Some Panhandle municipalities currently have inter-local agreements for shared services; evaluation of additional opportunities for shared services and their feasibility should be explored
- There is an apparent lack of services available for senior citizens in the Panhandle Region and there are difficulties in coordination of senior services across County lines

Traffic Congestion & Safety

- Transient traffic from Six Flags Great Adventure, the Jersey Shore and the developed areas of Middlesex and Ocean Counties causes traffic congestion in the region
- Issues with excessive speeding and cut-through traffic through residential neighborhoods has been identified
- Mass Transit is virtually non-existent in the Region, forcing residents to be totally dependent on the automobile
- Issues with drivers (newer residents) being impatient with slow-moving farm vehicles on roadways has been identified
- Walkability of existing neighborhoods and downtown areas is an issue in the Region
- Designated bicycle routes and facilities are limited in the Panhandle

Active Farming Operation in Millstone Township

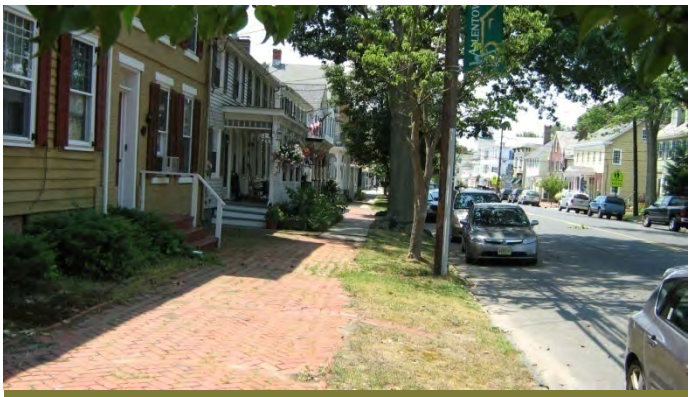
Study Area Issues (continued from Page 3)

Quality of Life Issues

- External pressures threaten the rural character of the Region and the inherent quality of life associated with it
- Rising costs and need for tax ratables must be balanced with preservation

COAH / State Mandates

- Rising housing costs and increased COAH obligations place a financial burden on taxpayers. Affordable housing obligations allocated by COAH are burdensome for Panhandle municipalities



Walkable Allentown Borough

What's Happening, What's Next?

Date	Completed	Tasks
July 2008	√	Project Initiation
September	√	Draft Regional Profile & Build-out Analysis
October	√	Draft Visioning
January		Draft Visioning & Planning Alternatives /Newsletter #1
February		Evaluate Selected Planning Alternatives
April		Review Findings
May		Review Draft PRP
June		Present Draft PRP / Newsletter #2
July 2009		Present Final PRP

We extend a special thank you to all municipal, regional and county stakeholders for attending meetings and being active in the planning process. Your participation is greatly appreciated and important to the overall continuing process of preparing the Panhandle Region Plan. We encourage you to remain informed and involved while we collectively help plan for the Panhandle Region.

Newsletter distribution: Panhandle Region Municipalities, Panhandle Region Stakeholders, Monmouth County Planning Board, Monmouth County Board of Chosen Freeholders, Municipal Action Committees.

How You Can Participate:

Panhandle Region Plan

Visit the Panhandle Region Plan project web page through the link located on the Monmouth County Planning Board website at www.monmouthplanning.com, under Long Range Planning. From there you can provide comments to one of the project directors via e-mail, or mail or fax in your comments directly to the Monmouth County Planning Board. See the County Planning Board website for location and number.

New Jersey's
Monmouth County
The Place You Want to Be

Press Release

William Heine
wheine@co.monmouth.nj.us
Laura Kirkpatrick
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Phone: (732) 431-7310

FOR IMMEDIATE RELEASE:
August 20, 2008

County launches study of panhandle region

Includes current and future preservation, conservation and development needs

FREEHOLD – The Monmouth County Planning Board has launched a study and plan for the future development, preservation and conservation of the county's panhandle area.

The panhandle is the western-most portion of Monmouth County that includes Allentown, Roosevelt, Millstone and Upper Freehold. The area consists of 20 percent of the county's land area and is bounded by Burlington, Middlesex, Mercer, and Ocean counties.

"The goal of a Panhandle Region Plan is to help the communities prepare, both collectively and individually, for sustainable growth while preserving their environmental resources and farmlands and maintaining their unique history and local character," said Freeholder Director Lillian G. Burry, who also sits on the Monmouth County Planning Board.

A Panhandle Regional Collaborative comprising representatives from each panhandle municipality, county and state officials and community stakeholder groups – chambers of commerce, environmental groups, historic and agricultural commissions and cultural organizations – will be participating in the year-long regional study that is being funded by a 2006 Smart Future Planning Grant awarded from the New Jersey Office of Smart Growth.

"The Panhandle Region is the fastest growing area of the county," said Freeholder John D'Amico, liaison to the Planning Board. "While the panhandle currently makes up less than 5 percent of the county's population, it is demonstrating all the pressures of growth. With the county taking the lead, the municipalities will have an opportunity to work with their neighbors to develop and to pursue shared planning goals on issues of regional significance."

At their first meeting in late July, collaborative members began to identify and prioritize the issues of their greatest concern to their respective communities.

"Some of the topics already discussed include shared services, taxes, walkable communities, farm and open space preservation, infrastructure availability, traffic congestion, affordable housing, development/sprawl/suburbanization, historic preservation, natural resources and agricultural support mechanisms," D'Amico said.

The target date for completion of the Panhandle Region Plan is July 2009.

"A collaborative and bottoms-up planning approach should provide us with a great plan by our target date," said Bonnie Goldschlag, assistant director of the Planning Department.

Municipal action committees, public information sessions, a county Planning Board meeting, two newsletters and the county's Web site will help inform the public of the study's processes and findings. Information on the Panhandle Region Plan can be already be found on the county's Web site at www.visitmonmouth.com or by calling the Monmouth County Planning Board at (732) 431-7460.

This is the Planning Board's fourth regional study and is primarily defined by its agricultural

heritage, historic towns and rural vistas.

Zunilda Rodriguez, AICP, principal planner for the Planning Board, is the project manager. Maser Consulting, P.A. will be assisting with the project.

# # #

New Jersey's
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The Place You Want to Be

Press Release

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Phone: (732) 431-7310

FOR IMMEDIATE RELEASE:
May 8, 2009

County to host Panhandle information session
Includes current and future preservation, conservation and development needs

MILLSTONE – The Monmouth County Planning Board will hold a public information session and open house about the future development, preservation and conservation of the county's panhandle area beginning at 6:30 p.m. on May 13 in the Millstone Community Room at 463 Stagecoach Rd.

The event is designed to open up the process of creating a Panhandle Region Plan (PRP) by involving local residents. Anyone who attends the session will hear about the progress to date, have an opportunity to voice concerns and submit comments or suggestions for consideration in the draft plan.

The panhandle is the western-most portion of Monmouth County that includes Allentown, Roosevelt, Millstone and Upper Freehold. The area consists of 20 percent of the county's land area and is bounded by Burlington, Middlesex, Mercer, and Ocean counties.

"The goal of a Panhandle Region Plan is to help the communities prepare, both collectively and individually, for sustainable growth while preserving their environmental resources and farmlands and maintaining their unique history and local character," said Freeholder Deputy Director John D'Amico, liaison to the county Planning Board.

"Some of the topics already discussed include shared services, taxes, walkable communities, farm and open space preservation, infrastructure availability, traffic congestion, affordable housing, development/sprawl/suburbanization, historic preservation, natural resources and agricultural support mechanisms," D'Amico said. "We look forward to hearing from residents who may have other ideas or are just interested in what has been discussed so far."

A Panhandle Regional Collaborative comprising representatives from each panhandle municipality, county and state officials and community stakeholder groups – chambers of commerce, environmental groups, historic and agricultural commissions and cultural organizations – has been participating in the year-long regional study that is being funded by a 2006 Smart Future Planning Grant awarded from the New Jersey Office of Smart Growth.

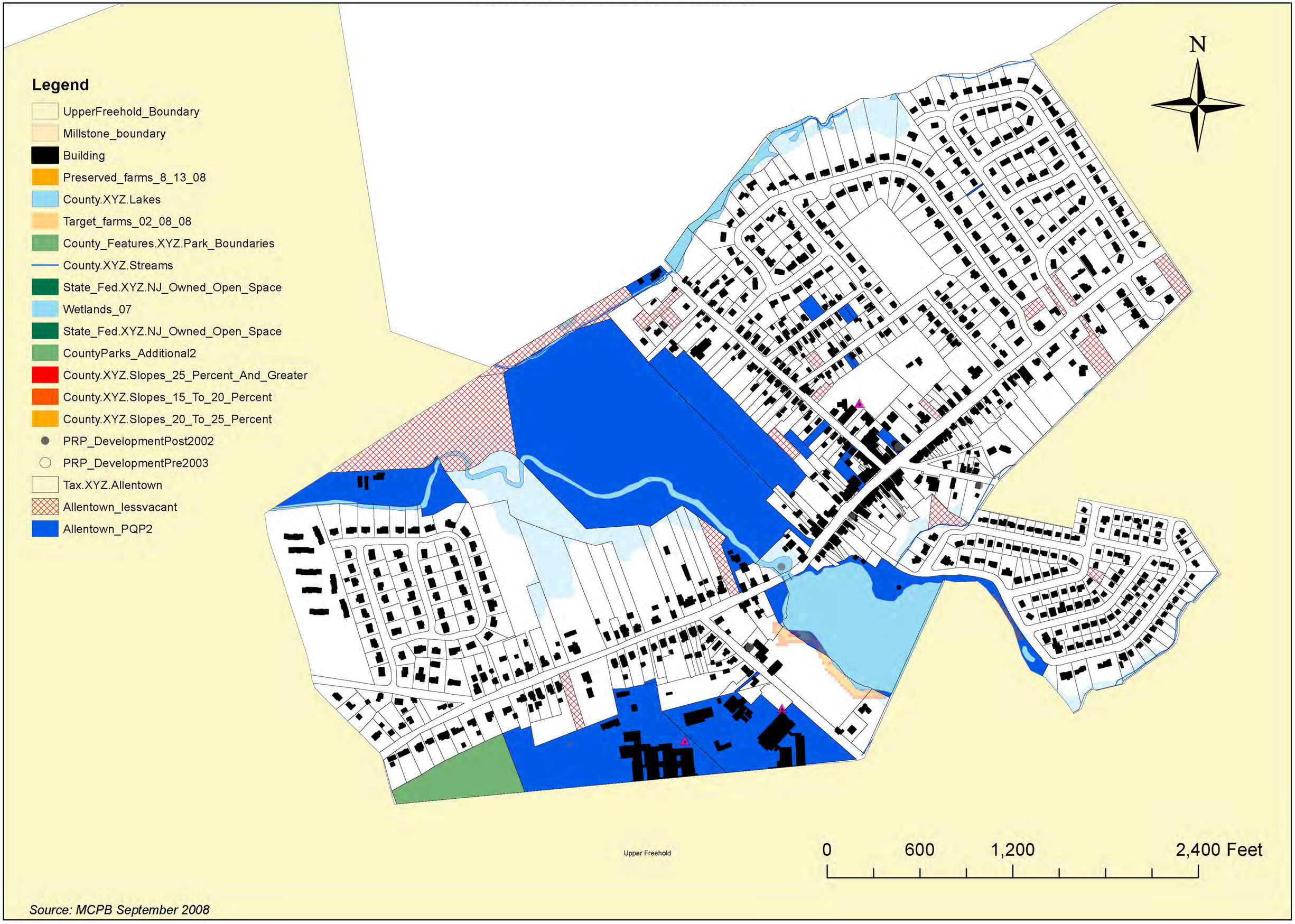
The target date for completion of the Panhandle Region Plan is July 2009.

Information about the Panhandle Region Plan study is available on the county's Web site at www.visitmonmouth.com and clicking on the link to the Planning Board or by calling the Monmouth County Planning Board at (732) 431-7460.

# # #

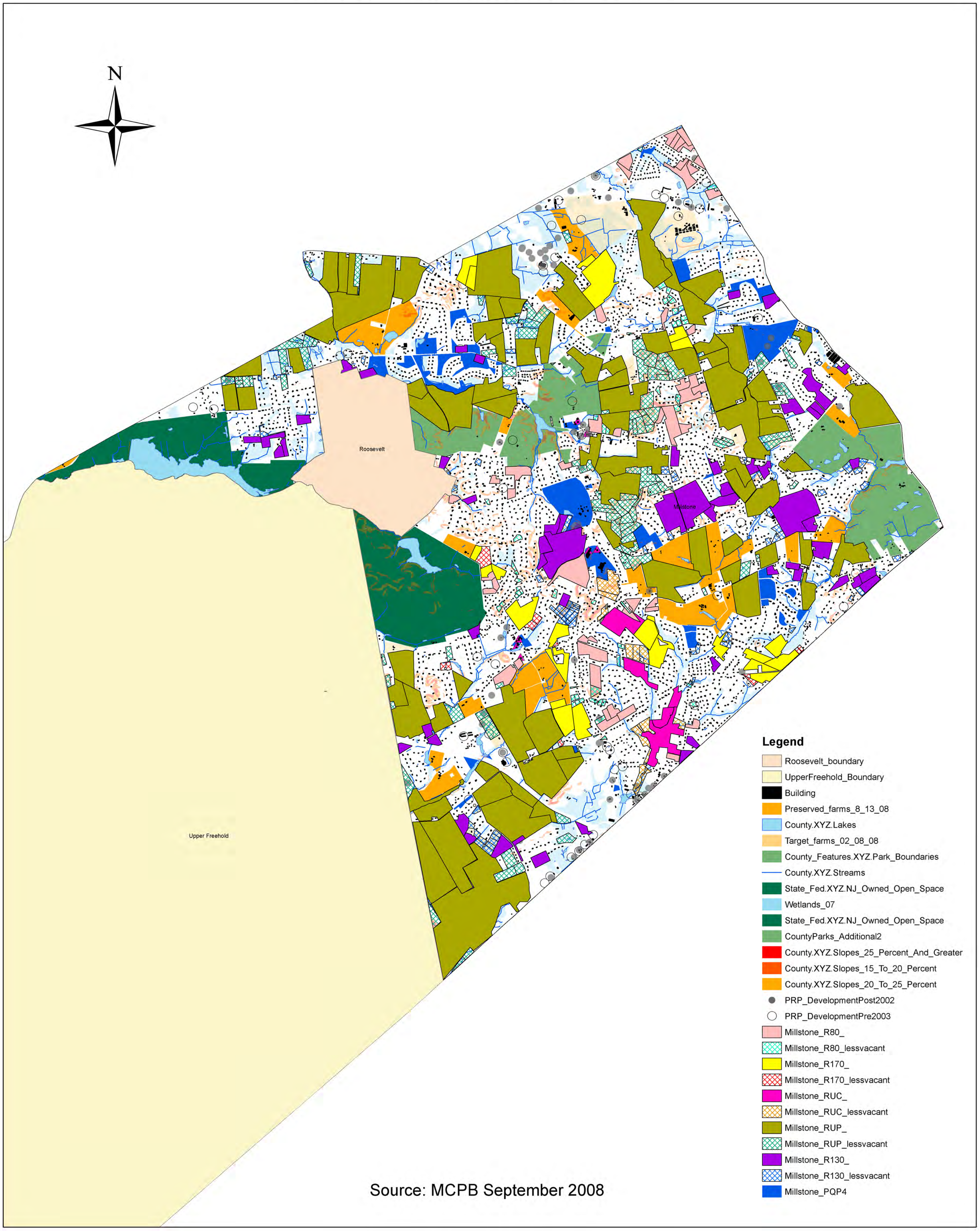
12.5. Buildout Analysis

Allentown Build-Out



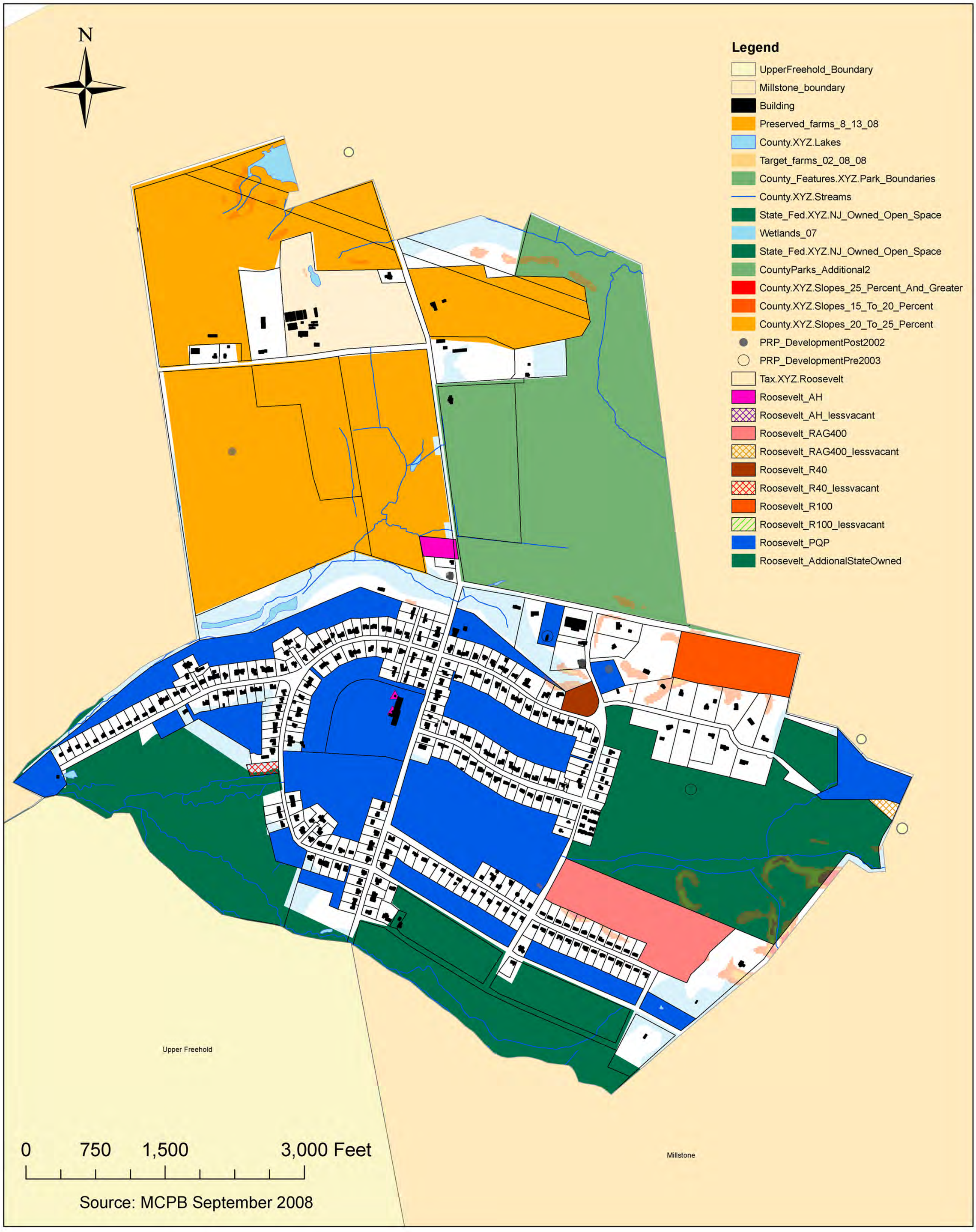
Source: MCPB September 2008

Millstone Build-Out

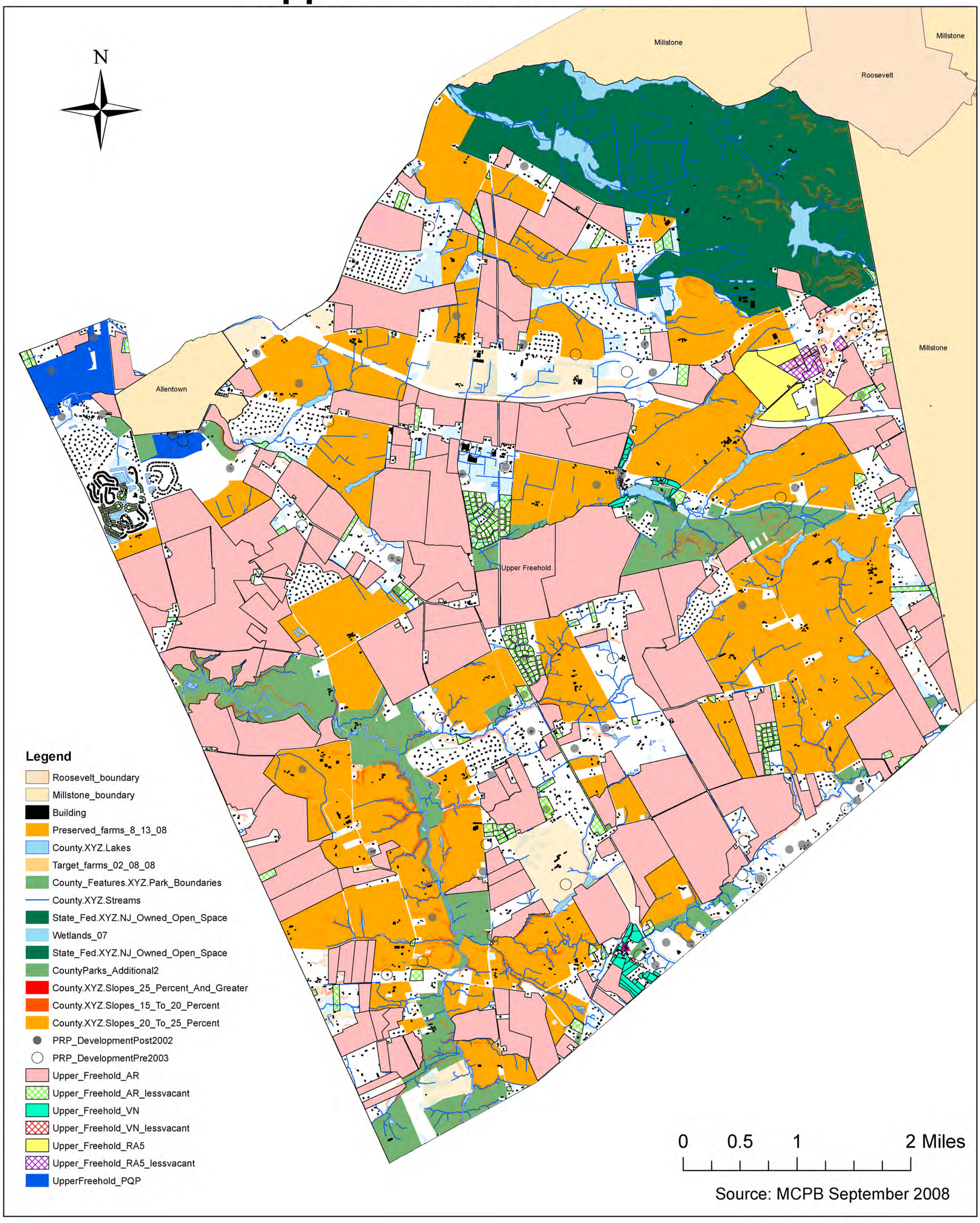


Source: MCPB September 2008

Roosevelt Build-Out

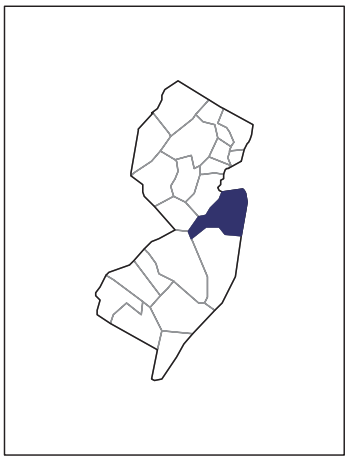


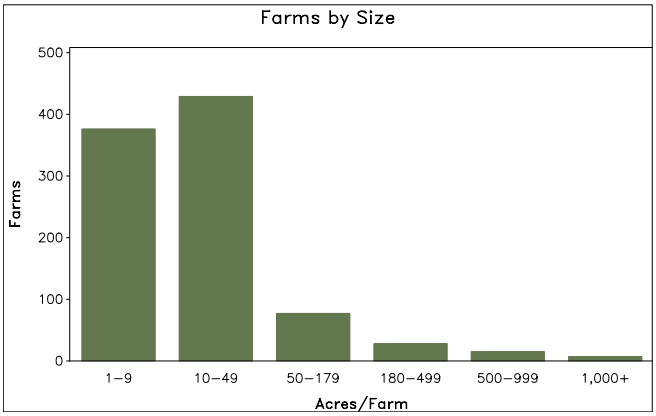
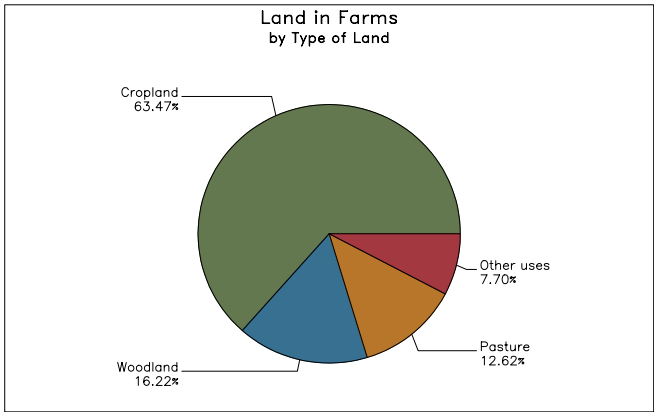
Upper Freehold Build-Out



12.6. 2007 Census of Agriculture

2007 CENSUS OF AGRICULTURE
County Profile



Monmouth County
New Jersey

	2007	2002	% change
Number of Farms	932	892	+ 4
Land in Farms	44,130 acres	47,198 acres	- 7
Average Size of Farm	47 acres	53 acres	- 11
Market Value of Products Sold	$105,413,000	$81,551,000	+ 29
Crop Sales $80,270,000 (76 percent) Livestock Sales $25,142,000 (24 percent)			
Average Per Farm	$113,104	$91,425	+ 24
Government Payments	$258,000	$127,000	+ 103
Average Per Farm Receiving Payments	$7,812	$5,094	+ 53