

2017 Sea Bright Borough Master Plan

Sea Bright Borough
Monmouth County, New Jersey





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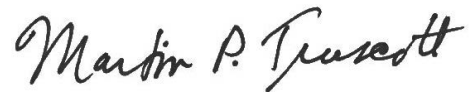
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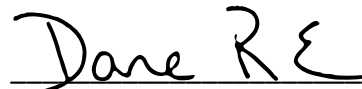
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*The original of this document has been signed
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Preface

The 2017 Sea Bright Borough Master Plan is a policy document that outlines the borough's goals and objective and presents a vision for the future. It has been prepared to the specifications of the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) for municipal master plans, and includes a variety of required and optional content, including: a statement of general goals and objectives, land use element, housing element, and statement of plan relations, all of which are required master plan components; and a vision statement, recreation and conservation element, circulation element, utility services element, recycling element, and community facilities element, all of which are optional master plan components. A variety of background information and mapping related to local history, regional location, population characteristics, housing characteristics, employment characteristics, transportation, parks and open space and critical infrastructure is also included. The 2017 Sea Bright Borough Master Plan supersedes all previous municipal master plan documents, which were prepared as early as 1989, with the following notable exception: the 1996 Housing Plan Element is incorporated into the 2017 Sea Bright Borough Master Plan by reference and the supplementary housing element that is included in same in no way amends or replaces the 1996 Housing Plan Element.

The 2017 Sea Bright Borough Master Plan has been prepared in order to provide the borough with an up-to-date master plan document that reflects the borough's current conditions and values, and responds to current challenges. Key among these challenges is the need to promote sustainability and resiliency in the borough. The 2017 Sea Bright Borough Master Plan, which has been prepared in light of the experience of Hurricane Sandy¹, emphasizes sustainable development, recovery from Hurricane Sandy, and resiliency to future storm events.

In addition to the above, please note that the 2017 Sea Bright Borough Master Plan is intended to serve as a comprehensive reexamination of previous master municipal master plan documents and development regulations.

¹ While the terms "Hurricane Sandy" and "Superstorm Sandy" have been used interchangeably in print and broadcast media, the 2017 Sea Bright Borough Master Plan uses the term "Hurricane Sandy", which, as of its preparation, was in more common use than the term "Superstorm Sandy" and used by the National Weather Service, the Federal Emergency Management Agency, and Sea Bright Borough's 2014 Strategic Recovery Planning Report. It is, however, acknowledged that Hurricane Sandy made landfall in New Jersey as a post-tropical cyclone with hurricane-force winds, not as a hurricane.

Background Information

Introduction

This element of the Sea Bright Borough Master Plan provides a range of general information, including information on: local history; the borough's regional location; population characteristics; housing characteristics; local employment characteristics; environmental constraints; transportation network; parks and open space; and, critical infrastructure. This element is intended to facilitate interpretation of subsequent master plan elements.

Local History

The area that would one day become Sea Bright Borough was first settled during the early 1840s, when a small fishing village was developed in the dunes along the Atlantic Ocean. The village was known as Nauvoo, which is derived from the Sephardic Hebrew for "beautiful or pleasant place".

Shortly after the first fishing shacks appeared, the area was further developed for tourism purposes, when, in 1842, the Ocean House was constructed. The Ocean House was a large hotel with room for approximately 300 guests. It was situated on the beach opposite to the mouth of the Navesink River, and had a direct steamboat linkage to New York City. At this time, Nauvoo also served as a transfer point between New York City and Long Branch, as steamboat passengers were able to connect to carriage service bound for the more-southerly destination.

The area grew in popularity, and within approximately 20 years, a railroad was developed. This railroad, which was known as the Long Branch and Seashore Railroad, was completed in 1865. It linked Sandy Hook with Long Branch, and travelled the entire length of what is now Sea Bright Borough. This railroad facilitated the development of the northern coastal region of Monmouth County. In fact, and with specific regard to the borough, the railroad developers purchased land adjacent to the railroad right-of-way and developed it with cottages. These cottages were first occupied in 1870, and the area adopted Sea Bright as its name.

In 1889, Sea Bright Borough was officially formed from part of Ocean Township. The borough was then reincorporated in 1896. In 1909, the area of the borough increased to its present-day boundaries, when additional land was added to the northern part of the borough from what was Ocean Township.

The historic population development of the borough is discussed later in this element of the Sea Bright Borough Master Plan.

Regional Location

Sea Bright Borough is situated on a peninsula along the Atlantic Ocean in the northern part of Monmouth County, New Jersey. Adjacent municipalities include: Monmouth Beach Borough to the south; Rumson Borough to the west, across the section of the Shrewsbury River that is known as Rumson Reach; and, Middletown Township and Highlands Borough are located to the west, across the section of the Shrewsbury River that is known as Highlands Reach. Gateway National Recreation Area (i.e., Sandy Hook) is located to the north of the borough.

The borough is located approximately 20 miles to the south-southeast of New York City (viz., Manhattan), and 70 miles to the northeast of Philadelphia. New Jersey-specific points of reference include: Trenton City, which is located approximately 40 miles to the west-southwest of the borough; Newark City, which is located approximately 25 miles to the north-northwest of the borough; New Brunswick, which is located approximately 25 miles to the west-northwest of the borough; Atlantic City, which is located approximately 70 miles south-southwest the borough; and, Freehold Borough, which is the county seat of Monmouth County and located about 15 miles to the southwest of the borough. Please note that all distances presented in this paragraph are approximate straight line distances.

Attachment 1 illustrates Sea Bright's regional location.

Population Characteristics

The following subsections provide information on: historic population development over the period from 1910 through 2010, and, more recently from 2010 through 2015; the age and sex characteristics of the borough population at the time of the 2010 US Census, and the changes thereto since the 2000 US Census; and, information on future population projections made by the North Jersey Transportation Planning Authority.

Historic Population Development

Since 1910, Sea Bright's resident population has exhibited a remarkable degree of variability. This is demonstrated not only by the fact that the municipality's total population has grown by more than 15.7 percent over the 100-year period from 1910 to 2010, but also by the fact that the total resident population increased by as much as +35.3 percent and decreased by as much as -29.8 percent per decade. The variability of Sea Bright's total resident population is shown in Table 1.

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Table 1: Resident Population Totals, 1910-2010

	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Total Population	1,220	856	899	779	999	1,138	1,339	1,812	1,693	1,818	1,412
Raw Change per Decade	N/A	-364	43	-120	220	139	201	473	-119	125	-406
Percent Change per Decade	N/A	-29.8	5.0	-13.3	28.2	13.9	17.7	35.3	-6.6	7.4	-22.3

Source: US Census Bureau; New Jersey Department of Labor and Workforce Development

As is shown in Table 1, Sea Bright’s resident population has, indeed, exhibited significant variability between 1910 and 2010. This variability is particularly apparent from 2000 to 2010, when the population experienced the sharpest decline in any decade from 1910 to 2010 and dropped 406 residents, or 22.3 percent.

In the years since 2010, there has been a slight downward trend in population. This downward trend is likely a combination of multiple factors, including: the township’s aging population, which is discussed in the following subsection; and, Hurricane Sandy, which occurred in October 2012 and resulted in extensive damage to the borough’s housing stock that caused several structures to become inhabitable and, thereby, displaced borough residents. Table 2 provides annual population estimates for the period from 2011 through 2015.

Table 2: Annual Population Estimates, 2010-2015

	2010 (Census)	2011 (Estimate)	2012 (Estimate)	2013 (Estimate)	2014 (Estimate)	2015 (Estimate)
Estimated Population	1,412	1,409	1,390	1,362	1,348	1,344
Raw Change per Year	N/A	-3	-19	-28	-14	-4
Percent Change per Year	N/A	-0.2%	-1.3%	-2.0%	-1.0%	-0.3%

Source: US Census Bureau

Note: Estimates represent July 1 population

As is shown in Table 2, there has, indeed, been a downward decline in the borough population in the period since the 2010 US Census. The population decline was greatest between 2012 and 2013, when Hurricane Sandy occurred. Since 2013, however, the rate of decline has been progressively smaller, which suggests that the decline is stabilizing. As is discussed later in this section, the borough’s population is expected to grow in the future.

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Finally, it is important to note that all population figures described in this section reflect year-round, resident population. The population figures do not include seasonal (i.e., summer) population, which is impacted through the addition of temporary residents (incl., vacationers) and day visitors. While there are no Sea Bright-specific estimates, the 2008 Summer Coastal Population Study by the Monmouth County Planning Board found that the summertime population spiked by approximately 107 percent in the overall Monmouth County Shore Region. If Sea Bright's population increases by the same amount, the borough's summertime population would be nearly 2,800. Given the number of beach clubs, extensive beach area and marinas in the borough, the daily visitors in the July and August may even exceed this figure.

Age and Sex Characteristics

In addition to a general decline in population, Sea Bright's population grew older in the period between the 2000 and 2010 US censuses. This is demonstrated by the fact that the median age that was reported at the time of the 2010 US census, 46.7 years, was 6.5 years higher than the median age of 40.2 years that was reported at the time of the 2000 US census. Thus, the median age of Sea Bright's population increased by 16.2 percent between the 2000 and 2010 US censuses. This increase in median age is the result of growth in the 55 to 59, 60 to 64, and 65 to 74 age cohorts, and decline in all other age cohorts.

The aging of Sea Bright's population may also be the result of an increased proportion of females to males in the total population. This increase is demonstrated by the fact that, in 2000, females accounted for 47.7 percent of the total population, whereas they accounted for 48.4 percent of the population in 2010. Though only a slight change in the gender-distribution of the municipality's population, the fact that females in the United States generally live² longer than males implies that the increase in the proportion of females to males in the total population may be part of the reason that Sea Bright's population has aged in the period between the 2000 and 2010 US censuses.

Table 3 provides an overview of the changes in the general population characteristics that occurred in Sea Bright between the 2000 and 2010 US censuses.

² Depending upon race, the life expectancy of American females at birth is between five and seven years more than American males. For detailed information, please see: <http://www.cdc.gov/nchs/data/hus/hus11.pdf#022>

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Table 3: General Population Characteristics

	2000	2000 (%)	2010	2010 (%)	2000-2010 Change	2000-2010 Change (%)
Total Population	1,818	100.0%	1,412	100.0%	-406	-22.3%
<i>Male</i>	951	52.3%	729	51.6%	-222	-23.3%
<i>Female</i>	867	47.7%	683	48.4%	-184	-21.2%
Under 5 Years	59	3.2%	55	3.9%	-4	-6.8%
5 to 9 Years	58	3.2%	40	2.8%	-18	-31.0%
10 to 14 Years	57	3.1%	43	3.0%	-14	-24.6%
15 to 19 Years	42	2.3%	38	2.7%	-4	-9.5%
20 to 24 Years	83	4.6%	58	4.1%	-25	-30.1%
25 to 34 Years	443	24.4%	212	15.0%	-231	-52.1%
35 to 44 Years	312	17.2%	213	15.1%	-99	-31.7%
45 to 54 Years	319	17.5%	287	20.3%	-32	-10.0%
55 to 59 Years	134	7.4%	144	10.2%	10	7.5%
60 to 64 Years	115	6.3%	117	8.3%	2	1.7%
65 to 74 Years	104	5.7%	148	10.5%	44	42.3%
75 to 84 Years	60	3.3%	48	3.4%	-12	-20.0%
85 Years and Over	32	1.8%	9	0.6%	-23	-71.9%
Median Age (Years)	40.2	N/A	46.7	N/A	6.5	16.2%

Source: US Census Bureau

Population Projections

Looking ahead, it is anticipated that the borough population will grow through 2040. Indeed, the North Jersey Transportation Planning Authority forecasts a 2040 population of 1,500 residents, which represents an increase of 156 residents, or 11.6 percent, over the July 1, 2015 population estimate of 1,344 residents. This represents an average increase of slightly more than 6 residents per year, or an average annual increase of 0.44 percent.

Housing Characteristics

The following subsections provide information on: changes in the size of housing stock in the period between the 2000 and 2010 US censuses; the number of certificates of occupancy and demolition permits issued in the period from 2011 through 2015; occupancy and vacancy characteristics of the borough's housing stock; average household size and other general household characteristics over the period between the 2000 and 2010 US censuses; and,

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information on future household projections made by the North Jersey Transportation Planning Authority.

Size of Housing Stock

Sea Bright had a total of 1,202 housing units in 2000. By 2010, this number had, according to the US Census Bureau, increased by just nine units, or 0.7 percent, for a total of 1,211 housing units. It can, therefore, be said that the size of the municipality's housing stock has been relatively stable in the period between the 2000 and 2010 US censuses. This stability is also reflected in the 2000 and 2010 average gross housing densities of 1.54 and 1.55 units per acre, respectively.

In the period since 2010, however, the size of the municipality's housing stock has been less stable. This is demonstrated by the fact that in the period from 2011 through 2015, there have been just five new certificates of occupancy issued for new units, while a total of 50 demolition permits have been issued. Thus, there has been a net loss of 45 units. Given that all but three demolition permits were issued in 2012 and 2013, it is likely that the demolition permits were issued for units damaged during Hurricane Sandy. Table 4 provides the annual number of certificates of occupancy and demolition permits issued from 2011 through 2015.

Table 4: Local Development Activity, 2011-2015

	2011	2012	2013	2014	2015
Certificates of Occupancy	2	3	0	0	0
Demolition Permits	3	14	33	0	0
Net	-1	-11	-33	0	0

Source: New Jersey Department of Community Affairs, Division of Codes and Standards

Occupancy and Vacancy Characteristics

There were significant changes in the proportions of occupied and vacant housing units in the period from 2000 to 2010.

With regard to occupied housing units, it is noted that while they (i.e., occupied housing units) accounted for 83.4 percent (1,003 units of a total of 1,202 units) of all housing units in 2000, they accounted for just 65.4 percent (792 units of a total of 1,211 units) of all housing units in 2010. This is a decrease of 21.0 percent or 211 units. Of the 792 occupied housing units in 2010, 433 were owner-occupied, which amounts to 35.8 percent of all 2010 housing units and 54.7 percent of all occupied housing units. Renters occupied the remaining 359 units, which amounts to 29.6 percent of all 2010 housing units and 45.3 percent of all occupied housing units.

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The proportion of vacant housing units increased from 16.6 percent in 2000 to 34.6 percent of all housing units in 2010. Clearly, this is a significant increase. In real terms, this proportional growth results in an additional 220 vacant housing units over the 2000 total (199 vacant units) for a 2010 total of 419 vacant units in the borough. It is interesting to note, however, that of these 419 vacant units, 301 were used seasonally (e.g., as vacation homes). This amounts to more than 71.8 percent of all vacant units, and 24.9 percent of all housing units in the Borough of Sea Bright.

Occupancy and vacancy characteristics are summarized in Table 5.

Table 5: General Housing Characteristics

	2000	2000 (%)	2010	2010 (%)	2000-2010 Change	2000-2010 Change (%)
Total Housing Units	1,202	100.0%	1,211	100.0%	9	0.7%
Occupied Housing Units	1,003	83.4%	792	65.4%	-211	-21.0%
<i>Owner Occupied Units</i>	543	45.2%	433	35.8%	-110	-20.3%
<i>Renter Occupied Units</i>	460	38.3%	359	29.6%	-101	-22.0%
Vacant Housing Units	199	16.6%	419	34.6%	220	110.6%
<i>Units for Seasonal, Recreational, or Conditional Use</i>	152	12.6%	301	24.9%	149	98.0%
<i>Units Not for Seasonal, Recreational, or Conditional Use</i>	47	3.9%	118	9.7%	71	151.1%

Source: US Census Bureau

Household Characteristics

Though there has been significant variation in housing characteristics, there has been less variation in household characteristics, such as the proportion of family to non-family

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households³, average household size, and average family size. For example, in 2000, family households accounted for 40.1 percent of all households, and non-family households accounted for 59.9 percent of all households. By comparison, in 2010, family households accounted for 41.0 percent of all households, and non-family households accounted for 59.0 percent of all households. Additionally, average household and average family sizes varied by just -1.7 percent and 1.2 percent in the period between the 2000 and 2010 US censuses, respectively.

Table 6 provides an overview of general household characteristics.

Table 6: General Household Characteristics

	2000	2000 (%)	2010	2010 (%)	2000-2010 Change	2000-2010 Change (%)
Total Households	1,003	100.0%	792	100.0%	-211	-21.0%
Family Households	402	40.1%	325	41.0%	-77	-19.2%
Non-Family Households	601	59.9%	467	59.0%	-134	-22.3%
Average Household Size	1.81	N/A	1.78	N/A	-0.03	-1.7%
Average Family Size	2.51	N/A	2.54	N/A	0.03	1.2%

Source: US Census Bureau

Household Projections

The North Jersey Transportation Planning Authority forecasts a total of 790 households in 2040. A total of 792 households were reported at the time of the 2010 US Census, which would indicate that the number of households in Sea Bright Borough will remain relatively stable. However, the borough expects a moderate increase in the number of housing units (cf., Housing Element) and other residential development activity.

Local Employment Characteristics

The following subsections provide an overview of: the occupation of residents; the number and type of local jobs; and, employment projections of the New Jersey Transportation Planning Authority.

³ The US Census Bureau distinguishes between family and non-family households. Family households are those households where two or more people (one of whom is the householder) who are related by birth, marriage, or adoption reside in the same housing unit. Non-family households are those households where a person lives alone, or with one or more unrelated individuals.

Occupational Characteristics

According to 2009-2014 five-year estimates of the US Census Bureau’s American Community Survey, there were 763 residents aged 16 years or over that were employed in the civilian labor force. Of these, 44.7 percent were employed in “management, business, science, and arts occupations”, which was the most represented occupational class. The next most-represented occupational class was “sales and office occupations”, which accounted for 20.8 percent of employment among Sea Bright’s civilian labor force. “Service occupations”, “natural resources, construction, and maintenance occupations” and “production, transportation, and material moving occupations” accounted for 19.0 percent, 10.9 percent, and 4.6 percent, respectively. This information is summarized in Table 7.

Table 7: Occupation of Civilian Labor Force

	Total	Total (Percent)
Management, business, science, and arts occupations	341	44.7
Sales and office occupations	159	20.8
Service occupations	145	19.0
Natural resources, construction, and maintenance occupations	83	10.9
Production, transportation, and material moving occupations	35	4.6

Source: US Census Bureau, American Community Survey (2009-2014 Estimates)

Local Jobs

According to the New Jersey Department of Labor and Workforce Development, there was an average of 682 private sector jobs in the borough during 2015. Please note, however, that over the course of the year the number of private sector jobs ranged from 905 in June to 455 in March. Most of the fluctuation is a result of seasonal jobs in the “Arts/Entertainment” and “Accommodations/Food” labor sectors, which accounted for more than 69 percent of the average private sector jobs during 2015. This corresponds with the borough’s status as an oceanfront resort (n.b., employment in these sectors fluctuated a combined total of more than 160 percent in 2015, ranging from a total of 259 jobs in March to 675 jobs in June). Other represented private sector labor sectors during 2015 included “Construction”, “Retail Trade”, “Admin/Waste Remediation” and “Other Services”.

In addition to the above, it is noted that there was an average of 59 local government jobs in the borough during 2015. Thus, the total average number of jobs in the borough was 741 during 2015.

Employment Projections

Looking ahead, it is noted that the North Jersey Transportation Planning Authority projects that the total number of jobs located in the borough will increase through 2040. Indeed, the North Jersey Transportation Planning Authority has forecast a total increase of 60 jobs in the period from 2010 through 2040. When the 2010-2040 growth is adjusted to represent the period from 2015 through 2040, a total increase of 50 jobs can be expected (n.b., this assumes that job growth happens at a constant rate). When this increase of 50 jobs is added to the base of 741 jobs, a total of 791 jobs can be expected in 2040.

Environmental Constraints

Sea Bright is nearly entirely encumbered by a flood hazard area. Wetland areas are also found, but only on sedge islands that are located within the Shrewsbury River. Attachment 2 depicts environmental constraints within Sea Bright.

In addition to the above, please also note that portions of the borough may be situated within regulatory buffers of the Shrewsbury River, which is a state-designated Category 1 waterway. State-designated Category 1 waterways are protected from measurable changes in water quality, because of their exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resources. Potential regulatory buffers are not depicted in Attachment 2.

With regard to historic and cultural resources, please note that while the Historic Preservation Office of the New Jersey Department of Environmental Protection has reviewed the historic and cultural significance of the Sea Bright Gas and Oil Company site, which is located at 1006 Ocean Avenue, said site is not listed on the state or federal registers of historic places. No other existent sites have been reviewed or are listed on the state or federal registers of historic places.

With regard to known contaminated sites within the borough, please note that a July 2016 search of the records of the New Jersey Department of Environmental Protection's Site Remediation Program has revealed that there are five sites in Sea Bright with "Active" or "Pending" status on the department's Known Contaminated Sites List. Of these: there are three sites with "Active" status and confirmed contamination, which means that each site has one or more active cases or remedial action permits, and, potentially, one or more pending or closed cases; and, there are two sites with "Pending" status, which means that the site has one or more pending cases and no active cases. Attachment 3 shows the location of sites with "Active" and "Pending" status as of July 2016. It is important that a site-specific review of each site be conducted when site-level planning interventions are made.

Transportation

Sea Bright is situated along New Jersey Route 36, which traverses the borough from north to south and provides connections: across the Highlands-Sea Bright Bridge to Highlands Borough in the north; and, south to Monmouth Beach Borough. Connections to Rumson and points east may be made via Shrewsbury River Bridge/Rumson Road (Monmouth County Route No. 520), which runs perpendicular to New Jersey Route 36. Additionally, it is noted that New Jersey Route 36, which provides inland connections, is a state-designated coastal evacuation route.

Within Sea Bright, New Jersey Route 36 is known as Ocean Avenue, and effectively becomes the borough's main street. Other roadways generally run perpendicular to the west of Ocean Avenue. The beach areas and associated development are generally located to the east of Ocean Avenue.

A roadway map of Sea Bright is provided in Attachment 4.

Parks and Open Space

While there are currently no municipal parks and recreation areas that are listed on the New Jersey Department of Environmental Protection's Recreational and Open Space Inventory, the borough does maintain a small piece of land that is known as Rooney Park for passive recreation and fishing at the terminus of the vacated portion of Rumson Road, and is in the process of developing Shrewsbury Riverfront Park at the northwestern corner of Ocean Avenue and Shrewsbury River Bridge/Rumson Road (Monmouth County Route No. 520). Complete details of these spaces are provided in the Recreation Element of this master plan.

In addition, the borough contains beach and riverfront areas, and a total of ten public access points thereto. As of July 2016, the borough was also in the process of planning a new public beach pavilion to replace the former pavilion that was destroyed during Hurricane Sandy.

Attachment 5 depicts public waterfront access points and the beach pavilion site. Other recreation facilities are mapped in the Recreation Element of this master plan.

Critical Infrastructure

Key elements of the borough's critical infrastructure include its police, fire, and emergency medical service stations, as well as the municipal building and beach pavilion site (n.b., as of July 2016, a new beach pavilion, which will house a public library, lifeguard station, storage space, rental space, beach lockers and bathrooms, was planned).

Other critical infrastructure elements include: the borough's sea wall; New Jersey Route 36, which is a state-designated coastal evacuation route; and, the Highlands-Sea Bright and

2017 Sea Bright Borough Master Plan

Background Information

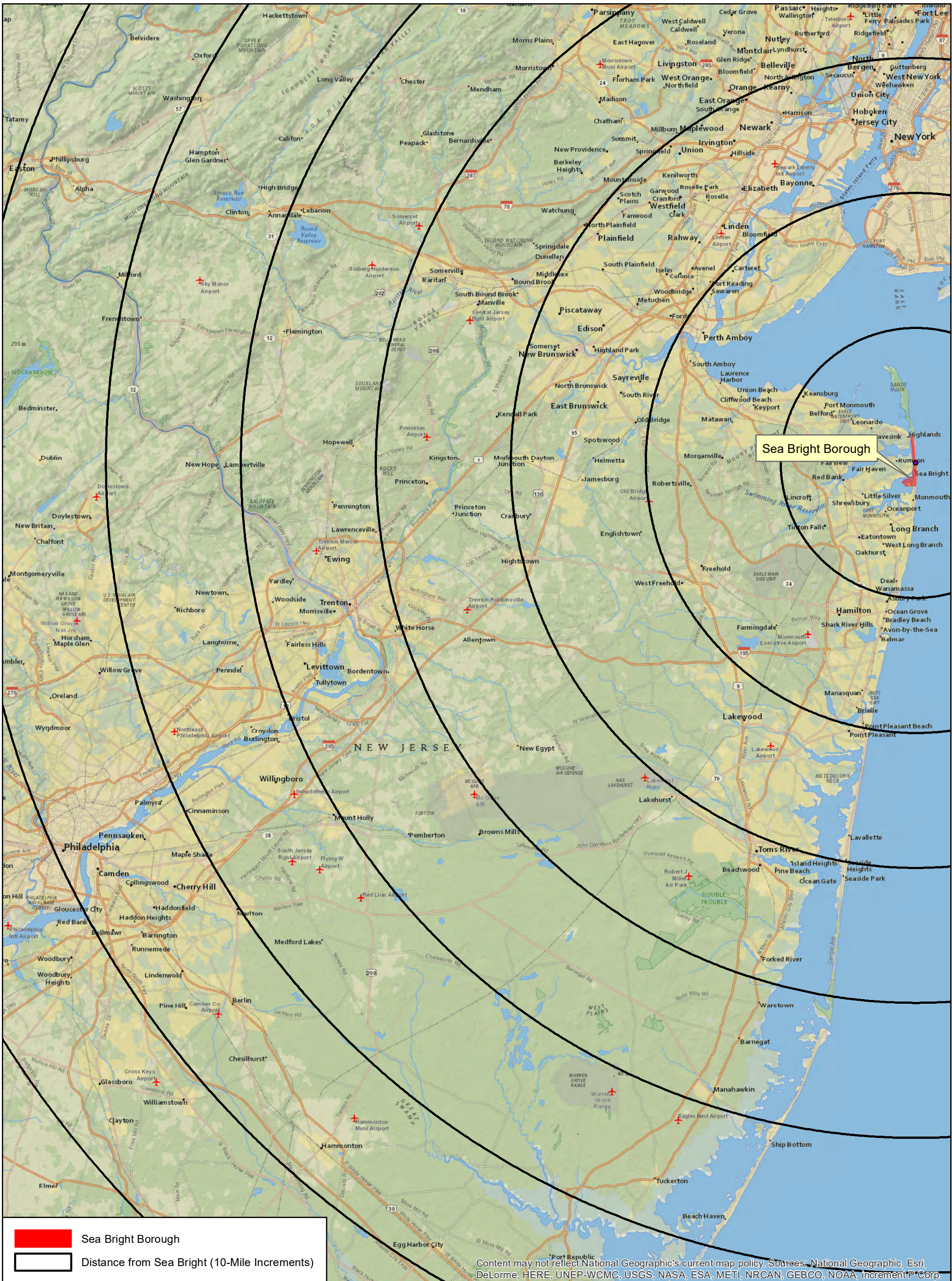
Shrewsbury River bridges, which connect the barrier island to the west. Sea Bright does not have any hospitals or other critical infrastructure elements of regional significance.


Attachment 6 depicts critical infrastructure within Sea Bright.

[Aerial Imagery](#)

Attachment 7 and Attachment 8 contain recent aerial imagery of Sea Bright.


Attachment 1: Regional Location




 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

Regional Location
Sea Bright Borough
Monmouth County, New Jersey

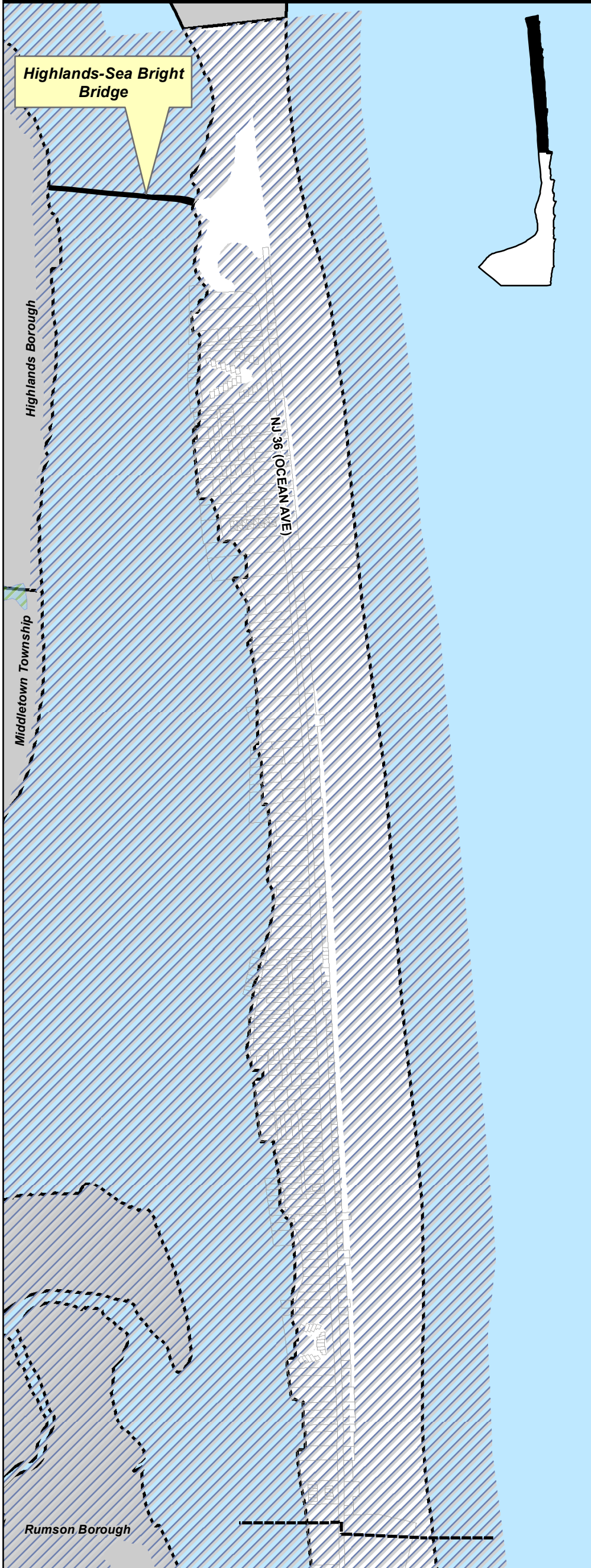
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 NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

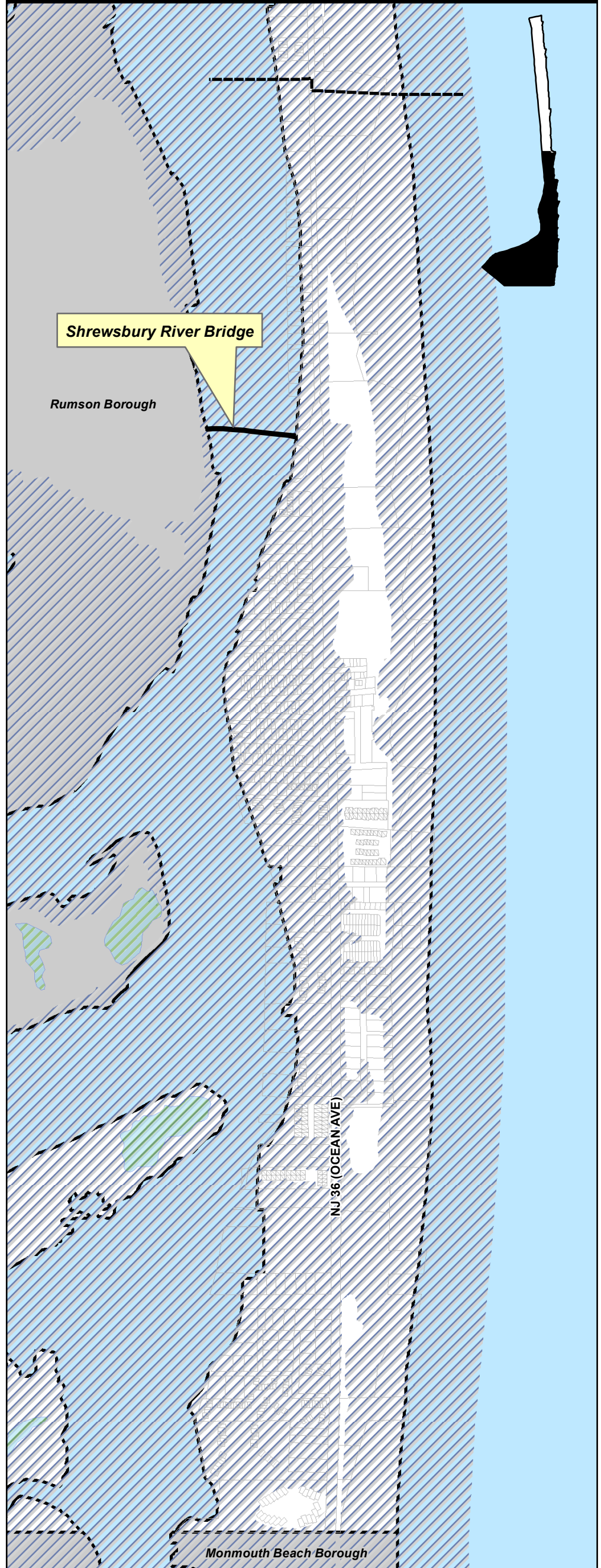
Attachment 2: Environmental Constraints

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Northern Portion



Southern Portion



11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

-  Wetland Area
-  Flood Hazard Area

0 375 750 1,500
 Feet

Prepared by: RED, 07/11/16
 Source: NJDEP, Monmouth County GIS, NJDOT
 File Path: H:\SBRT\01750\GIS\Projects\Constraints.mxd

Environmental Constraints Sea Bright Borough Monmouth County, New Jersey

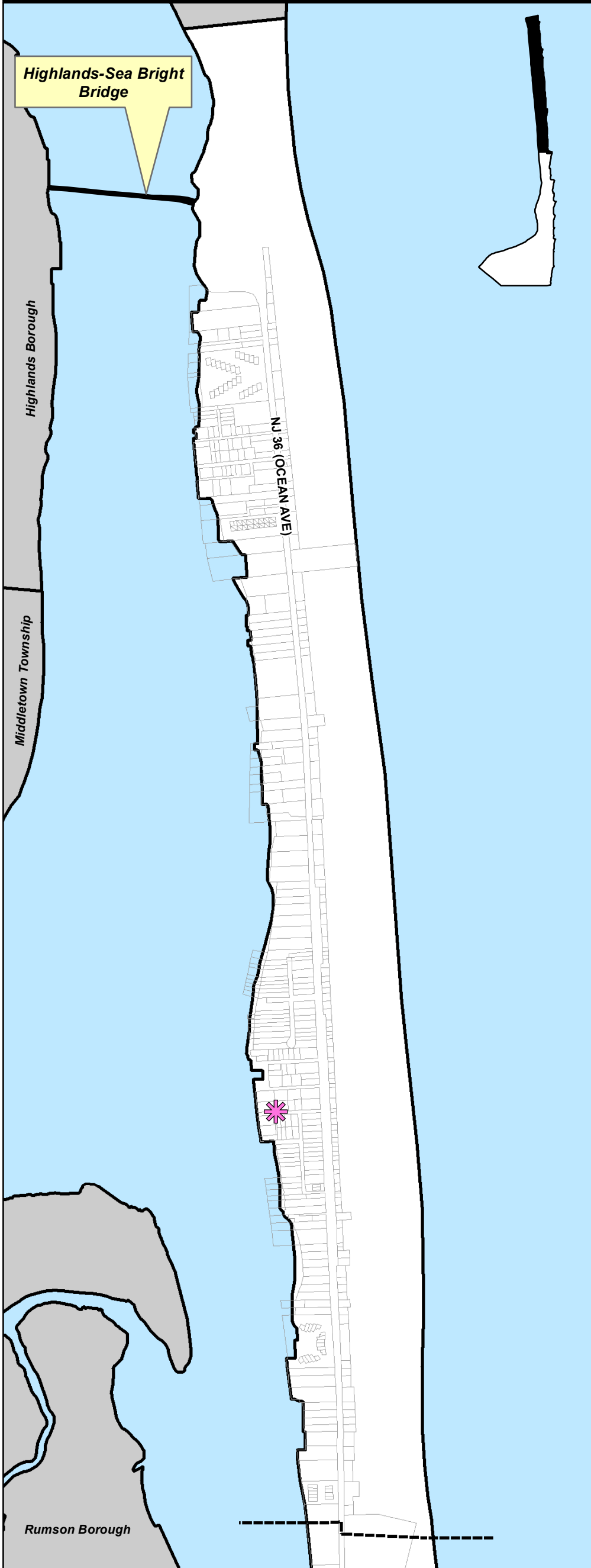


NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

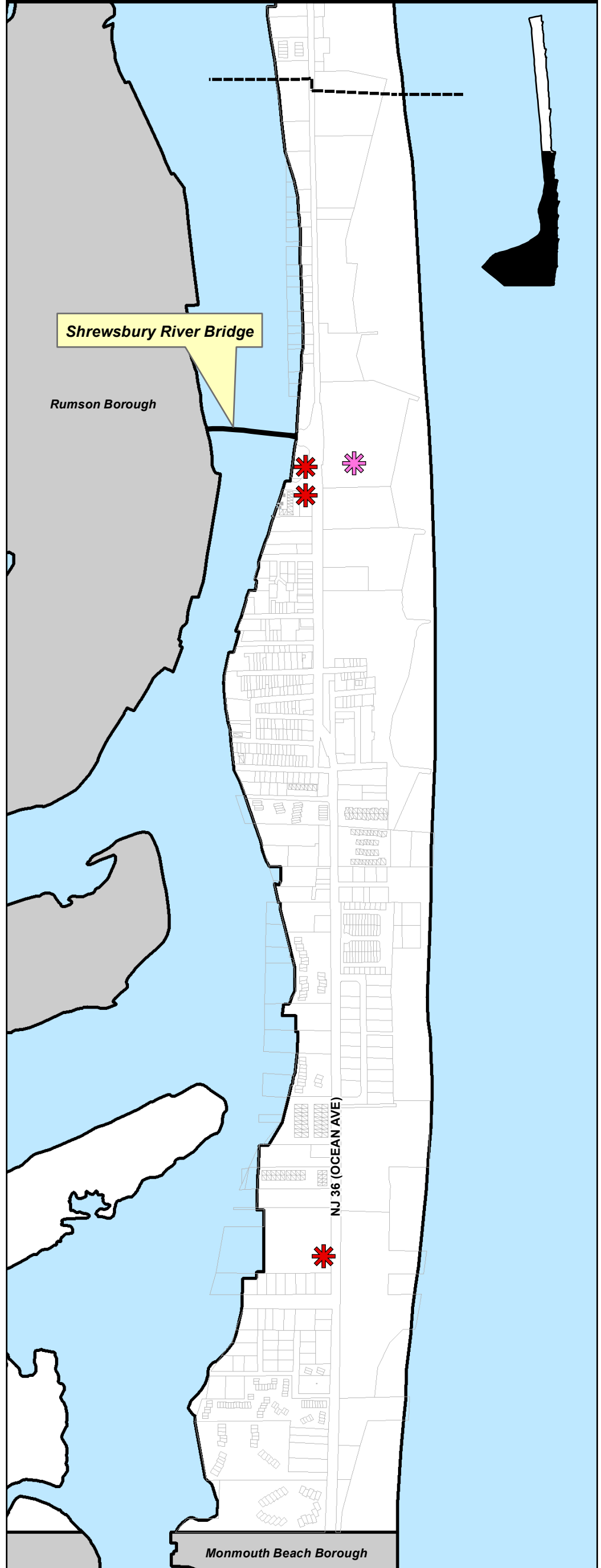
Attachment 3: Known Contaminated Sites

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Northern Portion



Southern Portion



11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365



Active Case



Pending Case

0 375 750 1,500
 Feet

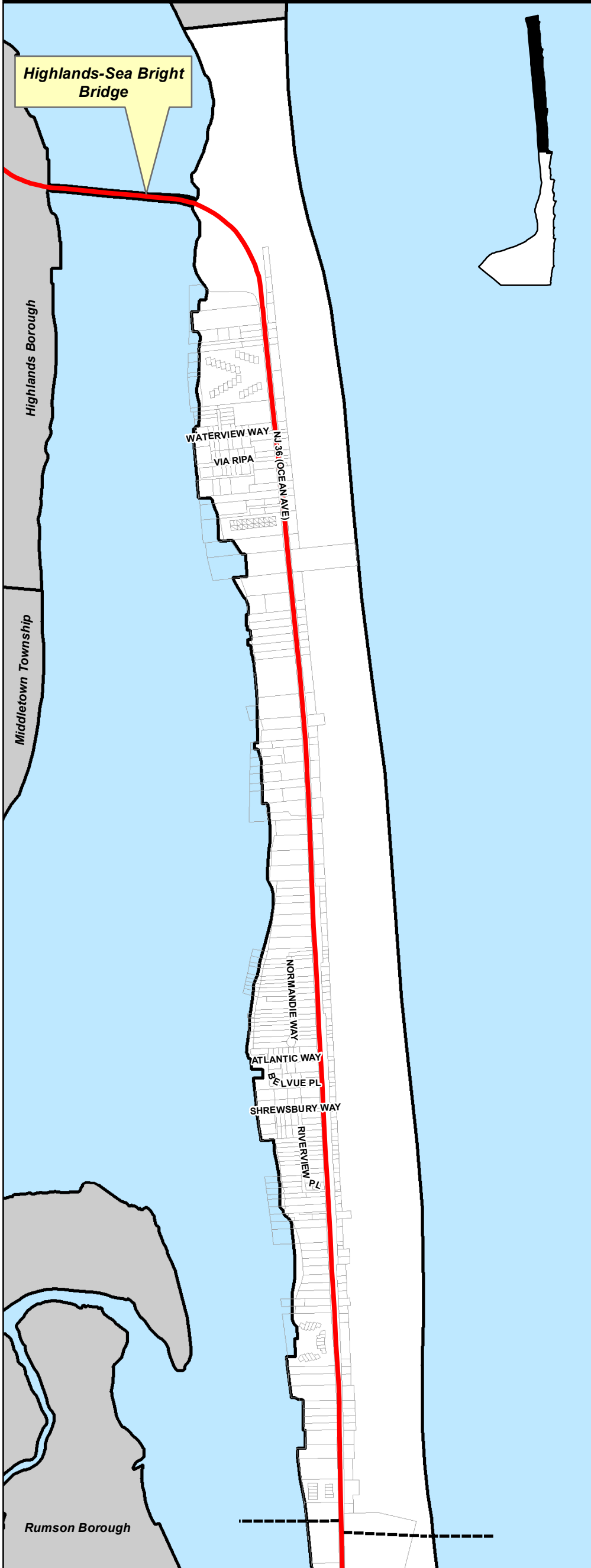
Known Contaminated Sites Sea Bright Borough Monmouth County, New Jersey



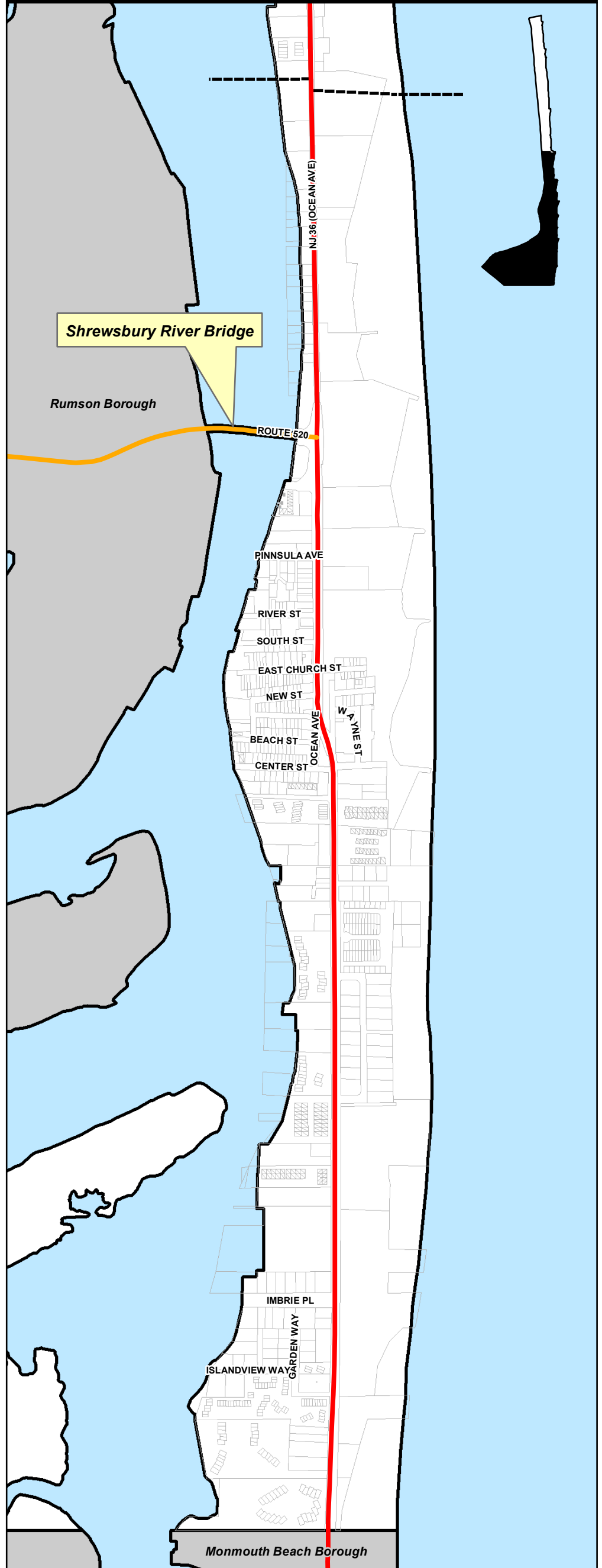
Attachment 4: Roadway Map

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Northern Portion



Southern Portion



11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

- NJ 36 (Ocean Avenue)
- Route 520 (Rumson Road)

0 375 750 1,500
 Feet

Prepared by: RED, 07/11/16
 Source: NJDEP, Monmouth County GIS, NJDOT
 File Path: H:\SBRT\01750\GIS\Projects\Roadway.mxd

Roadways Sea Bright Borough Monmouth County, New Jersey

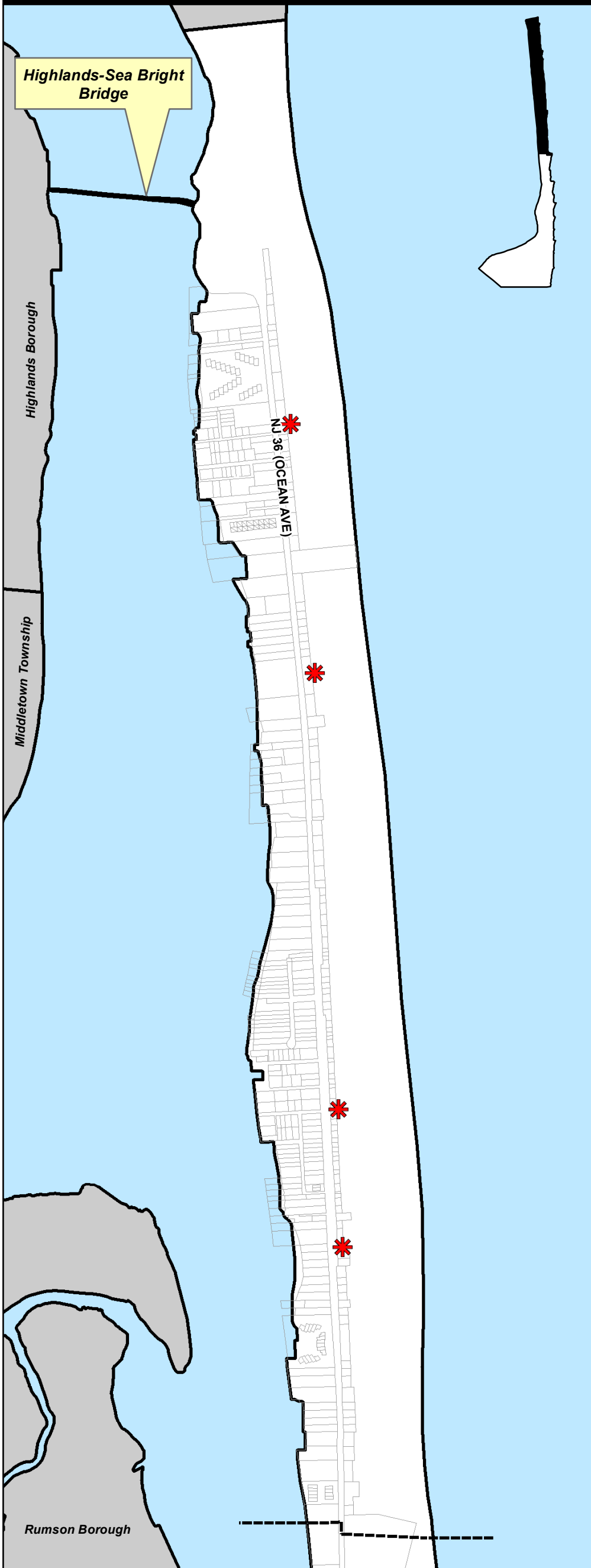


NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

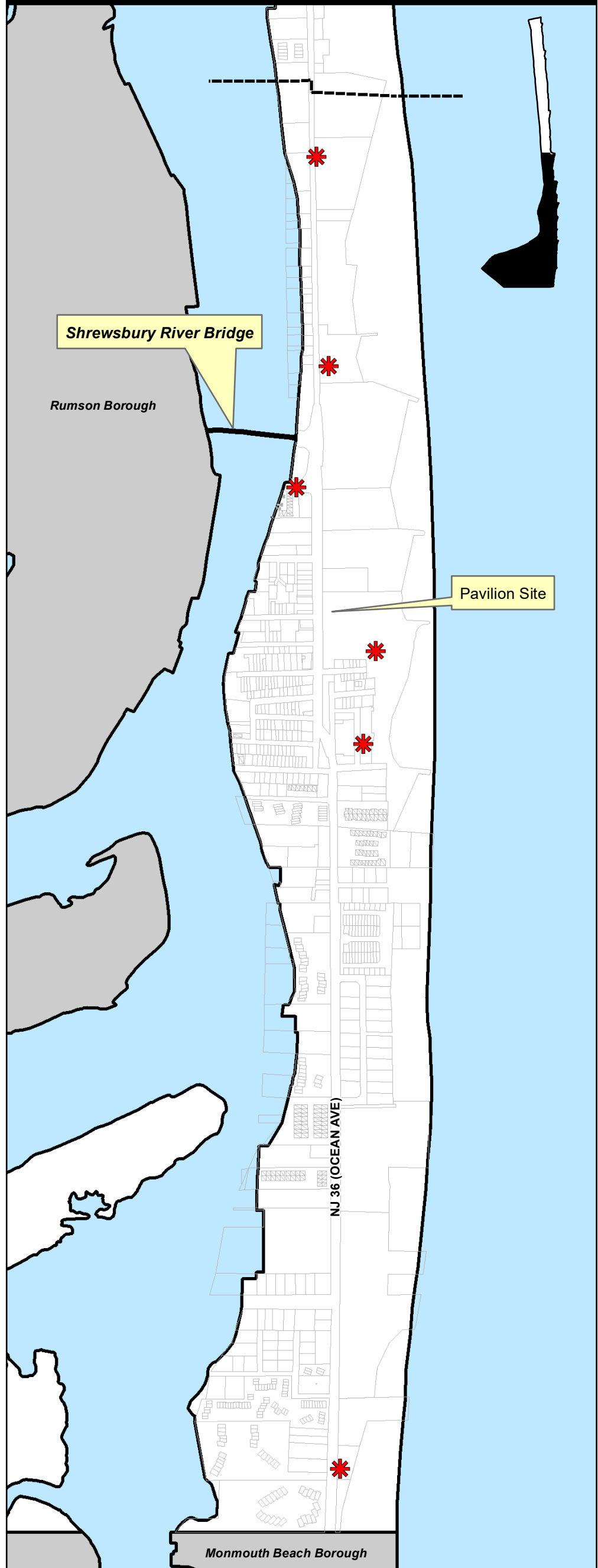
Attachment 5: Public Beach Access Points

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Northern Portion



Southern Portion



11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

0 375 750 1,500
 Feet

Public Waterfront Access Point

Public Waterfront Access Points Sea Bright Borough Monmouth County, New Jersey

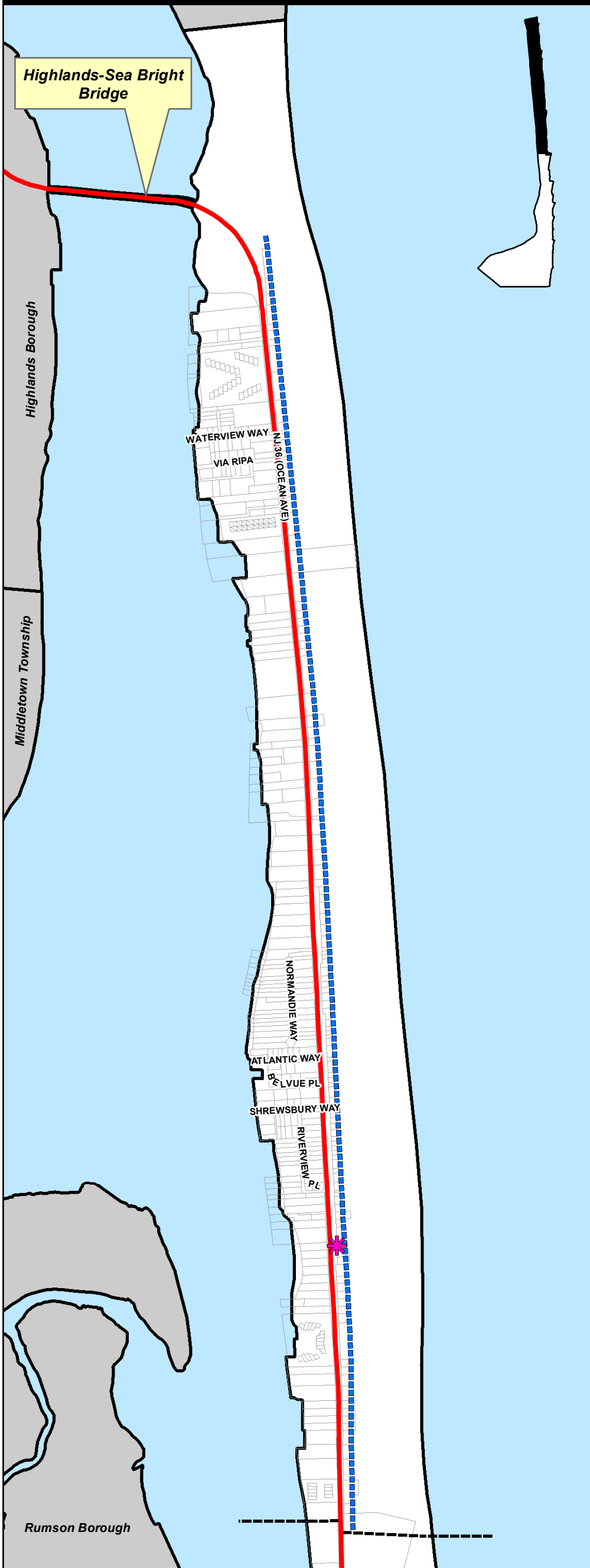


NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

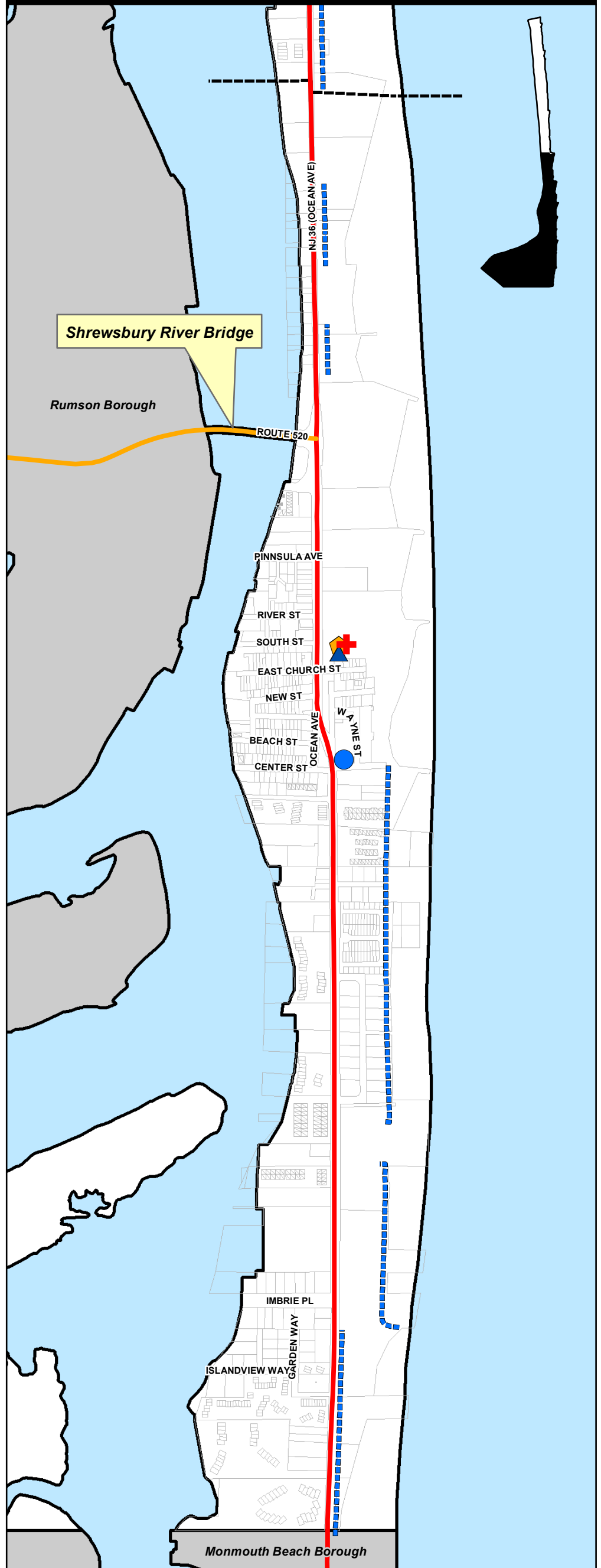
Attachment 6: Critical Infrastructure

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Northern Portion











Southern Portion



11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
Fax: 732-671-7365

0 375 750 1,500
Feet

Prepared by: RED, 07/11/16
Source: NJDEP, Monmouth County GIS, NJDOT, T&M Associates
File Path: H:\SBRT\01750\GIS\Projects\Critical.mxd

-  NJ 36 (Ocean Avenue)
-  Route 520 (Rumson Road)
-  Sea Wall
-  Borough Hall
-  EMS Dept.
-  Fire Dept.
-  Pavilion Site
-  Police Dept.

Critical Infrastructure Sea Bright Borough Monmouth County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Attachment 7: Aerial Imagery (1/2)

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

0 750 1,500 3,000
 Feet

Prepared by: RED, 07/11/16
 Source: NJDEP, ESRI, NJDOT
 File Path: H:\SBRT\01750\GIS\Projects\AERIAL1.mxd

Aerial Imagery (1/2) Sea Bright Borough Monmouth County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Attachment 8: Aerial Imagery (2/2)

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Northern Portion



Southern Portion



11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

0 375 750 1,500
 Feet

Prepared by: RED, 07/11/16
 Source: NJDEP, ESRI, NJDOT
 File Path: H:\SBRT\01750\GIS\Projects\AERIAL2.mxd

Aerial Imagery (2/2) Sea Bright Borough Monmouth County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Vision Statement

Purpose

The vision statement describes Sea Bright's values and aspirations, and paints a picture of what the borough should become. It helps to inform the development of goals and objectives, and serves as a point of reference to stay the course in achieving them as changes occur.

Vision Statement

The Sea Bright Borough of the future will be an attractive, prosperous community that is sustainable and resilient. It will:

- be comprised of attractive and strong neighborhoods with homes that are resilient to coastal flooding and other storm events;
- have an attractive, vibrant business district that draws residents and visitors alike to shop, eat, drink and enjoy the area;
- be walkable and promote the free-flow of all types of traffic, including bicycles;
- have modern, efficient, and resilient infrastructure, including sewer, stormwater drainage and energy systems;
- have a first-class flood protection system along the beach- and riverfront that consists of a mix of manmade structures and natural measures to protect property in the borough;
- provide facilitated beach access, which will be a key characteristic of the community and support its economic base; and,
- have first-class community facilities that are modern, resilient, accessible and fully address the needs of borough residents.

Statement of Policies

Introduction

Policies are defined to help the borough achieve the vision that has been articulated within this master plan. Please note that policies that are discussed in this section are supplemented by specific land use goals, which are presented in the Land Use Element of this master plan.

The borough's policies are:

- to encourage municipal action to guide the appropriate use or development of all land in the borough in a manner that will promote the public health, safety, morals and general welfare;
- to secure safety from fire, flood, panic and other natural and man-made disasters, specifically including the protection of life and property from coastal storms and flooding;
- to provide adequate light, air and open space;
- to ensure that development within the municipality does not conflict with the development and general welfare of neighboring municipalities, the county and the state as a whole, specifically to ensure development that is compatible with that of adjoining communities and the state's Coastal Areas Facilities Review Act;
- to promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions, and preservation of the environment;
- to encourage the appropriate and efficient expenditure of public funds by coordination of public development with established land use policy;
- to provide sufficient space in appropriate locations for a variety of residential, recreational, and nonresidential uses, as well as public and private open space, according to each use's respective environmental requirements and the needs of borough residents;
- to encourage the development and retention of resort-oriented nonresidential uses that take full advantage of the borough's physical and geographic characteristics;
- to encourage the location, design and development of transportation routes that will promote the flow of traffic;
- to promote a desirable visual environment through creative development techniques and good civic design and arrangement, including the redevelopment of the central business district;
- to encourage coordination of various public and private procedures and activities shaping land development with a view towards lessening the cost of such development and the more efficient use of land;
- to promote the utilization of renewable energy sources;
- to promote sustainability and the implementation of green design and building strategies;

2017 Sea Bright Borough Master Plan

Statement of Goals and Objectives

- to make the borough more resilient to coastal storms and flooding;
- to increase the overall quality and efficiency of municipal services;
- to promote public awareness of hazard mitigation and resiliency issues;
- to plan new development in a manner that minimizes risk from natural hazards;
- to promote recycling by borough residents;
- to encourage the use of non-motorized forms of transportation, such as biking and walking;
- to further the implementation of the borough's complete streets policy; and,
- to increase access to the Shrewsbury River waterfront.

Land Use Element

Introduction

The Land Use Element is a required master plan element. Its purpose is to guide the physical development of the borough by planning the distribution, intensity and pattern of future land uses. It provides overviews of existing land use, zoning and environmental characteristics. Informed by these overviews, it then articulates a proposed land use plan for the borough.

Existing Land Use and Zoning

The following subsections provide an overview of the borough’s existing land use and zoning.

Existing Land Use

There is a total of approximately 1,389 parcels within the borough. Of these parcels, 79.1 percent of all parcels are Class 2 (Residential) parcels, of which there are 1,099. Other land use classes within the borough include: Class 1 (Vacant); Class 4A (Commercial); Class 4C (Apartments); Class 15C (Public Property); Class 15D (Charitable); and, Class 15F (Other Tax Exempt).

While Class 2 (Residential) properties comprise a total of approximately 79.1 percent of all parcels in the borough, Class 2 (Residential) properties only represent 40.6 percent of the total area of the property. The reason for this is that a significant portion of the borough is comprised of beach areas and commercial areas, which are generally located on large lots. Table 8 summarizes land use within the borough.

Table 8: Existing Land Use

	Total Parcels	Total Parcels (%)	Total Acres	Total Acres (%)
Class 1 (Vacant)	192	13.8	51.3	20.8
Class 2 (Residential)	1,099	79.1	100.3	40.6
Class 4A (Commercial)	69	5.0	71.7	29.0
Class 4C (Apartments)	4	0.3	1.2	0.5
Class 15C (Public Property)	20	1.4	21.8	8.8
Class 15D (Charitable)	3	0.2	0.2	0.1
Class 15F (Other Tax Exempt)	2	0.1	0.8	0.3
Total	1,389	100.0	247.3	100.0

Source: MOD-IV Property Tax Assessment Information (2016)

Note: Normal rounding errors are present in some percent calculations. As a result, total percentages may not sum to an exact total of 100.0 percent.

Attachment 9 depicts existing land use within Sea Bright Borough.

Existing Zoning

Sea Bright currently contains nine distinct zoning districts, including four residential zones, three business zones, one business/residential zone, and one coastal protection zone. The extent of these zones is summarized in Table 9.

Table 9: Municipal Zoning

	Total (Acres)	Total (Percent)
Residential		
R-1 — Residential	38.2	16.8
R-2 — Residential	74.1	32.5
R-3 — Downtown Residence	9.4	4.1
R-4 — Multifamily Residential	1.4	0.6
Coastal Protection		
C-P — Coastal Protection	14.7	6.5
Business		
B-1 — Central Business	11.4	5.0
B-2 — Riverfront Business	24.8	10.9
B-3 — Oceanfront Business	47.3	20.7
Business Residential		
B-R — Business Residential	6.7	3.0

Note: Total acreage does not match that of zoning due to differences in geographic data sources.

Existing municipal zoning is mapped in Attachment 10.

Description of Existing Zone Districts

Descriptions of individual zone districts are provided in the following subsections. These descriptions are derived from the borough’s current land use ordinance.

R-1 — Residential

The purpose of the R-1 Zone is to provide for the development of single-family housing on lots of at least 7,500 square feet.

2017 Sea Bright Borough Master Plan

Land Use Element

R-2 — Residential

The purpose of the R-2 Zone is to provide for the development of single-family housing on lots of at least 4,000 square feet.

R-3 — Downtown Residential

The purpose of the R-3 Zone is to provide for the development of single-family housing on lots of at least 1,800 square feet in the downtown portions of the borough.

R-4 — Multifamily Residential

The purpose of the R-4 Zone is to provide for the development of multifamily housing on lots of at least one acre, as well as parks and recreational facilities.

CP — Coastal Protection

The CP Zone is a special zone that covers a very narrow strip of land between Ocean Avenue and the Atlantic Ocean (cf., Attachment 10). The purpose of this zone is to recognize the vulnerability of the area to flooding and damage as a result of coastal storms. No building may be constructed in the CP Zone, nor may it serve as the location for commercial uses.

B-1 — Central Business

The B-1 Zone is the central business district. It is intended to accommodate local shopping, and to include a wide range of retail business and service establishments that cater to the frequently recurring needs of borough residents. The primary purpose of the permitted uses in the B-1 Zone is to encourage a pedestrian-friendly, mixed-use traditional “main street” character. Retail and personal service with inviting storefronts are most encouraged, especially those with an open feel and small scale at street level. The minimum lots size is 3,000 square feet.

B-2 — Riverfront Business

The B-2 Zone is designed to provide for the development of properties with uses that are oriented to river activities, especially those uses that cater to the needs and convenience of boating, or to the enjoyment of the river views and vistas. This may include certain forms of residential uses where conflict with business uses can be avoided or appropriately minimized, together with marinas and restaurants. The minimum lots size is 25,000 square feet.

B-3 — Oceanfront Business

The B-3 Zone is designed to provide for development of properties with uses that are oriented to ocean beach activities, especially swimming and sunning. However, because of the vulnerability of this area to flooding and damage as a result of coastal storms, no building may

be erected between the sea wall and the Atlantic Ocean. The minimum lot size is 50,000 square feet.

B-R — Business Residential

The purpose of the B-R Zone is to provide for mixed business and residential uses on lots of at least 4,000 square feet.

Environmental Characteristics

As shown in the following subsections, the discussion of environmental characteristics focuses on environmental constraints and the borough's vulnerability to coastal storms.

Environmental Constraints

As has been previously noted in this master plan, Sea Bright is nearly entirely encumbered by a flood hazard area, which is associated with the Atlantic Ocean and Shrewsbury River. Wetland areas are also found, but only on sedge islands that are located within the Shrewsbury River. Attachment 2 (cf., Background Information) depicts environmental constraints within Sea Bright.

In addition to the above, it is noted that portions of the borough may be situated within regulatory buffers of the Shrewsbury River, which is a state-designated Category 1 waterway. State-designated Category 1 waterways are protected from measurable changes in water quality, because of their exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resources. Potential regulatory buffers are not depicted in Attachment 2; site-specific analysis is generally required to ascertain the exact area of regulatory buffer.

With regard to historic and cultural resources, please note that while the Historic Preservation Office of the New Jersey Department of Environmental Protection has reviewed the historic and cultural significance of the Sea Bright Gas and Oil Company site, which is located at 1006 Ocean Avenue, said site is not listed on the state or federal registers of historic places. No other existent sites have been reviewed or are listed on the state or federal registers of historic places.

With regard to known contaminated sites within the borough, please note that a July 2016 search of the records of the New Jersey Department of Environmental Protection's Site Remediation Program has revealed that there are five sites in Sea Bright with "Active" or "Pending" status on the department's Known Contaminated Sites List. Of these: there are three sites with "Active" status and confirmed contamination, which means that each site has one or more active cases or remedial action permits, and, potentially, one or more pending or closed cases; and, there are two sites with "Pending" status, which means that the site has one or

more pending cases and no active cases. Attachment 3 (cf., Background Information) shows the location of sites with “Active” and “Pending” status as of July 2016. It is important that a site-specific review of each site be conducted when site-level planning interventions are made.

Vulnerability to Coastal Storms

Hurricane Sandy struck the coast of New Jersey on October 29, 2012, and caused extensive damage and disruption in Sea Bright. Indeed, Hurricane Sandy not only covered the borough in four to six feet of sand and made it inaccessible by vehicle, but also: resulted in extensive damage and destruction to various public and private buildings, roadways, bulkheads, the boardwalk, beaches, and parks; and, caused disruption of electric, natural gas, telephone, water, and sewer service, and damage to their supporting infrastructures. These impacts were immediate and lasting—they impaired emergency response during and immediately after the storm, and recovery is ongoing.

The experience of Hurricane Sandy highlights the borough’s vulnerability to coastal storms, and the need to make it more resilient to future storms. The borough’s proposed land use plan, which is presented in the following section of this Land Use Element, is intended to promote resiliency to future storms and other natural hazards.

Proposed Land Use Plan

The proposed land use plan is mapped in Attachment 11. It has been prepared to: reconcile existing multifamily residential developments located in business and single-family districts; identify the new area designated as an area in need of redevelopment; and, recognize the residential structures in the existing commercial zone near Sea Bright Borough Hall. Complete details of the proposed land use plan are provided in the following subsections.

Description of Proposed Land Use Districts

Descriptions of individual land use districts are provided in the following subsections.

Coastal Protection and Preservation (CPP)

The Coastal Protection and Preservation (CPP) land use district is designed to address the special planning requirements of beach areas and environmentally sensitive islands in the Shrewsbury River. This land use recognizes the potential for flooding and vulnerability to coastal storms. The land use category is located on the eastern side of the borough, and the sedge islands in the Shrewsbury River. It is intended to be a preservation designation with no or minimal development. The CPP land use district covers about 50.5 percent of the borough’s total land area.

2017 Sea Bright Borough Master Plan

Land Use Element

Central Business (B-1)

The Central Business (B-1) land use district is the main business area of the borough, and contains many retail and restaurant uses. Seasonal visitors know this area as the primary beach parking area. This land use district encompasses about 3.4 percent of the borough's total land area.

Riverfront Business (B-2)

The Riverfront Business (B-2) land use district is generally located on the west side of the borough. It encompasses about 3.0 percent of the borough's total land area. A larger minimum lot size is required, because the permitted uses are oriented toward the river (e.g., marinas, boat storage facilities).

This Land Use Element recommends that multifamily uses not be permitted in the B-2 land use district, and that a separate district be established for such uses. The purpose here is to provide some degree of separation between multifamily development, and the activities and noise that are inherent with marina and boating-related activities. The new multifamily zone is discussed further in this Land Use Element.

Oceanfront Business (B-3)

This is a beach-oriented land use district. It covers about 9.8 percent of the borough's total land area. Large lot sizes are required in this land use district, which is located to the east of Ocean Avenue. It is located to the west of the CPP land use category. Land uses include the beach clubs.

Business-Residential (B-R)

This is a mixed-use-oriented land use district, which is located on the riverside of the central business district. It encompasses about 1.1 percent of the total land area of the borough.

Single Family-1 (R-1)

This land use district corresponds to the R-1 zone district. It is located in three general areas: 1) south of the business area and east of Ocean Avenue; 2) in the northern part of borough along the Shrewsbury River; and, 3) on the west side of Ocean Avenue surrounding the Highlands-Sea Bright Bridge landing and ramp. This land use designation encompasses about 8.0 percent of the borough's total land area. It is recommended that the current minimum lot size of 7,500 square feet remain in place.

Single Family-2 (R-2)

This land use district corresponds to the R-2 zone district. It is located on the western side of the borough and encompasses about 11.4 percent of the total land area. It is recommended that duplexes not be permitted in the R-2 zone. Existing multifamily areas within the R-2 land

2017 Sea Bright Borough Master Plan

Land Use Element

use district have been removed and reclassified as being in the R-5 land use district, which is discussed below.

Single Family-3 (R-3)

This land use district corresponds to the R-3 zone district. It envisions the smallest lot areas in the borough, and is located in the downtown area. It encompasses about 3.0 percent of the total land area of the borough. The proposed land use plan recommends the reclassification of lands from the B-1 land use district of the downtown area to the east of Ocean Avenue in the vicinity of East Church Street to the R-3 land use district. This area is not intended for multifamily uses, and such uses should not be permitted (n.b., they are currently permitted as a conditional use).

Multifamily Inclusionary Development (R-4)

This land use district corresponds to the R-4 zone district, and is intended to accommodate multifamily inclusionary development. It is located in the northern portion of the borough, near the Highlands-Sea Bright Bridge, and encompasses about 0.3 percent of the borough's total land area.

Multifamily Development (R-5)

This a new land use district, which is intended to address multifamily complexes (incl., townhomes and apartments). This land use is generally located on the western side of the borough, except for the apartments that are located just south of the downtown on the eastern side of Ocean Avenue. This land use district should allow only multifamily development at densities that are consistent with current density limits. Single-family development should also be allowed on lots with a minimum area of 7,500 square feet. Waterside boating facilities should also be permitted. This land use district encompasses about 9.5 percent of the borough's total land area.

Redevelopment

The Sea Bright Borough Council adopted Resolution No. 135-2016 on November 14, 2016 to declare Block 15, lots 2, 3 and 4 as an "area in need of redevelopment". The tract, which is located between River Street and South Street, includes a vacant building and a vacant lot along Ocean Avenue, as well as an abandoned building that once contained an elementary school. The tract is known as the "Downtown Properties", and is currently located in the B-1 and R-3 zones. The area is shown on the Land Use Plan. As of the preparation of the 2017 Sea Bright Borough Master Plan, the borough has not prepared a redevelopment plan for the site, and no recommendations for future land use are currently proposed. Prior to the adoption of any redevelopment plan, the Sea Bright Borough Unified Planning Board will review same (i.e., the proposed redevelopment plan) for consistency with this master plan.

Also of note is the April 2017 recommendation of the Sea Bright Borough Unified Planning Board to the Sea Bright Borough Council of a finding that the Shrewsbury River Properties tract (specifically: Block 13, Lots 13, 14, 15, 18, 20, 21 and 22; Block 14, Lots 12 and 14; and, Block 15, Lots 5, 8, 10, 11 and 12), which is located in the western-central section of the borough, meets the statutory criteria of an “area in need of redevelopment.” The Sea Bright Borough Unified Planning Board does not offer any recommendation as to future land use or density of the tract.

Zoning Ordinance Amendments

To facilitate the implementation of the proposed land use plan and increased efficiency in land use administration, the following amendments to the zoning ordinance are recommended:

- **Building Height.** The borough’s zoning ordinance was amended in 2013 to allow an additional three feet in building height due to constraints resulting from the elevation of homes above the flood hazard level. As provided in this amendment, the top measurement is made as the average roof height, and is not simply the height of the ridge. Therefore, the new homes are much higher than existing homes. The impact, if any, of this amendment on neighborhood character should be reviewed to ensure that the change is substantially beneficial.
- **Story.** The vagueness of the current definition of half story causes a lot of problems. The ordinance allows two and one-half (2.5) stories, but, according to the borough’s zoning officer, the definition is difficult to administer. The borough favors two and one-half stories, and not three stories. The Borough favors pitched roofs, and not flat roofs.
- **Roof deck.** There are no standards that directly apply to the regulation of roof decks. Roof decks impact building height. Roof decks should be permitted, but the deck affects building height. In addition, it is recommended that roof decks should be limited to no more than 25 percent of the floor area of the floor located below the roof deck.
- **Issues resulting from raising homes,** including setback of stairs, location of air conditioning units, and elevation of air conditioning units, should be addressed.
- **Building Separation.** There is a need to define a minimum zoning standard for building separation. The zoning standard should be coordinated with the requirements of the New Jersey Uniform Construction Code that establish certain provisions for the new structures, such as the fire rating of walls and windows when the separation is less than three feet.
- **Seawall Platforms.** No specific standards exist in the ordinance for the construction of platforms on the seawall. Regulations are appropriate to address: appropriate locations; maximum size of the platform; setbacks; access stairs; and, related aspects. It is recommended that stairs be permitted to encroach up to four feet upon the walkway on the west side of the seawall.
- **Conditional Uses.** In many cases, there are no standards for permitted conditional uses. The ordinance should be amended to provide the standards by which conditional uses would be permitted in a specific zone district.

- Yard Modifications. Section 130-50(B)2 of the borough zoning ordinance allows for reduction of certain yards beyond the minimums already permitted. This section requires adjustment to maintain minimum setbacks.
- The definition section of the zoning ordinance requires a comprehensive update and clarification. The definition of “restaurants, bars and nightclubs” is a priority item in the definition section. Other key priority items for review are the definitions of “single-family” and “multi-family” residences.
- Houses of Worship. Houses of worship are permitted as principal uses in the R-1, R-2 and R-3 (Residential) zones. However, based on the existing density of essential and non-residential development of the Borough and the current limitations to the road network, it is recommended that houses of worship be limited to the B-1 (Central Business) zone with required frontage on Ocean Avenue.
- Fences and other accessory structures on lots with frontage on the Shrewsbury River. Adequate, but reasonable, setbacks and restrictions should be implemented to ensure that accessory structures on the rear portion of riverfront lots are respectful of neighboring properties. In addition, vegetative screening along the Shrewsbury River bulkhead should be limited to four feet in height.
- The elevation of residences has impacted the pedestrian character of the borough streets, due to the impact of stairs to the elevated homes. Design requirements should be investigated to facilitate better sidewalk circulation.
- Most newly-elevated homes devote the ground level of the structure to automobile storage under the residence, and require a driveway opening to access the garage. The resulting “curb cut” reduces on-street parking. Borough driveway design standards should be reviewed relative to appropriate widths to preserve some on-street parking spaces.
- Preparation of a municipal design standards manual that illustrates, for both residential and non-residential structures, preferred or encouraged components of exterior building elevations. The intent is to encourage architectural elements, which are harmonious with the residential character of the borough and compatible with the structures on adjacent lands and the commercial district.

Building Resiliency through Development Regulations

Given the experience of Hurricane Sandy and the potential for future storms, there is a compelling need to build resiliency in Sea Bright. The Land Use Plan Element, therefore, recommends that development regulations be designed to build resiliency throughout the borough. This should be done through the promotion of green building and infrastructure techniques. This section of the Land Use Plan Element overviews green building and infrastructure techniques, and is meant to inform the future development of municipal development regulations.

Green Building and Infrastructure Techniques

Green building and infrastructure techniques are an important tool for promoting resiliency in Sea Bright. They use permeable surfaces (e.g., porous concrete, gravel, mulch, etc.), landscape formations (e.g., channels, depressions), plant material, or other technologies to reduce stormwater runoff by promoting natural infiltration. Their use can promote resiliency by mitigating flooding (i.e., reducing the risk and impacts of flooding) and helping the borough to quickly recover from storms. In addition, they provide numerous co-benefits, not the least of which are: reducing long-term maintenance and operation costs of stormwater infrastructure; and, capturing runoff pollution (e.g., particulate matter, heavy metals) and preventing their entry into sensitive terrestrial waterways.

The Land Use Plan Element recommends the incorporation of green building and infrastructure techniques in the borough's development regulations. Recommended green building and infrastructure techniques are described in the following subsections.

Downspout Disconnection

Downspout disconnection refers to the rerouting of rooftop drainage pipes to specialized containment devices (e.g., rain barrels, cisterns) and permeable areas, instead of traditional stormwater drainage systems. This allows stormwater runoff from building roofs not only to infiltrate soil, but also to be collected for later use (e.g., watering lawns and gardens), which reduces demand on public water supplies.

Rain Gardens

Rain gardens are shallow, vegetated basins that absorb stormwater runoff from impervious surfaces (e.g., rooftops, sidewalks, and streets). Runoff is channeled into rain gardens, and is then used by plants, infiltrated into the ground, and evaporated. They may be installed in a variety of locations, and can be an attractive element of site design. In addition, it is important to note that rain gardens can be installed in a variety of locations. Indeed, they may be installed in any properly graded unpaved space, and in parking lots and paved areas through the construction of specialized planter boxes that collect and absorb runoff.

Bioswales

Bioswales are open, linear channels with vegetation, mulching, or xeriscaping that slow stormwater runoff and attenuate flooding potential while conveying stormwater runoff away from critical infrastructure. While they convey stormwater runoff away from critical infrastructure, their permeable surface permits the natural infiltration of stormwater. They are often used as an alternative to, or enhancement of, traditional stormwater drainage systems.

Permeable Pavements

Permeable pavements help to reduce stormwater runoff, which helps to improve the quality of terrestrial waters and mitigate flooding. With traditional (i.e., impervious) pavement, stormwater runs into drains and inlets, which places a burden on such infrastructure, and may result in the discharge of pollutants (e.g., sediment, oil residue, etc.) into terrestrial waters. Permeable pavements, however, infiltrate, treat, or store rainwater where it falls. Key examples of permeable pavements include pervious concrete, porous asphalt, and permeable interlocking pavers.

Tree Cover

Increased tree cover in developed areas is an important example of green infrastructure. Trees reduce and slow stormwater by intercepting precipitation in their leaves and branches. In addition, their root systems help to aerate soil, which facilitates natural infiltration of stormwater and reduces runoff. Trees also purify the air, and can help to cool developed areas by providing shade, and through evaporative cooling and increased latent heat flux (i.e., the dissipation of sensible heat).

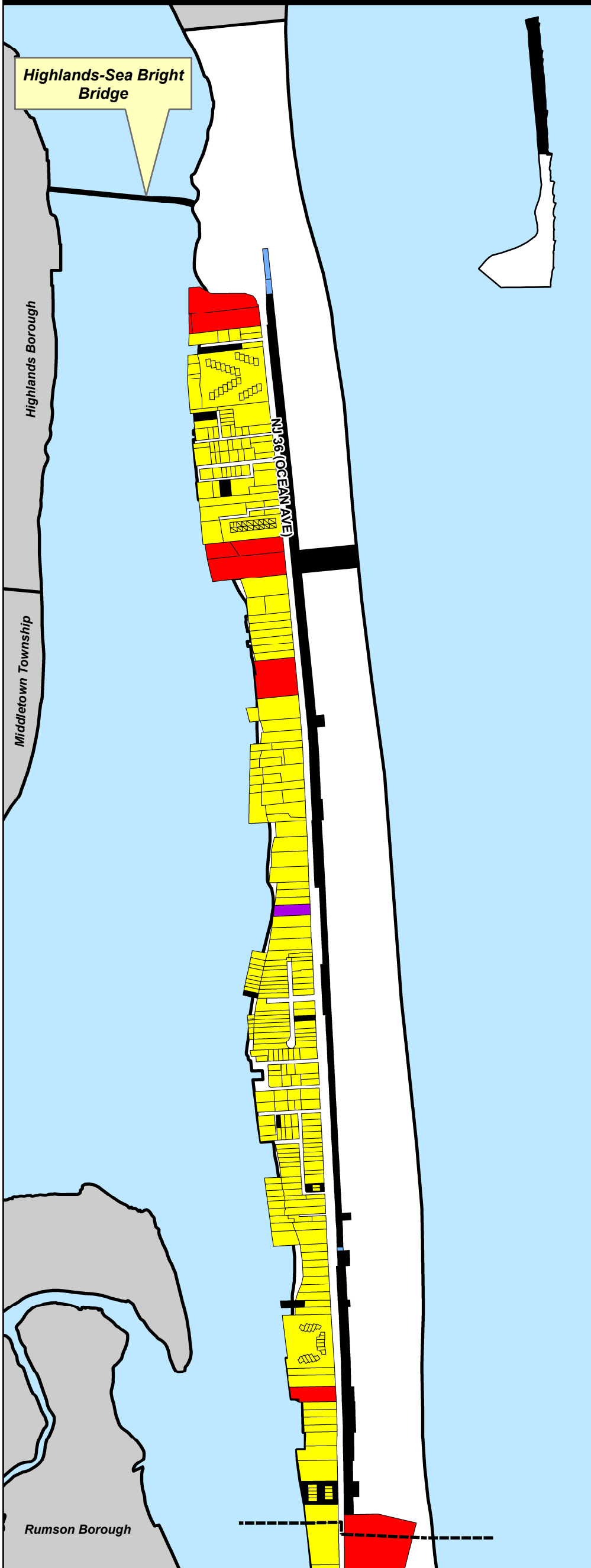
Living Shorelines

Living shorelines are an approach to shoreline stabilization that uses wetland plants, submerged aquatic plants, oyster reefs, coir fiber logs, sand fill, and stone to provide shoreline protection and maintain important habitat areas. They offer numerous benefits over hardened structures (e.g., bulkheads and concrete walls), including protection of the riparian and intertidal environments, improvement of water quality via filtration of upland runoff; and, creation of habitat for aquatic and terrestrial species.

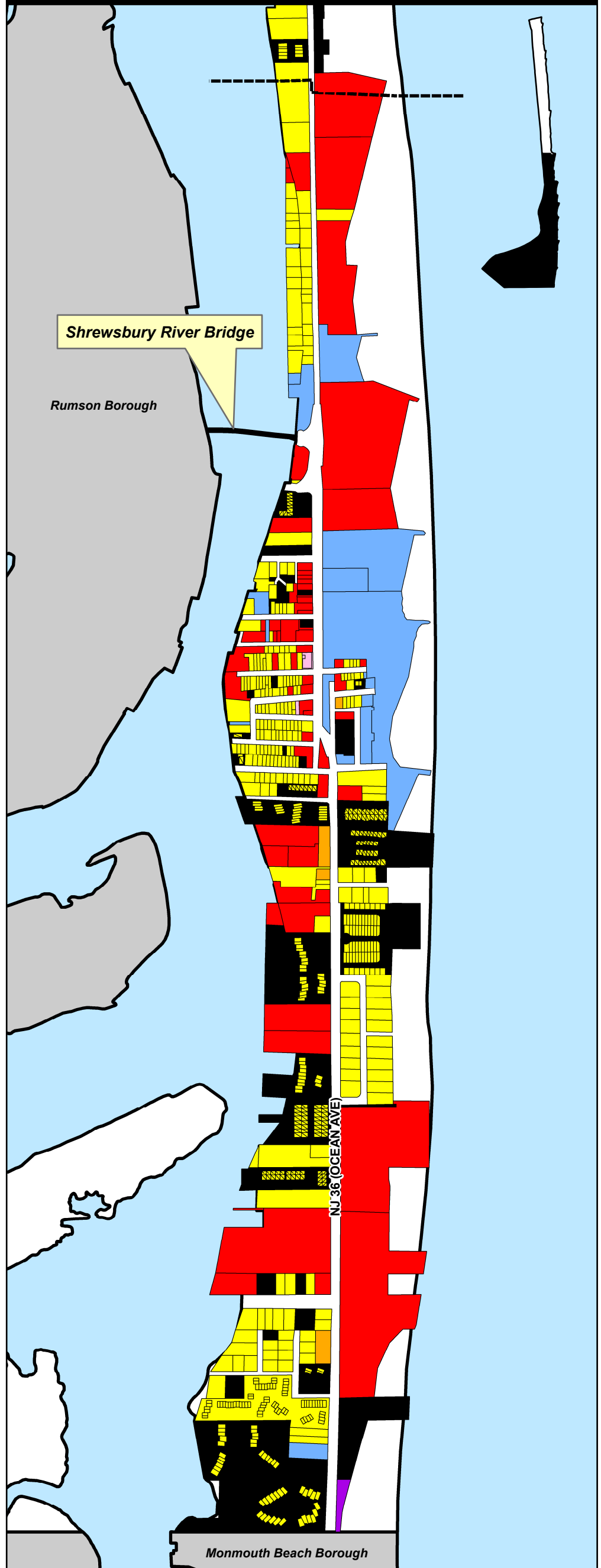
Attachment 9: Existing Land Use

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Northern Portion



Southern Portion



11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

0 375 750 1,500
 Feet

Prepared by: RED, 10/14/16
 Source: NJDEP, Monmouth County GIS, 2016 MOD-IV, NJDOT
 File Path: H:\SBRT\01750\GIS\Projects\Land Use 2.mxd

- Residential
- Apartments
- Commercial
- Public Property
- Vacant
- Charitable
- Other Tax Exempt

Existing Land Use Sea Bright Borough Monmouth County, New Jersey

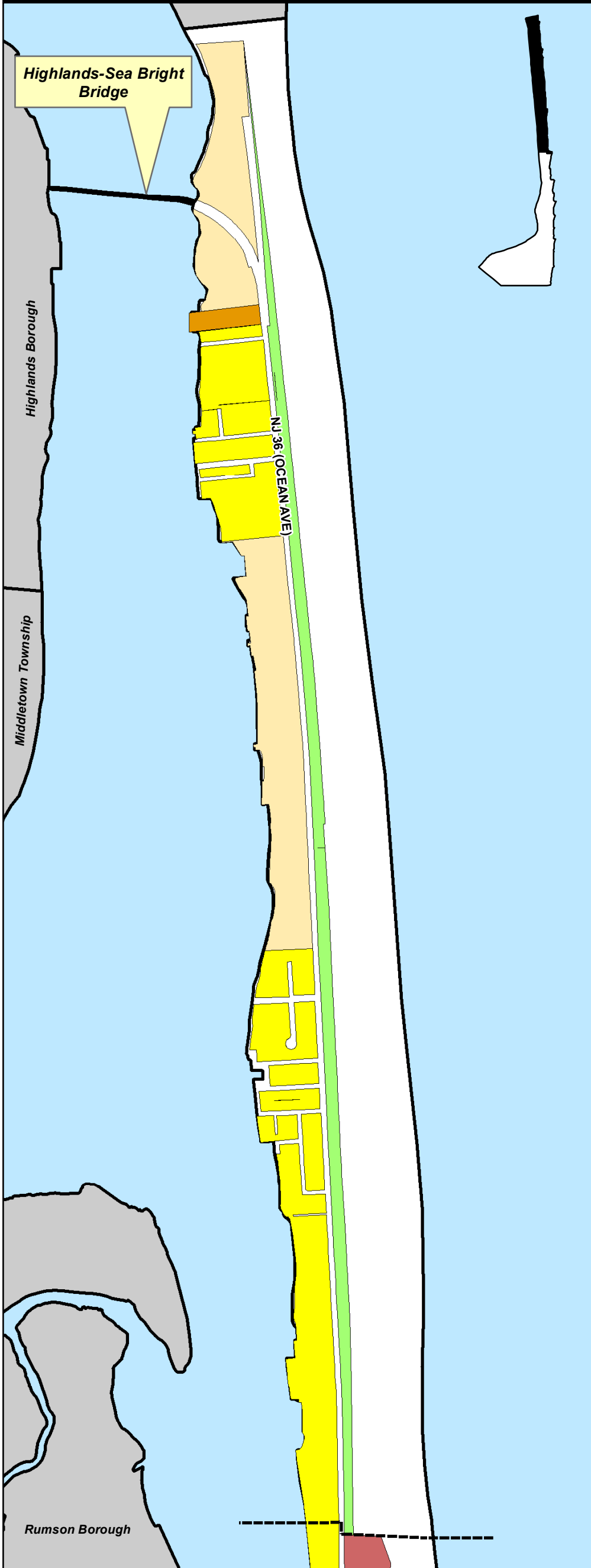


NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

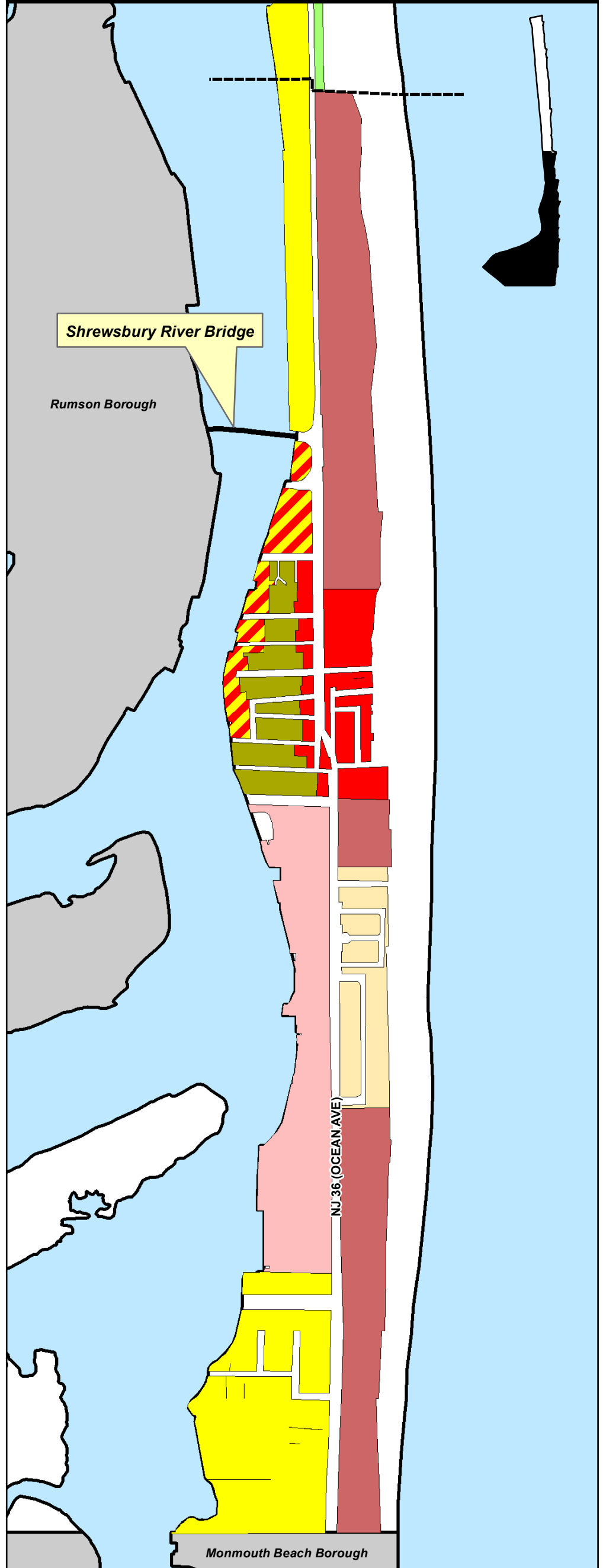
Attachment 10: Existing Zoning

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Northern Portion












Southern Portion



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0 375 750 1,500
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	B-1		R-1
	B-2		R-2
	B-3		R-3
	B-R		R-4
	C-P		

Existing Zoning Sea Bright Borough Monmouth County, New Jersey

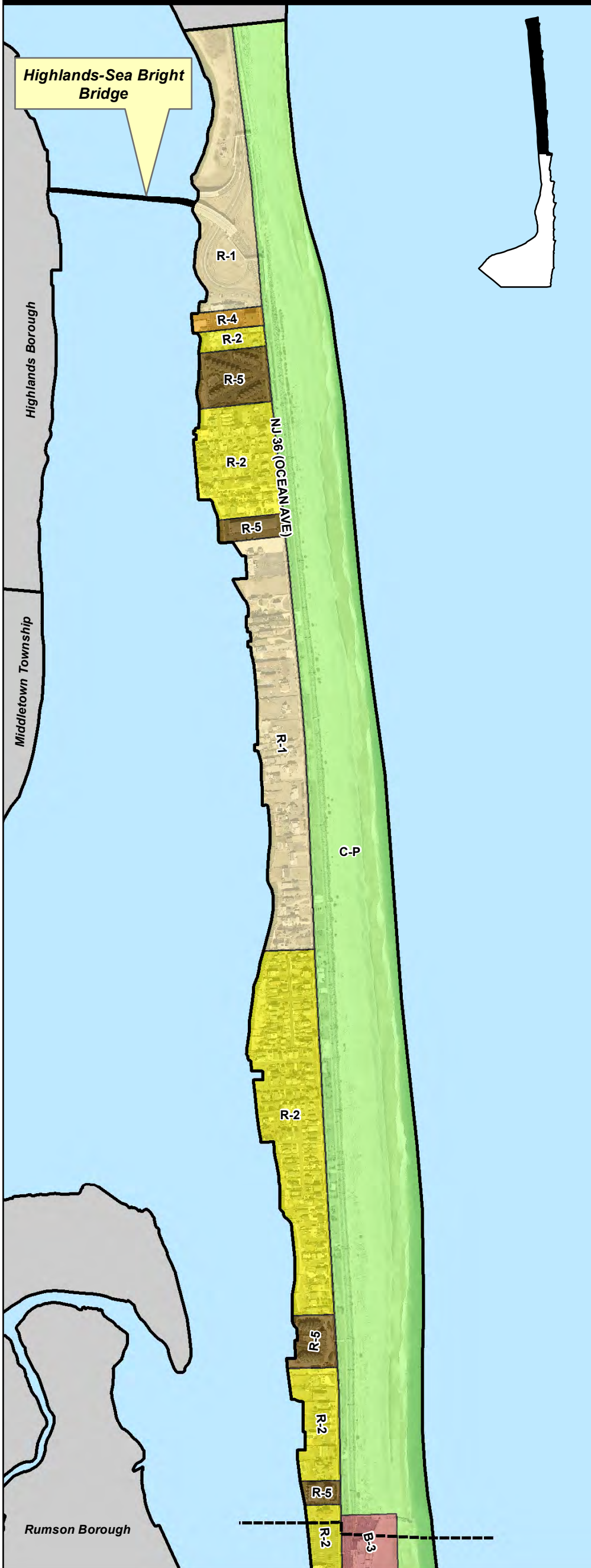


NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

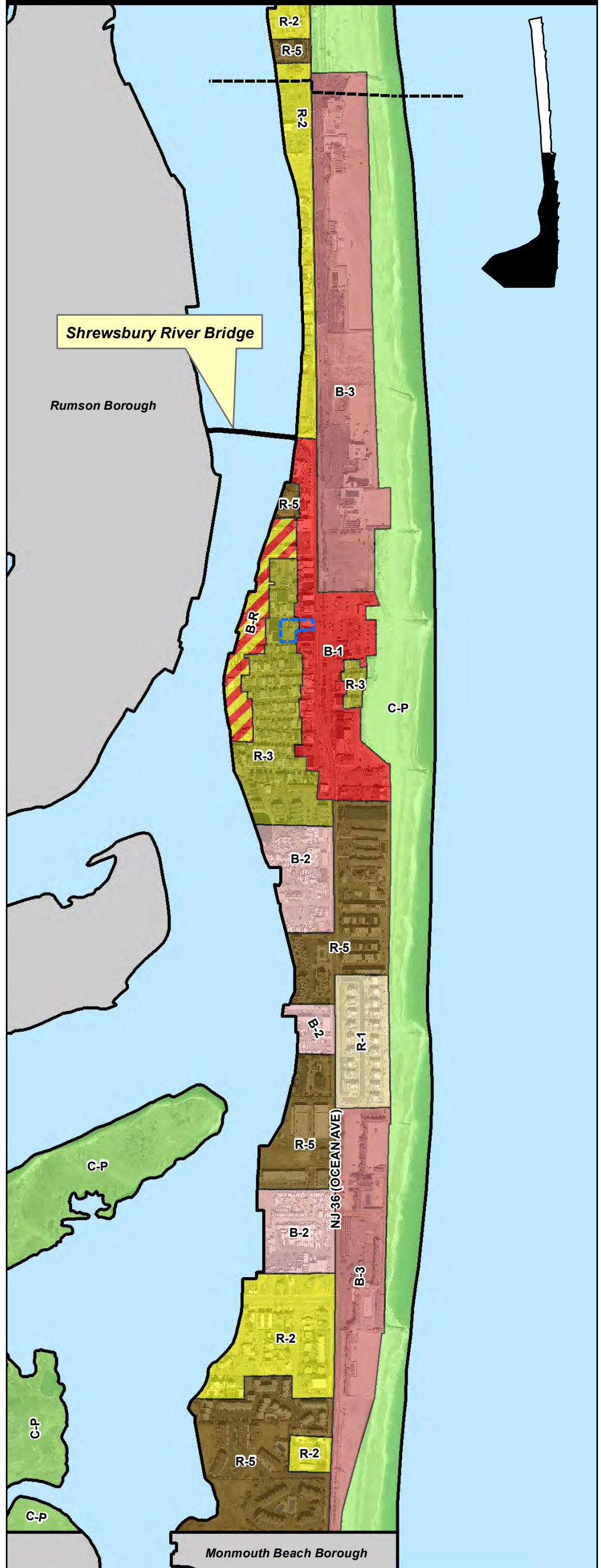
Attachment 11: Proposed Land Use

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Northern Portion



Southern Portion



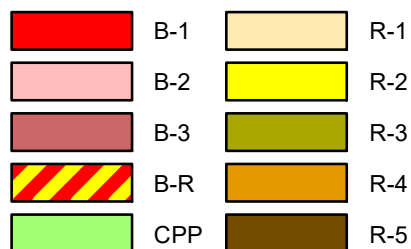
11 Tindall Road
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 Fax: 732-671-7365

0 375 750 1,500
 Feet

Prepared by: RED, 05/11/17

Source: NJDEP, Monmouth County GIS, T&M Associates, NJDOT, NJDEP (Aerials)

File Path: H:\SBRT\01750\GIS\Projects\Proposed Land Use_2017_AERIAL.mxd



Area in Need of Redevelopment

Proposed Land Use Plan Sea Bright Borough Monmouth County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Supplementary Housing Element

Introduction

The Sea Bright Borough Unified Planning Board has an adopted housing plan element, which is specifically known as the 1996 Housing Plan Element. The 1996 Housing Plan Element is incorporated herein by reference. The current document supplements, and in no way amends or replaces the 1996 Housing Plan Element.

Population, Household and Employment Characteristics

Since the preparation of the 1996 Housing Plan Element, the United States Census Bureau, New Jersey Department of Labor and Workforce Development, and North Jersey Transportation Planning Authority have released updated information on the population, household and employment characteristics of the borough. Much of this information is provided in the Background Element of this master plan, because it is relevant to a variety of elements, and not just the Housing Element.

Although, as indicated in the Background Element of this master plan, the North Jersey Transportation Planning Authority forecasts a total of 790 households in 2040, which is approximately the same as the number of households that were reported at the time of the 2010 US Census, the borough expects that there will be moderate growth in the number of households. The sources of this growth are described in the following section.

Future Residential Development

The following planned or potential medium- and large-scale residential developments may be constructed in Sea Bright Borough over the next several years:

- A multifamily development with a total of 24 units, including four affordable units, is planned on Block 34, Lot 4.
- The owner of property along the Shrewsbury River between Surf Street and River Street (viz.: Block 13, lots 12, 13, 14, 15, 18 and 21; Block 14, Lot 14; and, Block 15, lots 10 and 12) has expressed interest in developing a multifamily development.

Housing Policies and Strategies

To facilitate future residential development in a sustainable manner, this Housing Element outlines the following housing policies and strategies:

- Ensure that future residential growth occurs in a sustainable manner.
- Promote resiliency through the application of green building and infrastructure techniques in new and existing residential construction.
- Provide for a variety of housing types and choices.

- Increase the supply of affordable housing through the imposition of mandatory set-aside requirements on multifamily development.

Recreation Element

Introduction

Park and recreation areas play an important role in community life. Indeed, they not only increase the quality of life and health of residents by providing space for passive and active recreation, they also help protect the local environment by conserving important natural resources. Park and recreation areas also help to strengthen the sense of community by providing a gathering place for residents and, thereby, facilitating the establishment of social ties, the benefit of which are noted to include reduced crime, improved safety, increased livability, and improved health.

Given the vital role that park and recreation areas play in community life, it is important that their future development and management is suitably planned. This element of the 2017 Sea Bright Borough Master Plan has been designed to meet this need.

Inventory of Park and Recreation Areas

Though not included on the New Jersey Department of Environmental Protection's Recreational and Open Space Inventory, there are several park and recreation areas in Sea Bright Borough. These are described in the following subsections. They are mapped in Attachment 1.

Rooney Park — Terminus of Vacated Portion of Rumson Road

Sea Bright Borough maintains a small piece land at the terminus of the vacated portion of Rumson Road, between Block 18 and Block 17.01. This land, which has not been assigned a parcel number but is referred to as Rooney Park, encompasses a total of approximately 0.09 acres, has bulkheads in place, and provides opportunities for passive recreation and fishing along the Shrewsbury River. Additional amenities (incl., landscaping, seating, boardwalk, playground equipment) were provided, but were destroyed during Hurricane Sandy. Parking for up to 11 cars is provided to the east of this area. The area was an approach for a historic bridge over the Shrewsbury River, which was demolished in 1951.

Shrewsbury Riverfront Park — Northwestern Corner of Ocean Avenue and Shrewsbury River Bridge/ Rumson Road

As of the preparation of the 2017 Sea Bright Borough Master Plan, the borough was in the process of designing a new municipal park at the northwestern corner of Ocean Avenue and Shrewsbury River Bridge/Rumson Road (Monmouth County Route No. 520). The property, known specifically as Block 24, Lot 1.01, contains a total of approximately 1.17 acres. Current plans focus on passive recreation, and include an expansive lawn area, a gazebo, a riverfront boardwalk, walking paths, benches, landscaping and picnic tables. The Borough has secured

2017 Sea Bright Borough Master Plan

Recreation Element

funding for much of the improvement cost and construction is anticipated to commence in Fall 2017.

Community Center/Beach Pavilion

As of the preparation of the 2017 Sea Bright Borough Master Plan, the borough was in the process of designing a new community center and beach pavilion facility on Block 23, Lot 1. While complete details are provided in the Community Facilities Element of this master plan, it is noted that the new community center and beach pavilion facility will house, among other uses, a lifeguard station, beach lockers and public bathrooms, all of which will promote and facilitate the enjoyment of public beaches in the borough.

Please note that this facility is part of the greater Municipal Beach site, which is described in the following subsection.

Municipal Beach

The borough also owns and maintains a public, municipal beach area along the Atlantic Ocean near the terminus of Church Street, on Block 23, Lot 1 and surrounding areas. Lifeguards, rescue personnel, off-street parking, restroom facilities, seasonal locker rentals, a tot lot, and six volley ball courts are provided. From Memorial Day to Labor Day, use of this beach requires the purchase of a daily or seasonal beach badge for all users aged 12 years or older, except active military personnel and their families.

Please note that the Municipal Beach site is also the location of a new community center and beach pavilion facility, which is discussed in the preceding subsection and in the Community Facilities Element of this master plan.

Anchorage Beach

The borough maintains a public beach on the state-owned Block 23, Lot 11 and surrounding state-owned areas. This beach, which is known as Anchorage Beach, is accessed by a boardwalk that crosses the dunes on Block 23, Lot 11. Off-street parking is provided for approximately 70 cars in the area just off Ocean Avenue, just to the west of the dunes. Lifeguards and rescue personnel are provided. From Memorial Day to Labor Day, use of this beach requires the purchase of a daily or seasonal beach badge for all users aged 12 years or older, except active military personnel and their families.

North Beaches

Five public beach access points are provided to the north of Anchorage Beach. These access points are depicted on Attachment 1. No lifeguards or other facilities are provided.

2017 Sea Bright Borough Master Plan

Recreation Element

South Beaches

A public beach access point is provided from Block 4, Lot 1 to the southern beaches. This access point is depicted on Attachment 1. No lifeguards or other facilities are provided.

Private Beach Clubs

In addition to the above, it is noted that the borough is the location of several private beach clubs. While use of the facilities at these clubs is generally reserved for members, the beach area immediately by the water is considered public. From Memorial Day to Labor Day, use of this beach requires the purchase of a daily or seasonal beach badge for all users aged 12 years or older, except active military personnel and their families.

Needs Assessment

The focus of public recreation in Sea Bright revolves around the borough's beaches and waterfront. This is made evident in the preceding inventory of park and recreation areas, and, given the borough's physical constraints and developed character, it is not expected that this focus will change in the future.

There are approximately 250 acres of park and recreation lands in the borough, including its public beach areas. Given the small size of the borough's population, which, as has been described in the Background Element, was estimated to be 1,344 in 2015 and is anticipated to reach 1,500 by 2040, the physical space for recreation is more than sufficient, when one considers that, according to multipliers of the National Recreation and Park Association, a median of 10.6 acres of parkland per 1,000 residents are provided by the park systems of similarly-sized communities. This holds true even when one considers that the borough's daytime summer population spikes as a result of temporary residents (incl., vacationers) and day visitors⁴. Indeed, when the aforementioned multipliers of the National Recreation and Park Association are considered, it is revealed that the borough's approximately 250 acres of park and recreation lands would be sufficient for a population of more than 23,500 residents.

Recreation Policies and Strategies

To facilitate the future use and development of the park and recreation areas in Sea Bright Borough, this Recreation Element outlines the following policies and strategies:

⁴ While there are no Sea Bright-specific estimates, the 2008 Summer Coastal Population Study by the Monmouth County Planning Board found that the summertime population spiked by approximately 107 percent in the overall Monmouth County Shore Region. If Sea Bright's population increases by the same amount, the borough's summertime population would be slightly more than 3,100 in 2040. Given the number of beach clubs, extensive beach area and marinas in the borough, the daily visitors in the July and August may even exceed this figure.

2017 Sea Bright Borough Master Plan

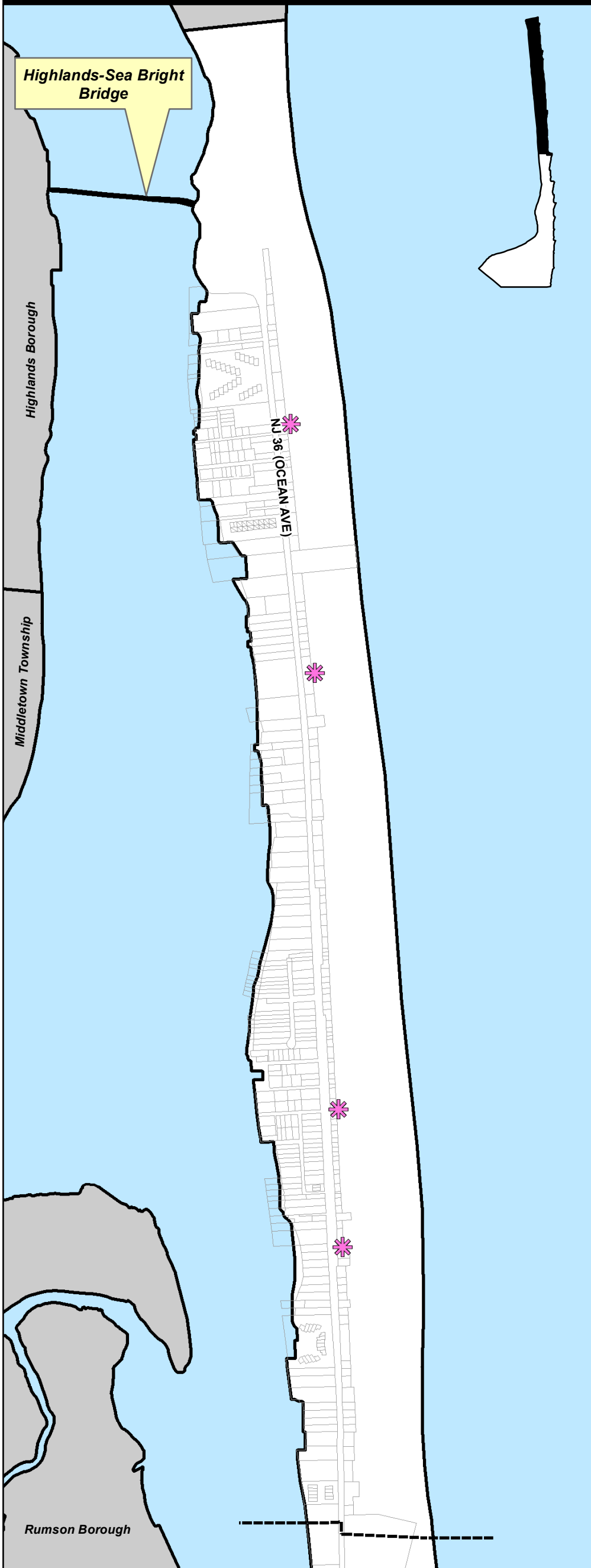
Recreation Element

- Restore amenities in Rooney Park that were destroyed by Hurricane Sandy.
- Seek opportunities to increase access to the Shrewsbury River waterfront.
- Work with property owners to include tot lot, seating alcoves, and similar facilities in new development and redevelopment.
- Work with the New Jersey Department of Environmental Protection to investigate the possibility of providing low-impact facilities (e.g., picnic areas, tot lots) in beach areas.
- Work with local civic organizations to organize volunteer events for beach cleanups and similar activities.
- Promote the use of products that feature low-maintenance, long-lasting, and recycled materials (e.g., synthetic wood benches and fencing) within park and recreation areas.
- Investigate the possibility of providing a fitness trail (i.e., parcours) along the length of the beach, from the southernmost public beach access point to the northernmost public beach access point. The purpose of this strategy is to increase active recreation facilities in the borough in a low-impact and context-sensitive manner.
- Enhance the walkway to the west of the seawall for use by bicyclists and pedestrians.

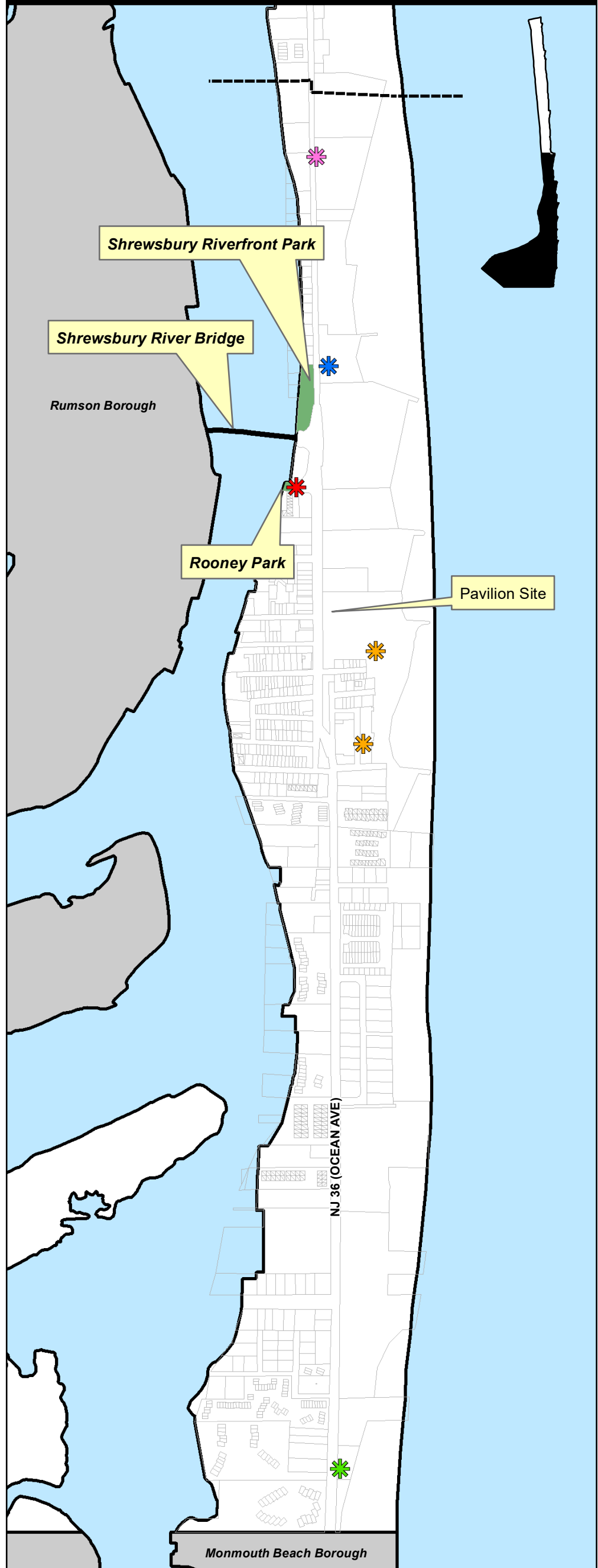
Attachment 12: Park and Recreation Areas

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Northern Portion








Southern Portion



11 Tindall Road
 Middletown, NJ 07748-2792
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0 375 750 1,500
 Feet



-  Public Waterfront Access (Shrewsbury River)
-  Public Waterfront Access (Anchorage Beach)
-  Public Waterfront Access (Municipal Beach)
-  Public Waterfront Access (North Beaches)
-  Public Waterfront Access (South Beach)



Park (Existing and Planned)

Recreation Areas Sea Bright Borough Monmouth County, NJ



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Conservation Element

Introduction

The Conservation Element provides an inventory of Sea Bright's natural resources, and discusses the importance of conservation and methods thereof. It also provides a set of policies and strategies to facilitate conservation within the borough.

Inventory of Natural Resources

Sea Bright's key natural resources include its Atlantic Ocean beaches, Shrewsbury River waterfront, and its wildlife habitat areas. Each is discussed in the following subsections.

Atlantic Ocean Beaches

Sea Bright contains extensive areas of Atlantic Ocean beaches. These are an important natural resource for the borough. Indeed, not only do they provide scenic vistas and recreational space, they also help to support the local economy by drawing visitors. With their width and extensive dune areas, Sea Bright's beaches also provide important protection for developed portions of the borough against coastal storms by absorbing wave energy. Beaches also help to filter stormwater runoff from pollutants, which helps to protect local water quality.

Sea Bright's Atlantic Ocean beaches also provide important wildlife habitat. The significance of the borough's beaches as wildlife habitat is explored later in this section.

Shrewsbury River Waterfront

The Shrewsbury River waterfront is another important natural resource of the borough. This resource, like the Atlantic Ocean beaches, provides scenic vistas and opportunities for recreation to private landowners and the public at select locations (e.g., Rooney Park and Shrewsbury Riverfront Park). In addition, the riparian areas associated with the Shrewsbury River help to: filter pollutants, and, thereby, enhance local water quality; and, stabilize shorelines, which provide a first line of defense against flooding.

The Shrewsbury River waterfront also provides important wildlife habitat. The significance of the Shrewsbury River waterfront as wildlife habitat is explored in the following subsection.

Wildlife Habitat Areas

Sea Bright's beaches and waterfront areas are also important wildlife habitat areas. Indeed, they are an important part of the ecosystem, and, according to the 2015 Sea Bright Borough Beach Management Plan, the following threatened and endangered species are known to occur within the borough: piping plover, which is a small, territorial shorebird; least tern, which is a

2017 Sea Bright Borough Master Plan

Conservation Element

small, colonial-nesting sea bird; American oystercatcher, which is a territorial nesting bird; and, seabeach amaranth, seabeach knotweed, and seabeach sandwort, all of which are annual plants. In addition, the 2015 Sea Bright Borough Beach Management Plan notes that there is potential for the following plants and animals to become established on Sea Bright's beaches: black skimmer, which is a colonial beach-nesting sea bird; seabeach evening primrose, which is a perennial plant that is found in beach and dune habitats; sea milkwort, which is a perennial plant that is found in beach and saltmarsh habitats; and, seabeach purslane, which is a perennial plant that is found in beach habitats. The presence of these species in Sea Bright is important for the promotion of biodiversity, which is noted to boost ecosystem productivity and resilience.

Promoting Conservation

Conservation of Sea Bright's natural resources is important. Indeed, as has been previously shown in this Conservation Element, the borough's natural resources: provide physical protection against coastal storms and flooding; help to improve local water quality; and, provide important wildlife habitat and, therewith, promote increased biodiversity within the region. In addition, Sea Bright's Atlantic Ocean beaches and Shrewsbury River waterfront provide scenic vistas and recreational opportunities for residents and visitors alike.

The following subsections provide an overview of key methods to promote conservation in Sea Bright.

Living Shorelines

As noted in the Land Use Element of this master plan, living shorelines are an approach to shoreline stabilization that uses wetland plants, submerged aquatic plants, oyster reefs, coir fiber logs, sand fill, and stone to provide shoreline protection and maintain important habitat areas. They offer numerous benefits over hardened structures (e.g., bulkheads and concrete walls), including protection of the riparian and intertidal environments, improvement of water quality via filtration of upland runoff; and, creation of habitat for aquatic and terrestrial species. Use of living shorelines may be suitable along the Shrewsbury River waterfront.

Minimization of Litter

Clean beaches result in clean water. Indeed, litter on the beach can become waterborne, which degrades local water quality and may be dangerous to local wildlife (n.b., birds and other wildlife have been known to ingest plastic and other refuse material). To help prevent litter on the beach, ample refuse containers with lids should be provided and emptied on a regular basis. In addition, a smoking ban could be considered. In July 2016, smoking was banned at state parks and beaches, but not at municipal beaches. Sea Bright could institute a smoking ban on its Atlantic Ocean beaches, which would not only make its beaches more enjoyable to all, but also help to reduce litter resulting from inappropriately discarded cigarette butts. As of the

preparation of this Conservation Element, Chapter 66 of the Sea Bright Municipal Code did not ban smoking on municipal beaches.

Dune Stabilization

Dune stabilization aims to protect sand dunes through use of plantings and sand fences to minimize erosion from wind and wave action. Dune stabilization also has the added benefit of habitat preservation. Sea Bright has an active dune stabilization program, which should be continued.

Minimization of Runoff

Minimizing stormwater runoff is another important means of conserving the resource value of the borough's Atlantic Ocean beaches and Shrewsbury River waterfront. By minimizing stormwater runoff onto the borough's beaches and riverfront areas, not only is the presence of environmental contaminants (e.g., from oil and vehicular exhaust residue on roadways) minimized, but so is the potential for erosion. The Land Use Element of this master plan provides an overview of various ways to minimize stormwater runoff, including: downspout disconnection; development of rain gardens and bioswales; use of permeable pavement; and, maximization of tree cover.

Conservation Policies and Strategies

To facilitate conservation in Sea Bright Borough, this Conservation Element outlines the following policies and strategies:

- Work with local property owners and applicants for site plan approval to promote shoreline and dune stabilization through the use of living shorelines, dune plantings, sand fencing, and similar techniques.
- Work with local property owners and applicants for site plan approval to minimize stormwater runoff through techniques outlined in the Land Use Element.
- Continue the borough's dune stabilization program.
- Work with local civic organizations to organize beach cleanups, dune planting events, and similar activities.
- Strictly enforce borough regulations related to beaches (Chapter 66 of the Sea Bright Municipal Code).
- Develop informational and interpretive signage to promote awareness of environmental issues and familiarity with local wildlife. Promoting awareness of environmental issues and familiarity with local wildlife may result in increased interest in and support for local conservation efforts.

Circulation Element

Introduction

The Circulation Element provides information on key roadways, public transportation, public parking areas, roadway functional class, and bike routes in Sea Bright.

Key Roadways

Sea Bright is situated along New Jersey Route 36, which traverses the borough from north to south and provides connections: across the Highlands-Sea Bright Bridge to Highlands Borough in the north; and, south to Monmouth Beach Borough. Connections to Rumson and points east may be made via Shrewsbury River Bridge/Rumson Road (Monmouth County Route No. 520), which runs perpendicular to New Jersey Route 36. It should be noted that plans to construct a new Shrewsbury River Bridge were being developed by the New Jersey Department of Transportation at the time of the preparation of this document. The new bridge will replace the old structure, which was built in 1950 and has been found by the New Jersey Department of Transportation to be in poor condition and structurally deficient. The new bridge will be located directly to the south of the existing bridge, and is expected to be complete in 2023.

Within Sea Bright, New Jersey Route 36 is known as Ocean Avenue, and effectively becomes the borough's main street. Other roadways generally run perpendicular to the west of Ocean Avenue. The beach areas and associated development are generally located to the east of Ocean Avenue.

In addition to the above, it is noted that New Jersey Route 36, which provides inland connections, is a state-designated coastal evacuation route.

Complete Streets Policy

The borough adopted a complete streets policy in 2013. The New Jersey Department of Transportation notes that complete streets policies as a way to provide safe access for all users by designing and constructing a comprehensive, integrated, connected multi-modal network of transportation options. Complete streets are planned, designed, operated, and maintained so as to enable safe, convenient and comfortable travel and access for users of all ages and abilities, regardless of transportation mode. The borough's complete streets policy was adopted with Resolution No. 208-2013.

Roadway Functional Classification

Roadway functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of traffic service that they are intended to

provide. Classifying roadways according to functional class facilitates roadway design and investment. According to the New Jersey Department of Transportation, all roadways in Sea Bright are classified as local roadways, with the exception of: New Jersey Route 36, which is a principal arterial roadway; and, the Shrewsbury River Bridge/Rumson Road (Monmouth County Route No. 520), which is a minor arterial roadway. Aside from Interstates and Expressways, arterial roadways are the highest level roadways in New Jersey. They are intended to provide access through a region, and connect to collector and local roadways.

Attachment 12 depicts the functional classification of roadways in Sea Bright.

Public Transportation

There are no rail lines within Sea Bright. The borough is, however, currently served by a public bus line of New Jersey Transit, namely: Route 835, which provides connections from Sea Bright to Rumson, Fair Haven and Red Bank. In Red Bank, passengers can make regional bus and rail connections.

Attachment 13 depicts New Jersey Transit Route 835 within Sea Bright.

In addition to the New Jersey Transit bus service described above and mapped in Attachment 13, it is noted that Academy Bus Lines operates a commuter bus line between Asbury Park and the Port Authority Bus Terminal in New York City. The service operates along New Jersey Route 36. There are several departures daily, and total journey time to New York City takes between approximately 90 minutes to two hours.

Public Parking Areas

The borough maintains a number of public parking areas to accommodate high parking demand resulting from beachgoers and other visitors to the borough. In total, there are four municipal parking lots. Attachment 14 depicts municipal parking lots within Sea Bright.

In addition to the above, it is noted that on-street parking is provided along portions of Ocean Avenue and various other local roadways.

Bike Lanes

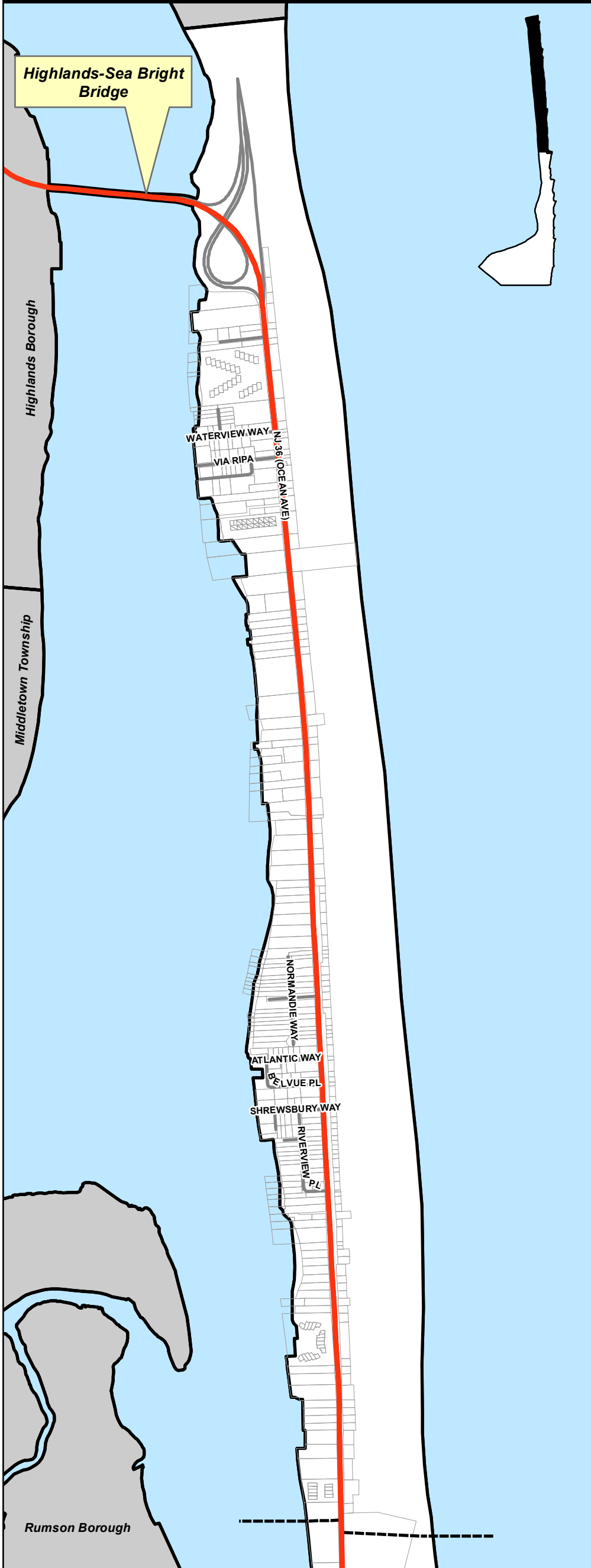
At the time of the preparation of this document, the New Jersey Department of Transportation, in collaboration with the borough, was in the process of planning bike lanes along both sides of New Jersey Route 36 from Sandy Hook to Monmouth Beach Borough. In segments of New Jersey Route 36 with on-street parking, the bike lanes were planned to be located between the vehicle travel lane and parking spaces. Associated crosswalks were also planned at various locations along New Jersey Route 36. To encourage use of such facilities, it is recommended that Sea Bright Borough provide additional high-quality amenities for bicyclists (e.g., bike racks

and other bike parking facilities, pump and tool stations) and pedestrians (e.g., benches) at strategic locations. As of August 2016, it is acknowledged that the borough had installed a pump and tool station in the central business district.

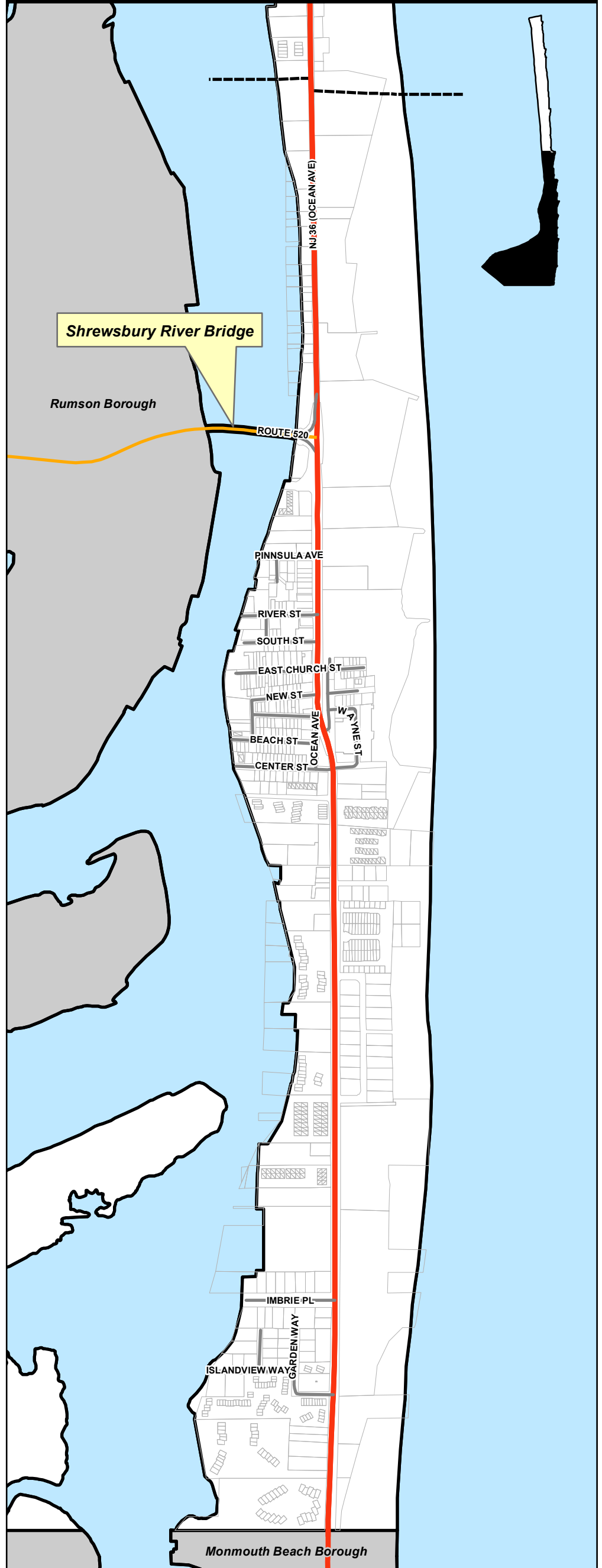
Attachment 13: Functional Classification Map

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Northern Portion



Southern Portion



11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

-  Local Road
-  Principal Arterial
-  Minor Arterial

0 375 750 1,500
 Feet

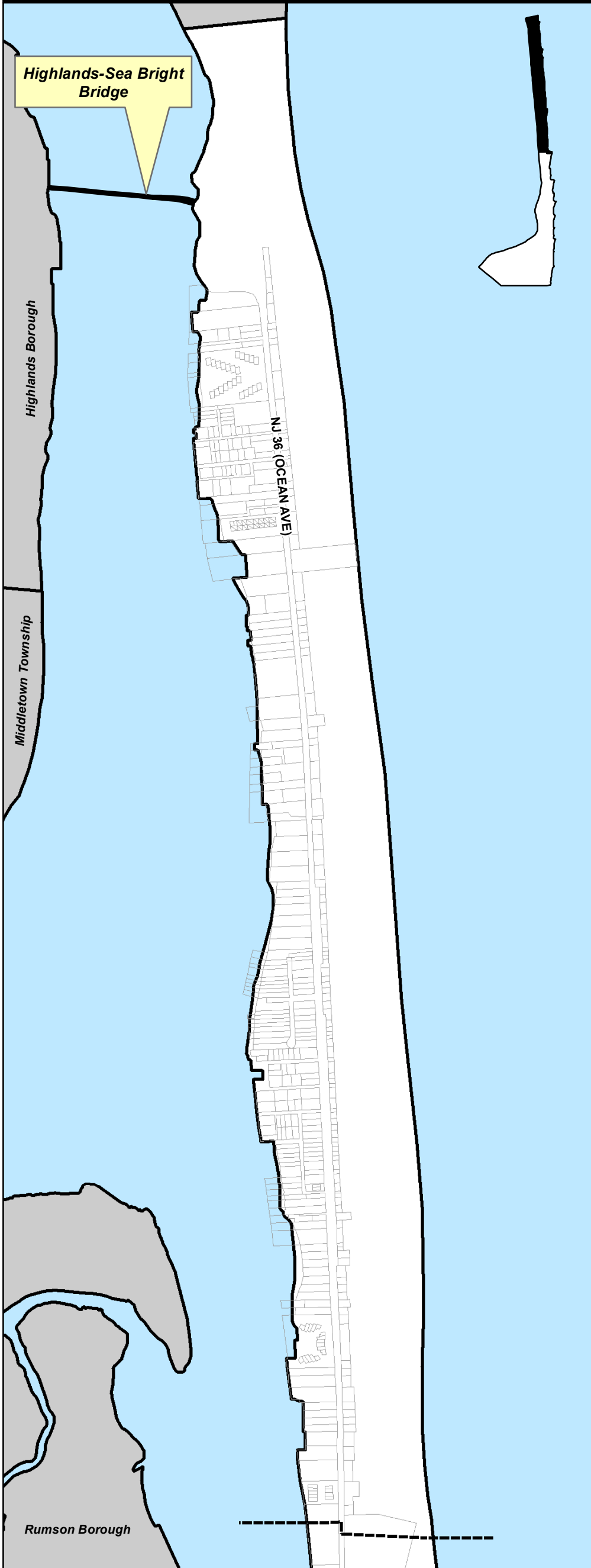
Functional Classification Sea Bright Borough Monmouth County, New Jersey



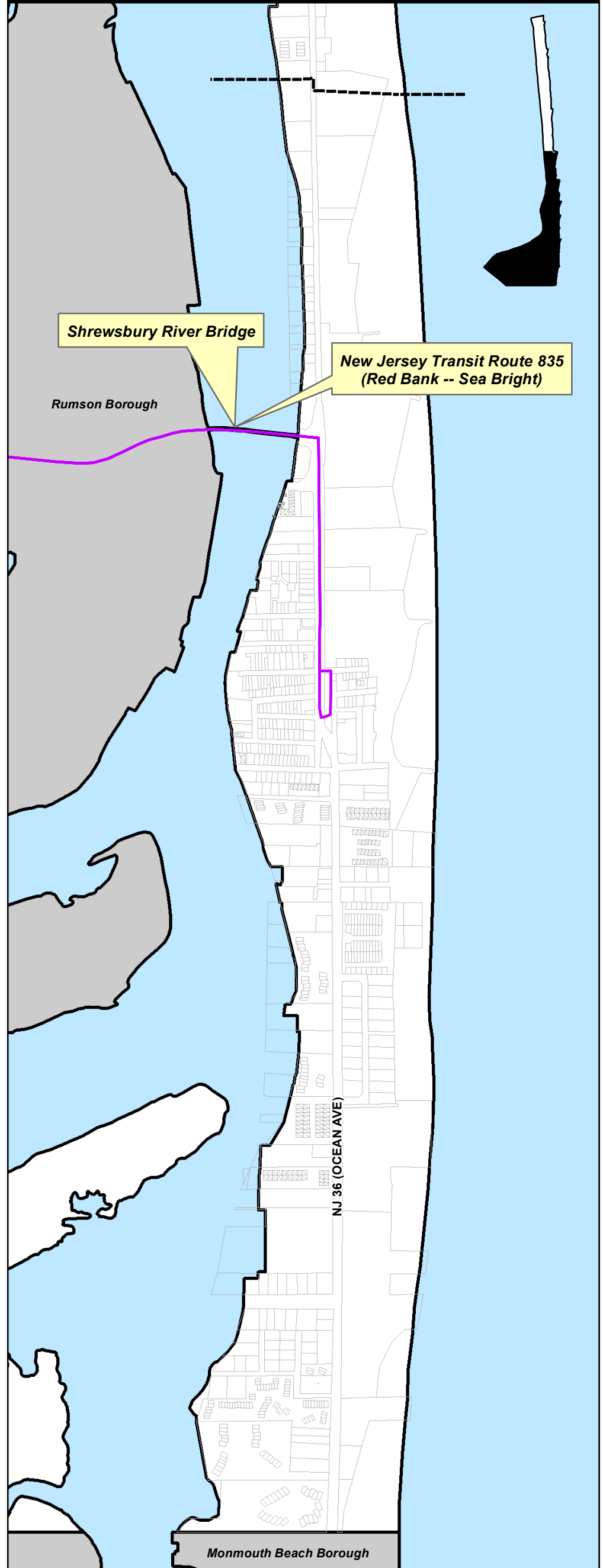
Attachment 14: Public Transit Map

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Northern Portion



Southern Portion



11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
Fax: 732-671-7365

Public Bus Route

0 375 750 1,500
Feet

Prepared by: RED, 07/11/16
Source: NJDEP, Monmouth County GIS, NJDOT, NJ Transit
File Path: H:\SBRT\01750\GIS\Projects\Bus.mxd

Public Transportation Sea Bright Borough Monmouth County, New Jersey

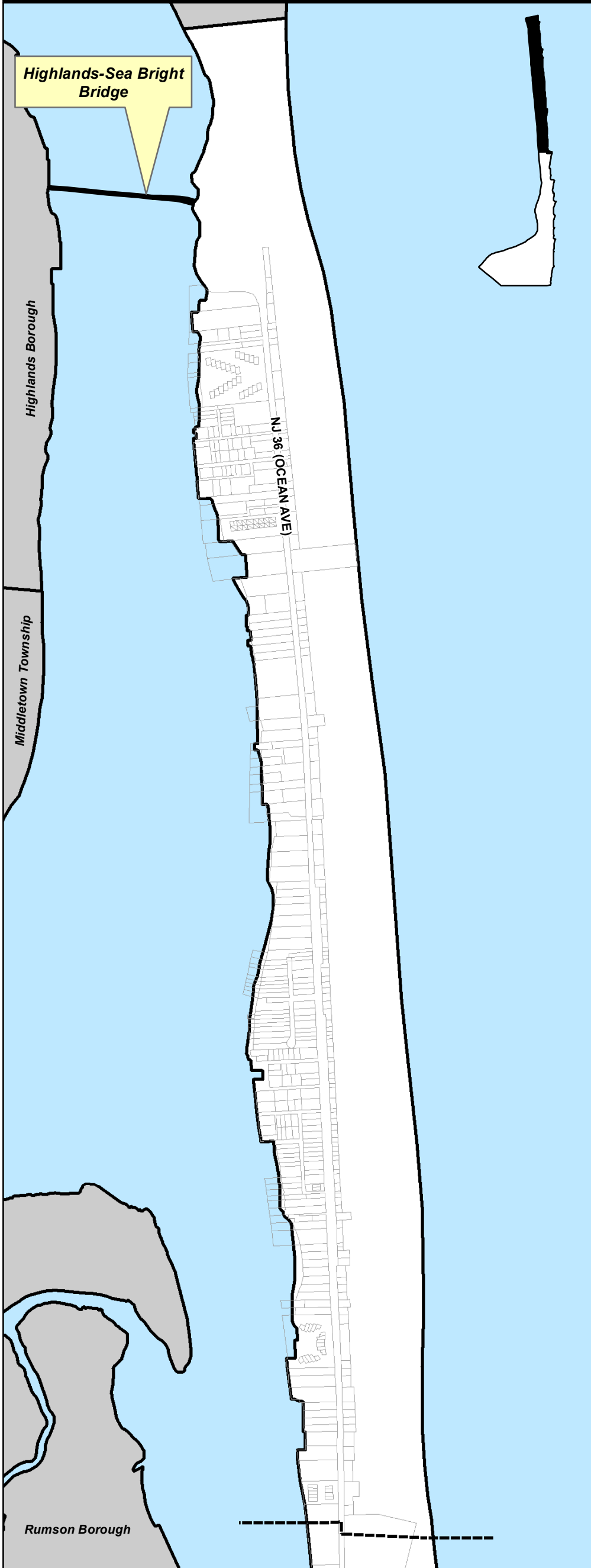


NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

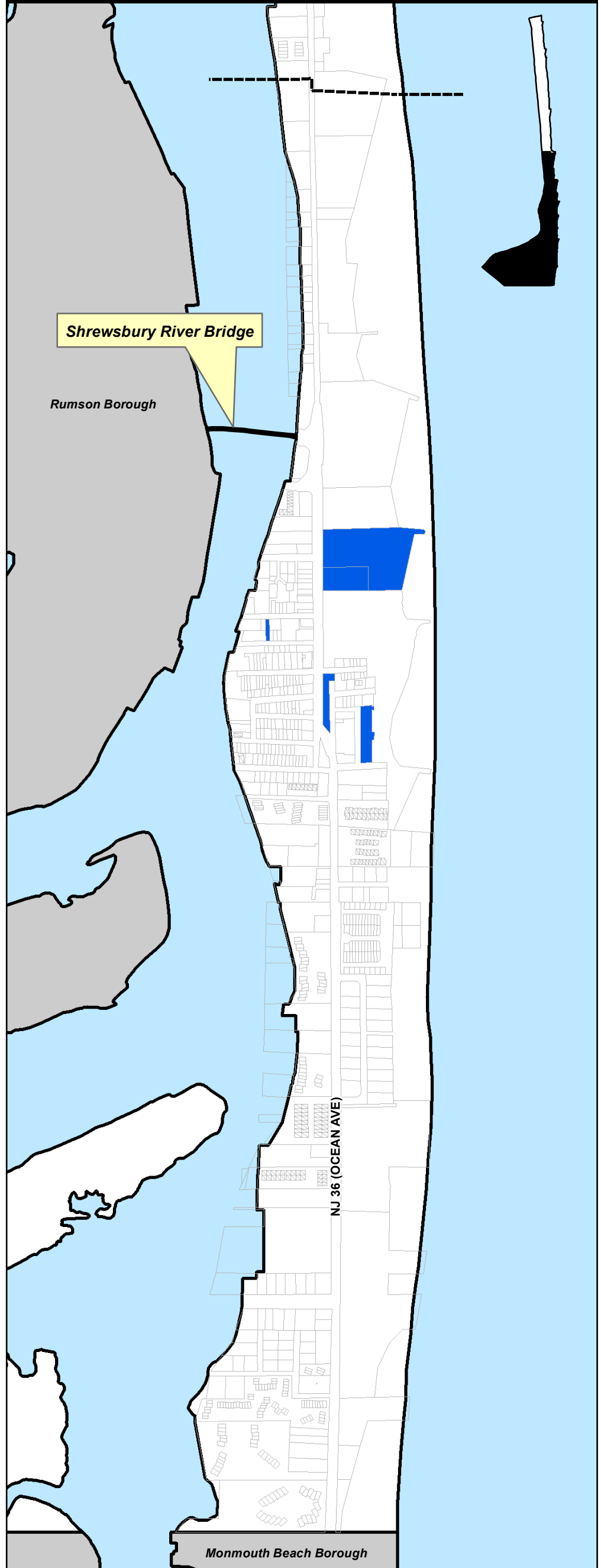
Attachment 15: Public Parking Map

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Northern Portion



Southern Portion



11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

 Public Parking Lot

0 375 750 1,500
 Feet

Public Parking Lots Sea Bright Borough Monmouth County, New Jersey

Prepared by: RED, 07/11/16
 Source: NJDEP, Monmouth County GIS, NJDOT, MOD-IV
 File Path: H:\SBRT\01750\GIS\Projects\Parking.mxd



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Utility Services Element

Introduction

The Utility Services Element provides information on sewer, water, natural gas, and electric utility service within the borough, as well as solid waste disposal services and stormwater drainage facilities.

Description of Utilities

The following subsections provide overviews of the sewer, water, natural gas, and electric utilities, as well as solid waste disposal services and stormwater drainage facilities of the borough.

Sewer Utility

The Two Rivers Water Reclamation Authority is the sewer utility provider within the borough. The sewerage collection system consists of three pump stations that are located in the northerly and central portions of the borough. These pumping stations are connected via six- and eight-inch force mains, as well as 12- to 15-inch gravity lines.

In the southerly portion of the Borough, a 24-inch gravity line connects the Borough's system to a pump station in Monmouth Beach. Sewerage is then treated at the Two Rivers Water Reclamation Authority's facility in Monmouth Beach, which has a maximum flow capacity of 14.0 million gallon-per-day. Treated effluent is discharged into the Atlantic Ocean at a distance of approximately one-half mile from the shoreline.

Water Utility

New Jersey American Water is the water utility provider within the borough. The borough is serviced by an 18-inch pipeline that enters Sea Bright from Rumson in the vicinity of the central business district. A 12-inch water main extends in a southerly direction to Monmouth Beach, and an eight-inch water main extends in a northerly direction. The remainder of the lines are four inches in diameter.

At the time of the preparation of this Utility Services Element, New Jersey American Water was in the process of installing a new water main under the Shrewsbury River from Rumson Borough. The new water main will enter Sea Bright Borough to the south of the Shrewsbury River Bridge. Installation is expected to be complete by June 1, 2017.

2017 Sea Bright Borough Master Plan

Utility Services Element

Natural Gas Utility

New Jersey Natural Gas is the natural gas utility provider within the borough. At the time of the preparation of this Utility Services Element, a new natural gas line was in the process of being installed in conjunction with the new water main that has been described in the previous subsection. Installation is expected to be complete by June 1, 2017.

Electric Utility

Jersey Central Power and Light is the electric utility provider within the borough. The company operates a substation at the terminus of River Street. Distribution of electricity within Sea Bright Borough is via overhead and underground lines.

The 2017 Sea Bright Borough Master Plan recommends that the overhead transmission line that traverses the borough be modified, where possible, to an underground line due to the significant impact on development potential in certain areas of the borough.

Telecommunications

The borough has approved the installation of a telecommunications facility on municipal property. A temporary telecommunications facility is currently in operation and located behind the municipal building, and the new facility has been regarded as a positive enhancement to telephone communications within the borough.

Solid Waste Disposal Service

At the time of the preparation of this Utility Services Element, the Sea Bright Borough Department of Public Works contracted with M&S Waste Services of Middletown to operate a curbside collection program for regular household waste twice a week on Monday and Thursday mornings. This program was supplemented by a curbside collection program for waste that is too large to fit in a standard waste container (i.e., bulk waste) once a week on Thursday mornings. Waste was deposited at the Monmouth County Landfill in Tinton Falls.

Please refer to the Recycling Element for information on the borough's current recycling program.

Stormwater Drainage Facilities

As reported in the Sea Bright Borough Stormwater Management Plan, which was last revised in 2007, the borough's stormwater drainage system is a mix of: local piping; and, piping along New Jersey Route 36, which is maintained by the New Jersey Department of Transportation. There are no known cross connections to the borough's sanitary sewer system. The borough also has two stormwater pumping stations located on Beach Street and Center Street.

In addition to the above, it should be noted that Sea Bright has a seawall to the east of New Jersey Route 36, which, along with the beach and dunes, is an important line of defense against storms. As noted in the Sea Bright Borough Stormwater Management Plan, the seawall has no negative impacts on local water quality. However, it must be kept clean and free of animals that would detract from water quality. It should also be noted that there is a gap in the seawall. At the time of the preparation of this Utility Services Element, however, the New Jersey Department of Environmental Protection was in the process of planning for the repair and reconstruction of the seawall. Work was anticipated to commence in 2017.

Additional detail of the borough's stormwater drainage facilities and seawall are provided in the Sea Bright Borough Stormwater Management Plan, which was originally prepared in 2005 and subsequently amended in 2007.

Impact of Hurricane Sandy on Utilities

Utility services were severely impacted by Hurricane Sandy. The following subsections provide synopses of Hurricane Sandy's impacts on each of the utilities described in this Utility Services Element.

Sewer Utility

Hurricane Sandy resulted in the flooding of the borough's sanitary sewer pump stations, including the dry wells from which approximately 20 feet of water needed to be pumped. Additionally, as is discussed later in this section, backup generators at the pump stations were rendered inoperable as a result of damage to the borough's natural gas infrastructure.

Because backup generators were rendered inoperable, the borough obtained portable generators in order to continue operating sanitary sewer pump stations. However, these portable generators were flooded and destroyed. As a result, sewer service was interrupted for a combined period of four to five days, including time before and after the use of portable generators.

Water Utility

Hurricane Sandy resulted in multiple water main breaks. They also caused severe damage to homes and businesses. In addition, Hurricane Sandy resulted in the burial of hydrants with sand and debris, which further compromised the public safety.

Natural Gas Utility

The borough's natural gas infrastructure also sustained considerable damage during Hurricane Sandy. Specifically, it resulted in: a break in a natural gas line, which took approximately three days to locate and repair; and, the submersion of gas meters, which rendered them inoperable.

As a result of these issues, service was discontinued in approximately three-quarters of the borough.

As a consequence of the discontinuation of natural gas service in the borough, natural gas backup generators serving the borough's sanitary sewer pump stations, Verizon's communications substation, municipal offices, and the police station, EMS station, and firehouse were rendered inoperable. As a result, all police, fire and emergency personnel communications, Verizon's communication substation, and all borough facilities and sanitary sewer pump stations were offline for a period. New Jersey Natural Gas was eventually able to cap the main to the north of the natural gas lateral serving the municipal offices, which allowed them to resume operations. The borough then worked with New Jersey Natural Gas to run temporary laterals to the generators in the firehouse, police station, and EMS station, as well as Verizon's communications substation. The backup generator at Verizon's communications substation, however, subsequently failed, thereby requiring the abandonment of the temporary lateral.

Electric Utility

Hurricane Sandy resulted in the downing of utility poles and power lines through the borough, and damage to the electrical substation at the terminus of River Street. In total, there was no electricity service for up to 14 days in portions of the borough. Service was restored in sections.

Solid Waste Disposal Service

Hurricane Sandy resulted in an approximately two-week disruption of solid waste disposal service. During this time, the borough's solid waste disposal service contractor (viz., M&S Waste Services) assisted the borough with the removal of storm-related debris and waste.

Stormwater Drainage Facilities

As a consequence of Hurricane Sandy, the entire stormwater drainage system became choked by sand infiltration and every inlet and pipe had to be jet vacuumed in order to restore function. Additionally, the electrical panels at both stormwater pumping stations were submerged during the storm and were damaged beyond repair. The pumps at both pumping stations also shorted-out and took several weeks to restore.

Recycling Element

Introduction

The New Jersey Statewide Mandatory Source Separation and Recycling Act of 1987 requires that municipal master plans include a recycling plan element that incorporates the goals of the State Recycling Plan. The New Jersey Statewide Mandatory Source Separation and Recycling Act of 1987 also requires that municipal ordinances include requirements for recycling in any new multifamily housing development and nonresidential development. The source separation and recovery of recyclable materials serves the public interest by conserving energy and natural resources, as well as reducing waste disposal costs.

Development Regulations

Sea Bright adopted regulations in 1987 to address state requirements for source separation of certain recyclable materials. These regulations were subsequently amended in 1998, 2001 and 2010. The most recent amendment was made in accordance with the 2009 Monmouth County Solid Waste Management Plan.

Current Recycling Program

The Sea Bright Borough Department of Public Works (DPW) operates a curbside collection program for single-stream, fully-mingled material (i.e., bottles, cans plastic, newspaper, cardboard and mixed paper). In 2015, a total of approximately 268.9 tons of these materials were collected.

In the months of April, May, June, October and November, the borough also operates a biweekly curbside collection program for tree branches and leaves. In 2015, a total of approximately 4.2 tons of these materials were collected.

Recycling Drop-Off Center

Prior to Hurricane Sandy, the DPW operated a drop-off point for recyclables in the municipal beach parking lot that is located near the intersection of Peninsula Drive and New Jersey Route 36. This facility was damaged during Hurricane Sandy. It is, however, not recommended that Sea Bright Borough rebuild the drop-off center. Instead, it is recommended that the borough enter into a shared services agreement with an adjacent municipality to secure access to another recycling drop-off point for borough residents. By entering into such an agreement, Sea Bright Borough would be able to provide its residents with a more comprehensive, full-service recycling drop-off point than would normally be possible in a municipality of Sea Bright's size and physical characteristics.

Community Facilities Element

Introduction

The Community Facilities Element addresses the existing and proposed public facilities of the borough. It focuses on the borough's municipal building, police station, fire station, first aid squad station, library, department of public works, and community center/beach pavilion, and pays special regard to the resiliency of each to future storm events, as well as each's ability to meet future needs.

Municipal Facilities

Municipal facilities are described in the following subsections.

Municipal Building

The Sea Bright Borough Municipal Building is located at 1167 Ocean Avenue, which is near the intersection of Ocean Avenue and Center Street. The building houses many of the municipal government functions, and provides meeting space for the Sea Bright Borough Council and the Sea Bright Borough Unified Planning Board. Although the municipal building sustained damage from Hurricane Sandy, it has since been repaired to restore functionality. The municipal court office and courtroom, which were previously located within the municipal building, have been relocated to Oceanport Borough. It should be noted that the relocation of the municipal court office and courtroom to Oceanport Borough is not attributable to the impacts of Hurricane Sandy.

The borough plans to construct a new municipal building at the southwestern corner of Block 23, Lot 1. The new municipal building, which is currently being designed, will facilitate the consolidation of municipal services in a modernized building with improved facilities. The new municipal building will house the borough's police and fire and rescue departments, the Sea Bright Office of Emergency Management, and all other functions of Sea Bright Borough Hall. The Sea Bright Borough of Department of Public Works will also have truck bays for municipal equipment and vehicles at the new municipal building. Construction of the new municipal building is anticipated to start in early 2017.

Police Station

The police department currently has ten regular officers on the roster, including the chief of police. In addition, there are nine special police officers on the roster during the summer months.

2017 Sea Bright Borough Master Plan

Community Facilities Element

As a result of damage resulting from Hurricane Sandy, the Sea Bright Borough Police Department currently operates from a temporary facility that adjoins the municipal parking lot. According to the borough's 2015 Strategic Recovery Planning Report, the police department needs approximately 2,800 square feet of space. This need will be accommodated in a permanent space within the new municipal building, which has been discussed in the preceding subsection.

Fire and Rescue Department

The Sea Bright Fire and Rescue Department is a volunteer organization, which provides fire and rescue services to Sea Bright Borough and mutual aid to adjoining municipalities. It has four major fire vehicles, three boats, one wave runner, and a flood water/utility vehicle.

The department previously operated from a fire station, which was located immediately to the north of the municipal building. This fire station, however, was completely destroyed by Hurricane Sandy. Currently, the borough has rented private space at 15 South Street for the fire trucks and related equipment. Once complete, the Fire and Rescue Department will be relocated to the new Sea Bright Borough Municipal Building.

First Aid Squad

The first aid squad is a volunteer organization that provides emergency medical services to all of Sea Bright Borough and mutual aid to adjoining municipalities. It responds to approximately 400 emergencies per year and maintains one ambulance.

The first aid squad station was damaged by Hurricane Sandy. Temporary space has been rented for the first aid squad, with the fire and rescue department, at 15 South Street. A new, permanent space for the first aid squad is planned within the new municipal building.

Library

The Sea Bright Borough Library sustained significant damage during Hurricane Sandy and was demolished in 2013. A temporary library now operates within the Sea Bright United Methodist Church, which is located at the northwestern corner of Ocean Avenue and Church Street. Once complete, the new community center/beach pavilion, which is currently being planned and discussed below, will house a new, permanent Sea Bright Borough Library.

Community Center/Beach Pavilion

In early 2016, the Sea Bright Borough Council adopted bond ordinances to fund the construction of a new community center and beach pavilion facility. The structure will be approximately 8,690 square feet, and will contain the municipal library, a lifeguard station, storage space, retail space, beach lockers and public bathrooms. The facility, which will be

2017 Sea Bright Borough Master Plan

Community Facilities Element

located between the municipal parking lot and the sea wall, is currently in the design phases and construction is anticipated in 2017.

Department of Public Works

The department of public works building was moderately damaged by Hurricane Sandy. The borough is currently renting space for use by the department of public works at a private location on South Street.

Schools

There are no public or private schools in Sea Bright Borough. Sea Bright's public school age-children in Kindergarten through Eighth Grade attend Oceanport Public Schools. Specifically, students in Kindergarten through Fourth Grade attend Wolf Hill Elementary School, and students in Fifth Grade through Eighth Grade attend Maple Place Middle School. The borough's public high school students (i.e., students in Ninth Grade through Twelfth Grade) attend Shore Regional High School in West Long Branch. No changes to this arrangement are anticipated for the foreseeable future.

Plan Relationships

Introduction

The relationship of the 2017 Sea Bright Borough Master Plan to the planning initiatives of the state, county, and adjacent municipalities are described in this element.

State-Level Planning

The following subsections describe state-level planning within Sea Bright and, more specifically, the impact of the New Jersey State Development and Redevelopment Plan and Coastal Area Facilities Review Act on the borough.

New Jersey State Development and Redevelopment Plan

As provided in the 2001 New Jersey State Development and Redevelopment Plan (State Plan), Sea Bright is entirely located within the Environmentally Sensitive/Barrier Islands Planning Area (Planning Area 5B). The intent of Planning Area 5B, as discussed in the State Plan, is to: 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.

In addition to the above, it is noted that as the 2001 State Plan was adopted, the entire borough was proposed as a town center. As indicated by a July 2016 review of Office of Planning Advocacy records, however, the borough is not currently a designated center.

New Jersey State Strategic Plan

The State of New Jersey is proposing a new strategic plan in an effort to better prioritize and support sustainable economic growth and, thereby, enable the state to fully recover from the financial crisis and the Great Recession of 2008. The draft New Jersey State Strategic Plan takes a different planning approach than the New Jersey State Development and Redevelopment Plan. For instance, no updated State Plan Policy Map (n.b., this is included in the New Jersey State Development and Redevelopment Plan) is included with the draft New Jersey State Strategic Plan. Instead, the draft plan recommends organizing the state into “Priority Growth Investment Areas” and “Priority Preservation Investment Areas” to guide future state investments and programs. The specific investment areas will be identified subsequent to the adoption of the New Jersey State Strategic State Plan. The New Jersey State Strategic State Plan’s stated intent is that the State Plan Policy Map will continue to be used and amended in a manner that is consistent with statutory mandates for planning areas and “smart growth” areas on an interim basis until “Priority Growth Investment Areas” are identified and “Department Strategic Plans” for each state department are in place. The draft New Jersey State Strategic

2017 Sea Bright Borough Master Plan

Plan Relationships

Plan has not been adopted by the State Planning Commission at this time and was put on hold following Hurricane Sandy.

Since the State Planning Act mandates that the current state plan identify areas for growth, limited growth, agriculture, and open space conservation, the New Jersey State Strategic Plan proposes that the “Priority Growth Investment Areas” serve as the state plan growth areas. Areas that do not meet the designation criteria for “Priority Growth Area” would be identified as one of two types of “Priority Preservation Investment Areas”, one to protect agricultural use and one for preserving open space and critical environmental resources. To identify areas for open space, the plan recommends using the existing federal, state, local and non-profit open space, and areas identified as future open space through a process to be established by the New Jersey Department of Environmental Protection’s Green Acres Program.

The Borough should stay abreast of the actions of the State Planning Commission with regard to potential adoption of the State Strategic Plan.

Coastal Area Facilities Review Act

The entire municipality is located within the Coastal Area Facilities Review Act (CAFRA) Zone. CAFRA authorizes the New Jersey Department of Environmental Protection to regulate and approve the location, design and construction of certain types of development in the CAFRA Zone. Regulated development generally includes: energy facilities; mining activities; industrial operations; marine terminals; residential developments of 25 units or more; new roads; wastewater treatment systems; parking lots; and, landfills. New Jersey Department of Environmental Protection approval is supplementary to the approval of other regulating authorities, including the Sea Bright Borough Unified Planning Board.

The CAFRA Zone is divided into different centers and planning areas. Sea Bright is designated as a CAFRA Coastal Town and located within the CAFRA Environmentally Sensitive Planning Area. CAFRA rules provide for restrictions on the intensity of regulated development based on the coastal center designation.

County-Level Planning

The following subsections describe county-level planning within Sea Bright and, more specifically, the impact of the Monmouth County Master Plan and Coastal Monmouth Plan on the borough.

Monmouth County Master Plan

The Monmouth County Planning Board and Division of Planning adopted a comprehensive update to the county master plan in September 2016. The 2016 Monmouth County Master Plan intends to represent a shift in the focus on planning for Monmouth County, that being a shift

2017 Sea Bright Borough Master Plan

Plan Relationships

from suburban growth management to a focus on redevelopment, revitalization and rediscovery of its communities.

Key goals of the 2016 Monmouth County Master Plan, as they relate to Sea Bright’s master plan, include:

- promote a comprehensive approach to planning and coordinate these efforts among all levels of government and with community stakeholders;
- promote the protection and conservation of natural and cultural resources to help guarantee our long-term sustainability; and,
- promote beneficial development and redevelopment that continues to support Monmouth County as a highly desirable place to live, work play and stay.

In addition, the 2016 Monmouth County Master Plan identifies Sea Bright Borough as a “Priority Growth Investment Area” and a “Priority Preservation Investment Area”. A “Priority Growth Investment Area” is an area for development and redevelopment opportunities. A “Priority Preservation Investment Area” is an area where an investment in land preservation and other techniques is preferred and encouraged.

Coastal Monmouth Plan

The Coastal Monmouth Plan was completed and adopted by the Monmouth County Planning Board in 2010. It addresses the future development and natural resource conservation of Monmouth County’s Atlantic Coastal Region, which includes Sea Bright Borough. The Coastal Monmouth Plan was funded through a Smart Futures Grant from the New Jersey Office of Smart Growth, and supports sustainable development that balances growth with protecting the unique environmental resources of the Atlantic Coastal Region. The county developed the plan by working through a regional collaborative of municipalities and government agencies. As to Sea Bright, the plan identifies the following:

- promotion of the redevelopment of the business district area and redevelopment of select areas of the borough as the Sea Bright vision;
- the need for improved transit service between Sea Bright and Monmouth Beach to the existing ferry services currently operating from the Highlands and Belford; and,
- the importance of creating a multi-modal (ferry, automobile, bus, train) transit center linking the coastal Monmouth region with New York.

The Coastal Monmouth Plan also recommends an integrated bikeway network to enable travel from Sea Bright to Manasquan. It also recognizes that there are important breeding sites for the piping plover and the least tern in discrete areas in Sea Bright and it includes recommendations for the management of nesting sites on beaches and dunes.

2017 Sea Bright Borough Master Plan

Plan Relationships

Monmouth County Solid Waste Master Plan

The 2009 Monmouth County Solid Waste Master Plan is Monmouth County's strategy for the disposal of solid waste and achieving certain recycling goals. Sea Bright Borough participates in the Monmouth County Solid Waste District, and addresses the recycling goals elaborated in the 2009 Monmouth County Solid Waste Master Plan through: operations of the Borough Public Works Department; communications with residents; and, other related measures.

The Recycling Element of the 2017 Sea Bright Borough Master Plan describes the Borough's recycling operation, which includes a curbside recycling program for mandatory recyclables. The curbside program addresses state and county recycling goals. In accordance with the Municipal Land Use Law, Sea Bright requires, at Chapter 178 of the Sea Bright Borough Code, entitled "Solid Waste", all multifamily, business, institutional and non-residential establishments that are not served the borough's recycling program to provide recycling containers and arrange for private recycling collection services.

Adjacent Municipalities

Sea Bright Borough is adjacent to two municipalities by land: Middletown Township on the north and Monmouth Beach Borough on the south. The adjoining land area of Middletown is entirely located in the Gateway National Recreation Area (Sandy Hook). Sea Bright Borough also borders Rumson Borough across the Shrewsbury River.

Gateway National Recreation Area (Sandy Hook) is operated by the United States Parks Service. Sandy Hook is a federal park that is physically located within the Middletown Township. Because it is a federal park, the Township does not have land use or zoning jurisdiction of Sandy Hook. The borough is linked to Sandy Hook via New Jersey Route 36. All of the lands in Sea Bright which adjoin Gateway National Recreation Area are lands that were owned by the State of New Jersey and zoned as R-1 (Residential) at the time of the preparation of this master plan. The R-1 (Residential) zoning designation of these lands is a land use category that is compatible with the park area. The northern portion of the borough is an area dominated by the highway ramp and road connection to the New Jersey Route 36/Highlands-Sea Bright Bridge to Highlands Borough.

The southern area of Sea Bright Borough, which is contiguous to Monmouth Beach, is zoned B-3 (Oceanfront Business) on the east side of New Jersey Route 36 and R-2 Residential on the west side of New Jersey Route 36. The adjoining zoning in Monmouth Beach, on both sides of New Jersey Route 36, is A-1 (Medium Density Single Family). The Monmouth Beach zoning is consistent with its land use plan, which designates the adjoining area for single-family residential land use. The portion of Sea Bright Borough that adjoins Monmouth Beach and is located on the western side of New Jersey Route 36 is developed with multifamily dwellings. The portion of the Sea Bright Borough that adjoins Monmouth Beach and is located on the

eastern side of New Jersey Route 36 primarily consists of beach areas as the sea wall is located on the eastern edge of the roadway.

Since Rumson Borough is separated from Sea Bright Borough by the Shrewsbury River, lands in Rumson will have limited land use influence on lands in Sea Bright. However, it is noted that lands in Rumson that are opposite to Sea Bright are zoned as single-family residential and public open space, which is consistent with Rumson Borough's land use plan.

Stakeholder Involvement and Public Participation

The 2017 Sea Bright Borough Master Plan was prepared with the benefit of stakeholder input. At the outset of the plan's preparation, the Sea Bright Borough Unified Planning Board appointed a subcommittee to guide its preparation and development. The subcommittee was formed on July 12, 2016 and included a total of four members, of which: all were members of the Sea Bright Borough Unified Planning Board; one was a local real estate developer; one was a local business owner; and, two were local property owners. The subcommittee was involved in all aspects of the plan's preparation, and engaged in lively and vigorous discussion at meetings held on: August 11, 2016; October 24, 2016; May 2, 2017; and, May 16, 2017.

In addition to the subcommittee meetings that have been described above, input was solicited and received from the general membership of the Sea Bright Borough Unified Planning Board at general meetings held on May 23, 2017 and June 13, 2017. These meetings were advertised and open to the general public, and members of the general public were afforded the opportunity to participate and comment on the draft, 2017 Sea Bright Borough Master Plan.

In addition to the above, it is noted that a public hearing of the draft, 2017 Sea Bright Borough Master Plan was held on June 29, 2017. At this hearing, which was publically noticed in accordance with New Jersey Law and also advertised in an email blast to all subscribers to the borough's email list (n.b., the borough's Internet site provides anyone with the ability to subscribe to this list), members of the general public were afforded further opportunity to participate and comment on the plan. It is further noted that an electronic copy of the draft, 2017 Sea Bright Borough Master Plan was made publically available on the Borough's Internet site, and a printed copy of the same was made available for public review in Sea Bright Borough Hall, both in advance of the June 29, 2017 hearing.

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