



Master Plan Glossary of Terms

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A

ACCESSIBILITY: The ability of a person to fully participate as active member of their community without physical, economic, or cultural constraints.

ACE HUBS: Communities that host a robust mix of arts, cultural, and entertainment (ACE) activities.

ACQUACULTURE: The science and practice of farming aquatic organisms in controlled environments for commercial purposes.

ADAPTIVE REUSE: A revitalization tool that seeks to repurpose a site, building, or structure for a reason or use other than its original intent.

ADAPTIVE TRAFFIC CONTROL SYSTEMS: A traffic management strategy whereby traffic signal timing changes and adapts based on actual, real-time traffic demand.

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH): U.S. Department of Housing and Urban Development (HUD) requirement for certain grantees to conduct an Assessment of Fair Housing (AFH) planning process. The AFH planning process help communities analyze challenges to fair housing choice and establish their own goals and priorities to address the fair housing barriers in their community.

AGRICULTURAL DEVELOPMENT AREA (ADA): Designated places in the county that encompass productive agricultural lands which tend to be consistent with municipal zoning ordinances and remain fairly free of encroachment from commercial and suburban development.

AGRICULTURAL EASEMENT: The acquisition of building rights to a property in order to restrict development and preserve its agricultural purpose.

AGRICULTURAL MANAGEMENT PRACTICE (AMP): Best managing practices for farm operations necessary for Right to Farm Act protections as recognized by the State Agriculture Development Committee (SADC).

AGRICULTURAL SUSTAINABILITY: The implementation of policies, programs, and resources that expand the presence and viability of the agriculture industry to support of its long-term success.

AGRICULTURE: The science and practice of farming including the cultivation of soil for growing crops and the rearing of animals for food and their byproducts.

AGRICULTURE, SUSTAINABLE: *SEE SUSTAINABLE AGRICULTURE*

AGRITOURISM: Agricultural activities that brings visitors to a farm including direct to consumer sales, educational tourism, entertainment, lodging/accommodations, and outdoor recreation.

ALTERNATIVE FUEL VEHICLES: Vehicles that rely upon fuel sources other than traditional petroleum-based products such as gasoline or diesel.

ARTS, HISTORIC, & CULTURAL RESOURCES: Distinctive physical and intangible assets, practices, rituals, heritage, places, and/or evidence held in common significance by a population due to their mutual relationship to and association with such resources.

ART, PUBLIC: *SEE PUBLIC ART*

ARTS RESPONDER: An organization that prepares for and responds to the needs of arts community in post disaster situations by providing a variety of services to artists, arts organizations, and arts-related businesses including information gathering and dissemination, networking, financial assistance, and advocacy.

B

BAYSHORE: A region in northern Monmouth County typically viewed as the municipalities and places located in close proximity to the Raritan Bay.

BEST MANAGEMENT PRACTICES (BMPs): Generally sought and agreed upon preferred methods and/or techniques used to achieve a desired result while preventing or minimizing potential environmental and health impacts.



BOARD OF PUBLIC UTILITIES: A New Jersey state agency with authority to oversee regulated utilities that provide critical services such as natural gas, electricity, water, telecommunications, and cable television.

BROWNFIELD: "Any former or current commercial or industrial site that is currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant." (N.J.S.A. 58:10B-23.d). Generally, brownfields are properties that are abandoned or underutilized because of either real or perceived contamination.

BUS RAPID TRANSIT (BRT): A bus-based system that provides efficient, high quality transit service through the dedication of roadway lanes, street modifications, facilities, and accommodations that expedite the ability to accommodate passengers.



CLEARINGHOUSE: A central organization that acquires, maintains, organizes, creates, and disseminates specialized data and information for use by others.

COASTAL MONMOUTH: The region in Monmouth County comprised of municipalities and places located along or in close proximity to the Atlantic Ocean coastline; generally considered by many to be the towns east of the Garden State Parkway and south of the Navesink River.

COMMUNITY DEVELOPMENT: A collective and collaborative process to empower individuals and organizations by offering them the skills and support they need to help overcome inequitable social, economic, cultural, political, and/or environmental disadvantages they face in their community.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG): The U.S. Department of Housing and Urban Development (HUD) program that provides annual grants to eligible communities to assist with affordable housing and job creation through the retention and expansion of business opportunities.

COMMUNITY LANDSCAPES: A general description of the physical characteristics of places people may experience as they travel through the county; intended to be used as a planning tool to assist residents, stakeholders,

and decisions makers in visualizing existing conditions and desired planning outcomes.

COMMUNITY OUTREACH AND ENGAGEMENT: Actions and efforts undertaken by an organization/agency to effectively identify, contact, involve, and garner input and feedback from the public and a broad spectrum of community stakeholders in the planning process.

COMMUNITY RATING SYSTEM (CRS): A voluntary incentive program offered to communities through the National Flood Insurance Program (NFIP) that recognizes and encourages floodplain management activities which exceed the minimum NFIP requirements which may result in discounts for flood insurance policy holders.

COMMUNITY STAKEHOLDER: Any individual or organization that has an inherent interest in the policy decisions and actions that may affect them or their community.

COMPLETE STREETS: Streets designed, operated, and maintained to enable safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs): Funded by the U.S. Economic Development Administration (USEDA), the *CEDs* is a locally-based, regionally-driven economic planning initiative that strategically analyzes the economic opportunities and strengths of a given community.

CONSERVATION: A strategy that employs methods and approaches to manage the protection or restoration of natural resources, ecosystems, or habitat for its proper and intended use.

CONNECTIVITY: The capacity or state of being connected. In transportation, the term often refers to intermodal connections while in design and land use, the term may refer to the connection between uses, buildings, structures, services, and facilities.



CREATIVE INDUSTRIES: Industries that have occupations with some basis in creativity, typically those in which the final product requires the application of creativity or industries in which the final product is cultural in form.

CREATIVE PLACEMAKING: A comprehensive approach to planning that leverages the use of arts, indigenous cultures, artists, and creative people to attract interest and investment into a place with the intent of generating more equitable economic, social, and cultural outcomes.

CROWDSOURCING: The practice of obtaining needed services, ideas, data, or content by soliciting contributions from a large group of people, especially through online sources and social media.

CULTURAL ARTS PLAN: A set of visions, goals, objectives, actions, and policy recommendations centered on the protection and advancement of arts, artists, and cultural resources and the integration of the community's creative capital into larger planning outcomes.

D

DEMAND MANAGEMENT STRATEGY: A number of approaches that seek to manage congestion during peak demand periods to ensure that the transportation system is operating at or near peak efficiency.

E

EASEMENT: An acquired legal right to use another person's property for a specific purpose.

EASEMENT, AGRICULTURAL: *SEE AGRICULTURAL EASEMENT*

ECONOMIC DEVELOPMENT: Programmed and coordinated efforts that seek to improve a community's economic prospects and long-term sustainability.

ECONOMIC DEVELOPMENT FOCUSED ELEMENTS: *Master Plan* Elements that place emphasis on issues pertaining to economic development.

ECOSYSTEM: A biological community of interacting organisms and their physical surroundings within a given area.

ECO-TOURISM: Tourism that is ecology or environmentally-based.

ENDANGERED SPECIES: Any species whose prospects for survival are in immediate danger because of a loss or change in habitat, over-exploitation, predation, competition, disease, disturbance, or contamination.

EMERGENCY SOLUTIONS GRANT (ESG): U.S. Department of Housing and Urban Development (HUD) funded program intended to assist individuals and families in quickly regaining stability in permanent housing after experiencing a housing crisis or homelessness.

ENVIRONMENTAL JUSTICE: A community principle that seeks fair involvement of all people and populations in the development, implementation, and enforcement of environmental laws, regulations, and policies so that everyone may expect and is given the same level of protection from environmental hazards.

F

FAIR HOUSING ACT of 1968: Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex or national origin. It was amended in 1988 (effective March 12, 1989) to prohibit discrimination based on disability or on familial status (presence of child under age of 18 and pregnant women).

FAIR RETURN ON INVESTMENT: Monetizes the long-term environmental value and benefits derived from a potential infrastructure investment as part of a project's cost/benefit.

FARM: Land together with agricultural or horticultural buildings, structures, and facilities necessary for producing agricultural or horticultural products.

FARMLAND PRESERVATION: The acquisition of a farm or development easements that restricts development and permanently preserves agricultural uses on a property.

FARM TO TABLE: Locally grown foods and products served at restaurants and institutions that have been purchased from a local farmer or producer.



FLOOD INSURANCE: Offered through the National Flood Insurance Program (NFIP), policy holders including homeowners, renters, condo owners/renters, and commercial owners/renters may be covered for buildings and contents destroyed by a flood event.

FLOOD INSURANCE RATE MAP (FIRM): Based on the Flood Insurance Study (FIS), it is the official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated both the special hazard areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS): A compilation and presentation of flood risk data for specific watercourses, lakes, and coastal flood hazard areas within a community.

FLOODPROOFING, DRY: Floodproofing designed to prevent water from entering a building or structure.

FLOODPROOFING, WET: Floodproofing designed to allow water to flow in and out of a structure as a means to minimize structural damage.

FOOD DESERT: A location where affordably nutritious or healthy food choice is highly inaccessible.

FORM-BASED CODE: A land use technique that relies less on prohibitive, prescriptive written regulations and more on visual descriptions and land use outcomes derived from specific urban forms.

G

GEOGRAPHIC INFORMATION SYSTEM (GIS): Computer software used to capture, store, analyze, manage, and display spatial or geographic data.

GOALS, PRINCIPLES, and OBJECTIVES (GPOs): Three fundamental components of the *Master Plan* used to formulate implementable recommendations necessary to achieve the community’s vision as expressed in the Vision Statement:

GOALS articulate the *Plan’s* intended through broad based outcomes;

PRINCIPLES represent the community values that drive the need for taking action towards reaching a goal;

OBJECTIVES are incremental, results oriented actions and strategies that advance a particular goal.

GREEN DESIGN/CONSTRUCTION: The use of design and construction methods intended to minimize or eliminate harmful environmental impacts.

GREEN INFRASTRUCTURE: An array of practices and techniques that rely more on the natural carrying capacity of systems to manage and treat stormwater runoff beginning at its source through its release back into the environment for beneficial purposes.

GREEN TEAM HUB: Facilitated by the Division of Planning, the “Hub” is a consortium of Sustainable Jersey Certified Municipal Green Teams in Monmouth County that meets regularly to discuss programming sustainable actions in a broader, countywide context.

GROUNDWATER (WATER) RECHARGE AREAS: Locations where water infiltrating the surface into groundwater provides for aquifer recharge.

GROW MONMOUTH INITIATIVE: A long-term, community-wide suite of programs managed through the Division of Economic Development that promotes the economic health of Monmouth County.

GROWN IN MONMOUTH: A Grow Monmouth program focused on implementing agricultural sustainability measures as an important component of the county’s economic development strategy.

H

HAZARD MITIGATION: Planning for and taking actions that reduce the long-term risk to health, safety, property, and infrastructure posed by hazards.

HEALTHY COMMUNITY: A Whole Community approach that seeks to improve the health, safety, and well-being of inhabitants through design, programs, services, and education.



HIGH WATER MARK INITIATIVE/SIGNS: NFIP's initiative to increase community awareness about flood risk and encourage action to mitigate such risk through the use of signs indicating the highest elevation of water at a particular location caused by a major flood event.

HISTORIC DISTRICT: One or more historic sites and intervening or surrounding property significantly affecting or affected by the quality and character of the historic site or sites (N.J.S.A. 40:55D-4).

HISTORIC SITE: Any real property, manmade structure, natural object or configuration or any portion or group of the foregoing of historical, archeological, cultural, scenic, or architectural significance (N.J.S.A. 40:55D-4).

HISTORIC SITES INVENTORY (HSI): A listing, register, catalog, or survey of buildings, structures, and sites of historic, cultural, or architectural significance.

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME): Established by Congress in 1990, HOME is a federal block grant program specifically designated to support affordable housing programs.

HOME RULE: Refers to authority conveyed to municipalities by the state through the New Jersey State Constitution and the Home Rule act of 1917 N.J.S.A. 40:42 et. seq.

HOUSING, AFFORDABILITY: The ability of a typical household to earn enough income to either purchase or rent a home in a given location, as measured by the Housing Affordability Index.

HOUSING, AFFORDABLE: A general term commonly used in New Jersey to describe housing that is often associated with government mandated or incentivized housing programs intended for low- and moderate-income households. However, the term may also be used colloquially to describe affordability among market rate housing.

HUC (Hydrological Unit Code): Each hydrologic unit (watershed and/or subwatershed) is identified by a unique hydrologic unit code (HUC) consisting of two to eight digits based on the four levels of classification in the hydrologic

unit system ranging from the largest geographic area (regions) to the smallest geographic area (cataloging units).



INCOME, EXTREMELY LOW: A persons having an income at or below 30% of the area medium income (HUD).

INCOME, LOW: A persons having an income at or below 80% of the area medium income (HUD).

INCOME, MODERATE: A persons having a cash- income of 140% of the area medium income (HUD).

INCOME, VERY LOW: A persons having an income at or below 50% of the area medium income (HUD).

INDICATOR: A relevant, observable, and quantifiable characteristic that can be used to show change or progress toward achieving a predetermined outcome.

INDIGINOUS SPECIES: Species that are native to a given location.

INFOGRAPHIC: A graphic-rich display of images, colors, and content in a visual-appealing and easy to decipher format that is intended to tell an often complex story through imagery rather than text.

INFRASTRUCTURE: A broad term that describes a vast network of engineered and constructed (hard) systems which the public is dependent upon for health, safety, and economic prosperity such as water treatment and distribution, sanitary sewer conveyance, treatment and discharge, storm sewers, utilities, roadway, bridges, canals, and rail lines. The term "soft" infrastructure typically implies public services such as schools, hospitals, libraries, and emergency services.

INFRASTRUCTURE, GREEN: *SEE GREEN INFRASTRUCTURE*

INSIGHT REPORT: Any number of annual reports and white papers produced by the Division of Planning that provide decision makers and the public with



meaningful knowledge and understanding about the complex planning issues facing Monmouth County.

INTEGRATED PEST MANAGEMENT: An ecosystem-based strategy for pest control which focuses on long-term prevention through a combination of techniques such as biological control, habitat manipulation, and the modification of cultural practices rather than strictly pesticide applications.

INVASIVE SPECIES: An introduced (non-native) plants or animal species whose proliferation may damage or threaten indigenous species populations as well as the entire ecosystem.

INVESTMENT AREA, LIMITED GROWTH (LGIA): Areas located outside of existing or programmed sewer service areas intended for low-density residential uses, compatible rural patterns, and supportive commercial uses.

INVESTMENT AREA, PRIORITY GROWTH (PGIA): Areas with either existing or planned infrastructure that lend to development and redevelopment opportunities.

INVESTMENT AREA, PRIORITY GROWTH WATER SUPPLY WATERSHED (PG-WSWA): Locations within a Priority Growth Investment Area (PGIA) that contain a natural resource value pertaining to water quality and supply.

INVESTMENT AREA/SITE, PRIORITY GROWTH-REINVESTMENT (PG-RAS): Areas or sites located within the PGIA where more intensive or significant development, redevelopment, revitalization, and hazard mitigation investments are highly encouraged.

INVESTMENT AREA/SITE, PRIORITY PRESERVATION (PPIAS): An area or site where an investment in land preservation, agricultural development and retention, historic preservation, or environmental protection and stewardship is preferred and encouraged.

L

LAND USE REGULATIONS: A general term used to describe a series of document and permits that regulate land uses in a given jurisdiction typically

accomplished in New Jersey through a zoning ordinance, subdivision/site plan regulations, design guidelines, building codes, and environmental rules.

LIVING SHORELINES: Hazard mitigation and environmental restoration technique that uses a combination of natural (e.g. plants, sand, and rocks) and structural materials to provide shoreline protection, maintain valuable habitat, prevent erosion, and protect the built environment against storms.

LONG RANGE CHALLENGES: Continual or ongoing challenges that need to be considered now and beyond the *Master Plan's* 10-year lifecycle.

M

MASTER PLAN DOCUMENTS, CONSULTATIVE AND SUPPORTIVE: Though not an official component of the *Master Plan*, these documents (e.g. maps, plans, reports, inventories, studies, etc.) provide important information and resources that support specific *Master Plan* Elements.

MASTER PLAN DOCUMENTS, REFERENCE: Standalone policy documents produced by the Division of Planning, other Monmouth County Departments, or closely related stakeholder agencies that support the *Master Plan's* GPOs and as such are officially incorporated into the *Master Plan* by reference.

MASTER PLAN RECOMMENDATIONS: Formal recommendations representing action steps intended to guide the Division of Planning work program during the *Master Plan's* 10-year lifecycle in order to achieve the purpose and intent of the *Plan's* Goals, Principles, and Objectives (GPOs).

MOBILITY: The ability to move around freely and easily without obstructions or barriers.

MOCO ARTS CORRIDOR: A regional Creative Placemaking effort coordinated by the MoCo Arts Partnership to brand 41 towns in Monmouth County (MoCo) proximate to and connected through the NJ TRANSIT's North Jersey Coast Line as a regional arts and cultural destination of choice.

MOCO ARTS PARTNERSHIP: A consortium of Monmouth County (MoCo) government agencies, civic groups, artists, businesses, educational institutions,



tourism, and transportation organizations committed to building a more sustainable and resilient community through the creation of the MoCo Arts Corridor and by leveraging the economic power the arts to benefit the entire community.

MONMOUTH COUNTY GENERAL DEVELOPMENT PLAN (1969): Monmouth County’s first comprehensive Master Plan.

MONMOUTH COUNTY GROWTH MANAGEMENT GUIDE (1982): Monmouth County’s second comprehensive Master Plan and subsequent adopted elements which reinforced the concept of growth and preservation areas.

MONMOUTH COUNTY MASTER PLAN (2016): Principal guiding document regarding land use coordination in the county and concurrence on planning outcomes with the county’s municipal partners and community stakeholders.

MONMOUTH COUNTY STRATEGIC PLAN (2009): Adopted by the Board of Chosen Freeholders and approved by County Administration, this plan provides a set of recommendations for action that will assist the county government in moving into the future with a clear sense of vision and purpose, a measurable set of strategic objectives, and a method of sustaining positive change.

MULTI-MODAL: A transportation network that encourages broader mobility and connectivity by providing system users with multiple transportation options.

N

NATIONAL FLOOD INSURANCE PROGRAM (NFIP): Federal insurance program created by Congress in 1968 that provides flood insurance to property owners, encourages communities to adopt and enforce floodplain management regulations, and supports the mitigation of flood hazards.

NATIONAL HERTIAGE AREA: A region recognized by the U.S. Congress for its unique qualities where a combination of natural, cultural, historic, and recreational resources have shaped a cohesive, nationally distinctive landscape (Alliance of National Heritage Areas).

NATURAL RESOURCES: Environmentally-based infrastructure and life-supporting systems relating to air, water, and land that all species rely upon and the built environment is dependent upon to function and prosper.

NATURAL RESOURCES INVENTORY: Generally, a report that includes listing, register, catalog, or survey along with detailed descriptions of an area’s significant environmental features.

NONPROFIT ORGANIZATION: An organization recognized as tax exempt under the federal tax code and operated as a charitable organization for purposes that are beneficial to the public interest.

O

OPEN SPACE, PRESERVED: Land preserved and held in the public trust through a variety of acquisition techniques at multiple jurisdictional levels intended for preservation, conservation, education, or recreation.

P

PANHANDLE: Refers to the four western most municipalities in Monmouth County including Allentown Borough, Millstone Township, Roosevelt Borough, and Upper Freehold Township.

PARATRANSIT: Supportive and supplemental transit services for people that require special accommodations.

PLAN COORDINATION, HORIZONTAL: The coordination and integration of plans among Monmouth County departments and agencies.

PLAN COORDINATION, VERTICAL: The coordination and implementation of plans with community stakeholders, other levels of government, and regional planning agencies.

PLAN ELEMENT: A fundamental *Master Plan* component that explores, evaluates, and discusses a specific topical area of interest within the context of the Goals, Principles, and Objectives (GPOs).

PRESERVATION: In environmental terms, it is a strategy that leaves land, the environment, and natural resources untouched in their pristine form. For



historic preservation, the term is applied more broadly as the intent to preserve, conserve, and protect buildings, objects, landscapes or other artifacts of historical significance.

PRESERVATION FOCUSED ELEMENT: *Master Plan* Elements that place emphasis on the preservation of resources.

PRIME SOILS: These nutrient rich soils sustain high yields of crops, are not excessively erodible or saturated with water for a long period of time, and either do not flood frequently or are protected from flooding.

PROPERTY CLASSIFICATION: Coding system with prescribed categories used by municipal tax assessors to categorize a property's use for assessment purposes.

PUBLIC ART: Generally a fixed art installation placed in a public accessible location intended for the viewing, use, and enjoyment of everyone.

Q

QUALITY-OF-LIFE: The general well-being perceived by a person or society, subjectively viewed in terms of health and happiness as measured by indicators related to physical and mental health, degree of independence, interpersonal relationships, family, religious beliefs, education, level of optimism, income and wealth, access to local services, amenities and transport, employment, social standing and social mobility, housing, and the environment.

R

RECOMMENDATIONS, MASTER PLAN: *SEE MASTER PLAN RECOMMENDATIONS.*

REDEVELOPMENT: The use of infill or new construction on a vacant, abandoned, or underutilized property.

REGISTER OF HISTORIC PLACES: NJ and/or National Registers of historic properties and districts that meet the criteria for significance in American history, archaeology, architecture, engineering or culture, and possess integrity of location, design, setting, materials, workmanship, feeling, and association.

REHABILITATION: Strategy which emphasizes the retention, repair, and/or refurbishment of building or neighborhoods, permitting for the replacement of materials and fixtures because of a property's decayed or deteriorated condition.

RENEWABLE/CLEAN ENERGY: Sources of energy that are collected from naturally replenished resources such as sunlight, wind, wave, geothermal, tides, etc. that create little or no disturbance, pollution, or harmful emissions.

RESILIENCY: The ability to recover to a preexisting condition after experiencing a debilitating and/or disruptive event.

RESILIENT DESIGN/CONSTRUCTION: The use of design and construction methods intended to improve occupant safety and minimize building damage caused by anticipated and reoccurring natural hazards.

RESTORATION: Strategy that focuses on the retention and refurbishment of materials from the most significant time in a property's history, while permitting the removal of materials from less significant eras.

REVITALIZATION: The restoration of the physical and social components of a distressed place.

RIDESOURCING SERVICES: Online service providers that use smart phone apps, global positioning systems, and social networks to offer customers on demand transportation.

RIGHT TO FARM: Protections available to responsible commercial farms from nuisance complaints and unreasonably restrictive municipal ordinances that hinder the ability to continue agricultural production.

S

SCENIC BYWAY: A road officially recognized by the New Jersey Department of Transportation (NJDOT) for possessing one or more of six *intrinsic qualities*: archeological, cultural, historic, natural, recreational, and scenic.



SCENIC ROADWAY: A road or segment of roadway identified in *The Monmouth County Scenic Roadway Plan* that possesses a high degree of visual quality for the roadway traveler.

SEA LEVEL RISE: The incremental increase in sea level caused by thermal expansion of water bodies, the melting of glaciers and polar ice caps, and loss of ice from continental ice sheets that contributes greatly to the increased long-term vulnerability of coastal communities to storm surge events.

SPECIAL FLOOD HAZARD AREA (SFHA): Areas identified on the Flood Insurance Rate Map (FIRM) where National Flood Insurance Program's (NFIP) floodplain management regulations must be enforced and where the mandatory purchase of flood insurance applies.

STAKEHOLDER STRATEGY: A list of suggestions, recommendations, and ideas organized by *Master Plan* Element intended for consideration by the county's municipal partners and community stakeholders when developing their own plans, programming, and outreach efforts.

STORMWATER MANAGEMENT: The planning and construction of systems by which runoff is conveyed and discharged safely and responsibly.

SUSTAINABILITY: The balance sought between the conservation and consumption of resources that reserve their inherent value and/or generative ability for a perpetual use or purpose.

SUSTAINABILITY, AGRICULTURAL: *SEE AGRICULTURAL SUSTAINABILITY*

SUSTAINABILITY, PRIMARY TENETS: The triple bottom line for sustainability is an integrated approach of people (society), profit (economy), and planet (environment).

SUSTAINABLE AGRICULTURE: Methods and practices in farming that use and rely upon natural systems and the carrying capacity of the environment for production.

SUSTAINABLE PLACES: Places such as a building, site, structure, neighborhood, or an entire community where people implement methods and engage in practices that result in sustainability.

I

TAX ASSESSMENT: An estimate of a property's value, as determined by a tax assessor, used to determine an appropriate tax rate to support the community's annual budget.

TRANSIT-ORIENTED DEVELOPMENT: A mixed-use residential and commercial development or redevelopment approach providing access to a nearby transit facility and usually includes amenities to encourage ridership.

THREATENED SPECIES: Any species that may become endangered if conditions surrounding them begin to or continue to deteriorate

U

UTILITY, PUBLIC: Business enterprises, public-service corporations, or quasi-governmental authorities that provide a government regulated essential community service including regional sewage collection, treatment and discharge; the collection, storage, treatment and distribution of potable water on a regional scale; provision of telecommunications and/or paid television service; and the development, transmission and distribution of energy resources, such as electricity and natural gas.

V

VIEWSHEDS and VISTAS: The visual perspective experienced from a particular vantage point that conveys exceptional or distinct beauty, interest, or frames the historic context of a place to the observer

VISION STATEMENT: An aspirational statement describing the intended community driven results sought through the *Master Plan* and the inspiration for the Goal, Principles, and Objectives (GPOs).

W



WASTEWATER MANAGEMENT PLANS (WMP): A written and graphic description of existing and future wastewater-related jurisdictions, wastewater service areas, and selected environmental features and treatment works

WATER QUALITY MANAGEMENT (WQM) PLANS: Plans prepared pursuant to Sections 208 and 303 of the Clean Water Act, 33 U.S.C. §§ 1251 et seq., and the Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq., including the statewide, areawide, and county WQM Plans intended to promote efficient and comprehensive programs for controlling water pollution from point and nonpoint sources for a defined geographic area.

WATERSHED: A geographic area where all rainwater and streams drain to a common outflow.

WESTERN MONMOUTH: An area of Monmouth County located along the Route 9 corridor comprised of towns that share a mutual affiliation with the Freehold Regional High School District.

WHITE PAPER: An authoritative research paper that provide valuable information and insight into a particular topic or issue.

WHOLE COMMUNITY FOCUSED ELEMENTS: This suite of *Master Plan* Elements that take the results sought through the Preservation and Economic Development Focused Elements and applies them to a broader context, one that seeks to achieve safer, stronger, more secure, healthier, and publically engaged communities.

Z

ZONING, EUCLIDIAN: Traditional land use technique that is typified by its emphasis on the separation of land uses and the physical nuisances associated with them.

