

Monmouth County

**GROWTH
MANAGEMENT
GUIDE**

Goals, Objectives & Policies

Adopted by the
Monmouth County Planning Board
December 1995

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I. AIR RESOURCES

GOAL: PROMOTE LAND USE PLANNING THAT ENCOURAGES THE USE OF TRANSIT, WALKING AND CYCLING, AND THE CREATION OF CENTERS IN ORDER TO IMPROVE AIR QUALITY BY REDUCING AUTOMOBILE TRIPS AND CONGESTION.

OBJECTIVES

1. Promote integrated land use and transportation development.
2. Encourage the creation of a safe, attractive and appealing environment for pedestrians.
3. Promote increased transit use.
4. Promote improved air quality by encouraging the implementation of technological advances.
5. Encourage the reduction of auto trips.
6. Encourage ways to reduce traffic congestion.

OBJECTIVE 1

Promote integrated land use and transportation development.

POLICIES

- 1.1 Encourage the development of pedestrian oriented mixed-use centers.
- 1.2 Promote building design and layout which properly accommodates and encourages transit use.
- 1.3 Encourage mixed-use development near transit stops and transit centers to support the use of transit.

OBJECTIVE 2

Encourage the creation of a safe, attractive and appealing environment for pedestrians.

POLICIES

- 2.1 Promote safe walkways within parking areas and as connections to destinations.
- 2.2 Promote easy pedestrian access to transit stops and transit centers.
- 2.3 Promote safe, attractive, landscaped walking areas along roadways where appropriate.
- 2.4 Promote frequent, controlled and well defined crosswalks. At light controlled intersections encourage the provision of a pedestrian phase in the cycle.
- 2.5 Promote the reduction of vehicle pedestrian conflicts.
- 2.6 Encourage sidewalks which connect housing, schools, recreation areas and neighborhood shopping.
- 2.7 Promote attractive, landscaped public areas for pedestrians.

OBJECTIVE 3

Promote increased transit use.

POLICIES

- 3.1 Promote the provision of attractive, clean and pedestrian friendly transit facilities.
- 3.2 Promote marketing of the existing transit routes.
- 3.3 Support the expansion of service when needed and cost effective.

OBJECTIVE 4

Promote improved air quality by encouraging the implementation of technological advances.

POLICIES

- 4.1 Encourage the use of cost effective alternate fuels and low emission and zero emission vehicles when practical.

OBJECTIVE 5

Encourage the reduction of auto trips.

POLICIES

- 5.1 Encourage the development of mixed-use centers.
- 5.2 Encourage ridesharing.
- 5.3 Encourage the establishment of the compressed work week.
- 5.4 Encourage the provision of bicycle racks and/or lockers at work sites, transit centers, recreation areas and commercial centers.
- 5.5 Encourage the provision of sidewalks and bicycle paths or wide shoulders along roadways where feasible.

OBJECTIVE 6

Encourage ways to reduce traffic congestion.

POLICIES

- 6.1 Promote intersection improvements which provide for public safety and proper capacity in order to reduce congestion and waiting times at intersections.
- 6.2 Promote alternative work schedules and arrangements to reduce peak hour congestion caused by work trips.

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II. CENTERS

GOAL: TO PROMOTE NEW AND REVITALIZE 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

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.
2. Promote infrastructure investment in centers.
3. Promote and maintain a variety of housing types in centers.
4. Promote mixed-use pedestrian oriented development in centers.
5. Promote economic development in centers that is compatible with and a focal point for surrounding communities.
6. Encourage a transportation system that links centers to each other and to regional facilities.
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.

OBJECTIVE 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.

POLICIES

- 1.1 Encourage the timing and sequencing of the extension of public facilities and services to support development in centers.

OBJECTIVE 2

Promote infra-structure investment in centers.

POLICIES

- 2.1 Encourage infrastructure investment decisions that promote economic development and redevelopment.
- 2.2 Encourage the repair or replacement of infrastructure systems to eliminate deficiencies and enable future development and redevelopment in centers.
- 2.3 Encourage public/private partnerships with respect to existing or planned infrastructure in centers.
- 2.4 Encourage the coordination of infrastructure investments with public utilities by sharing rights-of-way when feasible.
- 2.5 Encourage the provision of infrastructure in ways that ensure the preservation and renewal of historic, cultural and scenic resources while properly providing for public safety.
- 2.6 Establish coordination among all public service providers to ensure proper timing and sequencing of facility and service extension for development in centers.

OBJECTIVE 3

Promote and maintain a variety of housing types in centers.

POLICIES

- 3.1 Encourage a mix of housing types to accommodate the needs of young people starting out, growing families and senior citizens.

OBJECTIVE 4

Promote mixed-use pedestrian oriented development in centers.

POLICIES

- 4.1 Encourage more intensive compact mixed-use forms of development such as clustering and combined uses in centers that are compatible in character and scale with the surrounding areas.
- 4.2 Encourage the building of youth, senior, and community facilities and parks within walking distance of homes in centers.
- 4.3 Promote the retrofitting of existing commercial development along major highways to create mixed use centers with consolidated parking, landscaping and pedestrian access.
- 4.4 Encourage in-fill development which complements adjacent land-uses and further strengthens the visual image and economic base of the center.

OBJECTIVE 5

Promote economic development in centers that is compatible with and a focal point for surrounding communities.

POLICIES

- 5.1 Encourage the location of government and civic facilities and services in centers.
- 5.2 Encourage marketing efforts to attract shoppers to centers from the surrounding area.
- 5.3 Encourage the installation of benches, lighting and other streetscape features to make centers "shopper friendly."
- 5.4 Encourage efforts to improve, increase and expand the number and type of businesses located within centers to reinforce the center's function as an economic focal point for the surrounding area.
- 5.5 Encourage agricultural viability and rural character by guiding development and redevelopment into centers while protecting viable farmland.

OBJECTIVE 6

Encourage a transportation system that links centers to each other and to regional facilities.

POLICIES

- 6.1 Promote the use of public transportation systems and alternative modes of transportation to, between and within centers.

OBJECTIVE 7

Encourage the preservation and protection of environmentally sensitive features by guiding development into centers.

POLICIES

- 7.1 Support the use of transfer of development rights, clustering and comparable higher density development in centers in order to preserve environmentally sensitive areas outside of centers.

OBJECTIVE 8

Encourage the re-use of historic structures in the development and redevelopment of centers.

POLICIES

- 8.1 Encourage new development within centers to be compatible with the "historic character" of the area.
- 8.2 Promote the adaptive re-use of historic structures within centers.

OBJECTIVE 9

Encourage tree planting, vegetative management and ecological restoration and enhancement within centers.

POLICIES

- 9.1 Promote training for practioners in community and urban forestry programs.
- 9.2 Encourage municipalities to participate in urban forestry programs.

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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 ON REGULATIONS, PLANS, POLICIES, AND ISSUES.
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OBJECTIVES

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.
4. Encourage the coordinated and cooperative review of plans, ordinances, programs and projects that potentially have "greater than local" impact to minimize adverse regional and local impacts.

OBJECTIVE 1

Encourage outreach efforts to educate the public about planning.

POLICIES

- 1.1 Promote and hold workshops, roundtables, and information meetings to inform the public and encourage an open dialogue on relevant planning issues.
- 1.2 Encourage efforts to involve the county's teachers and students in planning projects and programs.
- 1.3 Encourage the preparation of newsletters, publications, and handbooks to inform the public on a variety of planning topics.
- 1.4 Encourage training programs for planning and zoning board members.

OBJECTIVE 2

Encourage the cooperative development of data and data sharing among the public and private sectors.

POLICIES

- 2.1 Promote the development of a Countywide Geographic Information System.
- 2.2 Encourage the cooperative and coordinated development of data among all levels of government.
- 2.3 Encourage data sharing among all levels of government.
- 2.4 Promote public, private partnerships in developing and sharing data.

OBJECTIVE 3

Encourage plans that are integrated and coordinated with plans at all levels of government.

POLICIES

- 3.1 Encourage the use of the goals, strategies and policies in the adopted State Development and Redevelopment Plan when formulating plans and programs.

- 3.2 Encourage a continuous dialogue between municipalities and the county during the development of municipal and county master plans.
- 3.3 Encourage a continuous dialogue among the municipalities, the county and the state when amending the adopted State Master Plan.
- 3.4 Encourage state agencies to partake in a meaningful dialogue with counties and municipalities during the creation and amendment of legislation, regulations and programs.

OBJECTIVE 4

Encourage the coordinated and cooperative review of plans, ordinances, programs and projects that potentially have "greater than local" impact to minimize adverse regional and local impacts.

POLICIES

- 4.1 Encourage municipalities to work together to address regional issues.
- 4.2 Provide technical assistance to municipalities when feasible to address "greater than local" issues.
- 4.3 Encourage and assist in the development of methodologies to analyze and assess regional impacts.

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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.
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OBJECTIVES

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.
3. Encourage the use of public funds to support the development of businesses that are beneficial to the county and create job opportunities for Monmouth County residents.
4. Enhance the regional economy by encouraging cooperation among municipalities.
5. Promote the development of diversified industries to avoid employment losses associated with the business cycle.
6. Promote the retention of existing State and Federal facilities which contribute to the local economy
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.
8. Promote the development of mechanisms that enable more people to enter the labor force.

OBJECTIVE 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.

POLICIES

- 1.1 Provide and maintain a database of demographic, economic, real estate and planning information for the establishment of new businesses and the retention of existing businesses.
- 1.2 Develop a business needs survey for existing Monmouth County businesses.
- 1.3 Identify new firms and existing industries that will provide long-term employment opportunities for Monmouth County residents.
- 1.4 Develop strategies to not only attract new businesses but to maintain existing businesses in Monmouth County.

OBJECTIVE 2

Promote the efficient utilization of land, resources, capital and infrastructure.

POLICIES

- 2.1 Encourage innovative land use and zoning techniques that allow for the development and preservation of mixed use, compact economic centers.
- 2.2 Encourage the location of housing close to job centers.
- 2.3 Encourage innovative transportation measures that move people to jobs and simultaneously promote a jobs to housing balance within Monmouth County.
- 2.4 Encourage community reinvestment in urban centers by local banks.
- 2.5 Promote beneficial economic growth by encouraging municipalities to plan for future infrastructure investments before or in conjunction with new development.

OBJECTIVE 3

Encourage the use of public funds to support the development of businesses that are beneficial to the county and create job opportunities for Monmouth County residents.

POLICIES

- 3.1 Encourage the strategic location of county facilities to support and attract private economic development and redevelopment.
- 3.2 Encourage a linkage between public infrastructure investments and private development in planned growth areas and centers.
- 3.3 Encourage infrastructure improvements.

OBJECTIVE 4

Enhance the regional economy by encouraging cooperation among municipalities.

POLICIES

- 4.1 Coordinate planning and economic development among the municipalities, the county, the state and the federal government.

OBJECTIVE 5

Promote the development of diversified industries to avoid employment losses associated with the business cycle.

POLICIES

- 5.1 Identify and categorize the assortment of industries which currently exist in the county.
- 5.2 Coordinate the identification of emerging industries that have promising growth potentials and could benefit from Monmouth County's strategic economic and geographic location.

OBJECTIVE 6

Promote the retention of existing State and Federal facilities which contribute to the local economy.

POLICIES

- 6.1 Monitor the activities of the State and Federal facilities frequently to access their long and short term plans.

- 6.2 Assist and encourage municipalities to plan for possible reuse of State and Federal lands in the event they are declared surplus.

OBJECTIVE 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.

POLICIES

- 7.1 Promote the marketing of the county's beaches, bays, historic areas, farmland and parks.
- 7.2 Encourage the development of transfer of developments rights programs in rural areas to help protect valuable farmland.
- 7.3 Promote public access to the County's water bodies such as beaches, bay fronts, lakes and rivers.
- 7.4 Promote the preservation of buildings that have historical or architectural significance in the county.
- 7.5 Encourage the adaptive reuse of historic buildings.
- 7.6 Encourage transportation investments that consider the seasonal demand of the tourism industry.

OBJECTIVE 8

Promote the development of mechanisms that enable more people to enter the labor force.

POLICIES

- 8.1 Encourage the creation of day care facilities in offices and in employment centers.
- 8.2 Promote the development of transportation and land use measures that bring workers closer to workplaces.
- 8.3 Support local educational institutions that train and educate the future labor force so that Monmouth County residents are prepared for future technological changes in the workplace.

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V. FARMLAND PRESERVATION AND AGRICULTURE DEVELOPMENT

**GOAL: TO PROMOTE AND PRESERVE THE AGRICULTURAL INDUSTRY,
AND TO ASSIST IN FARMLAND PRESERVATION.**

OBJECTIVES

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.

OBJECTIVE 1

Encourage the purchase of development rights on farmland for the purpose of maintaining working farms and agricultural lands.

POLICIES

- 1.1 Continue to support the County and State Farmland Preservation Programs. Encourage cooperation with private organizations such as the New Jersey or Monmouth Conservation Foundations to preserve farmlands through various innovative techniques such as using estate planning for acquisition of development rights.
- 1.2 Cooperate with other county departments such as the Monmouth County Park System to preserve farmland and enhance open space networks.
- 1.3 Develop additional farmland preservation programs on the county and local levels.
- 1.4 Investigate and encourage other dedicated funding sources for farmland preservation.

OBJECTIVE 2

Assist municipalities in developing and implementing innovative land use programs which would promote farmland preservation and retain agriculture uses.

POLICIES

- 2.1 Encourage creative land planning and design to accommodate future growth while avoiding conflict with existing agricultural uses.
- 2.2 Encourage the establishment and operation of a Transfer of Development Rights (TDR) Program on the county or local level to promote development at higher densities in specific areas in an effort to preserve farmland, or natural and cultural resources of significant importance, in other areas.
- 2.3 Encourage municipalities to designate Agricultural Zones in their master plans.
- 2.4 Encourage municipalities to assist farmers by delineating agricultural districts.
- 2.5 Encourage cluster development which enables the developer to reduce the lot area for each house to preserve open space and farmland through more efficient land planning.
- 2.6 Encourage municipalities to develop, adopt and enforce Right-to-Farm ordinances where farming is still viable.

- 2.7 Encourage the streamlining of the permitting and licensing processes for agricultural operations.
- 2.8 Encourage development in "centers" in order to conserve agricultural lands, and promote a more compact and efficient growth.
- 2.9 Encourage the consideration of the water needs of the agricultural industry in water supply planning.
- 2.10 Encourage the use of agricultural lands in appropriate areas for the recycling and composting of non-farm generated biodegradable and organic materials.

OBJECTIVE 3

Develop programs and practices to enhance the retention and development of an active agricultural industry.

POLICIES

- 3.1 Encourage the rural economy to promote beneficial economic growth that recognizes the need to diversify the rural economy and provide opportunities for off-season employment, without interfering with agriculture.
- 3.2 Encourage economic development that supports agriculture as an independent industry.
- 3.3 Encourage the supply of decent, safe and reasonably priced housing that will benefit agricultural employees.
- 3.4 Encourage the support of Farmland Assessment Act.
- 3.5 Educate residents on the economic and environmental value of the agriculture industry.
- 3.6 Encourage access to capital funding sources and the provision of grant programs to assist farmers.
- 3.7 Encourage the use of best management practices to ensure the viability of farming operations while protecting natural resources.

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VI. HISTORIC, CULTURAL, NATURAL AND SCENIC RESOURCES

GOAL: TO PRESERVE THE VALUABLE HISTORIC, CULTURAL, NATURAL AND SCENIC RESOURCES OF MONMOUTH COUNTY.

OBJECTIVES

- 1. Promote the protection of significant historic and cultural resources.
- 2. Encourage the protection of the County's unique, diverse, natural and scenic natural resources.
- 3. Promote the protection of non-renewable natural resources.
- 4. Encourage the provision of public lands in concert with natural resource preservation.

OBJECTIVE 1

Promote the protection of significant historic and cultural resources.

POLICIES

- 1.1 Encourage and support local efforts to identify, preserve and restore significant, local historic sites and structures.
- 1.2 Support efforts to preserve and restore historic sites and structures under public ownership.
- 1.3 Encourage and support local efforts to preserve and revitalize the character of historic sites through the use of such options as the zoning for historic districts and the designation of centers in historic areas.
- 1.4 Support public purchases, deed restrictions and sensitive zoning that would protect significant historic sites.
- 1.5 Support the nomination of valuable local historic sites to the State and Federal historic registers and encourage their identification in local master plans and lists of historic sites.
- 1.6 Encourage educational programs relative to the history of Monmouth County.
- 1.7 Support innovative local efforts to encourage private restoration and preservation of historic and cultural resources.
- 1.8 Support local efforts to preserve, enhance and expand the County's cultural resources and facilities.
- 1.9 Support efforts to expand culturally-oriented programs within the County.

OBJECTIVE 2

Encourage the protection of the County's unique, diverse, natural and scenic resources.

POLICIES

- 2.1 Maintain and update inventories of the County's unique, diverse, natural and scenic resources.
- 2.2 Support legislation which promotes intelligent use, conservation, preservation, and/or protection of natural resources.
- 2.3 Monitor applications for development permits on a regional basis for cumulative impacts on Monmouth County's natural resources.

- 2.4 Encourage coordination between various levels of government in regional natural resource management planning.
- 2.5 Encourage the preservation of unique resources such as steep sites, geologically unstable slopes and high risk erosion areas through intelligent land use planning techniques.
- 2.6 Encourage and support municipal development and land use regulations which protect sensitive areas, through constraints based on building suitability and environmental criteria.
- 2.7 Encourage municipal land use policies which control growth and protect the environment by using low density development in appropriate locations.
- 2.8 Encourage municipalities to institute environmental impact assessment procedures.
- 2.9 Encourage municipalities to institute open space and buffer requirements in their land development ordinances aimed at protection of sensitive environments and provision of public spaces.
- 2.10 Encourage the provision of public "greenways" along stream corridors for natural resource and wildlife habitat protection and for limited recreation.
- 2.11 Encourage the identification and protection of critical habitats and the potential or known habitats of resident and migratory populations of rare, endangered and threatened species.
- 2.12 Support local efforts to preserve scenic corridors and view-points through purchase, deed restrictions, conservation easements, and zoning.
- 2.13 Encourage aesthetic value consideration in development design.
- 2.14 Support safe, innovative, non-structural techniques for resource protection and restoration, where feasible.
- 2.15 Promote public awareness of environmental issues through education opportunities.
- 2.16 Encourage municipalities to develop ordinances that promote tree planting, vegetative management and ecological restoration and enhancement.

OBJECTIVE 3

Promote the protection of non-renewable natural resources.

POLICIES

- 3.1 Encourage the use of alternative fuel sources which use renewable resources such as solar energy.
- 3.2 Encourage the conservation of non-renewable resources for fuel consumption and generation such as the installation of high efficiency heating and cooling units.

OBJECTIVE 4

Encourage the provision of public lands for residents to use in concert with natural resource preservation.

POLICIES

- 4.1 Encourage coordinated efforts for recreational and natural resource planning between various levels of government.
- 4.2 Encourage the provision of pedestrian access to publicly-owned natural lands in ways which will not negatively impact the integrity of the resources, such as the sensitive design of access roads and parking lots.
- 4.3 Support the acquisition of park, recreation, and open space lands, particularly those which preserve valuable natural resources.
- 4.4 Encourage public access to bay and ocean beaches, wetlands, stream corridors, historic sites and scenic viewpoints in ways which will not negatively impact those valuable resources.
- 4.5 Encourage linear parks and trails which provide access to diverse natural resources without negatively impacting those resources.
- 4.6 Encourage access along County roads and bridges for bike routes and pedestrian walks, where feasible.
- 4.7 Encourage the preservation of large contiguous tracts of natural lands to protect the ecological diversity of the County.

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VII. HOUSING

GOAL: TO PROVIDE HOUSING OPPORTUNITIES FOR ALL RESIDENTS OF MONMOUTH COUNTY.
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OBJECTIVES

1. Promote comprehensive planning approaches and efforts to reduce regulatory burdens while targeting resources to the underserved segments of the housing market.
2. Encourage affordable housing.
3. Support housing maintenance and rehabilitation policies which improve the quality of housing.
4. Encourage housing finance and subsidy programs which assist in the maintenance and expansion of safe, decent and reasonably priced housing.
5. Encourage good housing design.
6. Encourage the coordination of housing development with the provision of other community services, public transit, economic development, employment opportunities, recreation, education and public safety.
7. Encourage fair housing for all people.

OBJECTIVE 1

Promote comprehensive planning approaches and efforts to reduce regulatory burdens while targeting resources to the underserved segments of the housing market.

POLICIES

- 1.1 Prepare comprehensive housing plans and reports.
- 1.2 Promote outreach efforts to make the general public aware of the affordable housing programs available to them.
- 1.3 Encourage municipalities where appropriate to plan and zone for a variety of housing types and densities.
- 1.4 Support innovative zoning techniques: zero lot line, cluster and mixed-use zoning. *(These techniques create housing development cost savings by allowing for increased densities on concentrated portions of a proposed development, thereby reducing infrastructure costs both in the aggregate and on a per unit basis.)*
- 1.5 Encourage local governments to coordinate housing plans with capital improvement plans.
- 1.6 Encourage municipalities to consider the adoption of linkage ordinances which require developers to assist in the provision of low-income housing.
- 1.7 Encourage the streamlining of regulations that contribute to delays and increased costs.
- 1.8 Encourage energy efficient site planning.

OBJECTIVE 2

Encourage affordable housing.

POLICIES

- 2.1 Support legislation which allows local governments to provide regulatory incentives which encourage the inclusion of affordable housing units in proposed developments. Examples of regulatory incentives include, but are not limited to the following: mixed-use zoning approval; reduction of minimum lot size and minimum square footage requirements; the waiver of fees or dedication requirements and density bonuses.

- 2.2 Support the easing of restrictions on manufactured housing units as a means of providing affordable housing. (*Manufactured housing units can provide an affordable housing alternative for people of low and moderate-income, however land-use regulations often discriminate against this type of housing, confining manufactured units to mobile home parks and excluding them from most residential neighborhoods.*)
- 2.3 Support the easing of restrictions on accessory dwelling units as a means of providing affordable housing. (*Accessory dwelling units provide a good affordable housing resource, however these units are generally excluded from single-family residential districts.*)

OBJECTIVE 3

Support housing maintenance and rehabilitation policies and techniques which improve the quality of housing.

POLICIES

- 3.1 Encourage public and private rehabilitation of substandard and vacant structures.
- 3.2 Support additional funding for housing repair programs.
- 3.3 Encourage municipalities to establish and enforce construction and maintenance codes.
- 3.4 Encourage the development and use of more cost efficient and energy efficient construction techniques and materials.
- 3.5 Encourage efforts to minimize displacement caused by privately or publicly funded development and redevelopment.

OBJECTIVE 4

Encourage housing finance and subsidy programs which assist in the maintenance and construction of safe, decent and reasonably priced housing.

POLICIES

- 4.1 Encourage lending institutions to promote fair lending practices to ensure the financing of housing for a range of income groups, special needs groups and housing types, including owner-occupied and rental housing.

- 4.2 Encourage the provision of public and private subsidies for housing producers and consumers to ensure the provision of housing at reasonable cost for a range of income groups, special needs groups and tenure types, including owner-occupied and rental housing.
- 4.3 Promote innovative public/private partnerships for housing development and redevelopment using creative financing.
- 4.4 Encourage strategies and programs to reduce the reliance on the property tax.

OBJECTIVE 5

Encourage good housing design.

POLICIES

- 5.1 Encourage municipalities to adopt zoning ordinances which incorporate design guidelines and promote innovative housing design.
- 5.2 Encourage the development of compact, diverse housing projects which incorporate a mix of different housing types and provide a choice of price and lifestyle.
- 5.3 Encourage housing design which integrates natural land, water and energy resources as an integral part of the design process.
- 5.4 Encourage the use of innovative redevelopment strategies and attractive housing design as a means of neighborhood preservation and revitalization.
- 5.5 Encourage the use of housing design and redevelopment which utilizes architectural elements and materials which are compatible with the history and character of the region.
- 5.6 Encourage the conversion of existing buildings that have outlived their intended uses (such as factories, schools and hotels) to be used for residential and other uses.
- 5.7 Encourage innovative mixed-use developments which incorporate residential, office, retail, and recreational uses.
- 5.8 Encourage housing design that integrates indoor and outdoor spaces, making cluster and attached housing feel more spacious.
- 5.9 Encourage the design of innovative, attractive, environmentally sound and functional parking lots and structures for all residential developments.

OBJECTIVE 6

Encourage the coordination of housing development with the provision of community services, public transit, economic development, employment opportunities, recreation, education and public safety.

POLICIES

- 6.1 Encourage the creation of well designed mixed use centers with an easily accessible compact but varied core of residential, commercial and community uses which provide employment and create a specific identity.

OBJECTIVE 7

Encourage fair housing opportunities for all people.

POLICIES

- 7.1 Promote housing programs which benefit all segments of society by providing financial, informational and counseling services.
- 7.2 Through the creation of Fair Housing ordinances and regulations, promote fair housing opportunities for all segments of society.
- 7.3 Support the development of housing and services for all segments of society by assisting housing developers and sponsors.

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VIII. SOLID WASTE

GOAL: TO PROVIDE ENVIRONMENTAL AND ECONOMICALLY SOUND LONG TERM DISPOSAL CAPACITY FOR ALL MONMOUTH COUNTY MUNICIPALITIES, WHILE CONSERVING EXISTING LANDFILL SPACE THROUGH COST-EFFECTIVE WASTE PREVENTION AND RECYCLING PROGRAMS.

OBJECTIVES

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.
4. Encourage the installation of new and upgraded processing equipment and handling procedures at the disposal site for further recycling and volume reduction of solid wastes prior to landfill disposal.
5. Ensure adequate protective measures for active disposal sites and to limit and mitigate impacts from former landfills or illegal dumps.
6. Continue and refine promotional and educational programs to maximize residential, commercial and institutional participation and support of waste prevention and recycling programs.

OBJECTIVE 1

Reduce the quantity and toxicity of solid waste requiring landfill disposal.

POLICIES

- 1.1 Promote waste prevention programs such as buying recycled products, and buying products with minimum packaging and home composting to reduce amount of residential solid waste.
- 1.2 Encourage the expansion of the program for residents to properly dispose of household hazardous wastes.
- 1.3 Develop convenient programs for handling special wastes such as batteries and propane tanks.
- 1.4 Encourage businesses and institutions to implement additional waste reduction and recycling programs.

OBJECTIVE 2

Support refinement of existing facilities and encourage new programs and facilities to achieve and exceed a 60% recycling rate.

POLICIES

- 2.1 Develop guidelines for effective design and operation of existing municipal recycling drop-off centers. Encourage towns without such centers to implement them.
- 2.2 Encourage further development of private recycling processing facilities for a wider variety of materials.
- 2.3 Promote effective regional and county-wide marketing and collection programs for mixed paper and other materials with limited markets.

OBJECTIVE 3

Promote more effective and efficient collection and transportation systems for recycling and waste disposal.

POLICIES

- 3.1 Develop regular surveys of typical collection systems and their effectiveness to share information on best collection techniques.
- 3.2 Encourage pilot programs on innovative systems such as "per bag" charges for waste disposal.
- 3.3 Investigate alternate approaches to handle special materials such as bulky wastes, vegetative and other organic wastes, to improve recycling and disposal options.

OBJECTIVE 4

Encourage the installation of new and upgraded processing equipment and handling procedures at the disposal site for further recycling and volume reduction of solid wastes prior to landfill disposal.

POLICIES

- 4.1 Evaluate existing and developing technologies for diverting waste and volume reduction for potential application at the County Reclamation Center and landfill.
- 4.2 Support continued development of a material recovery facility (MRF) to recycle material and baling facilities to compress remaining trash at the County Reclamation Center.
- 4.3 Further develop potential of landfill mining to upgrade and reduce impacts at old landfills, and investigate application at operating facilities.
- 4.4 Support utilization of landfill gas for better control of gas migration and odors, and as a possible source of revenues to help offset operating costs.

OBJECTIVE 5

Ensure adequate protective measures for active disposal sites and to limit and mitigate impacts from former landfills or illegal dumps.

POLICIES

- 5.1 Establish special review procedures for proposed development at or near former disposal sites, using state and county contaminated site lists and maps to identify potentially impacted areas.

- 5.2 Support continued improvement of liquid leachate, gas and odor control systems at existing landfills.
- 5.3 Develop improved reporting and mapping information on existing and former landfills, dump sites, scrapyards, and on hazardous discharges at locations within the County.

OBJECTIVE 6

Continue and refine promotional and educational programs to maximize residential, commercial and institutional participation and support of waste prevention and recycling programs.

POLICIES

- 6.1 Continue development of useful written materials and presentations to inform the public on how and why to reduce waste and recycle materials.
- 6.2 Support continued expansion of programs for school children and community groups.
- 6.3 Ensure positive feedback on the success of existing source reduction and recycling programs to keep public participation at maximum levels.

gmg:solid waste. revised 9/29/95

GROWTH MANAGEMENT GUIDE

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:

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.

OBJECTIVE 1

Coordinate transportation planning within the county as well as with regional and state agencies.

POLICIES

- 1.1 Coordinate transportation planning with New Jersey Department of Transportation (NJDOT), New Jersey Transit, North Jersey Transportation Planning Authority (NJTPA) and other regional and state agencies.
- 1.2 Coordinate transportation planning with county departments and municipalities.
- 1.3 Encourage and assist municipalities in developing circulation elements of their master plans.

OBJECTIVE 2

Encourage cost effective transportation alternatives for the movement of people and goods.

POLICIES

- 2.1 Promote the expansion of routes and hours of service on local bus lines.
- 2.2 Promote the ridership for and the establishment of paratransit feeder routes, subscription buses and circulators.
- 2.3 Encourage continued expansion and electrification of the railroad system.
- 2.4 Promote a bicycle and pedestrian-friendly environment, wherever practical.
[add lanes, trails, racks]
- 2.5 Promote marine transportation.
- 2.6 Encourage and support existing local and regional airports.
- 2.7 Encourage the preservation of freight rail lines.
- 2.8 Promote rail freight to lessen highway congestion.

OBJECTIVE 3

Support preservation, maintenance and improvements to the transportation system.

POLICIES

- 3.1 Encourage proper maintenance and improvements to the transportation system with priority given to the safety of the travelling public.
- 3.2 Encourage highway access management policies and programs that provide for safety and protect system capacity.
- 3.3 Promote appropriate intersection improvements in areas of congestion.
- 3.4 Identify and support maintenance and expansion of effective public transit (bus, rail, ferry).
- 3.5 Encourage the completion of missing links in the State highway system.
- 3.6 Continue to promote compliance with appropriate road and bridge standards throughout the county.

OBJECTIVE 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.

POLICIES

- 4.1 Promote the connection of different transit services into an interdependent network, with a minimum time delay for the user.
- 4.2 Support the maintenance and construction of park and ride facilities to promote transit usage and ridesharing.
- 4.3 Promote the smooth transfer of freight between rail and road.
- 4.4 Encourage that all transportation systems are connected with user-friendly pedestrian paths, e.g. between parking lots and transit.
- 4.5 Promote the integration of bikeways and pedestrian paths into road systems where appropriate.

OBJECTIVE 5

Encourage the coordination of land-use planning with transportation facilities and systems.

POLICIES

- 5.1 Encourage the preservation of railroad rights-of-way for current and future use.
- 5.2 Encourage appropriate land uses, per FAA standards, in the vicinity of airports.
- 5.3 Support appropriate land uses that promote the use and expansion of the existing rail freight system.
- 5.4 Encourage a reduction in vehicle miles traveled (VMT) by supporting mixed use land patterns.
- 5.5 Encourage the integration of transit planning with land use plans.
- 5.6 Encourage the preservation of land to create bypasses as a tool to preserve rural areas, scenic corridors, historic districts and centers when appropriate.
- 5.7 Support transit through appropriate higher density development at existing or proposed transit centers.

OBJECTIVE 6

Encourage the innovative and aesthetically pleasing design of transportation facilities.

POLICIES

- 6.1 Encourage the use of innovative engineering techniques, and the use of appropriate scale as well as other forms of mitigation in order to preserve rural areas and historic districts that result in safe and efficient improvements.
- 6.2 Promote the identification of scenic corridors and encourage the preservation of these scenic corridors while properly providing for public safety, through innovative engineering techniques, the use of appropriate scale and landscaping as well as other forms of mitigation.
- 6.3 Promote the inclusion of landscaping plans with road improvement projects.

OBJECTIVE 7

Support the promotion of transit ridership.

POLICIES

- 7.1 Promote marketing efforts by New Jersey Transit and other carriers.
- 7.2 Disseminate literature on transit availability.
- 7.3 Promote user friendly transit facilities.
- 7.4 Encourage construction of additional shelters and amenities at transit stops.
- 7.5 Encourage accessible transportation facilities including stations, transit stops, approach routes and equipment.

gmgttrans.revised 9/29/95

GROWTH MANAGEMENT GUIDE

X. WATER RESOURCES

GOAL:	TO PROVIDE ALL OF MONMOUTH COUNTY WITH A SAFE AND POLLUTION-FREE WATER ENVIRONMENT, AND CONSERVE VALUABLE WATER-ORIENTED RESOURCES.
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OBJECTIVES

1. Encourage the protection and conservation of all water resources.
2. Encourage the protection of potable water supplies.
3. Promote the preservation and improvement of coastal water resources.
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.

OBJECTIVE 1

Encourage the protection and conservation of all water resources.

POLICIES

- 1.1 Support legislation which promotes intelligent use, conservation, preservation, and/or protection of water resources.
- 1.2 Monitor applications for water-oriented permits which might have regional and cumulative impacts on Monmouth County's water resources.
- 1.3 Promote water-oriented public education opportunities.
- 1.4 Promote the coordination of water resource management planning efforts on a watershed basis, between all levels of government.
- 1.5 Encourage the integration of water resource planning into land use planning.
- 1.6 Encourage continuous water quality and flow monitoring programs and data sharing.
- 1.7 Support innovative technologies for wastewater treatment (eg. vegetative treatment) as a method of protecting surface and groundwater quality.
- 1.8 Encourage the conservation of water resources through such innovative measures as the reuse of safe, treated wastewater and the recapture of generated steam.
- 1.9 Encourage regional and local planning for drought conditions.
- 1.10 Encourage the protection and conservation of tidal and freshwater wetlands for pollution control, flood control and groundwater recharge.
- 1.11 Encourage the provision of public access points to public bodies of water.

OBJECTIVE 2

Encourage the protection of potable water supplies.

POLICIES

- 2.1 Monitor applications for water-oriented permits which might have regional and cumulative impacts on Monmouth County's potable water supplies.
- 2.2 Encourage water quality data sharing between purveyors and government agencies.

- 2.3 Encourage the use of water conservation techniques.
- 2.4 Encourage the protection of existing public and private wellfields, well-head supplies, and reservoirs through the support of local zoning initiatives.
- 2.5 Support public acquisition of open space in watersheds which are under development pressure and which supply potable water.

OBJECTIVE 3

Promote the preservation and improvement of coastal water resources.

POLICIES

- 3.1 Encourage the preservation, restoration, or creation of vegetative buffers, such as wetlands and vegetated dunes, along the coast.
- 3.2 Support efforts to preserve or enhance natural coastal resources.
- 3.3 Encourage the preservation and improvement of coastal water quality through the implementation of Best Management Practices (BMP's).
- 3.4 Encourage public access to public coastal resources.

OBJECTIVE 4

Promote the preservation and improvement of surface water quality.

POLICIES

- 4.1 Encourage the preservation of floodplains, wetlands and stream corridors.
- 4.2 Encourage the preservation, restoration, or creation of vegetative buffers along floodplains, wetlands and streams.
- 4.3 Encourage the preservation and improvement of surface water quality through the implementation of Best Management Practices (BMP's).
- 4.4 Promote the prevention of non-point source (NPS) pollution through public education programs.
- 4.5 Encourage and support regional stormwater management.

- 4.6 Encourage the use of natural systems and innovative technologies for stormwater management.
- 4.7 Encourage public access to public water bodies, such as streams and lakes, for recreational and educational opportunities.

OBJECTIVE 5

Encourage the preservation and improvement of groundwater quality and quantity.

POLICIES

- 5.1 Encourage the protection of groundwater resources and major aquifer recharge areas, including the use of more natural mechanisms for management of stormwater.
- 5.2 Support the delineation of aquifer recharge areas and their integration into regional and local land use decisions.

OBJECTIVE 6

Promote the protection of water-oriented wildlife habitat.

POLICIES

- 6.1 Encourage programs aimed at improvement or preservation of freshwater and marine life habitat, including shellfish beds, finfish migratory pathways, and wetlands.
- 6.2 Support public acquisition of critical, or otherwise important, water-associated wildlife habitat.
- 6.3 Support the preservation of stream corridors as wildlife habitat and buffers to mitigate impacts to surface water systems and wetlands.

OBJECTIVE 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.

POLICIES

- 7.1 Support legislation which promotes wetland and stream corridor protection.
- 7.2 Support efforts to preserve, restore, and enhance wetlands and stream corridors.
- 7.3 Support reasonable and efficient permitting legislation and regulations that adequately accommodate necessary public improvement projects.
- 7.4 Monitor permit applications for projects which might have regional and cumulative impacts on Monmouth County.
- 7.5 Encourage wetland mitigation programs, such as mitigation banks, which combine the value of several smaller wetland creation projects into one larger system.
- 7.6 Encourage enhancement of existing low value and degraded wetland systems for mitigation purposes.
- 7.7 Promote wetland oriented public education opportunities.
- 7.8 Support efforts to maintain stream corridors for flood control and recreation, which do not result in the serious disturbance of wildlife habitat.
- 7.9 Encourage public access to public wetlands and public stream corridors for recreational and educational opportunities.

revised 9/21/95