

HARVEY S. MOSKOWITZ, PP, PA
Community Planning & Development Consultants


SEA BRIGHT MASTER PLAN

April 1989

Prepared by

Harvey S. Moskowitz, P.P., P.A.
Cory Commons, Suite 204A
123 Columbia Turnpike
Florham Park, New Jersey 07932
201-966-1188

The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.


Fred Heyer, P.P. #3581

Sea Bright Master Plan

Table of Contents

| | |
|--|----|
| MASTER PLAN – 1989 (Prepared by Harvey S. Moskowitz, P.P., P.A) | 1 |
| Introduction | 1 |
| Statutory Requirements | 2 |
| Goals and Objectives of the Sea Bright Master Plan..... | 2 |
| Sea Bright: An Historic Overview | 4 |
| LAND USE ELEMENT | 8 |
| Existing Land Use | 8 |
| Environmental. Characteristics..... | 10 |
| HOUSING PLAN ELEMENT | 17 |
| Executive Summary | 17 |
| Introduction | 18 |
| Determination of Sea Bright's "Fair Share"..... | 18 |
| Municipal Adjustments | 25 |
| RECREATION PLAN ELEMENT/ SEA BRIGHT PUBLIC BEACH ACCESS PLAN | 27 |
| AN ANALYSIS OF SEA BRIGHT'S DEMOGRAPHIC | 29 |
| CHARACTERISTICS | 29 |
| Population..... | 29 |
| Age Characteristics..... | 30 |
| Race | 31 |
| Income | 32 |
| Household Size..... | 33 |
| Employment Characteristics..... | 33 |
| Characteristics of Housing Units..... | 36 |
| UTILITIES PLAN ELEMENT | 41 |
| Water Supply Facilities | 41 |
| Sanitary Sewerage Facilities | 41 |
| CIRCULATION PLAN ELEMENT | 44 |
| Roads | 44 |
| CENTRAL BUSINESS DISTRICT (CBD) PLAN..... | 45 |
| Design Assessment..... | 45 |
| RELATION TO OTHER PLANS | 51 |
| The New Jersey State Development Guide Plan..... | 51 |
| The Monmouth County Growth Management Guide..... | 51 |
| The Coastal Area Facilities Review Act (CAFRA) | 52 |
| Federal Emergency Management Agency (FEMA)..... | 53 |
| RECYCLING PLAN ELEMENT - 1996 (Prepared by Thomas A. Thomas, P.P., AICP) | 56 |
| Borough Recycling Program | 56 |

Material Preparation 57

Material Collection 57

Markets for Materials 57

Labor and Equipment Enforcement..... 57

Recommendations for Recycling Provision Within Subdivisions and Site Plan Regulations. 58

STORMWATER MANAGEMENT PLAN – 2007 (Prepared by David J. Hoder, P.E., P.P.) 61

 Introduction 61

 MSWMP Goals 61

 Stormwater Discussion..... 62

 Background 64

 Design and Performance Standards..... 68

 Plan Consistency 68

 Intent 69

 Nonstructural Stormwater Management Strategies..... 70

 Land Use/Build-Out Analysis 72

 Mitigation Plan..... 72

 Recommended Implementing Stormwater Control Ordinances..... 73

REEXAMINATION OF MASTER PLAN AND DEVELOPMENT REGULATIONS – 1996 (Prepared by Thomas A. Thomas, P.P., AICP)..... 92

REEXAMINATION REPORT OF THE MASTER PLAN AND DEVELOPMENT REGULATIONS – 2003 (Prepared by Thomas A. Thomas, P.P., AICP) 98

HOUSING PLAN ELEMENT AND FAIR SHARE PLAN – 1996 (Prepared by Thomas A. Thomas, P.P., AICP – This document supersedes 1989 Housing Plan Element) 111

 HOUSING STOCK CHARACTERISTICS..... 112

 Number, Type and Ownership of Housing Units..... 112

 Occupancy/Household Characteristics..... 113

 Age of Housing 113

 Condition of Units..... 113

 Owner Occupied Housing Value and Rental Rates..... 113

 Affordability of Existing Housing for Low and Moderate Income Households..... 116

 Housing Construction: 1980 - 1993 117

 PROJECTIONS OF HOUSING STOCK..... 117

 DEMOGRAPHIC CHARACTERISTICS 120

 Population 120

 Income Level..... 120

 EMPLOYMENT CHARACTERISTICS 120

 Employment Classification 120

 Employment Projections 122

 DETERMINATION OF PRE-CREDITED PRESENT AND PROSPECTIVE FAIR SHARE NEED 122

 COMPLIANCE WITH THE 1987-1999 AFFORDABLE HOUSING OBLIGATION 125

 Adjustment Process..... 128

Figures

| | |
|---|----|
| Regional Location | 6 |
| Monmouth County, New Jersey Civil Outlines | 7 |
| Wetlands | 9 |
| Existing Land Use | 14 |
| Erosion Classification..... | 15 |
| Housing Region County Groups..... | 21 |
| Water Supply Map..... | 42 |
| Sanitary Sewerage Facilities | 43 |
| Central Business District Study Sketch Design Plan | 49 |
| Hydrologic Cycle | 63 |
| Sea Bright Borough Waterways..... | 75 |
| Sea Bright Borough USGS Quadrangle Map | 76 |
| Sea Bright Borough Hydrologic Unit Code 14 (HUC 14) Areas | 77 |
| Sea Bright Borough 100 Year Frequency Flood Plain | 78 |
| Sea Bright Borough 2002 Land Use | 79 |
| Sea Bright Borough Zoning..... | 80 |
| Sea Bright Borough Aerial Photo | 81 |
| Sea Bright Borough Average Annual Groundwater Recharge | 82 |
| Sea Bright Borough Well Head Protection Areas | 83 |
| Sea Bright Borough Wetlands and Water..... | 84 |

Tables

| | |
|--|----|
| Existing Land Use | 8 |
| Population, 1910-1980 | 29 |
| Population Density..... | 30 |
| Population Characteristics, 1980..... | 30 |
| Age Group Distribution, 1980 | 31 |
| Race | 32 |
| Per Capital, Family & Household Income, 1979..... | 32 |
| Per Capita Income, 1979 and 1983 | 33 |
| Household Characteristics, 1980 | 33 |
| Employed Persons 16 and Over by Industry | 34 |
| Travel Time to Work..... | 35 |
| Covered Employment Trends..... | 35 |
| Density of Housing Units | 36 |
| Total Housing Type by Number of Units..... | 36 |
| Single and Multi-Family Units, 1980 | 37 |
| Housing Units by Year Built | 37 |
| Occupied Housing Units by Tenure by Year Householder Moved into Unit | 38 |
| Dwelling Units Authorized by Building Permits..... | 38 |

Median Value of Owner Occupied Housing Units, 1970 and 198039
Median Contract Rent of Renter Occupied Units.....40
Housing Characteristics, 1980 115
Residential Construction and Demolition Permits..... 118
Housing Stock Projections – 1994-2000..... 119
Demographic Characteristics 121
Precredited Need for Low and Moderate Income Housing – 1987-1999 124
Fair Share Plan Calculation – 1987-1999..... 127
Vacant Land Inventory 129
1996 Rental Housing Rates for Low and Moderate Income Households..... 134
1996 Sales Prices for Single Family Detached Housing Units for Low and Moderate
Income Households 135

MASTER PLAN - 1989

INTRODUCTION

The Borough of Sea Bright is a small coastal community located in the northeastern corner of Monmouth County. The Borough is one of New Jersey's smaller municipalities, being only 6/10th of a square mile in land area. It is bounded on the north by the Gateway National Park at Sandy Hook, on the east by the Atlantic Ocean, on the south by the Borough of Monmouth Beach, and to the west by the Shrewsbury and Navesink Rivers.

The Borough is long and narrow, nearly four miles in length, with an average width of less than a ¼ mile. It is a community that is nearly completely developed, with only a very small percentage of its land area being vacant and developable.

The overall character of the Borough can be described as principally residential with a number of resort-oriented recreational uses. Condominiums, townhouses, and other multi-family development dominate Sea Bright's land use. Beach clubs, cabanas, marinas and restaurants are interspersed among the residential uses. Sea Bright's Central Business District is located near the geographic center of the Borough on both sides of Ocean Avenue (Route 36) between Osborne Street and the Shrewsbury Bridge to the north.

The present estimate of Sea Bright's population is 1,841 persons¹. Of these, more than 70 percent are classified as being within the "working age group;" that is, between 20 and 64 years of age. Sea Bright has the smallest percentage of its population in the school age groups of any Monmouth County municipality. The Borough also has the smallest average household size with only 1.9 persons per dwelling unit.

Most of Sea Bright's working population commutes fairly long distances to the workplace. The average travel time is more than one-half hour.² The Borough is becoming a "bedroom community" with its workers traveling to employment centers in northern New Jersey and New York.

The Borough's housing stock is divided between very new and very old housing. Approximately 35 percent of the housing stock was built prior to 1940, and nearly 40 percent of all dwelling units were built between 1970 and 1980.

Some of the planning issues currently facing Sea Bright include shore protection and beach access; increased pressure for redevelopment of existing sites with higher density multi-family housing, and parking in the CBD.

¹ Source: Monmouth County Planning Board: U.S. Census

² Source: 1980 U.S. Census

This Master plan examines the physical, demographic and economic characteristics of the Borough and the existing and anticipated future patterns of development. The plan is intended to be a guide toward the redevelopment of Sea Bright.

1. Statutory Requirements

The New Jersey Land Use Law, Article 11 entitled, "Periodic Reexamination of Master Plans and Regulations," requires that municipalities re-examine their master plans and development regulations at least every six years (see appendix).

Since the most recent master plan for the Borough was prepared in 1980 and consisted solely of a Land Use Element, Sea Bright has elected to prepare a new, comprehensive master plan in lieu of a periodic reexamination.

The New Jersey Law Municipal Land Use Law, as amended through 1985, now requires that all municipalities adopt housing elements as well as land use elements. The principal purpose of the housing element is to achieve the goal of access to affordable housing to meet present and prospective housing needs of low and moderate households. A comprehensive housing plan has been prepared as part of this master plan.

This Master Plan includes the following elements which have been selected as being most relevant, given the Borough's physical, demographic, and economic characteristics:

1. Land Use Plan Element
2. Housing Plan Element
3. Central Business District Plan Element
4. Recreation Plan Element
5. Utilities Plan Element
6. Circulation Plan Element

2. Goals and Objectives of the Sea Bright Master Plan

The goals and objectives of this Plan are based upon those set forth in the New Jersey Law Municipal Land Use Law in Section 40:55D-2. These goals have been modified to address the specific circumstances of the Borough of Sea Bright.

The purposes of this Plan are as follows:

- a. to encourage municipal action to guide the appropriate use or development of all land in this Borough in a manner which will promote the public health, safety, morals and general welfare;
- b. 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;

- c. to provide adequate light, air and open spaces;
- d. to insure that development within the municipality does not conflict with the development and general welfare of neighboring municipalities, the county and state as a whole, specifically to ensure development which is compatible with that of adjoining communities and the state's Coastal Areas Facilities Review Act;
- e. 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;
- f. to encourage the appropriate and efficient expenditure of public funds by coordination, public development with a land use policy;
- g. to provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of the citizens of Sea Bright, to encourage the development and retention of resort oriented commercial uses which take full advantage of the Borough's physical and geographic characteristics;
- h. to encourage the location and design transportation routes which will promote the flow of traffic while discouraging locations such facilities in routes which will result congestion or blight;
- i. to promote a desirable visual environment through creative development techniques and good civic design and arrangement, including redevelopment of the Central Business District;
- j. to promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources in the borough and to prevent urban sprawl and degradation of the environment through improper use of the land;
- k. to encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial, and recreational development of the particular site;
- l. to encourage senior citizen community housing construction;

- m. 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 to more efficient use of land;
- n. to promote utilization of renewable energy sources.

Specific goals and policy recommendations relating to land use and housing are detailed in each of those elements

3. Sea Bright: An Historic Overview

The Borough of Sea Bright was first formed from part of Ocean Township by referendum on March 20, 1889. The Borough was reincorporated on March 10, 1897. During 1909, the Borough's land area increased when additional land was added to the northern portion of the Borough from part of Ocean Township.³

George H. Moss, Jr., a local historian, has prepared a work entitled, The Early History Of Sea Bright.⁴ This book details the history of the Borough from its inception as a fishing village in the 1840's through the early 1920's.

According to Moss, prior to the Borough's incorporation, during the early 1840's, a small cluster of shacks was located on the barrier beach. This was known as the fishing village of Nauvoo. The word "Nauvoo" is from the Sephardic Hebrew meaning, "beautiful or pleasant place."

In 1842, Sea Bright's first hotel was built. The Ocean House was located on the beach opposite the mouth of the Navesink River. The hotel provided accommodations for the 300 patrons who were principally interested in the fishing and sea bathing available in Sea Bright. Steamboats provided transportation from New York to the Ocean House. The Ocean House was often used as a transfer station with beach carriages carrying boat passengers from New York to Long Branch.

In 1865, the Long Branch and Seashore Railroad was completed. The railroad met the New York paddle-wheel steams carrying vacationers bound for Long Branch at the railway's northern terminus on Sandy Hook.

William W. Shippen, Mifflin Paul and Samuel B. Dod who laid out the original right-of-way for the rail line, conceived of the idea of developing the land adjacent to the railroad. In 1869, they purchased a portion of Wardell's beach and by summer of 1870, the first cottages were built and occupied, and the name of Sea Bright was adopted by the community.

³ The Story of New Jersey's Civil Boundaries, 1606 Through 1968, The Bureau of Geology & Topography, Trenton N.J., 1969.

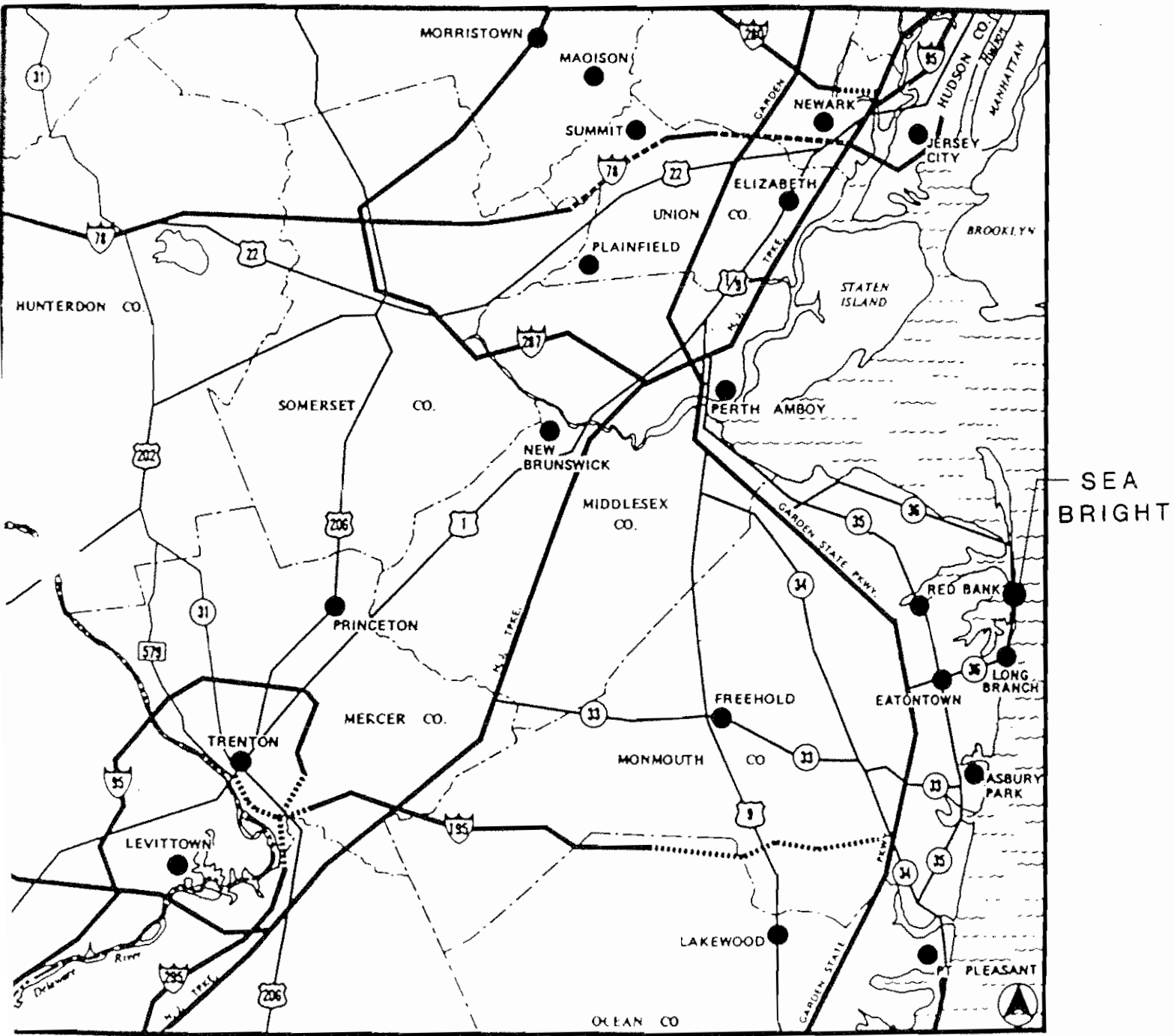
⁴ The Early History of Sea Bright, George H. Moss, Jr., Ploughshare Press, 1986.

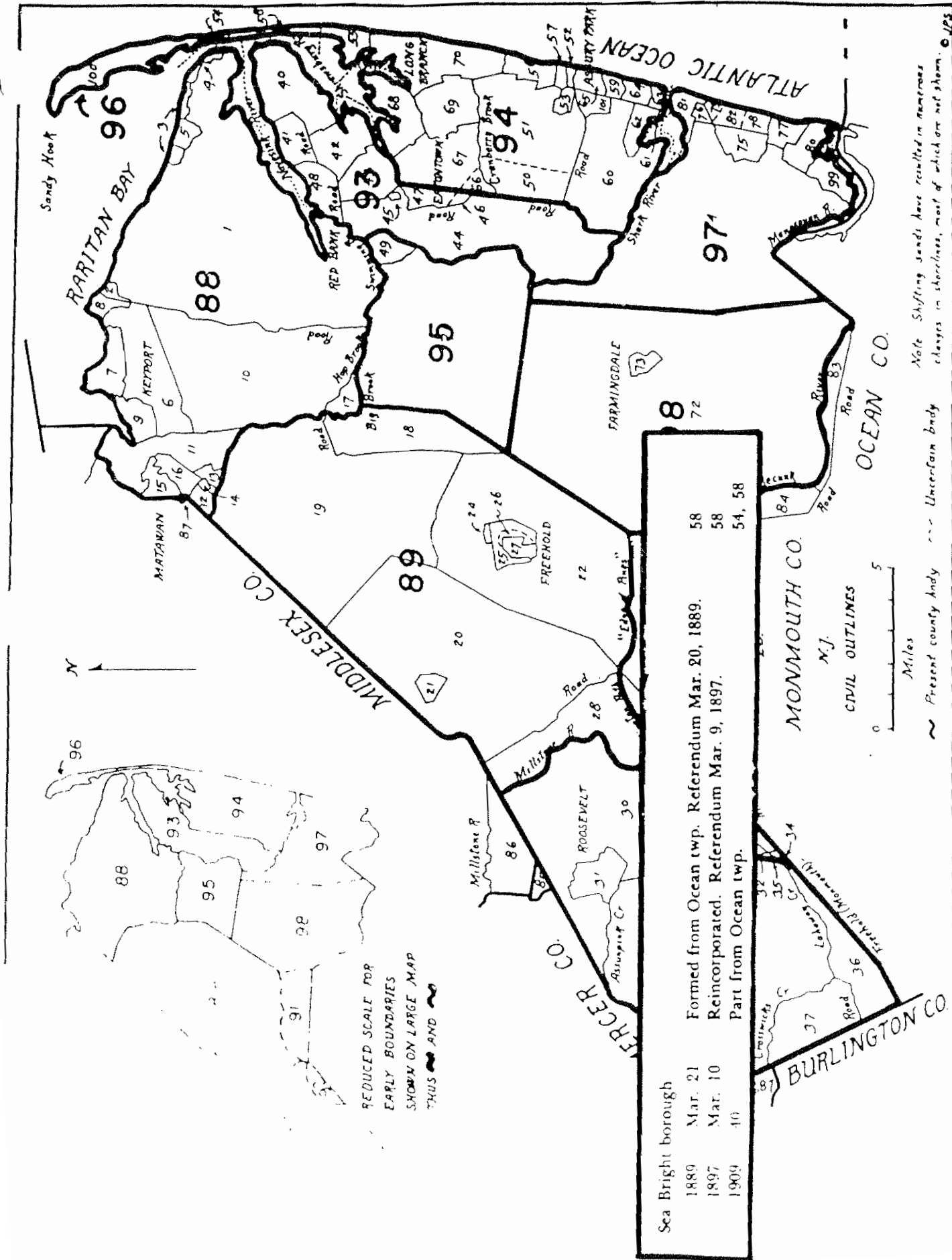
In 1870, new cottages were erected at Sea Bright, and the residents formed the Jumping Point Drawbridge Company and built the first bridge between Sea Bright and Rumson. In a little over 12 years, substantial development had occurred. Large summer homes and a number of “commodious” hotels had been built. Topsoil was transported from the mainland and yards were heavily seeded to form extensive lawns. Formal gardens, fruit trees and bordering hedges were added. The Borough continued to flourish and gradually absorbed the fishing village of Nauvoo to the south.

During the early 1880's, Sea Bright and Long Branch continued to develop and attract wealthy vacationers. During this period, Sea Bright had no fewer than seven (7) grand hotels, each serving between 200 and 400 guests. The hotels included the Normandie, Shrewsbury, Rumson Beach, Octagon Pannaci, the Sea Bright Inn, and the Peninsula House. Both the Octagon House and the Peninsula House had piers extending out into the ocean, including restaurants overlooking the breaking waves. None of the original hotels remain.

In the years since the 1920's, the rail line has been removed, and the seawall now covers part of the area formerly occupied by the rail right-of-way in the northern portion of the Borough. Marinas, condominium projects, and restaurants occupy most of the riverfront. Cabanas, beach clubs, and restaurants occupy the ocean front.

REGIONAL LOCATION

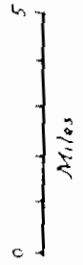




REDUCED SCALE FOR
EARLY BOUNDARIES
SHOWN ON LARGE MAP
THUS AND

| | |
|--------------------|---|
| Sea Bright borough | |
| 1889 Mar. 21 | Formed from Ocean twp. Referendum Mar. 20, 1889. 58 |
| 1897 Mar. 10 | Reincorporated. Referendum Mar. 9, 1897. 58 |
| 1909 40 | Part from Ocean twp. 54, 58 |

MIDDLESEX CO.
MONMOUTH CO.
NJ.
CIVIL OUTLINES



Present county boundary --- Uncertain boundary
Note: Shifting sands have resulted in numerous changes in shorelines, most of which are not shown. © J.P.S.

LAND USE ELEMENT

1. Existing Land Use

A land use survey was conducted in the summer of 1986 to determine land uses in Sea Bright. The results of the survey are summarized in Table 1 below.

Existing Land Use

| Use Class | No. of Parcels ^a | Percent of Parcels ^a | Percent of 1984 Valuation | Acres ^b | Percent of Total |
|--------------|-----------------------------|---------------------------------|---------------------------|--------------------|------------------|
| Vacant | 252 | 23.8 | 4.34 | 22.0 | 5.7 |
| Residential | 722 | 68.2 | 58.75 | 221.0 | 57.6 |
| Commercial | 72 | 6.8 | 28.20 | 76.8 | 20.0 |
| Apartments | 13 | 1.2 | 8.71 | 8.6 | 2.2 |
| Municipal | - | - | - | 9.6 | 2.5 |
| Roads | - | - | - | 46.0 | 12.0 |
| Total | 1,059 | 100.0 | 100.0 | 384.0 | 100.0 |

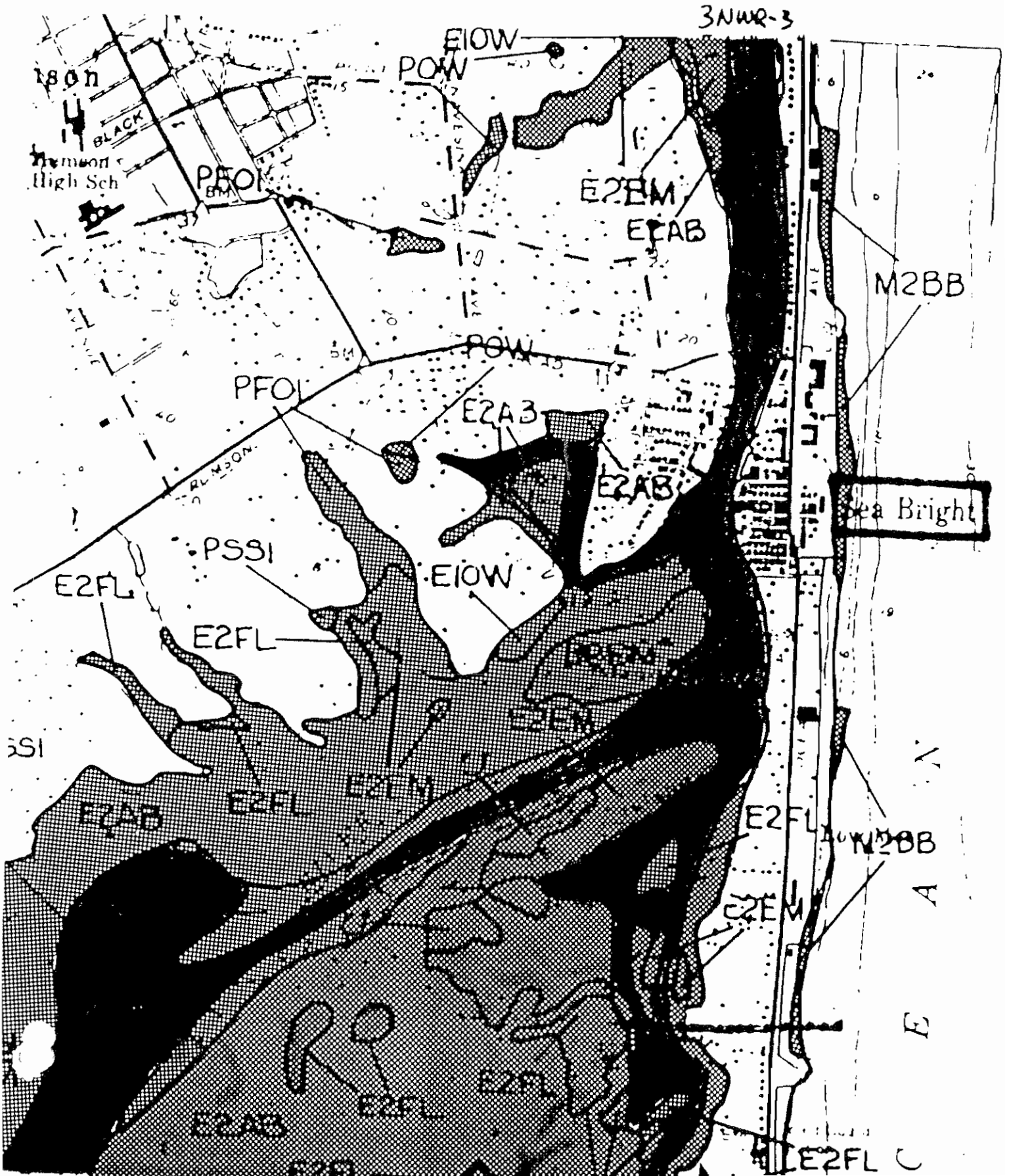
- a. Source 47th Annual Report Division of Local Government Services, 1984.
- b. Estimated average based upon planimetric measurement of composite tax map.

Sea Bright is primarily a residential community; 68.2 percent of the total number of parcels within the community are residential. Approximately 58 percent of Sea Bright's total 384 acres are utilized for a variety of housing types. These include expensive condominium/town homes, apartment buildings, accessory apartments above commercial uses, and single-family detached homes on lots ranging from approximately 1/10 acre to 3/4 acre

Commercial uses within the Borough account for 6.8 percent of the total number of parcels and 28.2 percent of Sea Bright's assessed valuation. The commercial uses include those uses located within the Central Business District, such as local and neighborhood convenience uses, as well as offices and small service commercial establishments. Ocean front commercial uses include restaurants, beach clubs, and cabanas. Bay front commercial uses include marinas and restaurants.

A total of 252 parcels, or 23.8 percent of the total number of lots, are classified as vacant. This figure is deceptive, however, since the overwhelming majority of these vacant parcels are located east of Ocean Avenue in the vicinity of the northern seawall. Many of these properties are partially covered by the rocks of the seawall, and, because of their small size and the danger of damage by coastal storms, the development of these parcels is highly unlikely. The balance of the Borough's vacant parcels are scattered throughout the community, including several lots in the Central Business District Area. Less than 5 acres are vacant and developable.

WETLANDS



The principal publicly held parcel within the community is an 8.7 acre tract which includes the Sea Bright bathing beach, fire company and municipal building. The Borough also owns several smaller parcels scattered throughout the town.

Roads occupy a significant percentage of Sea Bright's land area, accounting for approximately 12 percent of the total land area. Ocean Avenue, the principal arterial thoroughfare in the community, varies in width from approximately 65 feet in the southern portion of the Borough to a 40 foot wide right-of-way in the northern portion of the town.

2. Environmental Characteristics

a. **Topography** – The U.S.G.S. Long Branch Quadrangle Map shows the flatness of Sea Bright's topography. Elevations range from sea level on the ocean and river fronts, to a high of approximately 15 feet near the center of the municipality. Average elevations are on the order of 6 to 8 feet.

b. **Soils** - Most of the unaltered soils within the Borough consist of coarse unconsolidated quartz sand.

(1) Wetlands – The National Wetlands Inventory Maps prepared by the U.S. Department of Interior identify several areas of wetlands within the Borough. The areas adjacent to the Atlantic Ocean are identified as “M2BB areas”. These are Marine Intertidal Beach Bar areas. The undeveloped river front areas are identified as E2FL areas. These are estuarine inter-tidal flats. Since both of the major classifications for Sea Bright's wetlands are inter-tidal, it is unlikely that these properties will ever be developed.

(2) Vegetation – The Borough is nearly completely devoid of the natural system of barrier beach vegetation. Normally coastal communities with have a dune grass and shrub complex adjacent to the ocean front with bay front or river front forest areas. Nearly all of the natural vegetation has been removed as a result of the long history of development.

3. Coastal Geomorphology and Erosion Hazards

New Jersey's coastline is a dynamic geologic system; the shoreline is gradually and constantly changing its configuration. In geologic time, coastal features such as barrier islands, spits, and inlets are transient and temporary. Sediments are removed from some areas and redeposited in others.

In the vicinity of Sea Bright, the net transport of sediment is in a northerly direction. The Sandy Hook sandspit in the Gateway National Recreation Area has gradually "grown" into Raritan Bay by the northerly littoral drift⁵ of sediment which has been derived from the shore to the south. The spit

⁵ Littoral drift – the net movement of sediment as a result of the interaction of wind and waves and their respective directions.

system in this area is a result of the complex interrelationship between waves, current, shore protection structures, and sediment supply. In recent geologic past, Sandy Hook has been alternately attached to and separated from the mainland at the Navesink Highlands and the barrier beach at Sea Bright.

- a. Erosion Hazards -The New Jersey Shore Protection Master Plan⁶ has divided the New Jersey coastline into a number of "reaches." Reaches are simply segments of the shoreline for purposes of analysis. Sea Bright is part of the area identified as Reach 2 which extends from Sandy Hook to Long Branch (see map).

The plan categorizes erosion hazard areas into four subgroups as follows: (I) critical; (II) significant; (III) moderate; and (IV) non-eroding.

Erosion hazards are classified according to the following criteria:

- (1) Beach width;
- (2) Presence of dunes;
- (3) Littoral transport budget;
- (4) Shoreline mobility;
- (5) Presence of shore protection structures;
- (6) Condition of shore protection structures;
- (7) Functional performance of shore protection structure;
- (8) Proximity of development and infrastructure to mean high water line; and
- (9) Wave climate.

The severity of shoreline erosion is based upon a weighting of the aforementioned criteria.

Category 1 areas are characterized as having the least suitable natural and man-made protection from operating erosive forces. These are areas which are presently receiving significant erosive attack and damage to protective structures, or areas which are threatened with imminent attack by small or moderate storms.

Category 2 areas are areas where a low to a moderate level of protection exists, but where erosive forces are expected to reduce this level in time, thus posing a longer term threat of significant damage to developed areas than exists for Category 1 areas.

Category 3 represents an area which has a moderate to high degree of protection (either natural or man-made) for the level of erosive processes that are operative. The temporal

⁶ New Jersey Shore Protection Master Plan, N.J. Department of Environmental Protection, Division of Coastal Resources, 1981

occurrence of significant damage from erosion is not expected for a period of longer than that of Category 2.

Category 4 areas are those which are presently non-eroded and are considered stable. This classification is based on long-term trends and does not account for the extreme storm event such as a hurricane or an intense extra tropical storm such as a Northeaster.

Sea Bright is located within Reach 2 of the Shore Protection Master Plan. Reach 2 extends from Sandy Hook in the north to Long Branch at the south. The northerly portion of Sandy Hook is classified in Category 4 meaning it is not eroding. The southerly portion of Sandy Hook is within Area 2 which is a significant area of erosion. Most of Sea Bright is categorized as critical, or Category 1. The southern portion of Reach 2 which includes Southern Sea Bright as well as Monmouth Beach and Long Branch. has been categorized as "2" or significant.

The plan specifically discusses Sea Bright in its analysis of Reach 2.

The narrow southern portion of Sandy Hook is vital for access and utilities. In response to sediment starvation, along and updrift of the massive stone seawall there, the southernmost ocean beach has been subjected to extensive erosion and storm damage in recent years. Due to the immediate threat to buildings, roads and storm drainage, buildings, roads and utilities along the narrow southern portion of the hook, this area has been classified as Category 1.

In the area of Sea Bright there are two types of shoreline. The northernmost area is characterized by seawall directly on the ocean front, and the southern area has numerous groins which are filled to various levels of capacity. The most apparent problems are the lack of maintenance on the seawall and the absence of adequate beach. The seawall protects the community, and its failure would endanger property, infrastructure, and perhaps human life. Although the seawall is functioning as rubble structures are expected to, erosion of sand from the toe and over steepening of the offshore profile appear to be creating excessive settlement. The lack of a protective beach is allowing direct wave attack and damage to the structure during winter storms. Due to these factors, the northern area has been classified as Category 1. In the area of the groin field, erosion is not as severe as in the front of the exposed seawall. Beaches exist and are satisfactory for some recreational use. However, they are much steeper now than they were in years past. Because no buildings are in immediate danger and because the groins are nearly full, the southern area has been classified as Category 2.

The New Jersey Shore Protection Master Plan includes a plan for the maintenance of the existing shore protection structures in Reach 2. The maintenance program includes initial structural repairs to the seawall and functional groins to bring these structures up to a uniform level of repair. The initial program includes repairs for 16 groins and approximately 2,300 feet of seawall. A program for periodic maintenance of the seawall and existing groins was recommended to be undertaken throughout the economic life of the program to insure their integrity. Repair of future severe storm erosion to beach berms was also recommended.

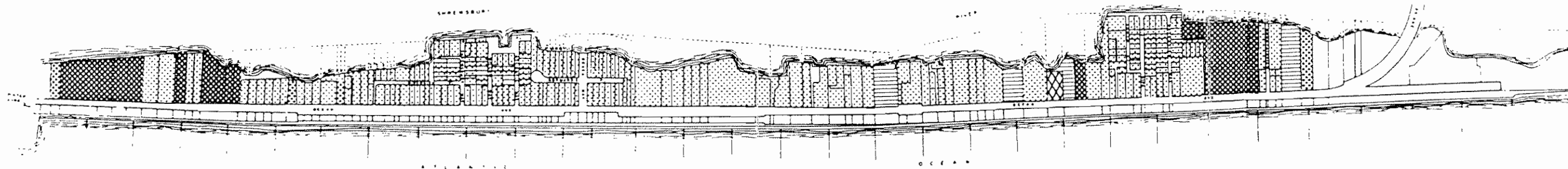
4. Existing Zoning

At the present time Sea Bright is divided into six (6) different zone district categories, as follows:

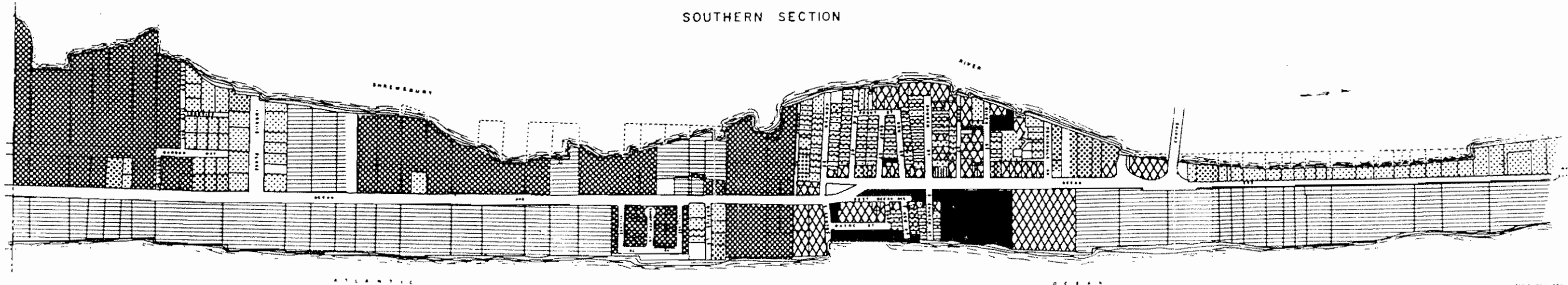
- a. Residential, R-1 - These zone districts are located on the west side of Ocean Avenue in the northerly portion of the Borough. The principal permitted use within the R-1 zone is for single-family housing.
- b. The R-2, Residential Zone - Three separate R-2 residential districts are located within the Borough. These are west of Ocean Avenue in the central portion of the town. The principal permitted uses in the zone include one-family dwelling units and multi-family development.
- c. The B-1, Central Business Zone - The Central Business Zone is located in the center of the community and includes properties located on both sides of Ocean Avenue and a limited number of properties fronting on River Street, South Street, Church Street, New Street, Surf Street, Beach street, and Center Street.
The zone permits multi-family residential uses as well as a variety of general and specialty retail uses.
- d. The B-2, River Front Business Zone - The B-2 zone is a water-oriented business district which permits as principal uses marinas and boat storage yards, restaurants and banks, and other limited commercial uses.
- e. The RR, Residence Restricted Zone, also classified as the C-P, Coastal Protection Zone - The C-P zones includes all those properties east of Ocean Avenue in the northern portion of the Borough adjacent to the seawall. No structures are permitted in this zone in order to insure adequate protection of persons and property.

BOROUGH OF SEA BRIGHT

NORTHERN SECTION










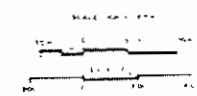
SOUTHERN SECTION

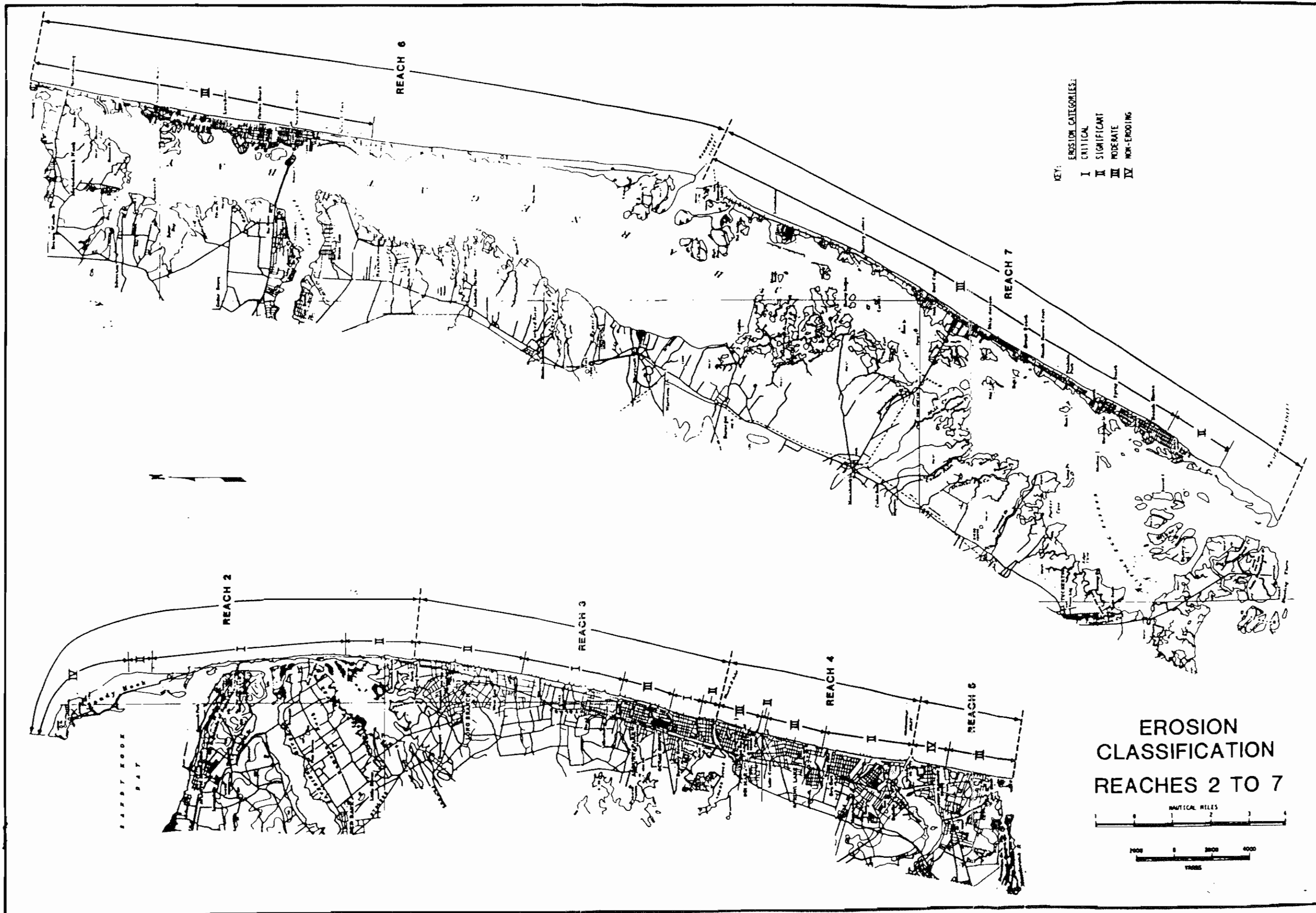


DESIGNED BY J.W. STORER (1987)
 PREPARED BY MONMOUTH COUNTY PLANNING BOARD (1987) 100 HUNTER AVE. DEPT. 100 709

EXISTING LAND USE

-  DETACHED RESIDENTIAL
-  TOWNHOUSE/CONDOMINIUM
-  MULTI-FAMILY
-  COMMERCIAL RECREATION
-  COMMERCIAL
-  MUNICIPAL
-  CHURCH





5. Land Use Policy Changes

After carefully considering the existing pattern of development, as well as the environmental and economic characteristics of the Borough, the following land use policies changes are recommended.

a. The retention of single-family and other detached housing where it presently exists should be encouraged. The Borough has one of the highest percentages of multi-family housing in the county. Consideration should be given to rezoning those single-family areas which are not presently zoned to R-1. The Borough has a high potential for damage by Coastal storms and erosion. It is imprudent to encourage high-intensity uses in areas which are most vulnerable to destruction.

b. The resort character of the community should be strengthened. In its early history, the Borough had the ability to serve between 1,400 and 2,500 hotel guests. None of the seven original grand hotels remain.

Hotels should be encouraged as a use in areas where their construction would be consistent with the State's coastal zone policy. One appropriate avenue for encouraging this type of development would be to include hotels as a conditional use within all of Sea Bright's zone districts, except for the R-1 and Coastal Protection zones.

A hotel is defined as facility which offers transient lodging accommodations to the general public and provides additional services, such as restaurants, meeting rooms, and recreation facilities. A hotel differs from a motel more in its physical characteristics than its actual use. Motels, in general, have at least 25% of their rooms directly accessing the outside without the necessity of passing through a main lobby. Hotels are desirable in that they provide a ratable of high-assessed valuation, as well as generating a good deal of indirect economic impact via vacation spending by guests which would contribute to the local business economy.

c. The Borough should undertake account a comprehensive redevelopment plan for the Central Business District (See separate CBD Plan). The plan would serve to improve the efficiency and aesthetics of the business district which would in turn strengthen the Borough's resort character.

d. River front and ocean front developments should be carefully tailored to optimize the use of these sites. Waterfront properties are an extremely scarce resource and all development of these properties should be either water dependent or water related.

e. If properties are assembled for the purposes of redevelopment, consideration should be given toward improvement of the network of local streets. Wherever feasible, dead-end streets should include turnarounds or cul-de-sacs and the establishment of "loop roads" should be encouraged

HOUSING PLAN ELEMENT

1. Executive Summary

- a. This housing plan element is submitted pursuant to N.J.S.A. 40:55D-28, the New Jersey Municipal Land Use Law, as amended by the "Fair Housing Act."
- b. The purpose of the report is to determine Sea Bright Borough's fair share of affordable housing units and to evaluate the feasibility of meeting this obligation.
- c. Using the methodology set forth in the Fair Housing Council's Criteria and Guidelines, Sea Bright has a total precredited fair housing obligation of 68 units for the 1987-1993 time period.
- d. The Borough is unable to meet the calculated obligation due to a lack of vacant, suitable developable land. The Borough does not have any vacant parcels of sufficient size to accommodate even a modest scale project.
- e. The vacant land adjustment applies to Sea Bright's reallocated present and prospective need only. The Borough must still address its indigenous or local need. This component of the obligation represents 17 units.
- f. The indigenous need may be met by a housing rehabilitation program.
- g. Employment is projected to remain constant for the foreseeable future.
- h. Future construction within the Borough will take the form of single-family "infill" development on scattered vacant parcels.
- i. Sea Bright's population is dominated by the "working age" group; 70.9 percent of the population is within the 20-64 age cohort. The Borough's pre-school age cohorts are the lowest percentage of any Monmouth County municipality.
- j. Sea Bright has the smallest mean household size in the County with 1.92 persons per household.
- k. Sea Bright is a commuter community with an average commuting time of 33.9 minutes.
- l. With 62.4 percent of its housing stock classified as multi-family, Sea Bright has one of the highest percentages in Monmouth County.

- m. Sea Bright is a middle income town with a per capita income of \$11,840 and a mean family income of \$27,081.
- n. The Borough's housing stock consists of units which are split between fairly new and very old units; 35.1 percent of the housing stock was built prior to 1940. Nearly 40 percent of all dwelling units were built between 1970 and 1980.

2. Introduction

With the adoption of the "Fair Housing Act," P.L. 1985 C.222, the New Jersey Municipal Land Use Law was amended to require the inclusion of a housing plan element in all municipal master plans.

The principal purpose of the housing element is to provide for methods of achieving the goal of access to affordable housing to meet a municipality's present and prospective housing needs. The statute states that particular attention must be paid to low and moderate income housing.

All municipalities in the State of New Jersey have the obligation of providing for the realistic opportunity for low and moderate income housing.

Every town must provide for its own "indigenous need" and municipalities which are located wholly or partially in "growth areas" as identified in the State Development Guide Plan must also provide for their "fair share" of the region's "reallocated present need" and "prospective need."

"Indigenous need" means deficient housing units which are occupied by low and moderate income households within a municipality and is a component of present need. "Reallocated present need" means that portion of a housing region's present need which is distributed to designated growth areas. The reallocated present need represents a redistribution of units within a region. In other words, certain municipalities have present needs which exceed the regional average, and this excess is redistributed among the remaining municipalities. "Prospective need" is defined as a municipality's share of the region's anticipated future low and moderate income housing need.

3. Determination of Sea Bright's "Fair Share"

The Borough of Sea Bright is located within Region No. 4, the East-Central region. This region consists of Monmouth and Ocean counties. (See Map 1.)

Since Sea Bright is located within an area identified as a "growth area"⁷, (see Map 2), its affordable housing obligation includes indigenous, reallocated present, and prospective need.

Using the analytic methodology set forth in the "Fair Share Housing Criteria and Guidelines" (N.J.S.A. 52:27d-301 et seq.), promulgated by the Affordable Housing Council, Sea Bright Borough has a total "pre-credited need" of 68 low and moderate income units.

- a. Present Need -Sea Bright's present need includes two components; indigenous need, and reallocated present need.

Indigenous need is a component of present need which is the total number of deficient housing units occupied by low and moderate income households within a community. The indigenous need is based on the presence of a number of statistical "surrogates".

The surrogates used in the Council on Affordable Housing's approach include:

The year the structure is built. A distinction is made between units built before and after 1940.

Persons per room. 1.01 or more persons per room is an index of overcrowding.

Access to the unit. A unit is unacceptable if one must pass through another dwelling unit to enter it. This is a measure of privacy.

Plumbing facilities. A household must have the exclusive use of complete plumbing facilities.

Kitchen facilities. Adequate kitchen facilities include sink with piped water, stove and refrigerator.

Heating facilities. The existence of central heat is used as a measure of adequacy.

Elevator. Buildings of four stories or more are considered inadequate if they do not have an elevator.

⁷ Sea Bright is located entirely within a "high growth" area as shown on the Coastal Zone maps. These areas are treated identically to Growth Areas of the State Development Guide Plan.

A unit must have at least two characteristics to be isolated as a deficient unit if it qualifies as housing a low moderate income family. Since age is very highly correlated with the level of structural deterioration, only one other negative housing characteristic is necessary to signal it as being deficient. On the other hand, units constructed after 1940 require two or more negative structural characteristics to identify it as deficient.

Because Census data are only available by sub-region, it is necessary to "step down" the sub-regional indigenous need to the municipal level. Three indices of deficiency are available at both the municipal and sub-regional levels. These indices are used to calculate a share of the sub-regional indigenous need to be allocated to a municipality. The surrogates of deficiency are: (1) plumbing facility -non-exclusive use of complete plumbing; (2) heating facilities – non-presence of central heat or vented room heaters; (3) persons per room – inadequacy; i.e., 1.01 or more persons per room.

Using the Council on Affordable Housing's methodology, Sea Bright has an indigenous need of 17 units.

- b. Reallocated Present Need -Reallocated present need is a share of the excess deteriorated units in a region transferred to all communities which are within the growth area with the exception of selected urban aid cities. Urban aid cities are generally densely populated and have a higher than average proportion of low and moderate income families living in deteriorated housing and are not expected to share in the regional burden. Excess deficient units are allocated and redistributed to all of the other municipalities within a growth area in the region.

The factors used in allocated reallocated present need include:

- (1) Covered employment in the municipality as a percentage of the regional covered employment (1984).
- (2) Municipal area in the growth area as percentage of the growth area in the region as included in the official State Development Guide Plan (SDGP). Pinelands and Coastal zone areas are added to the SDGP growth area according to the following designations.
 - (a) Pinelands. All areas in the regional growth areas in pinelands towns; and
 - (b) Coastal zone. All areas in the development regions and extension regions, the latter including central corridor barrier islands.

MAP 1

HOUSING REGION COUNTY GROUPS

**Region 1 -
Northeast**

Bergen
Hudson
Passaic

**Region 2 -
Northwest**

Essex
Morris
Sussex
Union

**Region 3 -
West Central**

Hunterdon
Middlesex
Somerset
Warren

**Region 4 -
East Central**

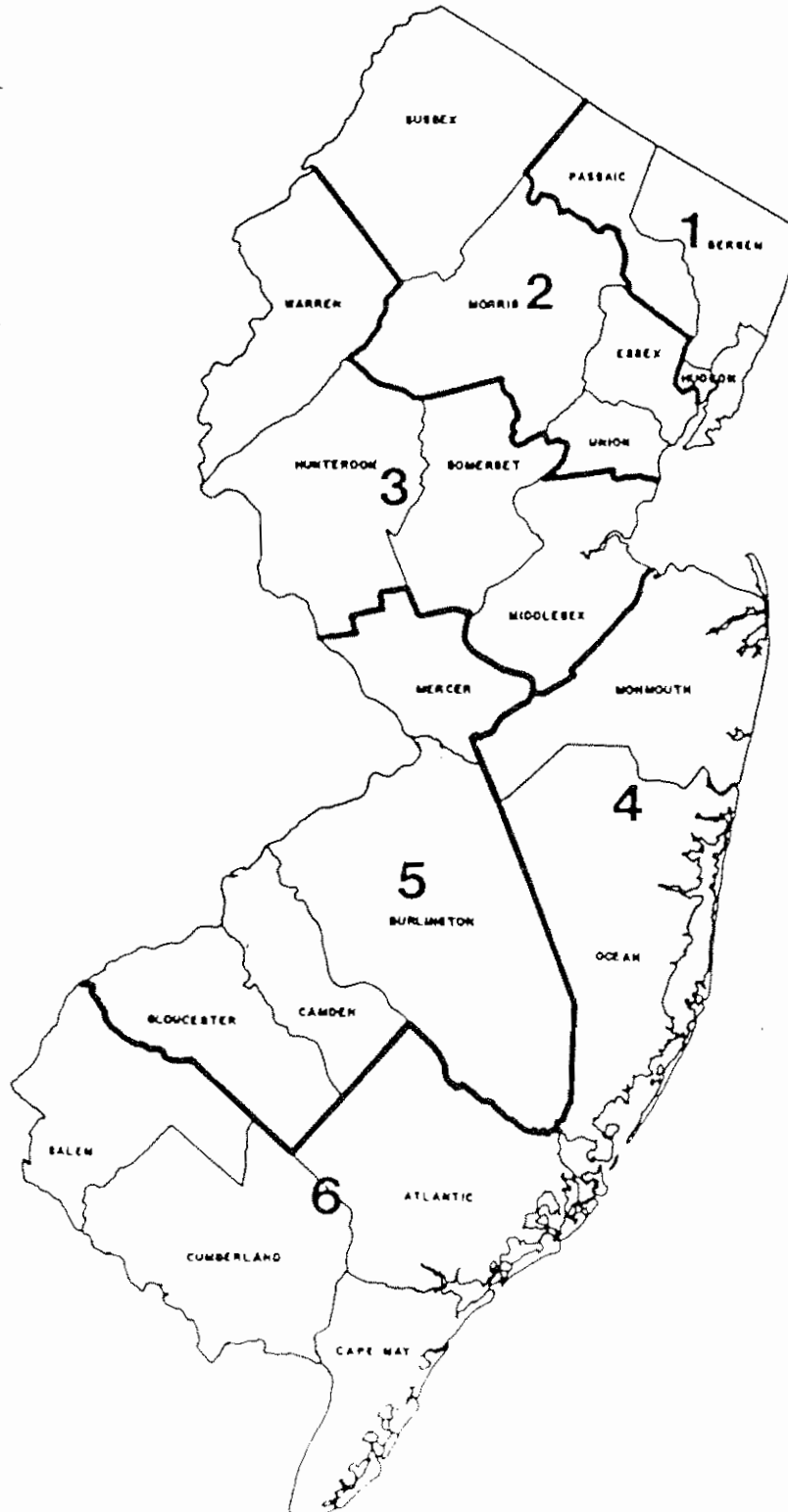
Monmouth
Ocean

**Region 5 -
Southwest**

Burlington
Camden
Gloucester
Mercer

**Region 6 -
South-Southwest**

Atlantic
Cape May
Cumberland
Salem



- (3) Municipal (1983-1984) aggregate per capita income as a percentage of the 1983-1984 regional aggregate per capita income.

Using the allocation formula, Sea Bright has a reallocated present need of two (2) units.

- c. Prospective Need -Prospective need is the share of the total projected population that will qualify for low and moderate income housing. As with reallocated present need, an allocation formula is used to calculate Sea Bright's share of the Monmouth/Ocean prospective need.

The procedure for allocation is similar. However, a fourth factor is added to the formula. This factor is the "regressed"⁸ annual covered employment change within a municipality over the period from 1977 to 1984, as a percent of the regional regressed annual covered employment change for the same period. Essentially this is a measurement of employment growth within a town as compared to the employment growth within the region in which the town is located.

Applying this allocation formula to Sea Bright, the Borough has a total 1987-1993 prospective need of 65 housing units.

- d. Total Need -Sea Bright Borough's total affordable housing need number for the period 1987 to 1993 is 84 units, as follows:

| | |
|---------------------------|-----------------|
| Indigenous Need: | 17 Units |
| Reallocated Present Need: | 2 Units |
| Prospective Need: | <u>65 Units</u> |
| TOTAL | 84 Units |

The total need number is modified by a number of factors. These factors include demolitions, filtering, residential conversions, and spontaneous rehabilitation.

- (1) Demolitions⁹ -The fair share formula identifies demolition as a factor which eliminates housing opportunities for low and moderate income households. Therefore, a number representing the demolitions affecting low and moderate income households must be added to the total need number.

⁸ Regression analysis is a statistical technique designed to use data about past performance to predict future performance.

⁹ Demolitions from New Jersey Residential Building Permits, 1984 Summary.

The number of municipal demolitions which occurred during 1983 and 1984 are averaged and multiplied by six (6) to obtain the projected 1987-1993 demolitions. That number is then multiplied by a percentage of demolitions which affect low and moderate income households within the Monmouth/Ocean subregion.

In Sea Bright's case, this represents 49 additional units which must be added to the previously calculated total need.

- (2) Filtering -Filtering is a factor which causes a reduction in the total need number, based upon the recognition that housing needs of low and moderate income households are partially met by sound housing units formerly occupied by higher income sectors of the housing market. That is, as higher income households vacate certain units, they then become available to households of lower income. Filtering is highly correlated with the presence of multi-family housing units.

To calculate the impact that filtering has on the affordable housing obligation of a community, it is first necessary to determine the total number of multi-family housing units¹⁰ and then divide that number of the total number of multifamily housing units within the region. This share is then multiplied by the filtering estimates for the region.

In Sea Bright's case, filtering will reduce the total housing obligation by 60 units.

- (3) Residential Conversions -Residential conversion is the creation of dwelling units from already existing residential structures. Residential conversion is a significant source of housing supply to low and moderate income households, and it will cause a reduction in total municipal need. Residential conversion is highly correlated with the presence of two-to four-family housing units.¹¹

In order to evaluate the impact of residential conversion on a municipality's total need, it is first necessary to determine the total number of two-to four-family housing units within the municipality, and then this number is divided by the total number of two-to four-family dwelling units within the region. This share is then multiplied by the regional conversion.

¹⁰ Multi-family units identified in U.S. Census of Housing, N.J. Detailed Housing Characteristics, Part 32.

¹¹ Two- to four-family units, U.S. Census, Detailed Housing Characteristics, Part 32; New Jersey.

Sea Bright’s residential conversions will reduce the total affordable housing obligation by four (4) dwelling units.

- (4) Spontaneous Rehabilitations -Spontaneous rehabilitation measures the private market's ability to rehabilitate deficient low and moderate income units up to code standard. It will cause a reduction to the total municipal need. Spontaneous rehabilitation is highly correlated with aggregate per capita income.

To evaluate the impact of spontaneous rehabilitation on municipal need, it is necessary to first determine the municipal per capita income¹² which is then multiplied by the estimated municipal population as of 1984.¹³ This yields a municipal aggregate per capita income which is divided by the regional aggregate per capita income to obtain a municipal share. This share is then multiplied by the projected number of spontaneously rehabilitated units for the region.

In Sea Bright's case, spontaneous rehabilitation will cause a net reduction of one (1) unit.

- e. Net Affordable Housing Obligation, Sea Bright Borough -The total pre-credited affordable housing need for Sea Bright Borough is 68 units, as follows:

| | |
|--------------------------------------|-----------------|
| Total Present Need: | 19 |
| Units | |
| (Indigenous Need, 17 units plus | |
| + Reallocated Present Need, 2 units) | |
| Prospective Need: | <u>65 Units</u> |
| Total: | 84 Units |
| | |
| Demolitions | +49 |
| Units | |
| Filtering | -60 Units |
| Residential Conversions | -4 Units |
| Spontaneous Rehabilitation | <u>-1 Units</u> |
| Total Pre-Credited Need: | 68 Units |

¹² Per capita income from 1986 N.J. Legislative District Data Book, Rutgers University.

¹³ Population from 1984 Population Estimates for New Jersey, N.J. Department of Labor, 1985.

4. Municipal Adjustments

The fair housing criteria and guidelines provide for municipal adjustments in the fair share number based upon available land capacity, public facilities, and infrastructure. Adjustments may only be applied to reallocated present and prospective need. Specific vacant and developable parcels may be excluded as potential sites for low and moderate income housing based on the following: (1) historic and architecturally important sites; (2) agricultural land when development rights have been purchased or restricted by covenant; and (3) environmentally sensitive lands.

Additionally, municipalities may reserve up to 3 percent of their developable acreage for active municipal recreation and exclude this acreage from consideration for potential sites for low and moderate income housing.

- a. Credits- The Fair Housing Council's guidelines include a provision for crediting. Credits are granted for all qualified units created after April 1, 1980.

The credits are only applicable when a unit's occupancy is restricted to low and moderate income households and when a municipality has implemented a program to insure continued affordability.

Sea Bright has not implemented an affordable housing program to create units which meet the Council's standards for continued affordability. Sea Bright is therefore ineligible for any credits.

- b. Sea Bright's Adjustments/Evaluation of Vacant Lands -Since less than one (1) percent of the Borough's total 384 acres is vacant, and all the vacant parcels are less than one-half acre in size, it is impossible for Sea Bright to meet its affordable housing obligation.

The only significant tract of vacant land in the Borough is a narrow strip composed of many small lots, located between the State Highway (Route 36) and the seawall in the northern half of Sea Bright. This land is unsuitable for development for a number of reasons:

- (1) Proximity to the ocean.
- (2) Small parcels under the control of many different owners. The strip contains more than 130 separate lots.
- (3) Inadequate Lot depth. The vacant parcels vary in depth from 40 to 65 feet.
- (4) Development would be in clear violation of municipal and county policy and CAPRA guidelines.

With an obligation of 68 units, a total of 340 units would have to be built using a 20 percent set-aside. That is, 272 market units would have to be built to produce 68 affordable units. Assuming a density of ten (10) dwelling units per acre, a minimum of 34 acres of vacant, developable land would be necessary.

The lack of vacant and suitable land will preclude the Borough from meeting its obligation through new construction.

The Borough must still meet its indigenous obligation of 17 units, and this obligation may be met through a rehabilitation program.

RECREATION PLAN ELEMENT/ SEA BRIGHT PUBLIC BEACH ACCESS PLAN

The Borough's principal recreation facility includes the municipal bathing beach located east of Ocean Avenue and north of East Church Street. The Borough also has a recreation building located at the northeast corner of East Center Street and Ocean Avenue. This facility includes basketball courts and meeting rooms.

The Borough has recently approved a public beach access plan prepared by the Division of Coastal Resources of the New Jersey Department of Environmental Protection. The plan provides for public access to the Atlantic Ocean and Shrewsbury riverfront in three general areas: the South Beach, the Town Center, and the North Beach.

1. Municipal Beach

- a. The municipal beach parallels the municipal beach located in the center of town. There are 275 parking spaces. Field surveys show that the lot is filled only two days per year. The DEP is proposing completing the dirt parking lot on Wayne Street with 25 spaces. This would give access to the underutilized South end of the beach and allow the public to walk the higher waterline south. The fence that was on the west side of the seawall has been moved to the East side. The seawall can now be walked without obstruction out to its end at the Edgewater Beach Club. The boardwalk at the beach is repaired and maintained each year. There are sanitary facilities on the boardwalk. Entrances are provided for paths of recreation and fishermen have access to the beach 24 hours a day.
- b. River Street - The Borough pumping station is located on the river front lot on River Street. This lot is bordered by an unused, deteriorated playground. The bulkhead is in need of repair. The state proposal is to create a 20 space parking lot with benches and access to a large area behind the pumping station for access to the Shrewsbury River. Signage would be placed on Ocean Avenue indicating river access/fishing area.
- c. Old Rumson Road - The County of Monmouth is returning to the Borough the former bridge terminus at Old Rumson Road. The County will be making bulkhead repairs. The area will be a fishing and passive recreation and 10 parking spaces will be available.

2. North Beach

- a. The Anchorage Beach Club -The Borough has accepted the State's proposal to run the former Anchorage Beach Club. This will provide beach access at the waterline north as far as Sandy Hook and south as far as the Monmouth Beach border. Fishermen will have access 24 hours a day. This will provide safe parking for 70 cars. The public can park, then walk north to the seawall and traverse the entire wall north to Sandy Hook.

b. North Beach Fishing/Walking Area - One location chosen by the Borough and acceptable to DEP will provide 15 parking spaces. It will be controlled by time and have controlled exits in that a controlled exit and entrance. There will be no sanitary facilities at this location. A stairway over the seawall will be constructed. This will be contingent upon financial assistance. The location of the design and the lot will be submitted to DOT. Signs will indicate no swimming facilities and indicate the location of the public beach.

3. South Beach

This area consists almost exclusively of beach clubs on the ocean site. There is no property available for the Borough/State to purchase. However, access will be made available by providing diagonal parking on Imbrie Place. Imbrie Place is the widest street in Sea Bright and can hold approximately 50 cars. Parking can be metered or limited to 3 hours by signage. The bulkhead at the end of the street is in need of repair, but there is access to fishing in the Shrewsbury River and walking to the beach. There is a possibility that the right-of-way through the Driftwood Beach Club, currently used by the Fountains Condominium Association, can also be used by the general public.

AN ANALYSIS OF SEA BRIGHT'S DEMOGRAPHIC CHARACTERISTICS

1. Population

Sea Bright Borough's current population of 1,812 represents an increase of only 48.5 percent in the Borough's population since 1910. During the same period, Monmouth County as a whole has increased its population by over 430 percent. The adjacent municipalities of Monmouth Beach, Highlands, and Rumson have also significantly increased their population since 1910.

The population of Sea Bright has not remained constant throughout this time span, however. The Borough's population dipped sharply between 1910 and 1920 from 1,220 to 856 persons and remained relatively constant through 1950. During the period from 1950 through 1980, the Borough's population increased significantly from 999 to 1,812 persons. The rapid growth since 1950 may be explained in part by the completion of the Garden State Parkway in 1954 which significantly improved the accessibility of Monmouth County in general.

The more rapid growth of Monmouth County and the adjoining municipalities are explained in part due to the greater availability of vacant and developable land. Sea Bright has been nearly completely developed throughout most of its history.

Table 1A
Population, 1910-1980
(April 1980)

| | <u>1910</u> | <u>1920</u> | <u>1930</u> | <u>1940</u> |
|-----------------|-------------|-------------|-------------|-------------|
| Sea Bright | 1,220 | 856 | 899 | 779 |
| Monmouth Beach | 485 | 410 | 457 | 584 |
| Highlands | 1,386 | 1,731 | 1,877 | 2,076 |
| Rumson | 1,449 | 1,658 | 2,073 | 2,926 |
| MONMOUTH COUNTY | 94,734 | 104,925 | 147,209 | 225,327 |
| | <u>1950</u> | <u>1960</u> | <u>1970</u> | <u>1980</u> |
| Sea Bright | 999 | 1,138 | 1,339 | 1,812 |
| Monmouth Beach | 806 | 1,363 | 2,042 | 3,318 |
| Highlands | 2,959 | 3,536 | 3,916 | 5,187 |
| Rumson | 4,044 | 6,405 | 7,421 | 7,623 |
| MONMOUTH COUNTY | 461,849 | 161,238 | 334,401 | 503,173 |

Source: Monmouth County Planning Board; U.S. Census

**Table 1B
Population Density**

| | <u>Square Miles</u> | <u>Acres</u> | <u>Population</u> | <u>Persons Per Square Mile</u> | <u>Persons Per Acre</u> |
|-----------------|---------------------|--------------|-------------------|--------------------------------|-------------------------|
| Sea Bright | .60 | 384 | 1,812 | 3,020.0 | 4.72 |
| Monmouth Beach | 1.10 | 704 | 3,318 | 3,016.4 | 4.71 |
| Highlands | .64 | 410 | 5,187 | 8,104.7 | 12.65 |
| Rumson | 5.20 | 3,328 | 7,623 | 1,466.0 | 2.29 |
| MONMOUTH COUNTY | 471.57 | 301,804 | 503,173 | 1,067.0 | 1.67 |

**Table 2
Population Characteristics, 1980**

| | <u>Total Population</u> | <u>Median Age</u> | <u>Males</u> | <u>% Total</u> | <u>Females</u> | <u>% Total</u> |
|-----------------|-------------------------|-------------------|--------------|----------------|----------------|----------------|
| Sea Bright | 1,812 | 34.3 | 908 | 50.1 | 904 | 49.9 |
| Monmouth Beach | 3,318 | 37.1 | 1,590 | 47.9 | 1,728 | 52.1 |
| Highlands | 5,187 | 31.9 | 2,607 | 50.3 | 2,580 | 49.7 |
| Rumson | 7,623 | 36.2 | 3,675 | 48.2 | 3,948 | 51.8 |
| MONMOUTH COUNTY | 503,173 | 32.3 | 241,857 | 48.1 | 261,316 | 51.9 |

2. Age Characteristics

- a. Median Age – Sea Bright Borough has a median age of 34.3 years. This is slightly higher than the County median age of 32.3 years and lower than the median ages for the adjacent Monmouth Beach and Rumson at 37.1 and 36.2 years, respectively. Highlands had a lower median age, 31.9 years.
- b. Age Group Distribution – The age group distribution for Sea Bright is rather unique; 70.9 percent of its population is within the working age category (that is, between 20 and 64 years of age). This is the highest percentage of any Monmouth County municipality. The County as a whole has 56.3 percent of its population in this cohort. The adjacent municipalities vary from 57.6 percent to 63.9 percent within this group.

Similarly, the percentage of Sea Bright’s population within the pre-school age group; that is, those persons less than five (5) years of age, is the lowest of any Monmouth County municipality at 2.7 percent. The County as a whole has 6.2 percent of its population in the pre-school group. The adjacent municipalities vary between 3.9 and 5.2 percent within the pre-school group.

Sea Bright is also the Monmouth County municipality with the smallest percentage of its population within the school age group; that is, five (5) through nineteen (19) years of age. The County average is 25.9 percent of the total population within the school age cohort; the adjoining municipalities range from 19.9 to 27.5 percent of the population in the school age group.

The percentage of Sea Bright’s population in the over-65 group (12.4 percent) is more in keeping with the County average and the adjacent municipalities; 11.8 percent of Monmouth County’s population falls into the senior citizens age group. Rumson, Highlands, and Monmouth Beach have 10.4, 12.4, and 12.0 percent of their population within the senior citizens designation.

Given the present population distribution of Sea Bright, and the unlikelihood of significant new construction contributing to additional population, the Borough’s population will become increasingly “top heavy”. That is, the overwhelming majority of the population will be in the “middle age” group between 45 and 65. The senior citizens group will continue to grow significantly.

**Table 3
Age Group Distribution, 1980**

| | Pre-School Under 5 | | School Age 5-19 | | Working Age 20-64 | | Sr. Citizens Over 65 | | <u>Total</u> |
|--------------------|-----------------------|----------|--------------------|----------|----------------------|----------|-------------------------|----------|--------------|
| | <u>No.</u> | <u>%</u> | <u>No.</u> | <u>%</u> | <u>No.</u> | <u>%</u> | <u>No.</u> | <u>%</u> | |
| Sea Bright | 49 | 2.7 | 253 | 14.0 | 1,285 | 70.9 | 225 | 12.4 | 1,812 |
| Monmouth Beach | 130 | 3.9 | 671 | 20.2 | 2,120 | 63.9 | 397 | 12.0 | 3,318 |
| Highlands | 271 | 5.2 | 1,033 | 19.9 | 3,242 | 62.5 | 641 | 12.4 | 5,187 |
| Rumson | 341 | 4.5 | 2,098 | 27.5 | 4,389 | 57.6 | 795 | 10.4 | 7,623 |
| MONMOUTH COUNTY | 31,423 | 6.2 | 129,114 | 25.7 | 283,100 | 56.3 | 59,536 | 11.8 | 503,173 |

Source: U.S. Census

3. Race

The 1980 Census data indicate that 96.3 percent of Sea Bright’s population is identified as white; 2.4 percent, black; 1.3 percent classified as other; and 0.8 percent of the population is of Spanish origin.

A greater percentage of Sea Bright’s population is in minority classifications than the adjacent municipalities. However, the County’s percentage of minority population is higher than that of Sea Bright.

**Table 4
Race**

| | White | | Black | | Other | | Spanish | |
|-----------------|------------|----------|------------|----------|------------|----------|------------|----------|
| | <u>No.</u> | <u>%</u> | <u>No.</u> | <u>%</u> | <u>No.</u> | <u>%</u> | <u>No.</u> | <u>%</u> |
| Sea Bright | 1,745 | 96.3 | 44 | 2.4 | 23 | 1.3 | 14 | .8 |
| Monmouth Beach | 3,275 | 98.7 | 17 | .5 | 26 | .8 | 28 | .8 |
| Highlands | 5,137 | 99.0 | 21 | .4 | 29 | .6 | 59 | 1.1 |
| Rumson | 7,514 | 98.6 | 32 | .4 | 77 | 1.0 | 86 | 1.1 |
| MONMOUTH COUNTY | 449,259 | 89.3 | 42,985 | 8.5 | 10,929 | 2.2 | 12,915 | 2.9 |

Source: U.S. Census

4. Income

In 1979, Sea Bright had a per capita income of \$11,840, a mean family income of \$27,081, and a mean household income of \$22,580. These income figures are about average for Monmouth County as a whole. These income figures are somewhat less than those of Monmouth Beach and Rumson, and higher than those of Highlands.

Between 1979 and 1983, Sea Bright's per capita income increased from \$11,840 to \$16,992. This represents a 43.5 percent change over that time period. During the same period, Monmouth County as a whole experienced a 40.37 percent increase in per capita income. Highlands' per capita income grew by 38.3 percent, Rumson by 46.5 percent, and Monmouth Beach by 50.29 percent.

**Table 5A
Per Capita, Family & Household Income, 1979**

| | <u>Per Capita</u> | <u>Median Family</u> | <u>Mean Family</u> | <u>Median Household</u> | <u>Mean Household</u> |
|-----------------|-------------------|----------------------|--------------------|-------------------------|-----------------------|
| Sea Bright | \$11,840 | \$22,772 | \$27,081 | \$18,179 | \$22,580 |
| Monmouth Beach | 13,471 | 27,962 | 33,909 | 26,059 | 33,053 |
| Highlands | 8,953 | 18,559 | 21,355 | 17,565 | 20,604 |
| Rumson | 15,424 | 36,170 | 53,621 | 32,430 | 47,800 |
| MONMOUTH COUNTY | 8,539 | 24,526 | 28,315 | 21,061 | 24,940 |

Source: Monmouth County Planning Board

Table 5B
Per Capita Income, 1979 and 1983

| | <u>1979</u> | <u>1983</u> | <u>Percent Change</u> |
|-----------------|-------------|-------------|-----------------------|
| Sea Bright | \$11,840 | \$16,992 | 43.51 |
| Monmouth Beach | 13,471 | 20,245 | 50.29 |
| Highlands | 8,953 | 12,382 | 38.30 |
| Rumson | 15,424 | 22,526 | 46.05 |
| MONMOUTH COUNTY | 8,539 | 11,986 | 40.37 |

Source: U.S. Census

5. Household Size

With an average of 1.92 persons per household, Sea Bright has the lowest average household size by far of any Monmouth County municipality. The average household size in Monmouth County is 2.9 persons. The adjoining municipalities vary between 2.34 and 3.05 persons per household. This may be partially explained by the high percentage of multi-family, rental housing.

Table 6
Household Characteristics, 1980

| | <u>Families</u> | <u>Households</u> | <u>Persons/Household</u> |
|-----------------|-----------------|-------------------|--------------------------|
| Sea Bright | 445 | 941 | 1.92 |
| Monmouth Beach | 914 | 1,336 | 2.47 |
| Highlands | 1,343 | 2,216 | 2.34 |
| Rumson | 2,084 | 2,502 | 3.05 |
| MONMOUTH COUNTY | 129,943 | 170,130 | 2.90 |

Source: U.S. Census

6. Employment Characteristics

The U.S. Census indicates that a total of 1,090 of Sea Bright's residents over 16 years of age are employed.

- a. Industrial Categories – The accompanying table identifies the number of percentage of the Sea Bright's workforce employed in each of the 15 different industrial categories.

Sea Bright's labor force is divided up into a large number of different categories. The single largest industry which employs Sea Bright's residents is retail trade, which accounts for 15.6 percent of the Borough's population. Other important industries include the manufacturing of durable goods, with 9.4 percent of the labor force; the finance, insurance and real estate industry with 8.9 percent of the labor force; and educational services which accounts for 7.9 percent of the total.

The industrial categories with the smallest number of employees include the agriculture, forestry, fisheries and mining category and the communication and other public utilities category. These two industries only account for 1.3 and 2.3 percent of the labor force, respectively.

Table 7
Employed Persons 16 and Over by Industry

| | <u>Number</u> | <u>Percent</u> |
|--|---------------|----------------|
| Agriculture, forestry, fisheries, mining | 14 | 1.3 |
| Construction | 58 | 5.3 |
| Manufacturing | | |
| Non-durable goods | 81 | 7.4 |
| Durable goods | 103 | 9.4 |
| Transportation | 73 | 6.7 |
| Communication, other public utilities | 25 | 2.3 |
| Wholesale trade | 42 | 3.9 |
| Retail trade | 170 | 15.6 |
| Finance, insurance, real estate | 97 | 8.9 |
| Business and repair services | 55 | 5.0 |
| Personal, entertainment, and recreation services | 74 | 6.8 |
| Professional and related services | | |
| Health services | 85 | 7.8 |
| Educational services | 86 | 7.9 |
| Other services | 49 | 4.5 |
| Public Administration | <u>78</u> | <u>7.2</u> |
| TOTAL | 1,090 | |

Source: U.S. Census

- b. Commuting Pattern – Of the 960 total workers for which commuting data were collected, only 85 persons, or 8.8 percent of the total, worked within the Borough. The overwhelming majority of the Sea Bright’s workers commute at least 15 minutes to their work place. The mean travel time to work is 33.9 minutes; 22.7 percent of the respondents indicated that the daily journey to work took in excess of 60 minutes.

These data indicate that Sea Bright is a “bedroom community”, with the majority of its labor force traveling fairly long distances to the work place.

Table 8
Travel Time to Work

| | <u>No. of Workers</u> |
|--|-----------------------|
| Less than 5 minutes | 24 |
| 5-9 Minutes | 98 |
| 10-14 Minutes | 121 |
| 15-19 Minutes | 149 |
| 20-29 Minutes | 192 |
| 30-44 Minutes | 138 |
| 45-59 Minutes | 57 |
| 60 or more minutes | 229 |
| Mean travel time to work: 33.9 Minutes | |

Source: U.S. Census

- c. Employment Trends – The number of covered jobs as defined by the New Jersey Department of Labor & Industry within Sea Bright Borough has remained fairly stable for the past two years, varying between 568 jobs in 1976 to 660 jobs in 1984.

The number of reporting units (that is, employers) has remained steady between 1981 and 1984, varying between 60 and 66 reporting units.

Most of the Borough’s employment is related to the local service and retail trades as well as the recreational industries such as marinas, boat yards, and beach clubs within the Borough.

In the future, it is likely that the Borough’s employment will remain stable. The local employment may decline if, however, some of the marinas are converted to residential development.

Table 9
Covered Employment Trends

| <u>Year</u> | <u>Units</u> | <u>Jobs</u> |
|-------------|--------------|-------------|
| 1973 | NA | 424 |
| 1974 | NA | 413 |
| 1975 | NA | 461 |
| 1976 | NA | 568 |
| 1977 | NA | 636 |
| 1978 | NA | 570 |
| 1979 | NA | 534 |
| 1980 | NA | 566 |
| 1981 | 66 | 742 |
| 1982 | 62 | 764 |
| 1983 | 60 | 640 |
| 1984 | 62 | 660 |

Source: N.J. Department of Labor

7. Characteristics of Housing Units

The 1980 Census indicates that there are 1,136 dwelling units within Sea Bright Borough. This represents a density of 2.96 units per gross acre. The density of Monmouth Beach is slightly lower, with 2.29 units per acre. Highlands' density is 6.34 units per acre; Rumson has a density of 0.77 units per acre; and Monmouth County as a whole has a gross density of 0.62 dwelling units per acre.

The low County density is the result of very large tracts of undeveloped land in the western townships within the County.

Sea Bright's gross density is average for the developed coastal communities. The only communities with higher densities are those older coastal communities which have a good deal of high density housing. For example, Asbury Park has the highest housing density in the County with 8.51 units per acre. South Belmar has a housing density of 7.85 units per acre.

Table 10A
Density of Housing Units

| | <u>Total Units</u> | <u>Units Per Square Mile</u> | <u>Units Per Acre</u> |
|-----------------|--------------------|------------------------------|-----------------------|
| Sea Bright | 1,136 | 1893.33 | 2.96 |
| Monmouth Beach | 1,609 | 1462.73 | 2.29 |
| Highlands | 2,599 | 4060.94 | 6.34 |
| Rumson | 2,599 | 499.81 | .77 |
| MONMOUTH COUNTY | 185,770 | 393.94 | .62 |

Source: U.S. Census

Table 10B
Total Housing Type by Number of Units

| | <u>Number of Units</u> | <u>Percent of Total</u> |
|-----------------------|------------------------|-------------------------|
| One-family detached | 255 | 25.2 |
| One-family attached | 91 | 9.0 |
| Two family | 105 | 10.4 |
| Three and four family | 79 | 7.8 |
| Five and more family | 477 | 47.2 |
| Mobile home trailer | 3 | .3 |
| Total: | 1,010 | 99.9 |

Source: U.S. Census

- a. Housing Unit Types – The Monmouth County Planning Board’s estimates, which are based on the 1980 Census, show Sea Bright as having only 37.6 percent of its total dwelling units being categorized as single-family housing. Single-family dwellings are defined to include both single-family detached and single-family attached units. A total of 62.4 percent of the Borough’s housing is classified as multi-family, with two or more units in a structure.

It is significant to note that of Monmouth County’s communities, only Asbury Park and Shrewsbury Township contain higher percentages of multiple dwellings.

Table 11A
Single and Multi-Family Units, 1980

| | Single-Family | | Multi-Family | |
|-----------------|---------------|----------|--------------|----------|
| | <u>No.</u> | <u>%</u> | <u>No.</u> | <u>%</u> |
| Sea Bright | 427 | 37.6 | 709 | 62.4 |
| Monmouth Beach | 860 | 53.4 | 749 | 46.6 |
| Highlands | 1,401 | 53.9 | 1,198 | 46.1 |
| Rumson | 2,398 | 92.3 | 201 | 7.7 |
| MONMOUTH COUNTY | 133,099 | 71.6 | 52,671 | 28.4 |

Source: Monmouth County Planning Board

- b. Housing Units by Year Built – The Census data show that Sea Bright is a community consisting of housing which is either new or very old. Of the total 1,010 units, 355 units or 35.1 percent, were built in 1939 or earlier; 23.9 percent (241 units) were built during the period of 1970 to 1974. Approximately 10.8 percent of the housing stock was built between 1975 and 1980.

Table 12

| <u>Year Built</u> | <u>No. of Units</u> | <u>Percent of Total</u> |
|-------------------|---------------------|-------------------------|
| 1979-1980 | 19 | 1.9 |
| 1975-1978 | 90 | 8.9 |
| 1970-1974 | 241 | 23.9 |
| 1960-1969 | 163 | 16.1 |
| 1950-1959 | 89 | 8.8 |
| 1940-1949 | 53 | 5.2 |
| 1939 or Earlier | 355 | 35.1 |
| Total: | 1,010 | 99.9 |

Source: U.S. Census

- c. Housing Units by Year Householder Moves Into Unit – The 1980 Census data indicate that Sea Bright is a community in which housing units are frequently “turned over”. In 1980, 69.4 percent of all occupied units had move-in dates between 1975 and 1980. A full 36 percent of all the dwelling units were moved into between 1979 and 1980.

Only about 10 percent of all of the Borough's occupied dwelling units were moved into prior to 1959. As would be expected, the renter-occupied units experienced greater turnover rates than owner-occupied units.

Table 13
Occupied Housing Units by Tenure
By Year Householder Moved into Unit

| | <u>Total</u> | <u>%</u> | <u>Renter</u> | <u>Owner</u> |
|------------------|--------------|------------|---------------|--------------|
| 1979-1980 | 339 | 36.0 | 260 | 79 |
| 1975-1978 | 314 | 33.4 | 210 | 104 |
| 1970-1974 | 114 | 12.1 | 55 | 59 |
| 1960-1969 | 75 | 8.0 | 23 | 52 |
| 1950-1959 | 39 | 4.1 | 9 | 30 |
| 1949 and Earlier | <u>60</u> | <u>6.4</u> | 4 | 56 |
| Total: | 941 | 100.0 | | |

- d. Projections of Future Residential Construction – The Borough is nearly completely developed, and any additional construction is likely to take the form of in-fill development on small, scattered residential lots. Most of this housing will be single-family detached units.

The building permit data for the Borough indicates that development has taken the form of isolated medium scale projects with some in-fill development occurring on the remaining vacant parcels within the Borough.

The future construction of additional housing units will probably be confined to the addition of several units per year. There are no remaining developable tracts which could produce medium to large scale residential developments.

Table 14
Dwelling Units Authorized by Buildings Permits

| <u>Year</u> | <u>Total</u> | <u>Single-Family</u> | <u>2-4 Family</u> | <u>5+ Family</u> | <u>Demolitions</u> |
|-------------|--------------|----------------------|-------------------|------------------|--------------------|
| 1985 | 2 | 2 | 0 | 0 | 3 |
| 1984 | 32 | 32 | 0 | 0 | 10 |
| 1983 | 70 | 56 | 0 | 14 | 17 |
| 1982 | 0 | 0 | 0 | 0 | 1 |
| 1981 | 12 | 12 | 0 | 0 | 2 |
| 1980 | 5 | 5 | 0 | 0 | 8 |

| <u>Year</u> | <u>Total</u> | <u>Single-Family</u> | <u>2-4 Family</u> | <u>5+ Family</u> | <u>Demolitions</u> |
|-------------|--------------|----------------------|-------------------|------------------|--------------------|
| 1979 | 1 | 1 | 0 | 0 | 1 |
| 1978 | 14 | 0 | 0 | 14 | 2 |
| 1977 | 20 | 20 | 0 | 0 | NA |
| 1976 | 25 | 1 | 0 | 24 | NA |
| 1975 | 0 | 0 | 0 | 0 | NA |
| 1974 | 1 | 1 | 0 | 0 | NA |
| 1973 | 256 | 0 | 0 | 256 | NA |
| 1972 | 69 | 1 | 0 | 68 | NA |
| 1971 | 116 | 2 | 0 | 114 | NA |
| 1970 | 25 | 2 | 0 | 23 | NA |

Source: State of N.J. Residential Construction Permits Authorized by Building Permits,
N.J. Department of Labor & Industry, 1970-1985

e. Housing Value and Contract Rent

(1) Housing Value – In 1970, the median value of an owner-occupied housing unit was \$14,302. In 1980, owner-occupied housing in Sea Bright had a median value of \$58,600. The change represents an increase of 309.7 percent in value over the ten year time period.

The increase in value experienced by Sea Bright is one of the highest percentage increases for the County. However, in absolute terms the median 1980 value of a housing unit for Sea Bright was less than the median value of \$65,500 for the County as a whole.

The median 1980 value of owner-occupied housing in Sea Bright was less than that of Rumson (\$99,900) and Monmouth Beach (\$74,100) but higher than that of Highlands which has a median value of \$38,000.

Table 15
Median Value of Owner Occupied Housing Units
1970 and 1980

| | <u>1970</u> | <u>1980</u> | <u>Percent Change</u> <u>in Value</u> |
|-----------------|-------------|-------------|--|
| Sea Bright | \$14,302 | \$58,600 | 309.7 |
| Monmouth Beach | 23,986 | 74,100 | 208.9 |
| Highlands | 14,015 | 38,000 | 171.1 |
| Rumson | 42,234 | 99,900 | 136.5 |
| MONMOUTH COUNTY | 23,148 | 65,500 | 183.0 |

- (2) Contract Rent – In 1970, the median contract rent for a renter-occupied unit in Sea Bright Borough was \$128. In 1980, this rose to \$282. This represents an increase of 120.7 percent over the ten year time period.

The Borough's median contract rent and its increase closely pattern those of Monmouth County. In 1970, Monmouth County has a median contract rent of \$122; in 1980, the median contract rent was \$244. The increase over the ten year time span was 100.2 percent.

Sea Bright's 1980 median contract rent was higher than that of Highlands and Rumson at \$250 and \$279, respectively, and lower than that of Monmouth Beach with a median contract rent of \$339.

Table 16
Median Contract Rent or Renter Occupied Units
1970 and 1980

| | 1970 | 1980 | Percent Change |
|-----------------|-------------|-------------|-----------------------|
| Sea Bright | 128 | 282 | 120.7 |
| Monmouth Beach | 158 | 339 | 114.9 |
| Highlands | 91 | 250 | 175.6 |
| Rumson | 120 | 279 | 131.8 |
| MONMOUTH COUNTY | 122 | 244 | 100.2 |

UTILITIES PLAN ELEMENT

1. Water Supply Facilities

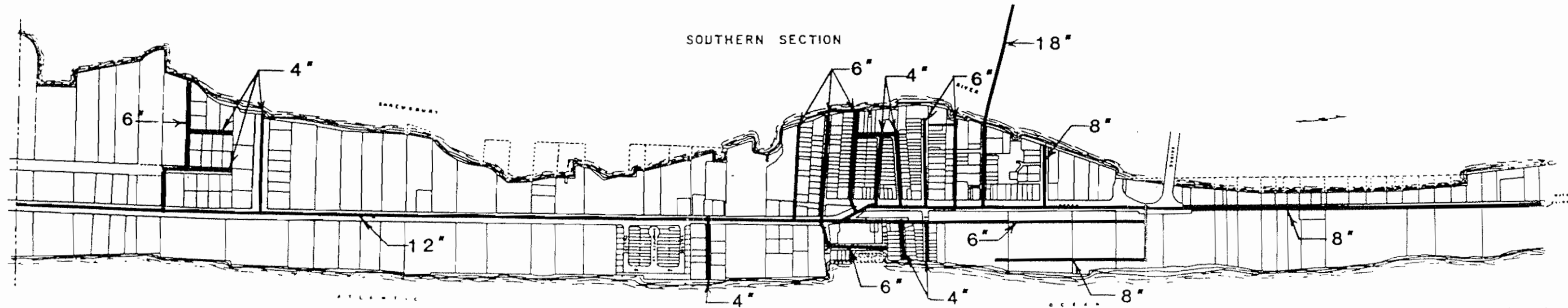
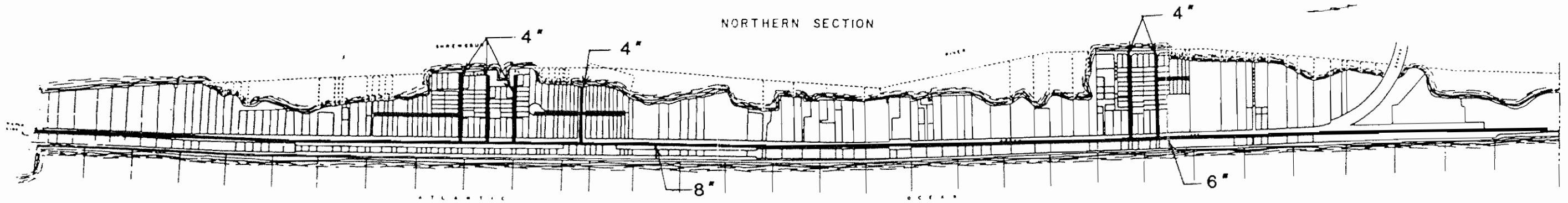
Sea Bright's potable water is supplied by Monmouth Consolidated Company. The Borough is serviced by an 18" pipeline which enters Sea Bright from Rumson in the vicinity of the Central Business District. A 12" water main extends in a southerly direction to Monmouth Beach, and an 8" pipe extends in a northerly direction. The remainder of the piping is 4" in diameter.

2. Sanitary Sewerage Facilities

Sea Bright is serviced by the Northeast Monmouth Regional Sewerage Authority. The sanitary sewerage collection system consists of three (3) pumping stations located in the northerly and central portions of the Borough. These pumping stations are connected via 6" and 8" force mains, as well as 12"-15" gravity pipes. In the southerly portion of the Borough, a 24" gravity line connects the Borough's system to a pump station located in Monmouth Beach. Most of the local collection system is of 8" diameter. The sewerage is then treated at the Northeast Monmouth Regional facility located in Monmouth Beach. The plant has a 10 million gallon per day (mgd) design capacity and provides secondary treatment. A 48" outfall line discharges the treated effluent into the Atlantic Ocean.

WATER SUPPLY MAP

BOROUGH OF SEA BRIGHT



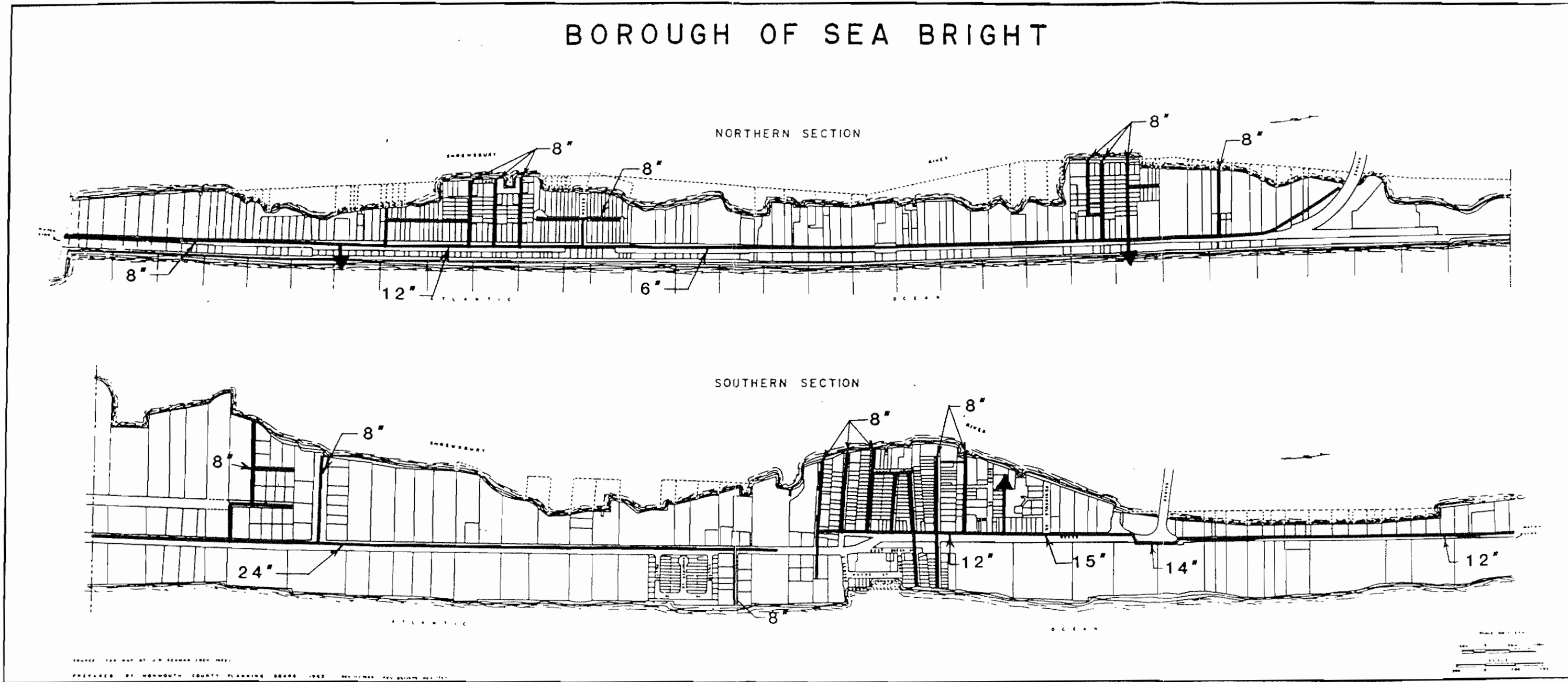
REVISED: THE MAP BY J.W. BEAVER (LATE 1971)
PREPARED BY: MONMOUTH COUNTY PLANNING BOARD, 1980



SOURCE: 1980 MONMOUTH COUNTY WATER SUPPLY MAP

SANITARY SEWERAGE FACILITIES

BOROUGH OF SEA BRIGHT



▲ - PUMP STATION

SOURCE: 1980 MONMOUTH COUNTY SEWERAGE FACILITIES MAP

CIRCULATION PLAN ELEMENT

1. Roads

Roadways are generally classified in terms of their function and volume of traffic which they carry. The most highly trafficked routes are considered arterials, followed by primary collectors, secondary collectors, and local streets. Arterial roadways are routes which handle large traffic volumes and are of regional significance. Local streets serve only the properties immediately adjacent to them.

Because of the very linear nature of the Borough, Sea Bright does not have a "hierarchy of roadways". The only arterial road in the community is Ocean Avenue, which is N.J. State Highway No. 36. The right-of-width varies from approximately 60 feet in the southern portion of the town, to 40 feet in the northern portion of the community. Route 36 acts as the central spine of the community and carries a significant volume of traffic. In 1983 (the most current estimate) the average daily traffic volume was 10,300 vehicles. Traffic volumes are highly variable depending upon the season. Summer traffic can greatly exceed the average levels of volume.

All of Sea Bright remaining roadways function essentially as local streets. Most of these roads are narrow deadends without turnarounds. These streets are generally perpendicular to Route 36.

From a regional perspective, the Garden State Parkway can be accessed via Route 36 for traffic bound for northern New Jersey and New York. Route 36 intersects with the parkway at Exit 117 in Hazlet Township.

The parkway can also be accessed via Rumson Road (Monmouth County Route 520) by traveling westerly to the Garden State Parkway Interchange No. 109.

- ### 2. Rail Service -Passenger rail service is available via the New Jersey Coast Line. Two stations are within easy commuting distance for Sea Bright; the Red Bank station and the Little Silver station. All of New Jersey Transit's rail stations have Park 'n' Ride facilities.

CENTRAL BUSINESS DISTRICT (CBD) PLAN

1. Design Assessment

In order to formulate a comprehensive plan for Sea Bright's Business District, the existing physical characteristics of the CBD were first assessed. For the purposes of this plan, the CBD has been defined as the central portion of the Borough on either side of Ocean Avenue (Route 36) between Osborne Street and the Shrewsbury Bridge.

The Borough's business district currently suffers from a number of design problems. These include inadequate and inefficient parking facilities design, no unifying architectural theme, and the lack of street trees and "green areas".

The area includes those properties within the B-1 central business zone, as well as the municipally owned properties east of Ocean Avenue and the R-2 residential properties adjacent to the Shrewsbury River.

For the purposes of this analysis, the CBD was broken down into the various design elements, characteristics of all CBD's.

- a. Paths - Paths are channels along which an observer moves. These are traditionally streets, walkways, transit lines, canals and railroads. For many people, these are the predominant elements of a community. The town is observed while people are moving through it and the other environmental elements are arranged along the paths.
- b. Edges - Edges are linear elements which are not used or considered paths by an observer. These are boundaries between areas, were linear breaks in the continuity. A feature such as shores, railroad cuts and edges of development are considered "edges". Edges will occasionally close off one area from another. Edges are not as dominant as paths for organizing space.
- c. Districts -Districts are sections of a community visualized as having a two-dimensional extent in which the observer has a sense of being "inside of" a place.
- d. Nodes -Nodes are points, strategic spots within a community; they are intensive foci. They may be junctions, places of a break in transportation, crossing or convergence of paths, or simply concentrations of some activity; i.e., a busy street corner.
- e. Landmarks - Landmarks are another type of point reference, but the observer does not enter within them. They are external. They are usually items such as buildings, signs, stores or distant mountains.

The boundaries of the CBD have been defined based upon the concentration of commercial activity within this area. There is a sense of entering and leaving the CBD.

The principal "path" in the CBD is Ocean Avenue (Route 36). This is a very heavily trafficked arterial street. The offset "jog" to the west in the vicinity of the southern terminus of the East Ocean Avenue creates a focus where Ocean Avenue meets East Ocean Avenue. This area functions as a "landmark" and presently includes an identifying sign on a planter. All of the other streets function as minor paths, the sidewalk system serves as the pedestrian path network.

There are numerous edges in the CED. For people in vehicles, the principal visible edge is the wall created by the minimal setbacks of the existing structures on the west side of Ocean Avenue. Similar edges are encountered along the side streets between Center Street and Peninsula Avenue. The Shrewsbury River and the Atlantic Ocean provide edges for the district as a whole.

The bus stop on Ocean Avenue functions as a node. It is an area where people congregate.

The Borough has excellent distant vistas both along the River and Ocean front. The Twin Lights historic site atop the Atlantic Highlands serves as a distant landmark along the northern riverfront. The enjoyment of these vistas are severely restricted by numerous edges. One is simply not aware of the river and ocean while traveling along Ocean Ave.

2. Sketch Design Plan for the CBD - In an effort to improve the visual quality of the CBD and capitalize upon its natural attributes, a number of recommendations have been made.
 - a. Streetscape - The use of container plantings should be encouraged.
 - b. Sidewalk Paving - A uniform paving material, such as concrete, should be used throughout the CBD. At the present time, a number of property owners have replaced the sidewalks in front of their establishments with varying materials. The sidewalks should also include the required handicap drop curbs at all intersections.
 - c. Parking Improvements -The large municipal parking lot adjacent to the bathing beach can benefit from a downsizing of parking stalls. Most of the right angle spaces are 10 feet wide by 20 feet long. If reduced to 9 feet by 18 feet, an increase of approximately 10 percent in the number of parking stalls can be anticipated.

The parking area in front of the Foodtown market, between center Street and Beach Street (Block 8), should be redesigned. That portion of Ocean Avenue, between Block 8 and the Foodtown, can be vacated and a safer and more efficient parking lot can be created. This plan would prevent cars from exiting directly onto Ocean Avenue and would include an entrance and exit only onto Center and Beach Streets.

Another area where parking can be significantly improved is the municipally owned lot between Ocean Avenue and East Ocean Avenue. At the present time, the parking is on a rather awkward and informal right angle basis. A better circulation plan and greater number of parking stalls can be realized through the creation of 2 bays of angled parking with a central aisle. Vehicles could enter the lot in the vicinity of East Church Street and exit near East Surf Street.

- d. River Oriented Redevelopment - The riverfront properties in Block 13 have great potential for reuse with a waterfront recreation related use. This area is used as a storage yard for a construction use and for a marine tender service. The sketch plan includes a conceptual design for a marina and restaurant with accessory parking. The site can take advantage of the distant vistas along the Shrewsbury River. An alternative redevelopment scenario might substitute a motel/restaurant for the marina.

A second possible waterfront redevelopment site is in the area of Rumson Road. The property is currently known as Lot parcel with a water-related use would be highly desirable. The property is highly visible from Ocean Avenue and is readily accessible. A water-related use would serve to complement the State's Beach Access Plan which includes parking for 10 vehicles and passive recreation and fishing along the Old Rumson Road right-of-way at the former bridge terminus.

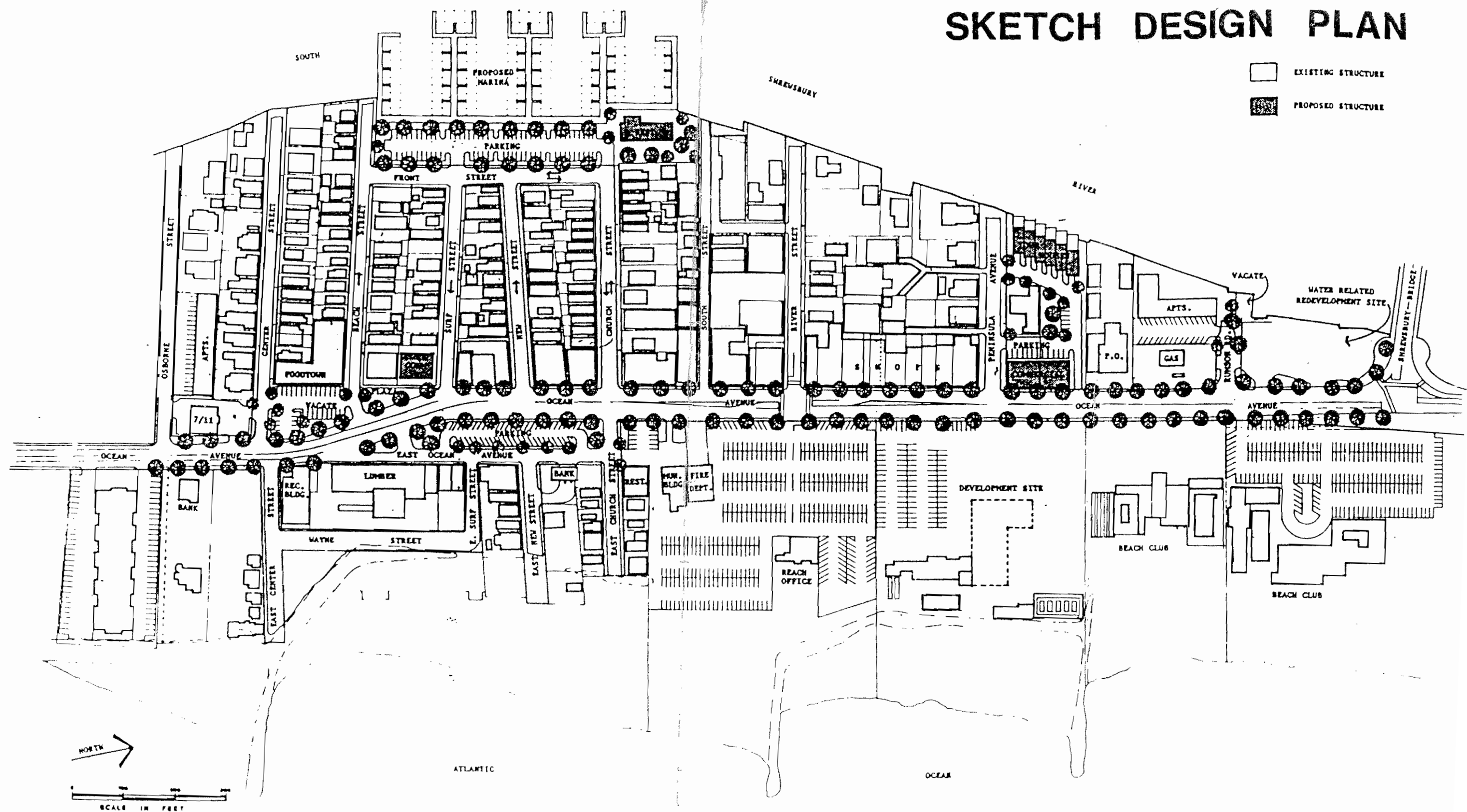
- e. Infill Development of Vacant Parcels - There are several vacant parcels located within the CBD. These include two parcels on the west side of Ocean Avenue. One parcel is located at the intersection of Ocean Avenue and Surf Street, and the second is at the intersection of Peninsula Avenue and Ocean Avenue. The frontages of these properties should be developed with commercial uses with buildings of similar mass and style to the adjacent buildings. The rear portion of the lot adjacent to the Shrewsbury River at the end of Peninsula Avenue might be appropriately used for townhouses or condominiums.
- f. Oceanfront Redevelopment -The single largest tract suitable for redevelopment in the CBD is the site of the former Peninsula House. The property is a 5-acre parcel, also known as Lot 2 in Block 23. This site is a prime candidate for redevelopment with a water-related use such as a large-scale restaurant and entertainment facility.
- g. Unifying Architectural Theme -Much of Sea Bright's early development took place during the Victorian era near the turn of the century. A Victorian theme would be an appropriate one for streetscapes and facade improvements within the Borough. Some of the design considerations which should be taken into account in reviewing applications for development includes the following:

(1) Infill buildings should be balanced in both scale and design with adjoining buildings.

- (2) Buildings with multiple tenants should receive a uniform treatment. For example, signs should be located in the lintel area¹⁴ of buildings to provide a uniform signable area.
- (3) The use of awnings should be encouraged as design elements. They serve as both decorative and functional components of the Downtown design.
- (4) Sign and facade colors. Use of harsh colors should generally be avoided. Fluorescent hues, bright red, yellow, and pure white should not be used on signs and facades.
- (5) Fenestration. Window openings should be preserved in their original form where possible. For example, arched openings should not be “boxed in”.
- (6) Model buildings – Sea Bright has several fine examples of façade and sign detailing. These include the Criterion Candy building and “Garfield’s” restaurant. These structures can be used as “reference models” for remodeling of other buildings and for new construction.

¹⁴ Lintel area – A band located above the first floor store windows and below the second story residential fenestration.

SKETCH DESIGN PLAN



HARVEY S. MOSKOWITZ, PP, PA

FEBRUARY, 1947

CENTRAL BUSINESS DISTRICT STUDY BOROUGH OF SEA BRIGHT, NEW JERSEY

Original Photographs Omitted.

RELATION TO OTHER PLANS

1. The New Jersey State Development Guide Plan

The New Jersey Department of Community Affairs has prepared a State Development Guide Plan which adopted in May of 1980. This plan is intended to be a general guide for development within the State. Sea Bright is located within a “high growth” region. The general policy adopted is to promote growth through infill and some extension.

2. The Monmouth County Growth Management Guide

In October of 1982, the Monmouth County Planning Board adopted a Growth Management Guide. The Growth Management Guide is a generalized policy-oriented document for the development of Monmouth County. This plan identifies the areas in Sea Bright east of Ocean Avenue as being within an “existing protection area”. Those properties west of Ocean Avenue are identified as environmentally sensitive areas.

The Monmouth County Plan includes the following land use policies which are applicable to Sea Bright.

- a. Restrict non-water-related development in coastal flooding and high risk erosion areas.
- b. Support non-structural maintenance of ocean beaches by means of a program of annual nourishment in conjunction with appropriate land use controls.
- c. Encourage State and Federal governments to develop a coordinated, comprehensive coastal management program.
- d. Establish a coastal development district to set density, location and use standards for areas adjacent to the Atlantic Ocean and to Sandy Hook and Raritan bays.
- e. Prohibit high rise structures from all areas of the first public roadway from the bay and ocean shorelines and discourage high rise structures within 1,000 feet of the bay and ocean shorelines.
- f. Allow ocean front development of beach-related commercial and recreational activities where such uses have been traditionally located.
- g. Encourage new coastal development compatible with the surrounding environment.
- h. Continue to protect tidal wetlands through State and Federal wetlands management program.

With regard to economic base, the plan includes the following relevant policy recommendations:

- a. Promote the accessibility of the resort business.
- b. Protect established commercial fishing activities from encroachment by residential development.

3. The Coastal Area Facilities Review Act (CAFRA)

Since the Borough of Sea Bright is located entirely within the coastal zone boundaries, any regulated development will require a CAFRA permit.

In general, a CAFRA permit is required for any project which involves one of the following.

- a. Construction project of 25 or more dwelling units (including cabana units).
- b. The construction of 1200 or more linear feet of roadway, or pipeline designed for the transport of petroleum, natural gas or sewer in single municipality during one year.
- c. The construction of 300 or more parking spaces for motor vehicles.
- d. Projects involving one of the following activities:
 - (1) Marine terminal and cargo handling;
 - (2) Sanitary land filling;
 - (3) Sewerage treatment;
 - (4) Inorganic acids and salts manufacture;
 - (5) Both storage of petroleum and other gases;
 - (6) Electric power generation;
 - (7) Metallurgical construction;
 - (8) Food or food by-product manufacture;
 - (9) Paper production;
 - (10) Agri/chemical production;
 - (11) Mineral product mining of processing;
 - (12) Chemical or petroleum processing or manufacture;
 - (13) Airport construction.

Issuance of CAFRA permit is based upon consistency with established coastal resource and development policies. The policies include the following:

- a. To protect and enhance the coastal ecosystem.

- b. Concentrate rather than disperse the pattern of coastal residential, commercial, industrial and resort development and encourage the preservation of open space.
- c. Employ methods of decision making which allows each coastal location to be evaluated in terms of both the advantages and disadvantages offered for development.
- d. Protect the health, safety and welfare of the people who reside, work and visit the coastal zone.
- e. Promote public access to the waterfront via linear walkway and at least one waterfront park in each waterfront municipality.
- f. Maintain active port and industrial facilities and provide for the necessary expansion in adjacent sites.
- g. Maintain and upgrade existing energy facilities and cite additional energy determined to be needed by the leaders in the Department of Energy in a manner consistent with policies of this coastal management program.
- h. Encourage residential, commercial, and recreational mixtures redevelopment of developed waterfront.

In general, projects which are not water-related or water dependent will be reviewed in an unfavorable light if they are to occupy prime waterfront sites. Sea Bright's land use policies should be coordinated with those of the Division of Coastal Resources (DCR) in order to coordinate the development of DCR regulated activities.

4. Federal Emergency Management Agency (FEMA)

In an effort to address the increasing demands for shore protection and storm recovery funding, the Federal Emergency Management Agency contracted with the New Jersey State Police and NJDEP in 1983 to evaluate storm hazard mitigation strategies.

The focus of the report was to assess existing and potential problems and provide an approach which would minimize the potential loss of life and property from coastal storms.

A report has been prepared entitled "The Interagency Hazard Mitigation Report (FEMA-701-DR-NJ)." This report includes specific recommendations for the Sea Bright and Monmouth Beach Area. These recommendations are as follows:

Sea Bright and Monmouth Beach are located in Reach 2 along the northern barrier split of the state; this area is extensively fortified with shoreline structures and experiencing critical to significant beach erosion. Storm damage estimates made prior to April 11 by the DEP totaled over \$1 million for the repair and replacement of seawalls and bulkheads.

A critical component to the safety and protection of the shore protection structures is beach sand and therefore beach nourishment program must be implemented in the future. These shoreline protection structures front Ocean Ave. (Rt. 36). The road becomes vulnerable to damage and when repair evacuation efforts. Assuming that most of the financial and technical support will be provided by the state and federal government, there are specific mitigation measures that communities should adopt prior to any beach nourishment plan. These should include the following:

1. No development seaward of Ocean Ave shall be permitted except that related to passive recreation facilities; and
2. A building moratorium shall be enacted to limit growth and ease evacuation problems, and shall be lifted only when adequate protection of the wall and road is restored.

RECYCLING PLAN ELEMENT (REVISED)

BOROUGH OF SEA BRIGHT

Monmouth County, New Jersey

ADOPTED: October 22, 1996

Prepared By:



THOMAS A. THOMAS, P.P. A.I.C.P



ASSOCIATES

Eleven Tindall Road

Middletown, New Jersey 07748

October 2, 1996

RECYCLING PLAN ELEMENT

The New Jersey Statewide Mandatory Source Separation and Recycling Act, adopted in 1987, requires that municipal master plans include a recycling element which incorporates State recycling goals for solid waste. Moreover, it requires that municipal development regulations controlling site plan and subdivision approval include provisions which will ensure conformity with a municipal recycling Ordinance.

The Sea Bright Borough recycling program predates the Recycling Act of 1987. Prior to adoption of the Act, the Borough promoted a voluntary program similar to that established through the Tri-Boro Recycling Program with Rumson, Fair Haven and Little Silver. In compliance with State law, the Borough has conducted an ongoing mandatory recycling plan since October, 1987. This element of the Master Plan describes the existing and proposed recycling plan activities of the Borough and recommends the adoption of subdivision and site plan regulation amendments to assure that future development is designed to accommodate the recycling of solid waste.

1. Borough Recycling Program

Sea Bright Borough initiated a recycling program in 1979 with recycling of newspapers. Initially, volunteer pick-up was utilized but later a regular pick-up program by the Department of Public Works was initiated.

On March 16, 1987, the Borough adopted a Recycling Ordinance which created a position of Resource Recovery Coordinator.

Effective April 1, 1987, the Borough required that all occupants of residential properties separate glass bottle and jars, aluminum cans and newspapers for recycling. Newspapers are collected once a week as are glass and aluminum. Glass jars used for disposal of fats or newspapers used for wrapping food wastes may be disposed of in the regular trash.

Since April 1, 1988, all occupants of non residential properties have been required to separate glass by color, aluminum and bi-metal cans, corrugated cardboard and white high-grade paper, for recycling. Construction, demolition and land clearing debris were added to the list of items to be recycled from both residential and business properties as of October 1, 1988.

The Borough vendors collect residential garbage, refuse and recyclable materials. It also maintains a drop-off center for recycled materials at the Borough of Sea Bright Bathing Pavilion located at 1085 Ocean Avenue. This drop-off center includes bins for plastic, glass storage, containers for aluminum and bi-metal cans and newspapers. The Borough provides collection of recyclable materials for commercial properties if they comply with collection dates and other requirements.

The Borough has designated a Recycling Coordinator with the authority to promulgate rules and regulations for the separation, sorting, transportation and marketing of recyclable materials. Such rules and regulations are subject to the approval of the Borough Council.

The Borough vendor assumes ownership of recyclable materials once picked up or dropped off at the Borough storage facility. Prior to Borough acceptance or collection of materials, residents or businesses may arrange for alternative handling methods (contribution to authorized volunteer groups or private recyclers). Some condominium complexes within the Borough have individual household pick-up by private collectors.

2. Material Preparation

The Borough collects newspapers, plastic and glass bottles and jars, aluminum and bi-metal cans (rinsed) at curbside. The recyclables must be placed in sturdy containers and cannot weigh over 25 pounds each. Newspapers should not be put out if it rains. Newspapers must be tied and bundled separately in bundles not exceeding 50 pounds and shall not be contained in plastic bags. Leaves must be disposed of by the property owner and will not be collected by the Borough of Sea Bright and not included in regular garbage collections.

3. Material Collection

The Borough vendor collects recyclable materials placed at curbside from single-family homes and central collection sites from multi-family complexes. In addition, residents are urged to bring their newspapers, bottles, plastic and glass jars and aluminum and bi-metal cans to the Borough drop-off center which is open daily. The drop-off center is located at the Sea Bright Bathing Pavilion at 1085 Ocean Avenue.

Local service stations will accept waste oil from residents up to 5 gallons at a time and these establishments are to post a sign informing the public that they are a “fused oil collection site”. Residents must seek such a site for disposal of all used motor oil and like substances.

4. Markets for Materials

The vendor markets all collected recyclables.

5. Labor and Equipment Enforcement

The Borough enforces its recycling program through the joint efforts of the Recycling Coordinator, the Borough Police Department and the Public Works Department. Violators are subject to warnings, fines and Court action. Residents are encouraged to report dumping and other violations.

6. Recommendations for Recycling Provision Within Subdivisions and Site Plan Regulations.

In order to assure that future development is designed to accommodate the recycling of solid waste, the site plan and subdivision regulations of the Borough should be amended to require the following:

- a. Each application for residential development of 20 or more units of single-family housing or 10 or more units of two-family or multi-family housing must include provisions for the collection and a proper area for storage of co-mingled recyclables which is easily accessible to the vendor for pick-up by a truck. Such an area should be suitably screened from view. A single-family unit or unit within a two-family dwelling should provide at least 12 square feet of floor area conveniently arranged and located as a holding area for a two-week accumulation of materials. Such an area may be within a laundry room, basement or garage.
- b. Each application for nonresidential use which utilizes 1,000 square feet or more of land must include provisions for the collection, disposition and recycling of recyclable materials. Each application shall quantify the amount of recyclable materials it will generate as part of its weekly generation including newspapers, white high grade paper, glass, aluminum, cardboard, plastic, tin and bi-metal cans. The application shall provide a storage area sized to contain one week of recyclable materials. The storage area shall be designed for truck access for pick-up of materials and be suitably screened from view if located outside of buildings.

PLANNING/ZONING BOARD

BOROUGH OF SEA BRIGHT, NEW JERSEY

RESOLUTION ADOPTING REVISED STORMWATER MANAGEMENT PLAN

WHEREAS, N.J.S.A. 40:55D-93 and 40:55D-94 require every Municipality in the State of New Jersey to prepare a storm water management plan and that the storm water management plan be an integral part of the Master Plan; and

WHEREAS, a storm water management plan as a proposed amendment to the Master Plan was prepared by Maser Consulting, P.A. to address storm water management in the Borough as described in the Amendment and adopted as an amendment to the Master Plan by the Planning Board on April 12, 2005; and

WHEREAS, certain revisions to the Plan have been prepared and recommended by Maser Consulting, P.A., to address certain issues; and

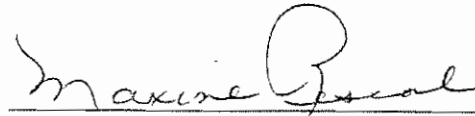
WHEREAS, The Planning Board has reviewed the revisions for adoption as part of the Utility Service Plan Elements of the Master Plan; and

WHEREAS, the Board held a public hearing on May 22, 2007, having filed proper proof of publication in compliance with statutory and ordinance requirements and adopted a resolution adopting the revision to the Storm Water Management Plan as part of the Master Plan; and

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Sea Bright, County of Monmouth and State of New Jersey, that the revised storm

water management plan, as an Amendment to the Master Plan, be and is hereby adopted and incorporated as part of the Utility Service Plan Elements of the Master Plan.

I hereby certify that the foregoing is a true copy of a Resolution prepared to reflect the action taken by the Planning Board of the Borough of Sea Bright, on May 22, 2007



Maxine Rescorl, Secretary

Memorialized 6/26/07

STORMWATER MANAGEMENT PLAN

Introduction

This Municipal Stormwater Management Plan (MSWMP) documents the strategy for the Borough of Sea Bright ("the Borough") to address stormwater related impacts. The creation of this plan is required by N.J.A.C. 7: 14A-25 Municipal Stormwater Regulations. This plan contains all of the required elements described in N.J.A.C. 7:8 Stormwater Management Rules. The plan addresses groundwater recharge, storm water quantity, and storm water quality impacts by incorporating storm water design and performance standards for new major development, defined as projects that disturb one or more acre of land. It should be noted that there are very few properties within the Borough that have over one acre of developable land. These standards are intended to minimize the adverse impact of stormwater runoff on water quality and water quantity and the loss of groundwater recharge that provides base flow in receiving water bodies. The plan describes long-term operation and maintenance measures for existing and future stormwater facilities.

This plan also addresses the review and update of existing ordinances, the Borough Master Plan, and other planning documents to allow for project designs that include low impact development techniques. In addition, the plan includes a mitigation strategy for when a variance or exemption of the design and performance standards is sought. As part of the mitigation section of the stormwater plan, specific stormwater management measures are identified to lessen the impact of existing development.

MSWMP Goals

The goals of this MSWMP are to:

- Reduce flood damage, including damage to life and property;
- Minimize, to the extent practical, any increase in stormwater runoff from any new development;
- Reduce soil erosion from any development or construction project;
- Assure the adequacy of existing and proposed culverts and bridges, and other in-stream structures;
- Maintain groundwater recharge;
- Prevent, to the greatest extent feasible, an increase in nonpoint pollution;
- Maintain the integrity of stream channels for their biological functions, as well as for drainage;
- Minimize pollutants in stormwater from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters of the state, to protect public health, to safeguard fish and aquatic life and scenic and ecological values and to enhance the domestic, municipal, recreational, industrial, and other uses of water; and

- Protect public safety through the proper design and operation of stormwater basins.

To achieve these goals, this plan outlines specific stormwater design and performance standards for new development. Additionally, the plan proposes stormwater management controls to address impacts from existing development. Preventive and corrective maintenance strategies are included in the plan to ensure long-term effectiveness of stormwater management facilities. The plan also outlines safety standards for stormwater infrastructure to be implemented to protect public safety.

The Mayor and Borough Council have ensured that the long term goals of this plan will be continued in that the appropriate ordinances have been put in place and that certain offices and not just individuals have been assigned certain permanent tasks. These offices include the Borough Public Works Director, the Borough Clerk and the Borough Engineer.

The goals of the Stormwater Management Plan which are included above can be adequately addressed with the implementation of Stormwater Management Ordinances previously approved at the Council level as well as public education to allow the citizens of Sea Bright a greater participation in this effort. The stormwater management regulations which are now part of the Borough's Ordinance, under the Land Use Section, helps minimize runoff, reduce soil erosion and groundwater recharge as well as maximize water quality to the adjacent Atlantic Ocean and the Shrewsbury River. The Borough of Sea Bright is a willing partner in this effort in that mitigation of flooding as well as the maximum water quality will keep Sea Bright dry and provide the seashore draw the town has enjoyed as a tourist destination.

Stormwater Discussion

Land development can dramatically alter the hydrologic cycle (see Figure 1) of a site and, ultimately, an entire watershed. Prior to development, native vegetation can either directly intercept precipitation or draw that portion that has infiltrated into the ground and return it to the atmosphere through evapotranspiration. Development can remove this beneficial vegetation and replace it with lawn or impervious cover, reducing the site's evapotranspiration and infiltration rates. Clearing and grading a site can remove depressions that store rainfall. Construction activities may also compact the soil and diminish its infiltration ability, resulting in increased volumes and rates of stormwater runoff from the site. Impervious areas that are connected to each other through gutters, channels, and storm sewers can transport runoff more quickly than natural areas. This shortening of the transport or travel time quickens the rainfall-runoff response of the drainage area, causing flow in downstream waterways to peak faster and higher than natural conditions. These increases can create new and aggravate existing downstream flooding and erosion problems and increase the quantity of sediment in the channel. Filtration of runoff and removal of pollutants by surface and channel vegetation is eliminated by storm sewers that discharge runoff directly into a stream. Increases in impervious area can also decrease opportunities for infiltration, which in turn, reduces stream base flow and groundwater recharge.

Reduced base flows and increased peak flows produce greater fluctuations between normal and storm flow rates, which can increase channel erosion. Reduced base flows can also negatively impact the hydrology of adjacent wetlands and the health of biological communities that depend on base flows. Finally, erosion and sedimentation can destroy habitat from which some species cannot recover.

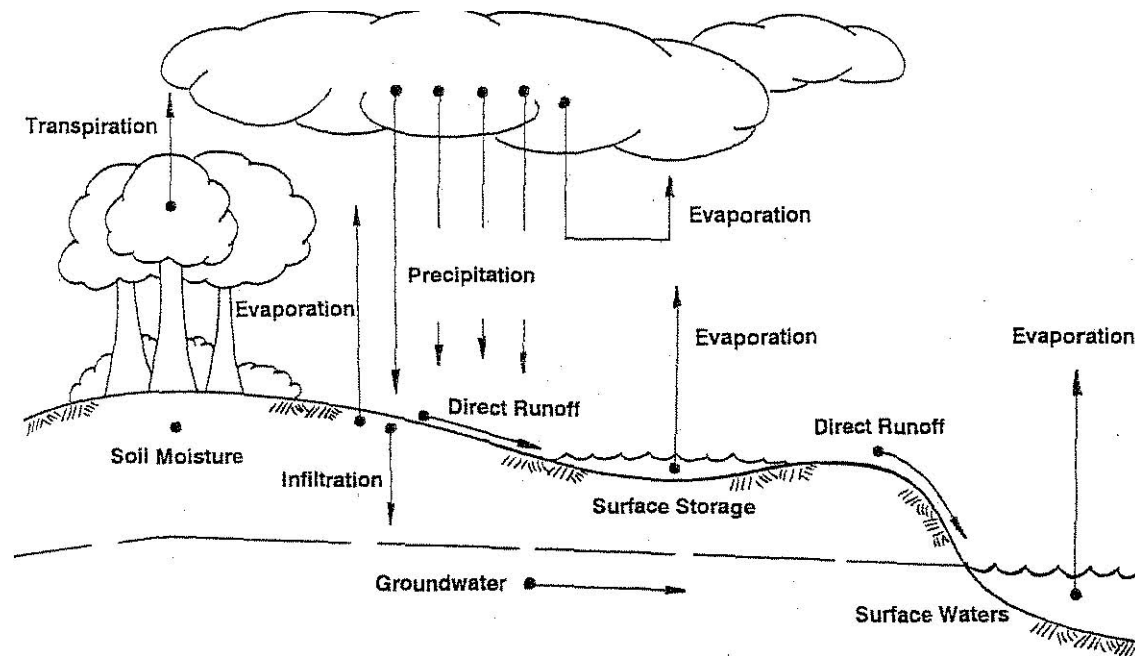


Figure 1 – Hydrologic Cycle

Source: NJDEP Stormwater Management Guide

In addition to increases in runoff peaks, volumes, and loss of groundwater recharge, land development often results in the accumulation of pollutants on the land surface that runoff can mobilize and transport to streams. New impervious surfaces and cleared areas created by development can accumulate a variety of pollutants from the atmosphere, fertilizers, animal wastes, and leakage and wear from vehicles. Pollutants can include metals, suspended solids, hydrocarbons, pathogens, and nutrients.

In addition to increased pollutant loading, land development can adversely affect water quality and stream biota in more subtle ways. For example, storm water falling on impervious surfaces or stored in detention or retention basins can become heated and raise the temperature of the downstream waterway, adversely affecting cold water fish species. Development can remove trees along banks that normally provide shading, stabilization, and leaf litter that becomes food for the aquatic community.

Sea Bright Borough contains about a dozen marinas or other entities such as condominium associations which have boat slips and act as marinas. All marinas have now been informed of the Clean Marina's regulations and as such can voluntarily become part of said program.

It is our understanding that shellfish are harvested from both the Shrewsbury and the Navesink Rivers. Any and all measures that both the Borough of Sea Bright and the other municipalities in the watershed conduct will have a direct positive and or negative effect on the health of the shellfish fisheries.

The Borough is entirely within the State Plan Designation PA5B Environmentally Sensitive Barrier Island Planning Area. The State Plan states that we are 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 utilities. Sea Bright cannot expand growth beyond its traditional borders and should not extend the local utilities beyond the contiguous barrier land spit that is the Sea Bright barrier island. The few river islands (which includes a treed area that may be a deciduous forest) that exist in the Shrewsbury River at the south end of town should be left protected as the last large contiguous areas of land as per the State Plan.

The Borough of Sea Bright falls in Watershed Management Area 12 which extends from Perth Amboy to Point Pleasant Beach. WMA 12 is comprised of an assemblage of coastal subwatersheds, all or a portion of which fall into 56 municipalities in the Raritan Bay and Atlantic Coastal drainage basins. Sea Bright is one of a number of coastal barrier island communities in this watershed and as such has a unique responsibility to provide leadership in water quality issues, Centers, and to revitalize cities and towns.

Background

The Borough encompasses 0.6 square miles in eastern portion of Monmouth County, New Jersey. The Borough is located between the Atlantic Ocean and the Shrewsbury River. The Borough is generally seashore residential community, but does have a mix of commercial and professional land uses. The municipality is a popular destination in the summer months due to the number of beaches and access to a variety of water related activities. The Borough has only one large parcel of partially developable land remaining that is presently vacant. There is also the possibility of either adaptive reuse or redevelopment of other large tracts such as the beach club's marinas or the older commercial buildings. The new water quality standards in Sea Bright adopted in the Stormwater management ordinances will play a major role in any of these developments if they occur.

The water bodies within and around the Borough are shown in Figure 2 and the topography of the Borough is shown in Figure 3. The two water bodies are the Shrewsbury River and the Atlantic

Ocean. There are no pipe discharges to the Atlantic Ocean and about 65 outfalls to the Shrewsbury River. Any contribution to the Atlantic Ocean would be non point source pollution while any pollution contribution to the Shrewsbury River would be from both point and non point sources. In general the chemical, biological and physical health of both the Atlantic Ocean and the Shrewsbury River is good except that the Shrewsbury River is influenced by both upstream point and non point discharges while the Atlantic Ocean is generally influenced by non point pollution sources.

According to the 2000 census, the Borough has 1,818 residents. The population rose approximately 7.4 percent since the 1990 census. This population increase is on par with the overall state and county increases of approximately 9 percent respectively over the same period. In the summer the Borough's population can swell to over 10,000 people. It is during this time that municipal officials and citizens should be especially diligent in keeping non point pollution from reaching the Atlantic Ocean and the Shrewsbury River.

The Borough is situated in the Atlantic Coastal Region and in the Monmouth Watershed Management Area. It is located in Watershed Management Area (WMA) 12. The Borough contains portions of four Hydrologic Unit Code (HUC) areas. These HUC14 areas are shown in Figure 4 and listed below:

| | |
|----------------|--|
| 02030204920010 | North portion of Sea Bright along Atlantic Ocean |
| 02030104290020 | South portion of Sea Bright along Atlantic Ocean |
| 02030104070110 | North portion of Sea Bright along Shrewsbury River |
| 02030104080040 | South portion of Sea Bright along Shrewsbury River |

The Monmouth County Health Department (MCHD) has a summer weekly monitoring program with a site on the Shrewsbury River and on the Atlantic Ocean both in Sea Bright.

The New Jersey Department of Environmental Protection (NJDEP) has established an Ambient Biomonitoring Network (AMNET) to document the health of the State's waterways. The Network is for fresh water and there are no sites located in Sea Bright.

The NJDEP and other regulatory agencies collect water quality chemical data on the streams in the state. This data shows that the in stream total fecal coliform and dissolved oxygen concentrations of several tributaries of the Shrewsbury and Navesink Rivers frequently exceed the state's criteria.

A TMDL is the amount of a pollutant that can be accepted by a water body without causing an exceedance of water quality standards or interfering with the ability to use a water body for one or more of its designated uses. The allowable load is allocated to the various sources of the pollutant,

such as stormwater and wastewater discharges, which require an NJDEP permit to discharge, and nonpoint source, which includes stormwater runoff from residential and commercial areas, along with a margin of safety. Typical sources are from street runoff, litter, fertilizer, pesticides, household hazardous products, motor oil, animal waste, boat discharges and any discharge with a wide area of source.

Provisions may also be made for future sources in the form of reserve capacity. An implementation plan is developed to identify how the various sources will be reduced to the designated allocations. Implementation strategies may include improved stormwater treatment plants, adoption of ordinances, retrofitting storm water systems, and other BMP's.

The Shrewsbury and Navesink Rivers are impaired waterways and the NJDEP is required to develop a Total Maximum Daily Load (TMDL) for these pollutants. Several Tributaries leading into both the Shrewsbury and Navesink Rivers upstream have been identified by the NJDEP as being impaired by PCB's, dioxin, total coliform and dissolved oxygen. The New Jersey Integrated Water Quality Monitoring and Assessment Report (305(b) and 303(d)) (Integrated List) is required by the federal Clean Water Act to be prepared biennially and is a valuable source of water quality information. This combined report presents the extent to which New Jersey waters are attaining water quality standards, and identifies waters that are impaired. Sublist 5 of the Integrated List constitutes the list of waters impaired or threatened by pollutants for which one or more TMDL's are needed.

The Shrewsbury River is often, based on water testing, the site of hard shell clam fishing. This shell fishery is related to the water quality of the area and directly related to the non point contribution from storm sewers in the Shrewsbury Watershed of which Sea Bright is a part. Stormwater from the Borough of Sea Bright is most probably the first water to reach this fishery in that the outfalls are physically located within hundreds of feet to the beds, not allowing much settlement and disposition of biological and chemical solids from outfalls.

In addition to water quality problems, the Borough has flooding problems. Flooding from the Atlantic Ocean and the Shrewsbury River can occur throughout the entire Borough. The 100-year floodplain, shown in Figure 5, depicts the floodplain. Now that the Army Corps of Engineers has pumped sand on the beaches, the threat of ocean flooding has temporarily diminished. On the other hand, the flooding from the Shrewsbury River occurs daily during new and full moons as well as in storm events. The flooding will cause any floatable pollutant to discharge to the river. This can include paper, animal waste, oils, garbage and in extreme flooding, human waste from the sanitary sewer system, which can connect to the river in extreme high tides.

The storm water system of Sea Bright is a mix of local piping from 50 to 2 years old and the New Jersey State Department of Transportation (DOT) system in and around State Highway Route 36.

The local system is either older small diameter pipe or is relatively new concrete pipe in good shape. The condition of the state DOT system is generally unknown but is functional.

There are no known cross connections to the Sanitary Sewer System. Most of the system has not been fitted with the new type N heads required by the rules, but every new project will contain this change.

The Sea Bright Sea Wall is the second line of defense to ocean storms, with the first being the beach and dune system itself. The wall itself has no negative impacts on the water quality of Sea Bright's waters but must be kept clean and free of animals that would detract from water quality.

The Borough is almost fully developed. The land use, based on 1995/1997 aerial photography, is shown in Figure 6. The existing zoning is shown in Figure 7. A current aerial photo with parcel lot lines overlain on it is shown in Figure 8. The vast majority of land is high-density residential urban land with little chance for groundwater recharge. The north and south beach areas generally have larger lots with higher density housing located in the center of town. The highest concentration of commercial uses is also in the center of town, although there are restaurants, marinas and beach clubs throughout all areas in town. As density increases, as in the downtown residential and commercial zones, the chance of non point pollution can increase. The north and south beach areas are mostly prone to development and redevelopment on the larger parcels and the new stormwater rules on land development will be in greater use in these areas.

The Borough is entirely within the State Plan Designation PA5B Environmentally Sensitive Barrier Island Planning Area. However, groundwater recharge rates for native soils in this area are generally between 1 and 6 inches annually. The average annual groundwater recharge rates are shown graphically in Figure 9.

As shown in Figure 10, the Borough is not in a Tier 3 well-head protection area. There are no public wells in Sea Bright. A discussion of "Well Head Protection Area (WHPA) in accordance with Safe Drinking Water Regulations (see NJAC 7:10-11.7(b)1)." is not needed.

WHPA delineations are conducted in response to the Safe Drinking Water Act Amendments of 1986 and 1996 as part of the Source Water Area Protection Program (SWAP). The delineations are the first step in defining the sources of water to a public supply well. Within these areas, potential contamination will be assessed and appropriate monitoring will be undertaken as subsequent phases of the NJDEP SWAP.

The Borough has a number of wetland areas. These wetland areas, shown in Figure 11, provide flood storage, nonpoint pollutant removal, breeding grounds and habitat for flora and fauna.

The wetlands that do exist are located along the Shrewsbury River in either South beach or in North beach. Upwards to 75% of the river is bulkheaded and deep causing little wetlands existence. The wetlands that exist are either off shore in the river or in scattered disconnected pockets between bulkheads. The disconnected pockets of wetlands have only a minor benefit in regard to water quality, but the off shore river islands in the South beach section are of good benefit, not to Sea Bright in particular but to the surrounding upstream and downstream communities.

Design and Performance Standards

The Borough will adopt the design and performance standards for stormwater management measures as presented in N.J.A.C. 7:8-5 to minimize the adverse impact of stormwater runoff on water quality and water quantity and loss of groundwater recharge in receiving water bodies. The design and performance standards include the language for maintenance of stormwater management measures consistent with the stormwater management rules at N.J.A.C. 7:8-5-8 Maintenance Requirements, and language for safety standards consistent with N.J.A.C. 7:8-6 Safety Standards for Stormwater Management Basins. The ordinances will be submitted to the County for review and approval in accordance with the Stormwater Management Rules.

The municipality, through its public works group, will be inspecting outfalls, performing street erosion edge inspections, and catch basin inspections. These inspections cover all of the town with no exceptions. If a violation is found or an area of need is located, the responsible party will be notified and the situation will be rectified. If the party does not respond, the Borough building inspector has full powers to issue a summons and have the situation corrected.

Plan Consistency

The Borough is not within a Regional Stormwater Management Planning Area and no TMDL's have been developed for waters within the Borough; therefore this plan does not need to be consistent with any regional stormwater management plans (RSWMPs) nor any TMDLs. If any RSWMPs or TMDLs are developed in the future, this Municipal Stormwater Management Plan will be updated to be consistent.

The Municipal Stormwater Management Plan is consistent with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21. The Borough will utilize the most current update of the RSIS in the stormwater review of residential areas. This Municipal Stormwater Management Plan will be updated to be consistent with any future updates of the RSIS.

This Municipal Stormwater Management Plan is consistent with the 1989 Master Plan, but is especially consistent with the 2003 Master Plan Update, in that it is the intent of the update to follow NJDEP Stormwater regulations and to further work with County, State and federal agencies

to control flooding and develop strategies to control erosion, all of which are main goals of the State Municipal Stormwater Management Program

Sea Bright is composed of barrier islands which are coastal land forms caused by the periodic deposition and movement of sediment by ocean currents and wind. During storms they function as the mainland's barriers, a first line of natural defense, protecting offshore communities and sensitive bay habitats from the destructive forces of coastal storms.

The natural island geography which underlies these communities and endows them with much of their unique character also presents extraordinary conditions that affect planning for:

- disaster preparedness and long-term coastal changes, such as sea level rise and beach erosion;
- extended tourist seasons to maintain year-round economic vitality;
- protection of sensitive areas exposed to high public use; and
- expansion of public access along beaches and bayfronts.

Intent

In the Environmentally Sensitive/Barrier Islands Planning Area, the State Plan's intention is to:

- accommodate growth in Centers;
- protect and enhance the existing character of barrier island communities;
- minimize the risks from natural hazards;
- provide access to coastal resources for public use and enjoyment; and
- maintain and improve coastal resource quality.

The State Plan's Statewide Policies in the Environmentally Sensitive Planning/Barrier Islands Area (PA5B) are consistent with this Stormwater Management Plan in regard to land use in that development and redevelopment should be provided in more compact forms which is exactly what the storm water management regulations will do in Sea Bright. The small amount of land available in Sea Bright will cause developers to provide compact developments with unique ways of dealing with water quality and storm water management issues.

The Borough's Stormwater Management Ordinance requires all new development and redevelopment plans to comply with New Jersey's Soil Erosion and Sediment Control Standards. During construction, the Borough Engineer's inspectors will observe on-site soil erosion and sediment control measures and report any inconsistencies to the local Soil Conservation District.

Nonstructural Stormwater Management Strategies

The Borough has reviewed the master plan and ordinances, and has provided a list of the sections in the Borough land use and zoning ordinances that are to be modified to incorporate nonstructural stormwater management strategies. These are the ordinances identified for revision. The ordinance texts are completed and were adopted by the Borough Council on September 7, 2004 and have been submitted to the county for review. A copy was also sent to the Department of Environmental Protection at this time.

Chapter 130 of the Borough Code, entitled "**Land Use**", was reviewed in regard to incorporating non-structural stormwater management strategies. Several changes are recommended to **Articles VII, VIII and IX** of this chapter, to incorporate these strategies.

ARTICLE VII Area, Bulk and Use Requirements

Section 130-41 (Preservation of Natural Features) Existing natural features, such as trees, brooks and drainage channels shall be preserved in a manner consistent with the use of the property. *This section should be amended to include language that encourages such features to be left in its natural state wherever possible.*

Section 130-42. (Buffer strips and screening) Required buffers and screening shall be established on all developed, nonresidential lots, which abut a residential lot or zone. Buffer strips shall be established along the common lot line between the nonresidential and residential lots, on the nonresidential lot and shall be at least 15 feet wide. A mixture of salt tolerant trees and/or shrubs are required. *This section should be amended to require the use of both salt tolerant and native vegetation species, which require less fertilization and watering than non-native species. Additionally, language should be included to allow buffer areas to be used for stormwater management by disconnecting impervious surfaces and treating runoff from these impervious surfaces.*

Section 130-47 (Flood damage prevention) It is the purpose of this section to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas. Various methods of reducing flood losses are discussed. *Item "D" of this section should include reference to the Nonstructural Stormwater Management Strategies per the Stormwater Management Ordinance.*

ARTICLE VIII Required Improvements

Section 130-51. Requirements

Item "E" (Sidewalks) describes sidewalk requirements for the Borough. *Language should be added to this section requiring developers to design sidewalks to discharge stormwater to neighboring lawns*

where feasible to disconnect these impervious surfaces, or use permeable paving materials where appropriate.

Item "H" (Drainage) addresses stormwater volume and time of concentration for various storm events. *This section should be amended to reference the Borough's Stormwater Management Ordinance, which should be updated to include all requirements outlined in N.J.A. C. 7:8. These changes were presented earlier in this document.*

Item "K" (Trees) indicates trees shall be planted in every development at intervals often ten (10) feet and along both sides of all streets. All trees shall be located at a point four (4) feet inward of the property line. The trunk and diameter of all trees shall be at least two (2) inches with a height of six (6) feet above the finished ground level. All trees must be salt tolerant. *This section should be amended to require the use of both salt tolerant and native vegetation species, which requires less fertilization and watering than non-native species.*

Section 130-52 (Off-tract improvements) describes the procedures associated with necessary off-site and off-tract improvements for Site Plans and Subdivision. *Language should be added to this section to require that any off-site and off-tract stormwater management and drainage improvements must conform to the Municipal Stormwater Management Ordinance.*

ARTICLE IX Design Standards

Section 130-55 (General Design Standards) lists the requirements and standards for all site plan and subdivision plats in order to encourage desirable development patterns within the Borough. This section gives generalized design guidelines and suggests that applicants consult with the Borough Engineer prior to beginning design, for review and approval of proposed design standards. Standards utilized should generally be nationally recognized and in common use in this area. Design standards may not be utilized if they do not have the approval of the Borough Engineer. *This section should be amended to include language referencing the Municipal Stormwater Management Ordinance.*

Item "E" recognizes that, in certain instances, preexisting conditions or the uniqueness of a particular proposal may require a waiver of some of the general design standards. The Planning Board may consider and, for cause shown, may waive strict conformance with each of these detailed design standards as it sees fit. *This section should be amended to require the applicant to mitigate the impact of such deviations. This mitigation effort must address water quality, flooding, and groundwater recharge as described in the Mitigation section of this Stormwater Management Plan.*

Section 130-56 (Environmental Standards) outlines the preservation of natural features. No structure shall be built within any drainage or conservation easement or, in their absence, within

100 feet of the top of the bank of a river or other water body. No person, firm or corporation shall strip, excavate or otherwise remove soil for sale or other use other than on the premises from which taken, except in connection with the construction or alteration of a building on such premises and excavating or grading incidental thereto or, except as hereinafter specified or pursuant to the terms of any soil removal ordinance. Existing natural features, such as trees, brooks and drainage channels shall be retained. Whenever such features interfere with the proposed use of such property, a retention of the maximum amount of such features consistent with the use of the property shall be required wherever possible at the discretion of the Planning Board.

Section 130-57 (Specific subdivision standards) outlines the requirements and principles in the design of each subdivision.

Item F-3 indicates that natural features, such as trees, rivers, hilltops and views shall be preserved whenever possible in designing any subdivision containing such features. *This section should be revised to encourage such features to be left in a natural state wherever possible.*

The **Sea Bright Master Plan Adopted 1989** with revisions to March 11, 2003 (second update) includes references to Stormwater Management and those references are included in this section either in original form or an explanation on how they should be updated is provided.

Land Use/Build-Out Analysis

Since the Borough of Sea Bright has a combined total of less than one square mile of vacant lands (there are no agricultural lands), the Borough is not required to do a build-out analysis.

Mitigation Plan

The Borough of Sea Bright will not identify available mitigation sites in the Borough. Rather the following discussion will be helpful in assisting a developer if he or she is exploring the idea of providing mitigation.

The Stormwater Management Rules provide standards which are to be met on the site of the proposed development to the maximum extent practicable, using nonstructural storm water management strategies. A municipality may waive one or more of the design and performance standards for projects reviewed under the Municipal Land Use Law, or for projects undertaken by the municipality that are not subject to MLUL. Further, the municipality may choose to require mitigation for projects receiving a waiver from the Department of Environmental Protection, State of New Jersey. A situation may arise in which the design and performance standards may be impossible to meet on the site of a proposed project because of site constraints such as soils or

slope or lack of land. The discussion below provides a method for mitigation if such a situation develops.

Selection of an appropriate mitigation project for a requested waiver/exemption must adhere to the following requirements:

The project must be within the same area that would contribute to the receptor impacted by the project. If there are no specific sensitive receptors that would be impacted as the result of the grant of the waiver/exemption, then the location of the mitigation project can be located anywhere within the municipality, and should be selected to provide the most benefit relative to an existing storm water problem in the same category. Legal authorization, current and future, must be obtained and the location should be close to the location of the original project.

In areas adjacent to the Shrewsbury River, a hydrologic and hydraulic analysis can be performed to determine if increasing storage capacity would offset the additional volume of runoff and associated peak increase from sites upstream of the storage area. Increases in the storage capacity of an existing structure, such as upstream of a bridge or culvert, can also be considered, provided that it is demonstrated that such an increase does not exacerbate flooding in other areas. All work in regulated areas, such as floodplains and wetlands must be performed in accordance with applicable regulations such as the Flood Hazard Area Control Act Rules and the Freshwater Wetlands Act Rules.

Stormwater quality is regulated for the purpose of minimizing/preventing nonpoint source pollution from reaching the waterway. Mitigation for storm water quality can be achieved either by directing the runoff from the water quality design storm into a natural area where it can be filtered and/or infiltrated into the ground, by constructing a new BMP to intercept previously untreated runoff or by retrofitting existing storm water system that previously did not provide sufficiently for water quality.

Groundwater recharge will normally be discouraged in Sea Bright. Although the soils are very pervious and are usually sandy, the water table is usually within three feet of the surface and sometimes at the surface in high tides. The applicant will need to prove adequate depth to water table to provide groundwater recharge.

Recommended Implementing Stormwater Control Ordinances

The Borough has recently implemented the following ordinances:

- Illicit Connection Ordinance (No. 22-2004)
- Improper Waste Disposal Ordinance (No. 23-2004)
- Litter Ordinance (No. 24-2004)

- Pet Waste Ordinance (No. 25-2004)
- Wildlife Feeding Ordinance (No. 26-2004)
- Yard Waste Ordinance (No. 27-2004)
- Yard Waste Collection & Disposal Program (No. 28-2004)

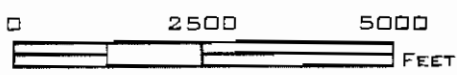
The Stormwater Control Ordinance will have to be implemented in accordance with NJAC 7:8-4.



THIS MAP WAS DEVELOPED USING INJDEP GIS DIGITAL DATA. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED BY THE INJDEP AND IS NOT STATE AUTHORIZED.

GIS/SEA/BRIGHT/05000112/FIGURE2.MXD

1 INCH EQUALS 2500 FEET



SEA BRIGHT BORO WATERWAYS



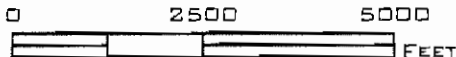
FIGURE 2



THIS MAP WAS DEVELOPED USING INDEPENDENT DIGITAL DATA AND USGS QUADRANGLE MAPS. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED BY THE INDEPENDENT OR MONMOUTH COUNTY AND IS NOT COUNTY OR STATE AUTHORIZED.

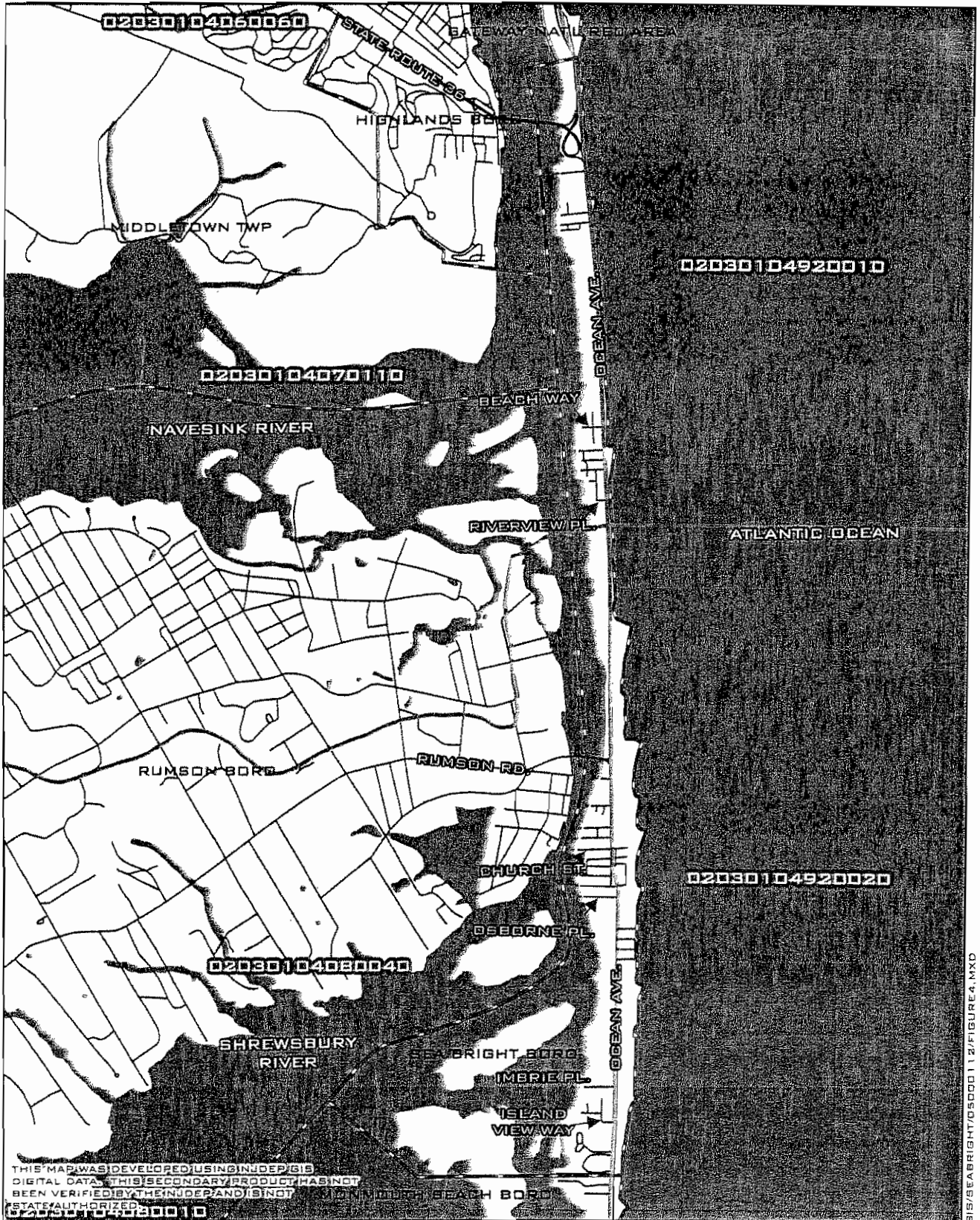
BIS/SEA/BRIGHT/05000112/FIGURE3.MXD

1 INCH EQUALS 2500 FEET

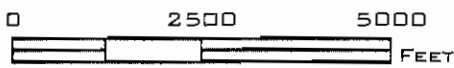


SEA BRIGHT BORO
USGS QUADRANGLE MAP



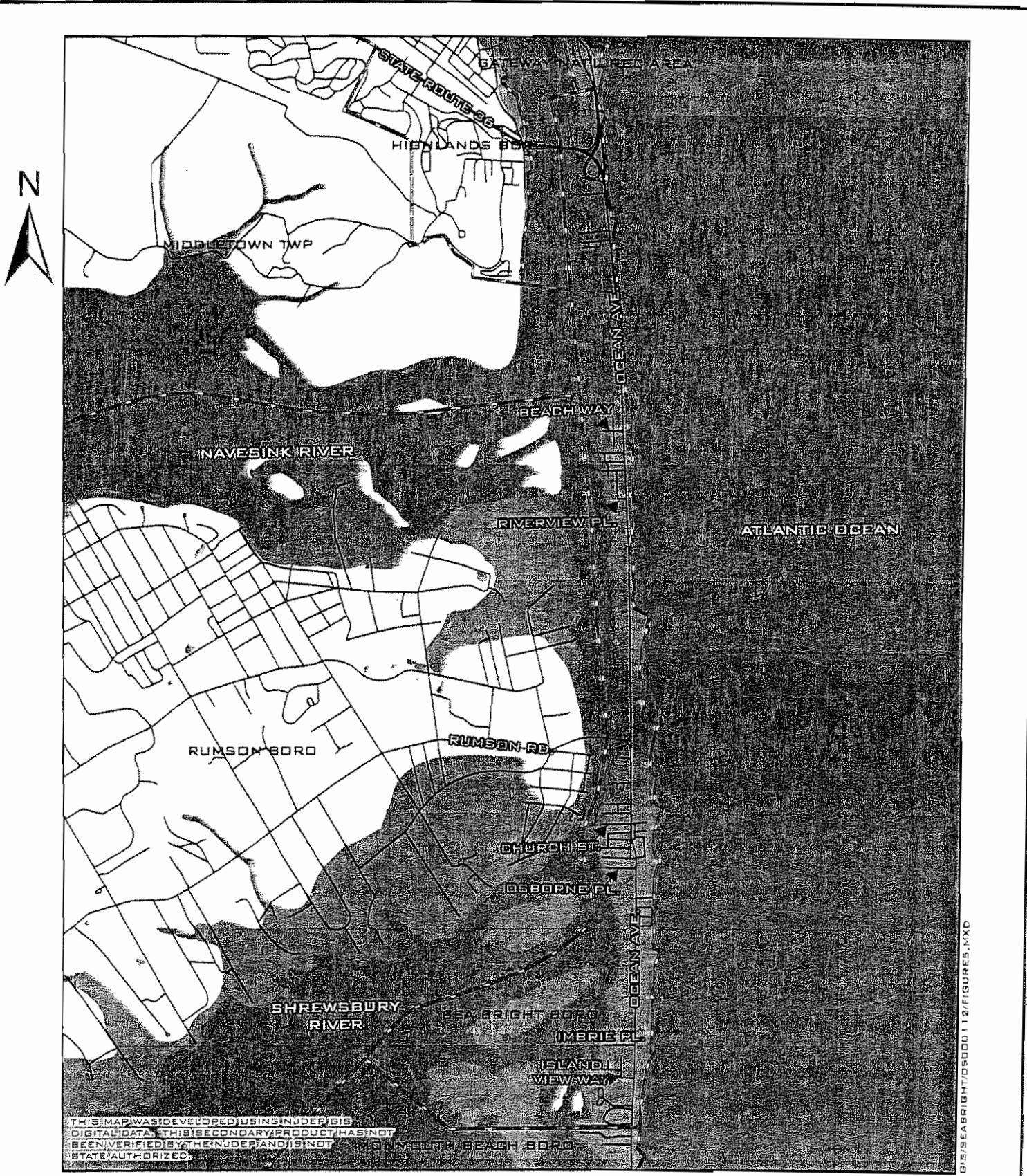


1 INCH EQUALS 2500 FEET

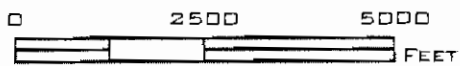


SEA BRIGHT BORO
HYDROLOGIC UNIT CODE 14
(HUC14) AREAS

FIGURE 4

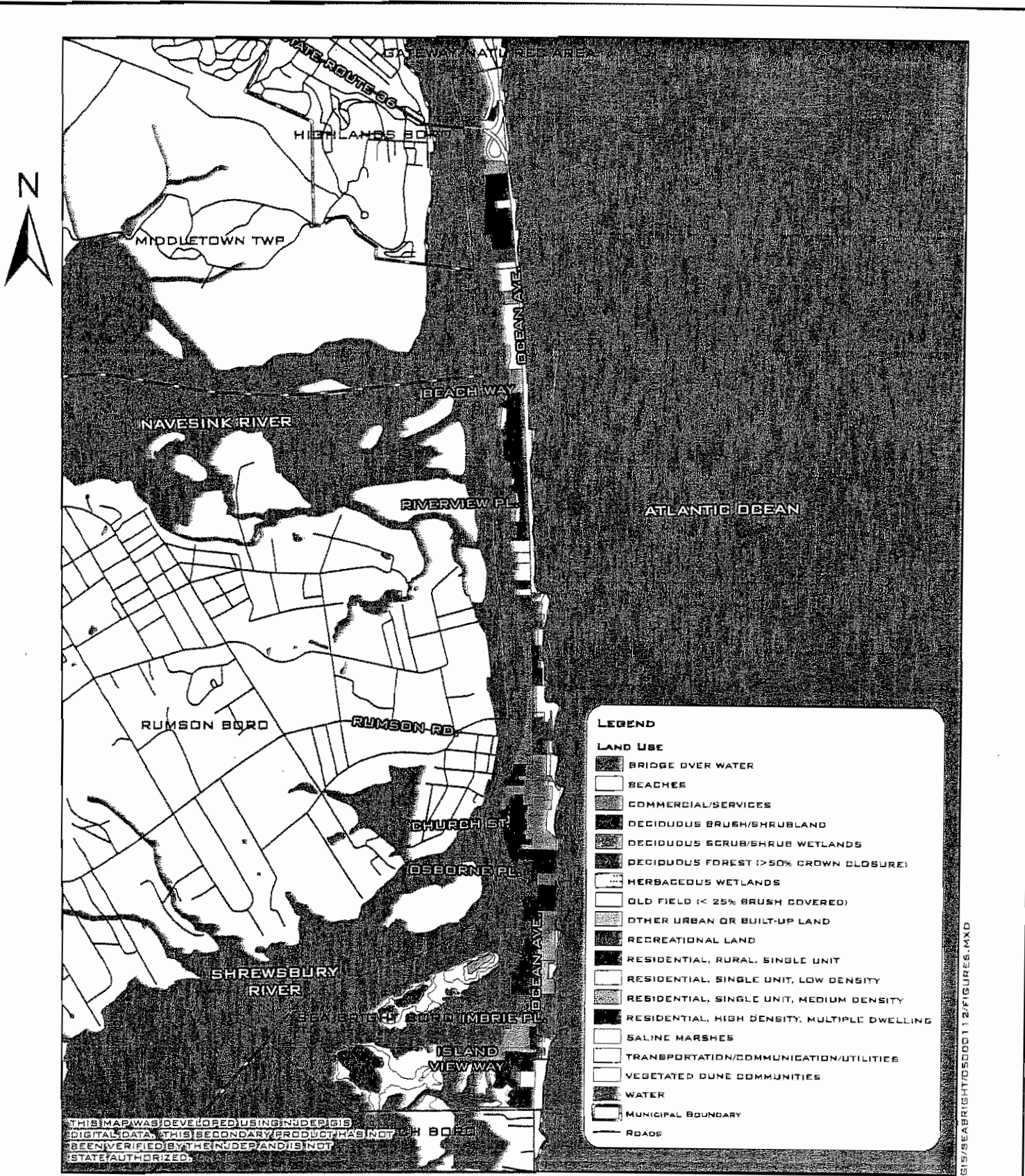


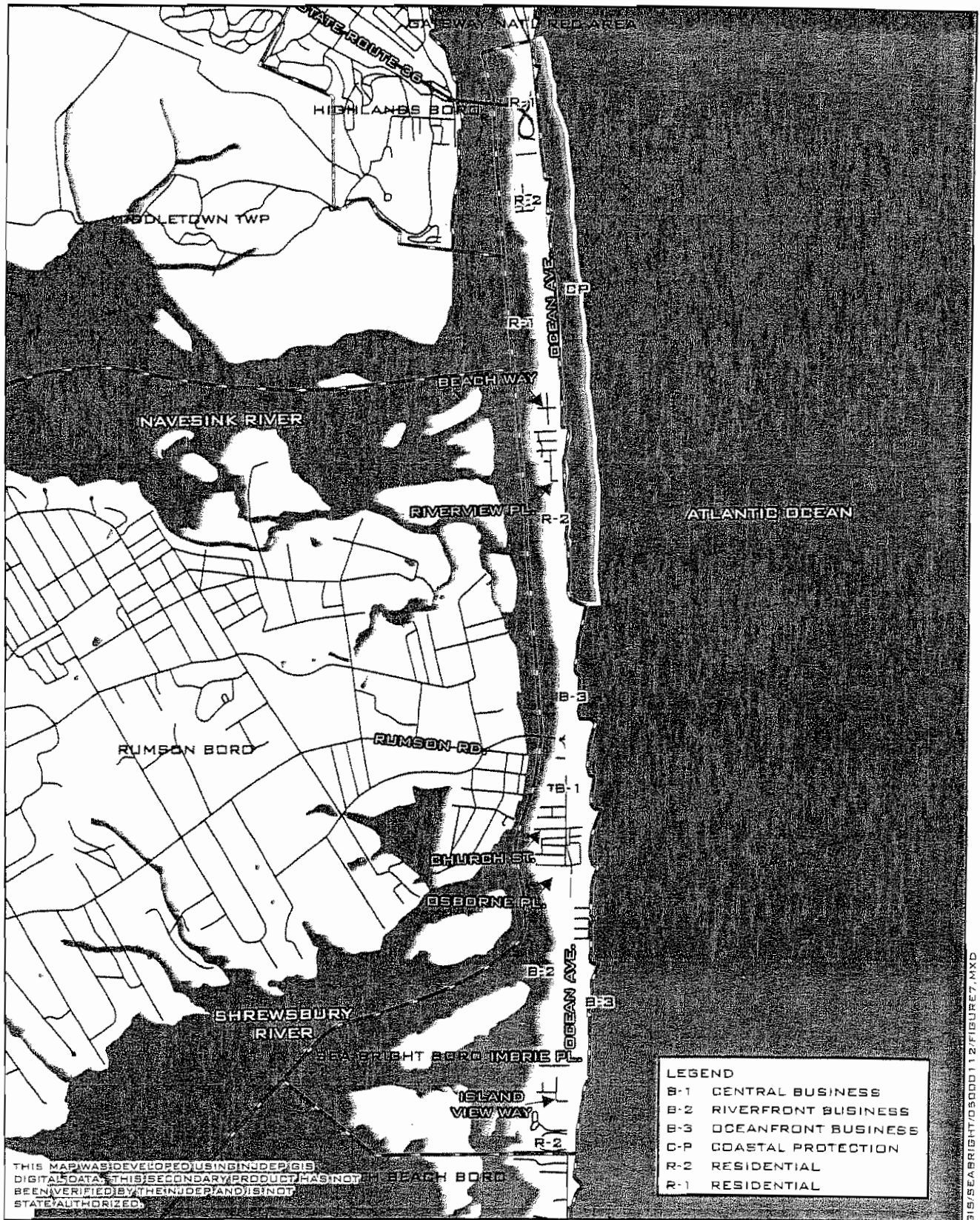
1 INCH EQUALS 2500 FEET



SEA BRIGHT BORO
100 YEAR FREQUENCY
FLOOD PLAIN

MASER
 CONSULTANTS, P.C.
FIGURE 5



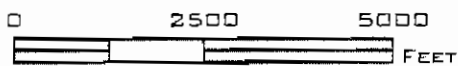


THIS MAP WAS DEVELOPED USING INDEPENDENT GIS DIGITAL DATA. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED BY THE INDEPENDENT AND IS NOT STATE AUTHORIZED.

| LEGEND | |
|--------|---------------------|
| B-1 | CENTRAL BUSINESS |
| B-2 | RIVERFRONT BUSINESS |
| B-3 | OCEANFRONT BUSINESS |
| C-P | COASTAL PROTECTION |
| R-2 | RESIDENTIAL |
| R-1 | RESIDENTIAL |

GIS/SEA BRIGHT/03000112.FIGURE7.MXD

1 INCH EQUALS 2500 FEET

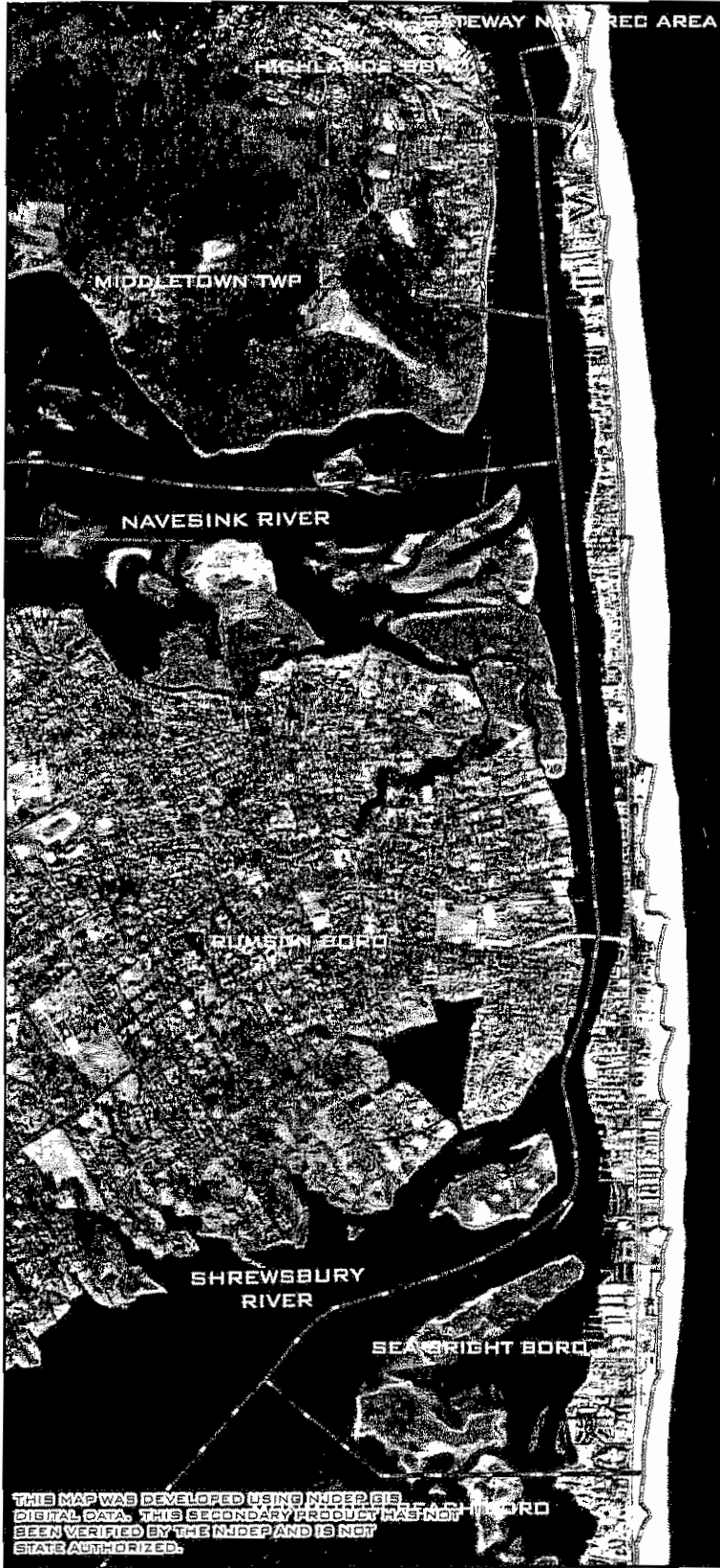


SEA BRIGHT BORO

ZONING



FIGURE 7

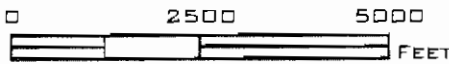


ATLANTIC OCEAN

THIS MAP WAS DEVELOPED USING NJDEP GIS DIGITAL DATA. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED BY THE NJDEP AND IS NOT STATE AUTHORIZED.

GIS/SEA BRIGHT/05000112/FIGURE8.MXD

1 INCH EQUALS 2500 FEET

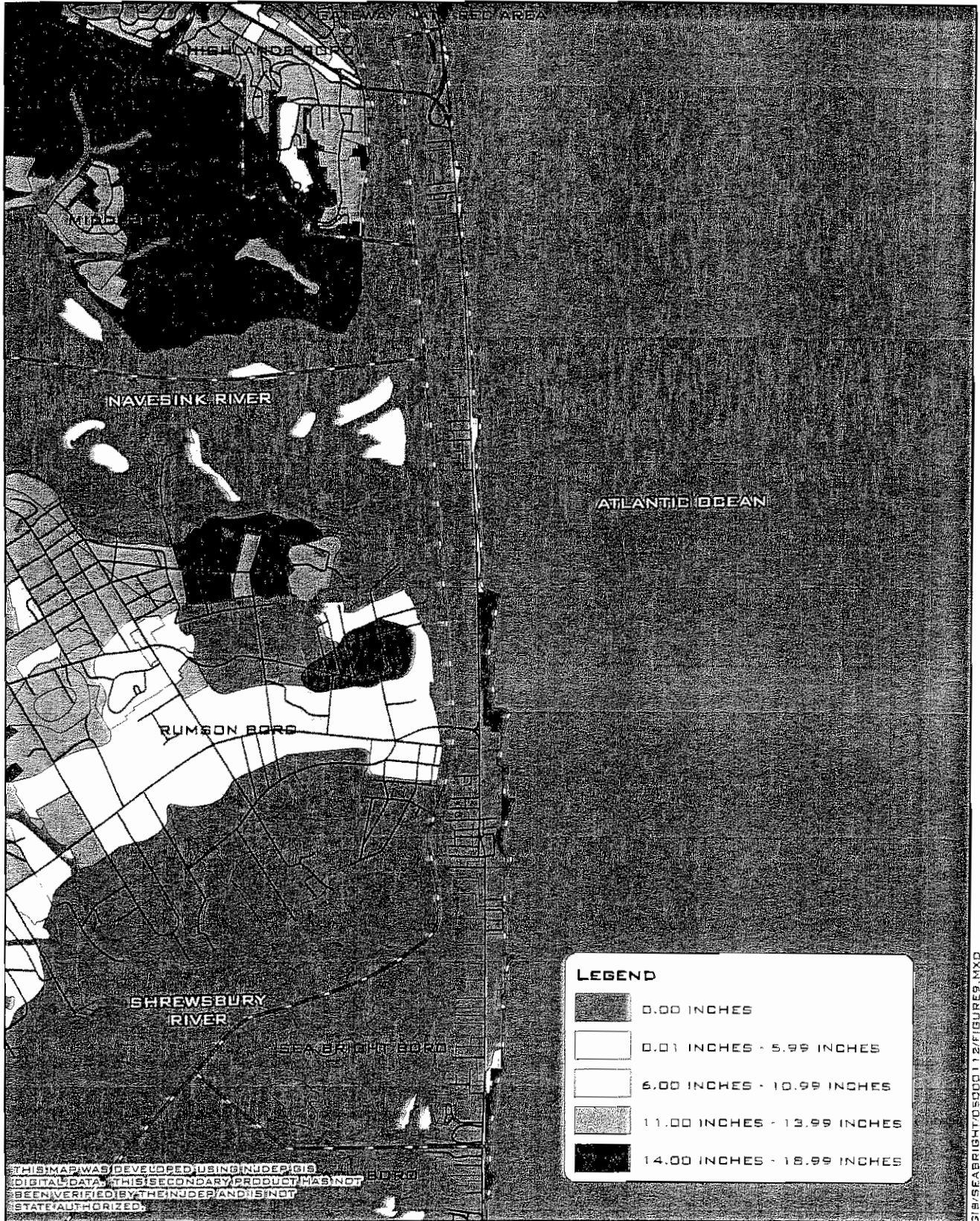


SEA BRIGHT BORO

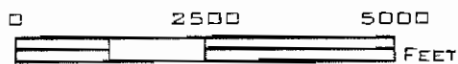
AERIAL PHOTO



FIGURE 8



1 INCH EQUALS 2500 FEET

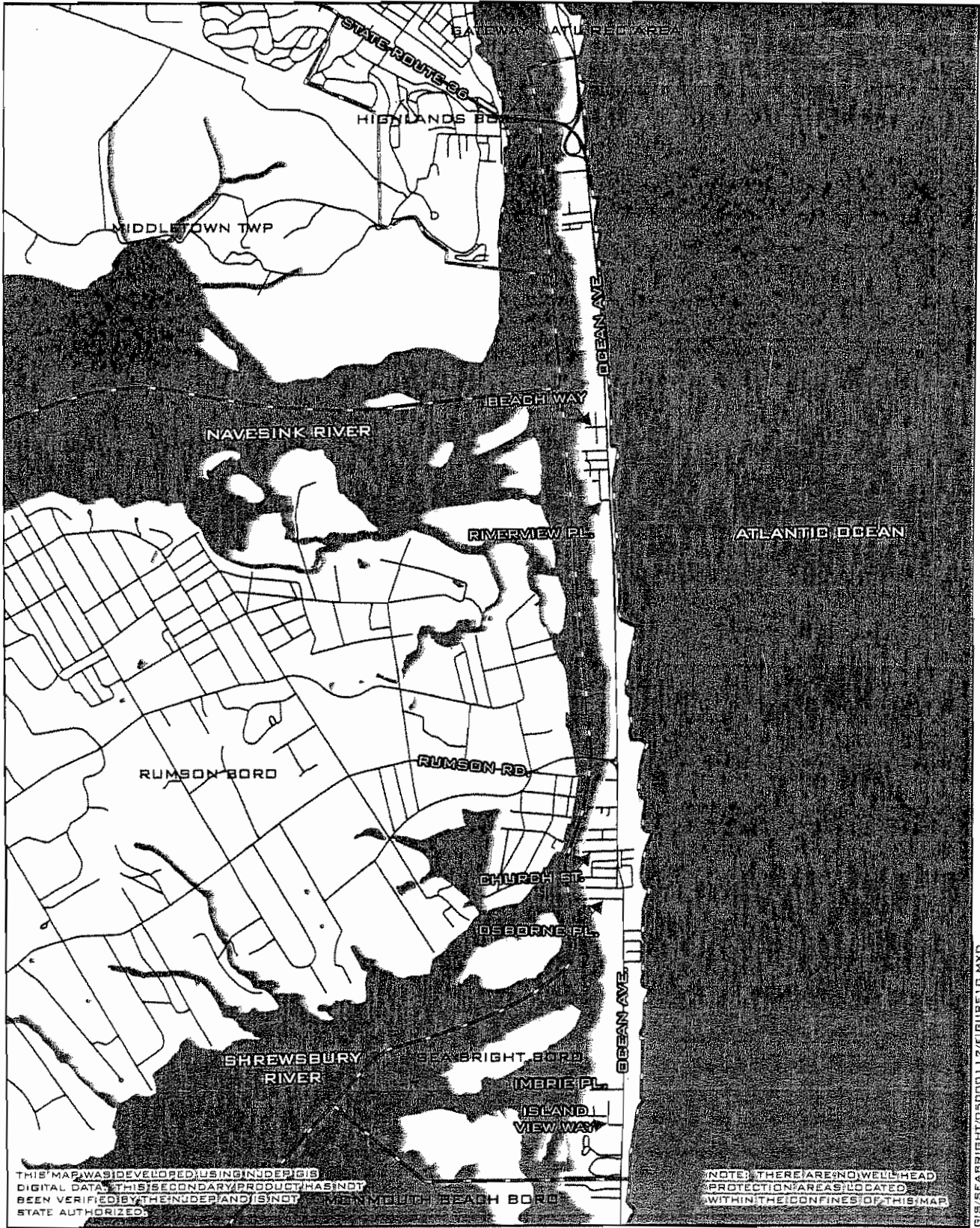


SEA BRIGHT BORO AVERAGE ANNUAL GROUNDWATER RECHARGE



FIGURE 9

G:\SEA BRIGHT\05000 11 2\FIGURE9.MXD

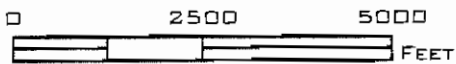


THIS MAP WAS DEVELOPED USING INDEPENDENT DIGITAL DATA. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED BY THE NJDEP AND IS NOT STATE AUTHORIZED.

NOTE: THERE ARE NO WELL HEAD PROTECTION AREAS LOCATED WITHIN THE CONFINES OF THIS MAP.

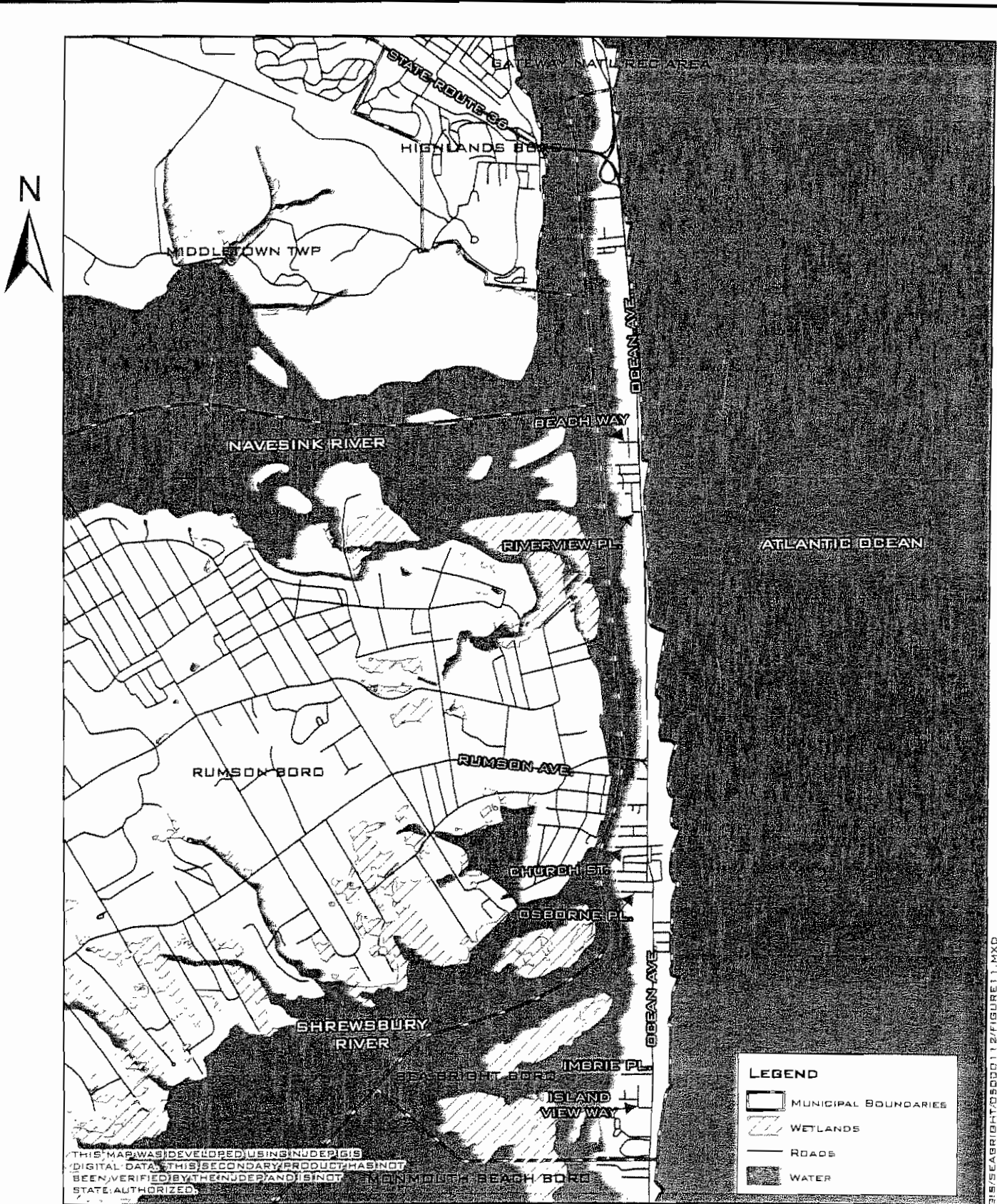
GIS/SEA/BRIGHT/05000112/FIGURE 10.MXD

1 INCH EQUALS 2500 FEET

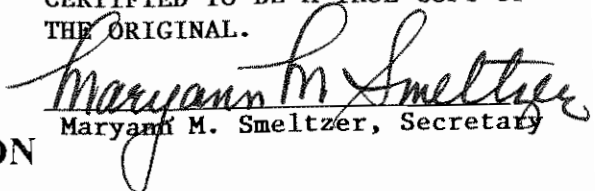


**SEA BRIGHT BORO
WELL HEAD
PROTECTION AREAS**

FIGURE 10



**SEA BRIGHT BORO
WETLANDS AND WATER**


Maryann M. Smeltzer, Secretary

RESOLUTION

BOROUGH OF SEA BRIGHT PLANNING BOARD ADOPTING A REEXAMINATION REPORT OF THE MASTER PLAN AND DEVELOPMENT REGULATIONS

WHEREAS, the Mayor and Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey authorized the Planning Board to undertake the preparation of a Reexamination Report of its Master Plan and Development Regulations pursuant to the provisions of N.J.S.A. 40:55D-89; and

WHEREAS, the Planning Board of the Borough of Sea Bright may adopt a Reexamination Report of the Master Plan pursuant to N.J.S.A. 40:55D-89; and

WHEREAS, pursuant to the direction of the Mayor and Council of Sea Bright, Thomas A. Thomas, P.P., A.I.C.P., a professional planner with T&M Associates, authorized to prepare a draft Reexamination Report which was dated August 23, 1996 and reviewed at a regular meeting of the Planning Board on September 24, 1996; and

WHEREAS, the Planning Board of the Borough of Sea Bright determined at its meeting on September 24, 1996 the Reexamination Report prepared by T & M Associates and revised by the Planning Board at the meeting on September 24, 1996 complied with the provisions of N.J.S.A 40:55D-89;

WHEREAS, the Reexamination Report states the major problems and objectives relating to land development in the Borough at the time of the previous Master Plan adoption, the extent to which such problems and objectives have been reduced or have increased subsequent to that date, the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, the specific changes recommended for the Master Plan or development regulations, and the recommendations of the Planning Board concerning the incorporation of redevelopment, if any; and

WHEREAS, T & M Associates presented the Reexamination Report to the Planning Board which made minor revisions to the Reexamination Report; and

WHEREAS, at the conclusion discussion of the Reexamination Report prepared by T & M Associates, the Planning Board unanimously adopted the Reexamination Report with the minor revisions by all members in attendance at the meeting;

THEREFORE BE IT RESOLVED that the Planning Board of the Borough of Sea Bright hereby adopts this Resolution which memorializes the adoption of the Reexamination Report on September 24, 1996; and

BE IT FURTHER RESOLVED that the Secretary of the Planning Board is authorized to forward copies of this Resolution, certified to be a true copy, and a copy of the Reexamination Report to the Borough Clerk; Mayor and Borough Council of Sea Bright; Borough Board of Adjustment; Monmouth County Planning Board; Planning Board Engineer; and the Clerks of all adjoining municipalities who have received notice of this hearing.

DATE OF ADOPTION: SEPTEMBER 24, 1996

MEMORIALIZATION RESOLUTION ADOPTION: OCTOBER 22, 1996

Motion made by: Ms. Brearley Seconded by: Ms. Doxey

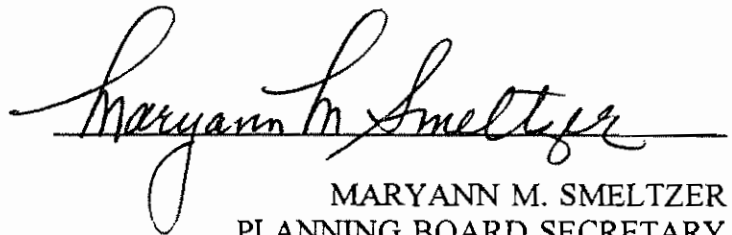
ROLL CALL VOTE:

AYE: Brearley, Doxey, Mangia, Robertson, Lane, Harquail, Redfield, Fernandes

NAY: None.

ABSENT : Soloman, Williams and Rooney.

I certify this to be a true copy of the Resolution duly adopted by the Planning Board of the Borough of Sea Bright on this 22nd day of October, 1996.



MARYANN M. SMELTZER
PLANNING BOARD SECRETARY

RESOLUTION

MARYANN M. SMELTZER, Secretary

**BOROUGH OF SEA BRIGHT PLANNING BOARD
ADOPTING AN UPDATED RECYCLING PLAN ELEMENT
OF THE MASTER PLAN**

WHEREAS, the Mayor and Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey authorized the Planning Board to undertake the preparation of an updated Recycling Plan Element of its Master Plan pursuant to the provisions of N.J.S.A. 13:E-1 et seq. and N.J.S.A. 40:55D-1 et seq.; and

WHEREAS, municipalities are required to adopt a Recycling Plan Element of the Master Plan in accordance with N.J.S.A. 40:55D-1 et seq., the Municipal Land Use Law, and N.J.S.A. 13:E-1 et seq., Statewide Mandatory Source Separation and Recycling Law; and

WHEREAS, the Sea Bright Borough Planning Board adopted a Recycling Plan Element on May 9, 1989; and

WHEREAS, the Planning Board retained Thomas A. Thomas, P.P., A.I.C.P., a professional planner with T & M Associates, and authorized Mr. Thomas to prepare an updated Recycling Plan Element dated September 30, 1996; and

WHEREAS, pursuant to the N.J.S.A. 40:55D-11 and 40:55D-13, a public hearing was conducted on October 22, 1996, at which time input from the public was solicited; and

WHEREAS, the Planning Board of the Borough of Sea Bright has determined the updated Recycling Plan Element prepared by T & M Associates complies with the provisions of N.J.S.A. 40:55D-28 and N.J.S.A. 13:E-1 et seq.; and

WHEREAS, the Recycling Plan incorporates the State and County Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling or recyclable materials within any development proposal for the construction of 50 or more units or single-family residential housing, and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land; and

WHEREAS, the updated Recycling Plan includes minor revisions in accordance with the recommendation by the Borough Recycling Coordinator to add additional recyclable materials which are now being recycled; and

WHEREAS, at the conclusion of the public hearing, it was determined to adopt the Recycling Plan Element prepared by T & M Associates in accordance with N.J.S.A. 40:55D-28 and N.J.S.A. 13:E-1 et seq.; and

THEREFORE BE IT RESOLVED that the Planning Board of the Borough of Sea Bright accept and hereby adopts the Recycling Plan Element as part of the Borough Master Plan; and

BE IT FURTHER RESOLVED that the Secretary of the Planning Board is authorized and directed to forward copies of this Resolution, certified to be a true copy, and copies of the adopted Recycling Plan Element to the Borough Clerk; the Mayor and Borough Council of Sea Bright; the Borough Recycling Coordinator; the Monmouth County Planning Board; the Monmouth County Recycling Program; and all adjoining municipalities who have received notice of this hearing.

DATE OF ADOPTION: **October 22, 1996**

Motion made by: Ms. Brearley. Seconded by Ms. Lane.

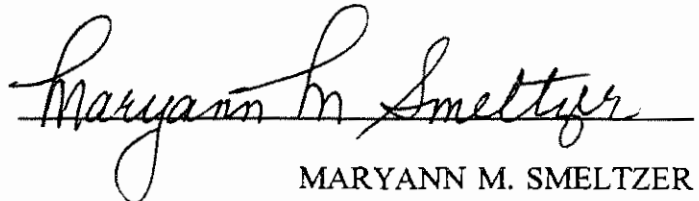
ROLL CALL VOTE:

AYE: Brearley, Lane, Mangia, Doxey, Robertson, Harquail, Redfield, Fernandes.

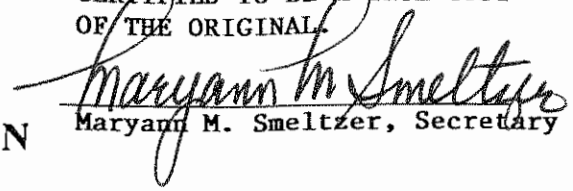
NAY: None.

ABSENT: William, Soloman and Rooney.

I certify this to be a true copy of the Resolution duly adopted by the Planning Board of the Borough of Sea Bright on this 22nd day of October, 1996.

A handwritten signature in cursive script, reading "Maryann M. Smeltzer", written over a horizontal line.

MARYANN M. SMELTZER
PLANNING BOARD SECRETARY



Maryann M. Smeltzer, Secretary

RESOLUTION

**BOROUGH OF SEA BRIGHT PLANNING BOARD
ADOPTING AN UPDATED HOUSING PLAN ELEMENT
OF THE MASTER PLAN**

WHEREAS, the Planning Board of the Borough of Sea Bright, County of Monmouth, State of New Jersey adopted a Housing Plan Element of the Borough Master Plan on May 9, 1989 pursuant to the provisions of N.J.S.A. 40:55D-28, N.J.S.A. 52:27D-310 and N.J.A.C. 5:92-1 et seq.; and

WHEREAS, the New Jersey Council on Affordable Housing adopted new regulations (N.J.A.C. 5:93-1 et seq.) and established new affordable housing obligations for municipalities for the period 1993 - 1999 which required the preparation of an updated Housing Plan Element; and

WHEREAS, the Mayor and Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey authorized the Planning Board to undertake the preparation of a revised Housing Plan Element of its Master Plan pursuant to the provisions of N.J.S.A. 40:55D-28, N.J.S.A. 52:27D-310 and N.J.A.C. 5:93-1 et seq.; and

WHEREAS, the Planning Board retained Thomas A. Thomas, P.P., A.I.C.P., a professional planner with T & M Associates, and authorized Mr. Thomas to prepare a Housing Plan Element which was distributed to the Planning Board and subsequently reviewed by the Planning Board at a regular meeting of the Board on September 24, 1996; and

WHEREAS, pursuant to the N.J.S.A. 40:55D-11 and 40:55D-13, a public hearing was conducted on October 22, 1996, at which time input from the public was solicited; and

WHEREAS, the Planning Board of the Borough of Sea Bright has determined the Housing Plan Element prepared by T & M Associates addresses the provisions of N.J.S.A. 40:55D-28, N.J.S.A. 52:27D-310 and N.J.A.C. 5:93-1 et seq.; and

WHEREAS, the Housing Plan provides an inventory of the Borough housing stock and projects the housing stock for the next six (6) years; provides an analysis of the Borough demographic and existing and future employment characteristics; determines the present and prospective fair share for low and moderate income housing; and determines that the Borough does not have current available vacant land capacity to accommodate its present and prospective need and has included an adjustment for the new housing component requirement; and

WHEREAS, at the conclusion of the public hearing, it was determined to adopt the Housing Plan Element prepared by T & M Associates in accordance with the provisions of N.J.S.A. 40:55D-28, N.J.S.A. 52:27D-310 and N.J.A.C. 5:93-1 et seq. ;

THEREFORE BE IT RESOLVED that the Planning Board of the Borough of Sea Bright accepts the Housing Plan Element as submitted and hereby adopts the Housing Plan Element; and

BE IT FURTHER RESOLVED that the Secretary of the Planning Board is authorized and directed to forward copies of this Resolution, certified to be a true copy, and copies of the adopted Housing Plan Element to the Borough Clerk; Mayor and Borough Council of Sea Bright; the Monmouth County Planning Board; New Jersey Council on Affordable Housing; and all adjoining municipalities who have received notice of this hearing.

DATE OF ADOPTION: OCTOBER 22, 1996

Motion made by: Ms. Doxey. Seconded by Ms. Brearley.


ROLL CALL VOTE:

AYE: Doxey, Brearley, Fernandes, Redfield, Harquail, Lane, Robertson, Mangia.

NAY: None.

ABSENT : Williams, Soloman, Rooney.

I certify this to be a true copy of the Resolution duly adopted by the Planning Board of the Borough of Sea Bright on this 22nd day of October, 1996.



MARYANN M. SMELTZER
PLANNING BOARD SECRETARY

REEXAMINATION REPORT
of
MASTER PLAN AND DEVELOPMENT REGULATIONS

BOROUGH OF SEA BRIGHT
Monmouth County, New Jersey

Prepared By:

BOROUGH OF SEA BRIGHT PLANNING BOARD

ADOPTED: SEPTEMBER 24, 1996

Planning Consultant for the Board:



THOMAS A. THOMAS, P.P., A.I.C.P.



Eleven Tindall Road
Middletown, New Jersey 07748

REEXAMINATION OF MASTER PLAN AND DEVELOPMENT REGULATIONS - 1996

In accordance with the Municipal Land Use Law, N.J.S.A. 40:55D-89 Periodic Examination, the Planning Board, at least once every six years, is required to reexamine its master plan and development regulations and prepare and adopt by resolution a report on the findings of such reexamination. The Reexamination Report is required to state the following:

- A. *The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.*
- B. *The extent to which such problems and objectives have been reduced or have increased subsequent to such date.*
- C. *The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and Municipal policies and objectives.*
- D. *The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared*
- E. *The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992, c.79 (NJ.SA. 40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

This report addresses each of the required items listed above. The first section addresses the Borough Master Plan followed by an examination of the development regulations as they relate to the Municipal Land Use Law requirements.

- A. *The major problems and objectives relating to land development in Sea Bright at the time of the adoption of the last Reexamination Report were articulated in the Borough's April 1989 Master Plan. These included:*

GOALS AND OBJECTIVES

1. To encourage municipal action to guide the appropriate use or development of all land in this Borough in a manner which will promote the public health, safety, morals and general welfare;

2. 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;
3. To provide adequate light, air and open spaces;
4. To insure that development within the municipality does not conflict with the development and general welfare of neighboring municipalities, the county and state as a whole, specifically to ensure development which is compatible with that of adjoining communities and the State's Coastal Areas Facility Review Act;
5. 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;
6. To encourage the appropriate and efficient expenditure of public funds by coordination, public development with a land use policy;
7. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of the citizens of Sea Bright, to encourage the development and retention of resort oriented commercial uses which take full advantage of the Borough's physical and geographic characteristics;
8. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging locations of such facilities in routes which will result in congestion or blight;
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangement, including redevelopment of the Central Business District;
10. To promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources in the borough and to prevent urban sprawl and degradation of the environment through improper use of the land;
11. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial, and recreational development of the particular site;

12. To encourage senior citizen community housing construction;
 13. 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 to more efficient use of land;
 14. To promote utilization of renewable energy resources.
- B. *The extent to which such problems and objectives have been reduced or have increased subsequent to the April 1989 Master Plan adoption.*
1. The need for better traffic movement and the elimination of hazardous traffic conditions throughout the Borough continues to be a problem as a result of continued increases in peak season traffic volumes which result in somewhat increased traffic congestion.
 2. Stormwater discharge from new homes into water bodies and onto adjacent lands continues to be a problem. The Borough Engineer reviews plans for new construction to minimize adverse effects and recommends abatement solutions. Street sewer catch basins are cleaned annually.
 3. Recycling has been mandatory since the adoption of the Recycling Ordinance on March 16, 1987. The Borough now runs a very successful collection system.
 4. The need to provide affordable housing within the Borough was addressed with the adoption of the 1989 Master Plan and Housing Plan Element. The Borough adjusted its fair share obligation through a vacant land adjustment in accordance with New Jersey Council on Affordable Housing Regulations. The lack of vacant land in 1996 continues to restrict development of affordable housing in accordance with COAH regulations.
- C. *The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials and changes in State, County and Borough policies and objectives.*

No significant changes have occurred in Sea Bright since the adoption of the 1989 Master Plan primarily due to the lack of property for new development. Only minor changes in the demographic composition of the Borough's residents have occurred since 1989 and these are

documented in the 1996 Housing Element. There have been a number of new regulations promulgated by the State of New Jersey and the Federal government which directly affect planning and regulation of land use and land development which should be addressed in the policies and objectives of the Master Plan.

1. Changing Demographics

The 1990 Census data indicates a slight decrease in the year-round population in the Borough from 1,812 in 1980 to 1,693 in 1990, a loss of 119 persons or 6.5 percent.

2. Governmental Land Use and Development Controls

The following is a list of post-1989 governmental land use controls which should be considered when formulating new Master Plan objectives and incorporating them into the related Master Plan elements:

- a. Americans with Disabilities Act -A Federally regulated program requiring unrestricted access by handicapped individuals. The Borough has been meeting these requirements
- b. Sewage Infrastructure Improvement Act (SUA) -A state regulated program requiring the location and testing of stormwater outfalls and systems to improve the water quality of discharges to wetlands and state open waters. The Borough is implementing these requirements.
- c. Coastal Area Facilities Review Act Amendments (CAFRA II) Amendments of State regulations controlling development within the coastal zone to increase the spectrum of regulated projects including but not limited to the construction of a single family home within 150 feet of a tidal water body. The amendments became effective July 19, 1994. The Borough has applied for and been granted a permit to allow beach and shoreline maintenance when and if required.
- d. Municipal Land Use Law amendments have been adopted which should be incorporated into the Sea Bright development regulations including: revised definitions, notice requirements, utility notification requirements, appeals to the governing body, planning board membership requirements, land development regulatory procedures, performance and maintenance guarantees, escrow deposit requirements, board of adjustment powers and notice requirements for zoning district changes.

D. *The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.*

1. Update the Borough's Zoning Ordinance and Subdivision Ordinance taking into consideration the additions and/or changes submitted by the Planning Board and other interested parties and changes in the Municipal Land Use Law.
 2. Include within the Master Plan reference to the regulations and land development policies contained in the revised CAFRA regulations which became effective July 19, 1994.
 3. Include a statement that the Borough is interested in and encourages efforts of the State (NJ), County (Monmouth) and Federal (U.S. Army Corps of Engineering) to develop and fund remedies to control beach erosion. The Borough also encourages similar efforts to implement and fund beach erosion counter-measures by its private property owners.
 4. Adopt an updated Housing Plan Element in accordance with the Council on Affordable Housing Substantive Rules which were adopted on June 6, 1996, and amended through May 20, 1996 (some of which is included in the 1996 Housing Plan Element).
 5. Update background information of the Master plan with 1990 Census information.
 6. Continue to actively pursue Federal, State and other forms of grants for upgrading municipal facilities and streets, affordable housing units and programs for residents including the elderly.
 7. Evaluate the need for developing a Master Drainage Plan for the Borough.
- E. *The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c.79 (N.J.S.A. 40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

Sea Bright has not adopted or prepared any redevelopment plans in accordance with the "Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. This reexamination report requirement is, therefore, not applicable to the Borough.

APPENDIX A

New Jersey Municipal Land-Use Law

Article 11

Periodic Re-examination of Master plans and Regulations

...the governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report of the findings of such reexamination, a copy of which report and resolution shall be sent to the County Planning Board and the municipal clerks of each adjoining municipality. The first reexamination shall be completed by August 1, 1982. The next reexamination shall be completed by August 1, 1988. Thereafter, a reexamination shall be completed at least once every six years from the previous reexamination. The reexamination report shall state:

- a. the major problems and objectives relating to land development in the municipality at the time the adoption of the last reexamination report;
- b. the extent to which such problems and objectives have been reduced or have been increased subsequent to such date;
- c. the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, and changes in state, county, and municipal policies and objectives;
- d. the specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies, standards, or whether a new plan or regulations should be prepared.

REEXAMINATION REPORT OF THE MASTER PLAN AND DEVELOPMENT REGULATIONS - 2003

In accordance with the Municipal Land Use Law, N.J.S.A. 40:55D-89 Periodic Examination, municipal planning boards, at least once every six years, are required to reexamine their municipal master plans and development regulations and prepare and adopt by resolution a report on the findings of such reexamination. The Reexamination Report is required to state the following:

- A. *The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.*
- B. *The extent to which such problems and objectives have been reduced or have increased subsequent to such date.*
- C. *The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and Municipal policies and objectives.*
- D. *The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.*
- E. *The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", (N.J.S.A. 40A: 12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality*

The Borough of Sea Bright Planning Board has periodically reexamined its Master Plan and Development Regulations in accordance with N.J.S.A. 40:55D-89. The Planning Board prepared and adopted Reexamination Reports in 1989 and 1996. Subsequent to 1996, the Planning Board amended the Borough Master Plan and the Mayor and Council periodically reviewed and amended the Borough land development regulations and the Borough Zoning Map. In April 2002, the Planning Board initiated a reexamination of the Borough Master Plan and Development Regulations. The results of this reexamination are contained in this report.

SEA BRIGHT BOROUGH PLANNING BOARD

RESOLUTION

REEXAMINATION REPORT

March 11, 2003

Whereas the Municipal Land Use Law at N.J.S.A. 40:55D-89 requires that municipal planning boards periodically reexamine their Master Plans and Development Regulations at least once every six years; and

Whereas the Planning Board of the Borough of Sea Bright prepared and adopted a Reexamination Report on September 24, 1996; and

Whereas the Planning Board initiated a program to reexamine the Borough Master Plan adopted in April 1989 as last amended on September 24, 1996; the zoning and land development regulations contained in the Municipal Land Use Ordinance adopted on December 15, 1980 as last amended by Ordinance 15-02 on December 17, 2002 and the Zoning Map adopted on March 21, 1989 and last amended by Ordinance 15-02 adopted December 17, 2002; and

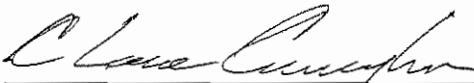
Whereas the Planning Board has developed recommendations for amending the Master Plan, the Municipal Land Use Ordinance and the Zoning Map; and

Whereas the Planning Board authorized Thomas A. Thomas, a Professional Planner in the State of New Jersey, to assist the Planning Board in the preparation of a Reexamination Report that included a draft Reexamination Report dated December 13, 2002 and revised Reports dated December 20, 2002, January 24, 2003 and February 26, 2003 based upon reviews and recommendations by the Planning Board at meetings on December 10, 2002, January 28, 2003 and February 24, 2003; and

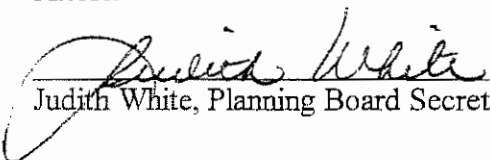
Whereas the Planning Board discussed the Reexamination Report as last revised February 26, 2003 at a regularly scheduled meeting on March 11, 2003;

Now Therefore Be It Resolved that the Reexamination Report last revised on February 26, 2003 is hereby adopted by the Planning Board; and

Be It Further Resolved that copies of the Reexamination Report and this Resolution, as adopted, be distributed to the Mayor and Borough Council, the Borough Clerk, the Monmouth County Planning Board and the Municipal Clerks of the adjoining municipalities of Monmouth Beach Borough, Middletown Township, Ocean Township, Rumson Borough and Highlands Borough in accordance with N.J.S.A. 40:55D-89.

By: 
C. Lance Cunningham, Chairman

Attest:


Judith White, Planning Board Secretary

Date: March 11, 2003

VOTING FOR: Ms. Arnette, Mr. Clauer, Ms. Fernandes, Mr. Desio, Chairman Cunningham

OPPOSED: None ABSENT: Mayor Harquail, Ms. Lane, Ms. Doxey, Mr. Allan & Mr. Henderson

Councilman Mencinsky introduced and offered for adoption the following resolution:

RESOLUTION NO. 80-2003
BOROUGH OF SEA BRIGHT

WHEREAS, the Sea Bright Planning/Zoning Board has adopted by resolution the Reexamination Report of the Master Plan and Development Regulations dated February 26, 2003.

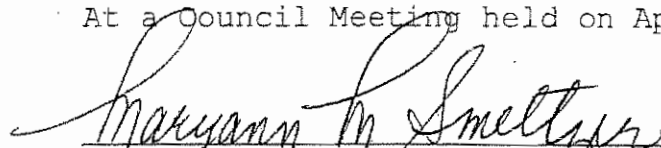
NOW, THEREFORE, BE IT RESOLVED, the Mayor and Borough Council have thoroughly reviewed the Reexamination Report of the Master Plan and Development Regulations of the Borough of Sea Bright dated February 26, 2003 and hereby accept this report as received on March 18, 2003.

Seconded by Councilman Gelfound and adopted upon the following roll call vote:

AYES: Fernandes, Galloway, Gelfound, Keeler, Long, Mencinsky

NAYS: None

I, Maryann M. Smeltzer, Municipal Clerk,
Do hereby certify that the foregoing is
A resolution adopted by the Borough
Council of the Borough of Sea Bright,
County of Monmouth, State of New Jersey,
At a Council Meeting held on April 1, 2003.


MARYANN M. SMELTZER, RMC/CMC
Municipal Clerk

REEXAMINATION REPORT 2003

This Reexamination Report addresses the requirements for a Reexamination Report outlined in paragraphs A through E of NJ.S.A. 40:55D-89 of the Municipal Land Use Law.

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT.

The Planning Board adopted its last Reexamination Report on September 24, 1996. Beginning in April 2002, the Planning Board initiated a program to reexamine the Borough Master Plan, land development regulations, zoning districts and the need for redevelopment within the Borough. The Planning Board also began to identify current development problems and Borough goals and objectives for future development. At the time of the 1996 Reexamination Report, the Planning Board had identified the following major problems and objectives relating to land development within the Borough.

1. *Update the Borough's Zoning Ordinance and Subdivision Ordinance taking into consideration the additions and/or changes submitted by the Planning Board and other interested parties and changes in the Municipal Land Use Law.*
2. *Include within the Master Plan reference to the regulations and land development policies contained in the revised CAFRA regulations which became effective July 19, 1994.*
3. *Include a statement that the Borough is interested in and encourages efforts of the State (NJ), County (Monmouth) and Federal (U.S. Army Corps of Engineering) agencies to develop and fund remedies to control beach erosion. The Borough also encourages similar efforts to implement and fund beach erosion counter-measures by its private property owners.*
4. *Adopt an updated Housing Plan Element in accordance with the Council on Affordable Housing Substantive Rules which were adopted on June 6, 1996, and amended through May 20, 1996 (some of which is included in the 1996 Housing Plan Element).*
5. *Update background information of the Master Plan with 1990 Census information.*
6. *Continue to actively pursue Federal, State and other forms of grants for upgrading municipal facilities and streets, affordable housing units and programs for residents including the elderly.*
7. *Evaluate the need for developing a Master Drainage Plan for the Borough.*

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO SUCH DATE

- 1. Update the Borough's Zoning Ordinance and Subdivision Ordinance taking into consideration the additions and/or changes submitted by the Planning Board and other interested parties and changes in the Municipal Land Use Law.*

Sea Bright has made minor changes to its Zoning since 1996. The Planning Board adopted a Housing Plan on September 24, 1996 in accordance with the New Jersey Fair Housing Act and Rules contained in N.J.A.C. 5:93-1 et seq. for preparation of Housing Plans established by the New Jersey Council on Affordable Housing (COAH). The Housing Plan was filed with COAH for a two-year period in accordance with COAH Rules. The Borough did not file for Substantive Certification since the Borough's inclusionary component of 37 affordable units was reduced to zero in accordance with COAH Rules for a reduction in the COAH allocation due to lack of developable land and Vacant Land Adjustment pursuant to N.J.A.C. 5:93-4.

The Borough adopted an updated Recycling Plan on October 9, 1996. This Plan Element was filed with the Monmouth County Solid Waste Management Office of the County Planning Board in accordance with the requirements of the New Jersey Mandatory Separation and Recycling Act of 1987. The Plan updated the types of mandatory recycling materials process by the Borough.

- 2. Include within the Master Plan reference to the regulations and land development policies contained in the revised CAFRA regulations which became effective July 19, 1994.*

The Master Plan was not amended to reference the 1994 CAPRA regulations since new regulations were being considered by the NJDEP. New regulations were adopted by the NJDEP in 1997 and in 2001.

- 3. Include a statement that the Borough is interested in and encourages efforts of the State (NJ), County (Monmouth) and Federal (US Army Corps of Engineering) agencies to develop and fund remedies to control beach erosion. The Borough also encourages similar efforts to implement and fund beach erosion counter-measures by its private property owners.*

Sea Bright adopted resolutions of support and participation with Monmouth County, the NJDEP and the U.S. Army Corps of Engineers in a comprehensive and continuing beach replenishment program that restored the beaches at Sea Bright and numerous other Monmouth County municipalities south to the Manasquan Inlet. Beaches were restored beginning in 1998.

- 4. Adopt an updated Housing Plan Element in accordance with the Council on Affordable Housing Substantive Rules which were adopted on June 6, 1996, and amended through May 20, 1996 (some of which is included in the 1996 Housing Plan Element).*

See paragraph 1 above.

5. *Update background information of the Master Plan with 1990 Census information.*

Updated demographic, employment and housing data was included in the Updated Housing Plan adopted in October 1996.

6. *Continue to actively pursue Federal, State and other forms of grants for upgrading municipal facilities and streets, affordable housing units and programs for residents including the elderly.*

Sea Bright maintains a continuing program of monitoring Federal, State and other types of grants for potential application to the Borough. The Borough applied for and received approval from the Federal Emergency Management Agency for a 10 percent reduction in National Flood Insurance in 1998 as a result of developing computerized mapping, upgraded administrative and technical flood management programs and participating successfully in the National Flood Insurance Program Community Rating System process.

7. *Evaluate the need/or developing a Master Drainage Plan/or the Borough.*

The Borough adopted a resolution of support and subsequent bonding ordinance for participation in a comprehensive Flood Prevention Program Study by the U.S. Army Corps of Engineers. This study was initiated in 2000 and was on-going in 2002.

C. *THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND BOROUGH POLICIES AND OBJECTIVES.*

1. Demographic and Changes in Year-Round Housing. Subsequent to the 1996 Reexamination Report, the U. S. Census Bureau conducted the 2000 Census on April 1, 2000. The Census recorded an increase in permanent residents following a recorded decline between 1980 and 1990. The 1990 U.S. Census had recorded a decrease in the year-round population in the Borough from 1,812 in 1980 to 1,693 in 1990, a loss of 119 persons or 6.5 percent. The 2000 U.S. Census recorded a gain in population to 1,818, an increase of 125 persons or 7.4 percent. The number of housing units recorded in the 2000 Census was 1,202.

The increase in year-round population in the Borough reflects a trend of increasing year-round residents moving to the Shore area. Seasonal apartments, townhouses and single family homes are being converted gradually to year-round residences. The Borough has also

experienced the changing character of residential development within the Borough similar to other Shore communities as older single family homes are demolished or substantially redeveloped and replaced by much larger homes. This private redevelopment was recognized by the Borough and the need for redevelopment of portions of the central business and residential area was recognized in 1997 with amendments to the B-1 Zoning District that permitted planned development of residential and non-residential development. In October 2002, the Borough selected a consultant to assist the Borough in developing a "Redevelopment Plan" for the Business Area of the Borough.

3. There have been a number of new regulations promulgated by the State of New Jersey and the Federal government, which directly affect planning, and regulation of land use and land development, which should be addressed in the policies, and objectives of the Master Plan.
 - a. The New Jersey State Development and Redevelopment Plan first adopted June 12, 1992 and updated on March 1, 2001.
 - b. Amendments to the Coastal Area Facilities Review Act (N.J.S.A. 13:19-1 et seq.) and administrative regulations (referred to as CAFRA II) became effective July 19, 1994. These amendments increased State regulation through permit requirements administered by the N.J.D.E.P. of development within the coastal area including but not limited to the construction of single family homes within 150 feet of a tidal water body. Subsequently, in 2001, the CAFRA regulations were again amended to conform with the New Jersey State Development and Redevelopment Plan. These regulations (referred to as CAFRA III) have a direct impact on future development and redevelopment within the Borough in terms of maximum impervious coverage, height, set-backs from navigable waters and design requirements for construction of new facilities.
 - c. Municipal Land Use Law amendments should be incorporated into the Sea Bright development regulations include: revised definitions, notice requirements, development board membership requirements, land development regulatory procedures, performance and maintenance guarantees, escrow deposit requirements, and notice requirements for zoning district changes.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

The Borough of Sea Bright has an incorporated area of 1.13 square miles or approximately 724 acres. Of this total, 0.64 square miles (approximately 410 acres) is classified as "land area" and 0.49 square miles (approximately 314 acres) is classified as "water area". The Borough is almost entirely developed with few vacant lots available for new residential or non-residential

development. Sea Bright is experiencing the redevelopment of individual properties through demolition or total reconstruction of single family residences being replaced with new houses that reach the maximum build-out in terms of building coverage and building height with minimum front, side and rear yard set-backs. Similar to other New Jersey Coastal communities, Sea Bright is concerned about overdevelopment of single family residential areas particularly along Ocean Avenue which has experienced increased traffic volumes through the years. Other Master Plan and Zoning changes are also recommended as follows:

1. Update the Borough's Zoning Ordinance and Subdivision Ordinance incorporating changes to the Municipal Land Use Law since 1996 including organization and voting procedures of the Development Board, notice requirements for zoning changes, and changes in escrow fees and procedures for application reviews, development inspections and performance and maintenance bonds.
2. Amend the Master Plan and the Municipal Land Use Ordinance for residential areas along heavily traveled Ocean Avenue in the northern portion of the Borough by rezoning single family residential areas on existing larger lots areas from R-2 (4,000 square foot lots with a minimum lot width of 50 feet) to R-1 (7,500 square foot lots with a minimum lot width of 75 feet). The increase in minimum lot area and increase in lot width will minimize the number of potential driveway cuts and potential traffic conflict points along Ocean Avenue. The zoning change will also help retain the existing character of development along nearly one mile of Ocean Avenue extending in two sections: the area north of Mountain View to the Borough border and the area south of the small lots and condominium developments south of Via Ripa and South Way.

The Planning Board recommends that the following Blocks and Lots be rezoned from Residential R-2 to Residential R-1: Block 30 Lots 34 through 48 and Block 34 Lots 4 through 7.

The Planning Board reviewed other residential areas of the Borough for rezoning and determined that the development patterns and few vacant lots that could be developed and the few large lots that could be subdivided into smaller lots are relatively limited and are scattered within the R-2 Zones in the Borough. The Planning Board continues to support its policy of discouraging development of lots of less than 50 in width in the R-2 Zone.

3. The Planning Board recommends rezoning the north side of Imbrie Place from B-2 to R-2 to conform with the existing residential development on both sides of the street. The north side of Imbrie Place consists of Block 3 Lots 1-7.
4. The Planning Board recommends that application requirements be established for development of undersized lots in the Borough including requirements for a plat map showing the proposed building footprint, architectural elevations and design elements of

the proposed structure, fencing and landscaping and other site design elements and photographic panoramas of the adjacent residential structures that will provide the Planning Board to determine if the building will be consistent with the character, scale and height of adjacent building and the neighborhood streetscape.

5. Include within the Master Plan references to the regulations and land development policies contained in the revised CAFRA regulations that became effective in 2001 pertaining to building and impervious surface coverage, setbacks from navigable waters and design requirements for commercial and other nonresidential development.
6. Include a statement that the Borough continues to support the State, Monmouth County and U.S. Army Corps of Engineering fund ongoing, long-term beach replenishment program that will provide storm protection for the Borough, produces flood mitigation and provides enhanced recreational use of the Borough beaches. The Borough also encourages similar efforts to implement and fund beach erosion counter-measures by its private property owners including the beach clubs.
7. Adopt an updated Housing Plan Element in accordance with the Council on Affordable Housing Substantive Rules following the allocation of affordable housing obligations to municipalities by COAH in 2003. The Borough has participated in and plans to continue its participation in the Monmouth County Community Development Program for rehabilitation of existing substandard housing occupied by low and moderate income families including the elderly.
8. Update background information of the Master Plan with 2000 Census demographic, housing and economic data with applicable comparisons to 1980 and 1990 Census data.
9. Continue to actively pursue Federal, State and other forms of grants for upgrading municipal facilities and streets, schools and Borough and regional emergency services.
10. Evaluate the need for developing a Master Drainage Plan for the Borough when the U.S. Army Corps of Engineers completes its Flood Protection Study.
11. Amend the Master Plan to include a "Helicopter Landing Site" at 828 Ocean Avenue (Block 24 Lot 15) in the overflow parking area for the Sands Beach Club. The helicopter landing site is approved by the Federal Aviation Administration (FAA) and is part of the Borough Emergency Operations Plan. It is recommended that the Municipal Land Use Ordinance also be amended to permit Helicopter Landing Sites as a "Conditional Use". Conditions would include the minimum designated landing area, FAA approval, NJDOT Division of Aviation approval, review and approval of detailed take-off and landing patterns, and entering into an agreement with the Borough of Sea Bright that the Borough, County, State and Federal

governmental and other emergency agencies can utilize the helicopter landing site for emergency purposes.

12. Amend the Master Plan to reflect the changes that have been incorporated into the Municipal Land Use Ordinance including the establishment of the B-3 Oceanfront Business Zone, rezoning of Block 23 Lots 2.01, 2.02 and 3 and the southerly portion of Lot 4 from B-1 Central Business to B-3 Oceanfront Business.
13. Amend the Municipal Land Use Ordinance, Article VII, Area, Bulk and Use Requirements, Section 130-48, Zones and Districts, C, Use Regulations, (5) Use Regulations in the B-3 Zone, to include Class XI, Type No. 8 Public parks as a permitted use and delete the term "swimming club" and replace it with the Class XI and Type No. 9 definition of swimming clubs as follows:
 - [1] Class XI
 - [a] Type No.8: Public parks. Lands and facilities providing for the outdoor recreation needs of the general public and for conservation of open space which are owned, operated and maintained by a municipal, county state or federal agency.
 - [b] Type No.9: Swimming clubs. Swimming facilities open to the general public or memberships which may also include such accessory uses as dressing rooms, recreation facilities, snack bars, off-street parking and the like.
14. Amend the Municipal Land Use Ordinance to place a time limit of two years on development applications that are approved with variances including use variances.
15. Recommend to the Mayor and Council that the definition of "Height" in the Municipal Land Use Ordinance be revised to incorporate minimum height standards to the first floor consistent with FEMA and CAFRA.
16. Recommend that the maximum permitted building height for new buildings be reduced proportionally for lots that are less than the permitted lot width. For example, if a lot is undersized in width by 20%, the maximum building height would be reduced by 20 percent. (If a fifty foot lot is required and a lot is only 40 feet in width or 80 percent of the required width, the maximum building height would be restricted to 80 percent of maximum permitted height in the zone.)
17. Recommend that Section 16.7.12.2 A 2, Height Modifications, be amended to read as follows:

"2. Chimneys, ventilators, skylights, television and radio antennas and similar accessory features ~~and electro-mechanical appurtenances~~ situated on or above the roof

level may exceed the height limitations of this Ordinance by not more than fifteen (15) feet. ~~Electro-mechanical appurtenances and cupolas, domes and other architectural features used for decorative purposes shall not be habitable and shall not exceed the height limitations of this Ordinance by more than eight (8) feet".~~

18. Recommend that a new section be added to Section 16.7.2, Regulations Applicable to All Zones, to require that front yard setbacks shall be applicable to the yards fronting on both streets on corner lots. It also is recommended that a footnote be included in the Schedule of Lot and Building Requirements (Section 16.7.12.2) referencing the requirement for front yards on both streets on corner lots.
19. Recommend that the ordinance be amended to permit internet services as an accessory use to permitted uses in business zones.
20. Recommend that Section 16.7.9.7, Administration, D, Variance Procedure, subsection 2, Conditions for Variances, be amended to add a new subsection f to provide that "Applications requiring variances shall commence construction within a period of two years following the approval of the application. Applications with variances that do not commence construction within the two year period shall expire. Applicants may apply for one extension not to exceed one year."

E. *THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," PL 1992, C79 (N.J.S.A. 40A:12A-1 ET SEQ.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY*

The Borough Council adopted a resolution on November 19, 2002 to evaluate the need for redevelopment as the first phase in determining whether a Redevelopment Plan should be prepared for the Central Business District in accordance with the "Local Redevelopment and Housing Law", N.J.S.A. 40A:12A-1 et seq. The Planning Board will monitor the preparation of the redevelopment program study. If redevelopment should occur, the Planning Board would incorporate redevelopment plans into the Land Use Element of the Master Plan and, if necessary, review and recommend changes to the Borough Municipal Land Use Ordinance and Zoning Map that may be required to implement the final Redevelopment Plan adopted by the Mayor and Borough Council.

SEA BRIGHT BOROUGH PLANNING BOARD

RESOLUTION

REEXAMINATION REPORT

March 11, 2003

Whereas the Municipal Land Use Law at N.J.S.A. 40:55D-89 requires that municipal planning boards periodically reexamine their Master Plans and Development Regulations at least once every six years; and

Whereas the Planning Board of the Borough of Sea Bright prepared and adopted a Reexamination Report on September 24, 1996; and

Whereas the Planning Board initiated a program to reexamine the Borough Master Plan adopted in April 1989 as last amended on September 24, 1996; the zoning and land development regulations contained in the Municipal Land Use Ordinance adopted on December 15, 1980 as last amended by Ordinance 15-02 on December 17, 2002 and the Zoning Map adopted on March 21, 1989 and last amended by Ordinance 15-02 adopted December 17, 2002; and

Whereas the Planning Board has developed recommendations for amending the Master Plan, the Municipal Land Use Ordinance and the Zoning Map; and

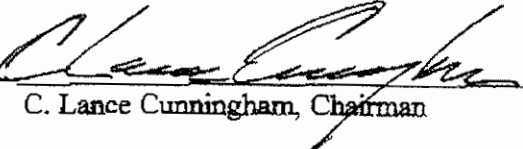
Whereas the Planning Board authorized Thomas A. Thomas, a Professional Planner in the State of New Jersey, to assist the Planning Board in the preparation of a Reexamination Report that included a draft Reexamination Report dated December 13, 2002 and revised Reports dated December 20, 2002, January 24, 2003 and February 26, 2003 based upon reviews and recommendations by the Planning Board at meetings on December 10, 2002, January 28, 2003 and February 24, 2003; and

Whereas the Planning Board discussed the Reexamination Report as last revised February 26, 2003 at a regularly scheduled meeting on March 11, 2003;

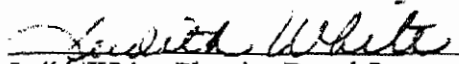
Now Therefore Be It Resolved that the Reexamination Report last revised on February 26, 2003 is hereby adopted by the Planning Board; and

Be It Further Resolved that copies of the Reexamination Report and this Resolution, as adopted, be distributed to the Mayor and Borough Council, the Borough Clerk, the Monmouth County Planning Board and the Municipal Clerks, of the adjoining municipalities of Monmouth Beach Borough, Middletown Township, Rumson Borough and Highlands Borough in accordance with N.J.S.A. 40:55D-89.

By


C. Lance Cunningham, Chairman

Attest:


Judith White, Planning Board Secretary

Date: 3/11/03

VOTING FOR: _____ OPPOSED: _____ ABSENT: _____

HOUSING PLAN ELEMENT

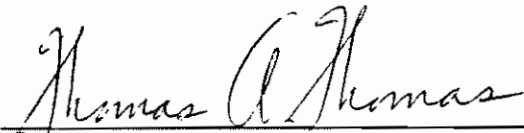
BOROUGH OF SEA BRIGHT

Monmouth County, New Jersey

REVISED PAGES 11 and 24

ADOPTED: October 22, 1996

Prepared By:



THOMAS A. THOMAS, P.P., A.I.C.P.



ASSOCIATES

Eleven Tindall Road
Middletown, New Jersey 07748

October 2, 1996

HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

(This document supersedes 1989 Housing Plan Element)

The Housing Plan Element and Fair Share Plan for the Borough of Sea Bright is based upon the requirements of the Fair Housing Law as provided in the "mandatory contents of a Housing Element" (N.J.S.A. 52:27D-310) and the Municipal Land Use Law (N.J.S.A. 40:55D- 28) in accordance with the New Jersey Council on Affordable Housing Regulations effective June 6, 1994, as amended through May 20, 1996, and specifically N.J.A.C. 5:93-5 "Preparing a Housing Element."

The Borough of Sea Bright adopted its first Housing Plan Element in conjunction with the Master Plan in April, 1989, for the six-year period 1987-1993. The "pre-credited need" established by the Council on Affordable Housing for Sea Bright for 1987-1993 was sixty-eight (68) units. In that plan the Borough adjusted its obligation through a vacant land adjustment. This plan has been prepared to address the twelve-year period 1987-1999 affordable housing obligation based upon the allocated pre-credited need established by the New Jersey Council on Affordable Housing in 1994.

The New Jersey Council on Affordable Housing (COAH) is the state agency established by the New Jersey Legislature to be responsible for identifying housing regions, estimating low and moderate income housing needs for the State, and allocating these needs to municipalities. COAH has identified Monmouth, Ocean, and Mercer counties as the East Central Housing Region for the period 1993-1999. The Council on Affordable Housing developed a methodology in 1986, which was revised in 1993, for determining "housing need" for low and moderate income households for the State and Housing Regions and procedures for allocating this calculated need to individual municipalities throughout the state.

On June 6, 1994, COAH adopted new Substantive Regulations (N.J.A.C. 5:93-1 et seq.) pertaining to affordable housing programs and established twelve-year cumulative affordable housing allocations for municipalities for the period 1987-1999. The Borough of Sea Bright was given a cumulative twelve-year allocation of forty-seven (47) units of "pre-credited need" to be addressed during the period 1987-1999.

The revised COAH Regulations (N.J.A.C. 5:93-4.2) include provisions for an adjustment of the pre-credited need for construction of new low and moderate income housing units where a municipality has a lack of available land capacity. Based on the updated COAH Regulations, Sea Bright is entitled to a vacant land adjustment which results in a fair share calculation of zero (0) for new units of low and moderate income housing to be provided for the twelve- year period. COAH, however, has identified ten (10) existing units of indigenous need to be rehabilitated between 1990 and 1999 which will be the obligation of the Borough.

This Housing Plan Element and Fair Share Plan for the Borough of Sea Bright continues and incorporates the components of the Fair Share Plan previously adopted by the Planning Board and the Borough Council which are consistent with the revised COAH Regulations approved on June 6, 1994, as N.J.A.C.

5:91-1 et. seq. and 5:93-1 et. seq. as amended through May 20, 1996. The Housing Plan also includes credits and a vacant land adjustment in accordance with N.J.A.C. 5:93-1 et. seq. which are applicable to the Borough of Sea Bright.

A Housing Plan, prepared in accordance with N.J.S.A. 52:27D-310 the New Jersey Fair Housing Law, is required to identify the municipal housing stock characteristics, projections of housing stock, demographic characteristics, existing and future employment characteristics, a determination of the pre-credited present and prospective fair share need, and how the municipality will meet its calculated fair share of the Housing Region's present and prospective housing need for low and moderate income households. These requirements are addressed in this Housing Plan Element.

The Housing Plan Element is divided into the following sections: Housing Stock Characteristics; Projections of Housing Stock; Demographic Characteristics; Employment Characteristics; Determination of Pre-Credited Present and Prospective Fair Share Need; Compliance with the 1987-1999 Affordable Housing Obligation; and Documentation for the Fair Share Plan.

HOUSING STOCK CHARACTERISTICS

Housing stock characteristics include the number and type of housing units, occupancy/ household characteristics, age (the year the structure was built), condition of units, purchase or rental value of units and units affordable to low and moderate income housing. Table 1, "Housing Characteristics --1990 Borough of Sea Bright," summarizes these characteristics which are based on the 1990 U.S. Census of Housing. Each of the characteristics is described below.

Number, Type and Ownership of Housing Units

Sea Bright had a total of one thousand two hundred four (1,204) housing units according to the 1990 Census. This is an increase of sixty-eight (68) units since the 1980 Census which recorded a total of one thousand one hundred thirty six (1,136) units. In 1990, three hundred three (303) units were listed as vacant. A vacant housing unit is defined by the Census as "a habitable housing unit with no one living in it at the time of the U.S. Census enumeration (April 1, 1990) unless its occupants are only temporarily absent." If, at the time of enumeration, the unit is temporarily occupied solely by persons who have a usual residence elsewhere, it is also classified as "vacant." In Sea Bright the high number of "vacant" units recorded on April 1, 1990, is due to the large number of seasonal residences which exist in the Borough.

In 1990 fifty-seven (57) percent of the nine hundred one (901) occupied housing units in the Borough of Sea Bright were owner occupied, and three hundred eighty-seven (387), or forty-three (43) percent of the occupied housing units were renter occupied. A total of ninety-seven (97) units were listed as "seasonal, recreational, or occasional use housing units."

Occupancy/Household Characteristics

According to the 1990 Census, Sea Bright had a total of nine hundred one (901) occupied households. Of the total number of occupied households, four hundred twenty-two (422), or 46.8 percent were single family households, and four hundred seventy-nine (479), or 53.2 percent were non-family households defined as two or more unrelated householders living together. Householders sixty-five years of age or older accounted for seventy-three (73), or 8.1 percent of the households in the Borough of Sea Bright.

Age of Housing

The Borough Housing stock is relatively new with 47.1 percent of the housing units constructed from April 1, 1970, through March, 1990. Housing built in 1939 or earlier accounts for 24.4 percent of the current housing stock, or two hundred ninety-four units (294). Between 1940 and 1949 a total of seventy-six (76) units were constructed, which accounts for 6.3 percent of the current housing stock. Between 1950 and 1959 a total of ninety-seven (97) units were constructed, which accounts for 8.1 percent of the current housing stock. Between 1960 and 1969 a total of one hundred seventy (170) units were constructed, which accounts for 14.1 percent of the housing stock.

Condition of Units

The housing stock in Sea Bright had a very small number of substandard units according to the 1990 Census. The 1990 Census indicates that Sea Bright had seven (7) units lacking complete plumbing facilities and two (2) units lacking complete kitchen facilities.

Owner Occupied Housing Value and Rental Rates

The 1990 median value of the reported three hundred eighteen (318) owner occupied housing units in Sea Bright was \$198,200. Of this total, twenty-two (22), or 7 percent, had a value of less than \$100,000; fifty-one (51) units, or 16 percent, had a value between \$100,000 and \$149,000; eighty-nine (89), or twenty-eight (28) percent, had a value between \$150,000 and \$199,000; sixty-one (61), or 19.2 percent, had a value between \$200,000 and \$299,000; and ninety-five (95), or 29.9 percent, had a value of \$300,000 or more.

The 1990 median gross monthly rent was \$663 for year-round rental housing units in Sea Bright. Of the three hundred seventy-nine (379) renter occupied units reporting monthly rental rates, six (6) units had a monthly rental rate less than \$250; sixty-two (62) units had a monthly rental rate between \$250 and \$499; one hundred ninety-one (191) units had a monthly rental rate between \$500 and \$749; ninety-five (95) units had a monthly rental rate of \$750 and \$999; and twenty-five (25) had a monthly rental rate of \$1,000 or greater.

**TABLE 1
HOUSING CHARACTERISTICS -1990
BOROUGH OF SEA BRIGHT**

| | <u>Number</u> | <u>Percent of Total</u> |
|---|---------------|-------------------------|
| I. HOUSING UNITS | | |
| Number of units | 1,204 | N/A |
| Occupied Housing Units | 901 | N/A |
| Number of units (1980) | 1,136 | N/A |
| Vacant Housing Units | 303 | 25.2% |
| II. OCCUPANCY /HOUSEHOLD CHARACTERISTICS | | |
| Number of Households | 901 | N/A |
| Persons per Household | 1.88 | N/A |
| Family Households | 422 | 46.8% |
| Non -Family Households | 479 | 53.2% |
| Householders 65 + | 73 | 8.1% |
| Seasonal, Recreational or Occasional Use | 97 | N/A |
| Owner Occupied | 514 | 57.0% |
| Renter Occupied | 387 | 43.0% |
| III. YEAR STRUCIURE BUILT | | |
| 1939 or earlier | 294 | 24.4% |
| 1940-1949 | 76 | 6.3% |
| 1950-1959 | 97 | 8.1% |
| 1960-1969 | 170 | 14.1% |
| 1970-1979 | 328 | 27.2% |
| 1980- March 1990 | 239 | 19.9% |
| TOTAL | | |
| | 1,204 | 100.0% |
| IV. CONDITION OF UNITS | | |
| Units lacking complete plumbing facilities | 7 | |
| Units lacking complete kitchen facilities | 2 | |

TABLE 1 (Continued)
HOUSING CHARACTERISTICS -1990
BOROUGH OF SEA BRIGHT

| | <u>Number</u> | <u>Percent of Total</u> |
|---|---------------|-------------------------|
| V. HOME VALUE – (Owner Occupied Units) | | |
| \$300,000 and up | 95 | 29.9% |
| \$200,000 -\$299,999 | 61 | 19.2% |
| \$150,000 -\$199,999 | 89 | 28.0% |
| \$100,000 -\$149,999 | 51 | 16.0% |
| \$50,000 -\$99,999 | 8 | 5.7% |
| \$0 -\$49,999 | 4 | 1.3% |
| | <hr/> | |
| TOTAL | 318 | 100.0%* |
| Median Value | \$198,200 | |

**Percentages do not total 100 percent due to rounding error.*

IV. RENTAL VALUE - (Rental Occupied Units)

| | | |
|---------------------|------------|---------------|
| \$1,000 and up | 25 | 6.6% |
| \$750 - \$999 | 95 | 25.1% |
| \$500 - \$749 | 191 | 50.4% |
| \$250 - \$499 | 62 | 16.4% |
| Less than \$250 | 6 | 1.6% |
| | <hr/> | |
| TOTAL | 379 | 100.0% |
| Median Monthly Rent | \$663 | |

SOURCE: U.S Bureau of Census 1990
 COMPILED BY: T&M Associates

Affordability of Existing Housing for Low and Moderate Income Households

Rental and owner occupied housing, which was affordable to low and moderate income households, was calculated using the 1996 COAH Regulations and 1990 U.S. Census data. The 1996 COAH Regulations defined Monmouth, Ocean, and Mercer Counties as the East Central Housing Region. Based on 1990 Census data and using the current definition of the East Central Housing Region, the average household income in 1989 for the Region was \$49,862. This was calculated by multiplying the mean household income by the number of households for each county in the Region and dividing that total by the total number of households in the Region.

Moderate income households are defined by COAH as households earning between fifty (50) percent and eighty (80) percent of the median household income in the Housing Region. For the East Central Housing Region comprised of Ocean, Monmouth, and Mercer Counties, "moderate" incomes ranged from \$24,931 to \$39,890 for a four-person household in 1989, based on the 1990 Census data. Low income households are defined by COAH as households earning fifty (50) percent or less of the median household income within the Region. Low income households in the East Central Housing Region earned \$24,931 or less in 1989, based on the 1990 Census data.

Rental housing, which was affordable to low and moderate income households in 1990, can be extrapolated from the 1990 Census data, assuming rental households spend a maximum of thirty (30) percent of their household income for rent and an adjustment for utilities, based on COAH Regulations. There were one hundred sixty-two (162) units of renter occupied housing in Sea Bright in 1990 which were affordable to low income households in the East Central Housing Region, and approximately three hundred fifty-three (353) units of the renter occupied units in Sea Bright which were affordable to moderate income households in 1990 in the East Central Housing Region. The maximum rental rates for low and moderate income households, based on household size for 1996, are presented in Table A-1, "Rental Housing Rates for Low and Moderate Income Households," in Appendix A.

Owner occupied housing, which was affordable to low and moderate income households in 1990, can be extrapolated from the 1990 Census data based on several assumptions. Owner occupied households should spend a maximum of twenty eight (28) percent of their income for housing costs, based on COAH Regulations (N.J.A.C. 5:93-7.4.4(e)) which provides that the initial price of a low and moderate income, owner occupied, single family housing unit be established so that after a downpayment of five (5) percent, the monthly principal, interest, insurance, property taxes, and condominium or homeowners fees do not exceed twenty eight (28) percent of the eligible gross monthly income. For purposes of calculating affordability limits in Sea Bright, a thirty-year (30) amortized mortgage at a nine (9) percent interest rate plus a general tax rate of 3.523 percent per \$100 of assessed value, can be utilized.

Based on the COAH methodology, approximately nine (9) units in Sea Bright in 1990 were affordable to low income households in the East Central Housing Region. Based on the same assumptions, approximately twenty-seven (27) units of the owner occupied units in Sea Bright in 1990 were affordable to moderate income households in the East Central Housing Region.

Affordable housing calculations based upon the COAH Regulations indicate that in 1996 sales housing for a family of four can be a maximum of \$65,132 for low income households and \$105,445 for moderate income household. The impact of household size on affordability is illustrated in Table A-2, "Sales Prices for Single Family Detached Housing Units for Low and Moderate Income Households for the Borough of Sea Bright in Appendix A.

Housing Construction: 1980 - 1993

Table 2, "Residential Construction and Demolition Permits," lists the number of building permits and demolition permits reported to the New Jersey Department of Labor annually since 1980 in Sea Bright.

A review of building and demolition permits from 1980 through 1994 indicates that a total of one hundred sixty building permits (160) and forty-four (44) demolition permits were authorized, for a net gain of one hundred sixteen (116) units. The peak construction year for this time period was 1983, when seventy (70) building permits were authorized. In the same year, seventeen (17) demolition permits were authorized, resulting in a net gain of fifty-three (53) units. The lowest construction for this time period in 1980, when there was a net loss of three (3) units; and in 1982, 1985, 1990, and 1992, when there was a net loss of one (1) unit for each year.

PROJECTIONS OF HOUSING STOCK

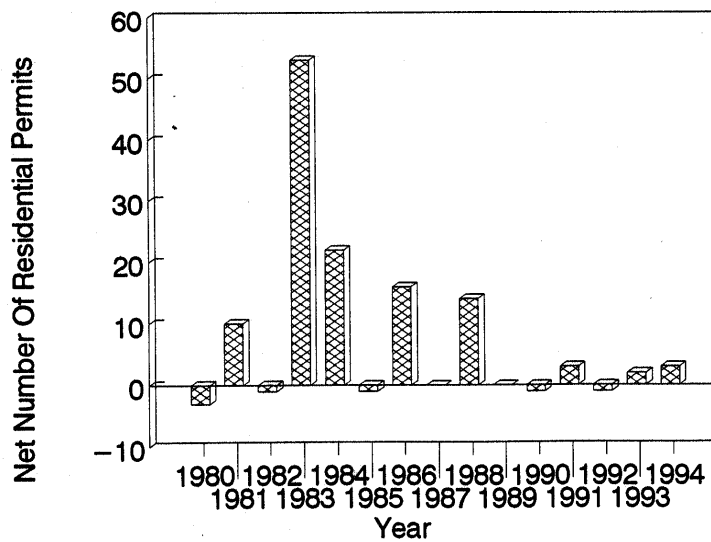
The total number of year-round housing units in Sea Bright increased six (6) percent from one thousand one hundred thirty six (1,136) units in 1980 to one thousand two hundred four (1,204) units in 1990. From 1990 through 1994 the number of dwelling units increased to one thousand two hundred ten (1,210). Regression analyses for 1980-1994, 1984-1994, and 1988-1994 projected mean yearly changes of eight (8), three (3), and one (1) units, respectively. See Table 3, "Housing Stock Projections 1994-2000."

Actual housing construction is dependent on a variety of factors over which the Borough has little control including financing, marketing, and builder timing. The lack of developable land and higher interest rates have a direct negative impact on new housing construction. These and other factors can modify growth trends and housing development in Sea Bright.

**TABLE 2
RESIDENTIAL CONSTRUCTION AND DEMOLITION PERMITS
BOROUGH OF SEA BRIGHT**

| Year | Construction Permits | Demolition Permits | Net Change |
|--------------|----------------------|--------------------|------------|
| 1980 | 5 | 8 | (3) |
| 1981 | 12 | 2 | 10 |
| 1982 | 0 | 1 | (1) |
| 1983 | 70 | 17 | 53 |
| 1984 | 32 | 10 | 22 |
| 1985 | 2 | 3 | (1) |
| 1986 | 16 | 0 | 16 |
| 1987 | 0 | 0 | 0 |
| 1988 | 14 | 0 | 14 |
| 1989 | 0 | 0 | 0 |
| 1990 | 1 | 2 | (1) |
| 1991 | 3 | 0 | 3 |
| 1992 | 0 | 1 | (1) |
| 1993 | 2 | 0 | 2 |
| 1994 | 3 | 0 | 3 |
| TOTAL | 160 | 44 | 116 |

SOURCE: New Jersey Department of Labor, Building Permit Summaries – 1980 – 1994
COMPILED BY: T&M Associates



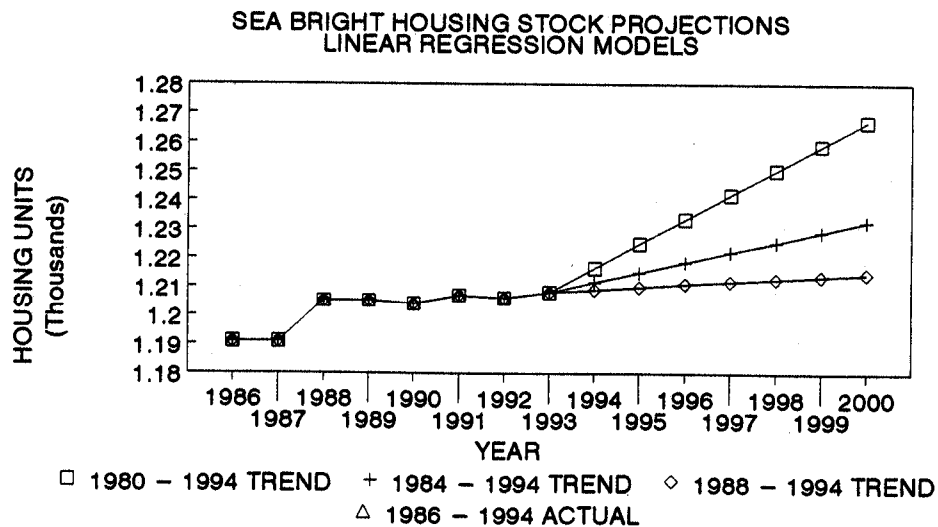
COMPILED BY: T&M Associates

**TABLE 3
HOUSING STOCK PROJECTS – 1994 - 2000
BOROUGH OF SEA BRIGHT**

| | | TRENDS | | | |
|--------------------------------|--|---------------|------------------|------------------|------------------|
| | | YEAR | 1980-1994 | 1984-1994 | 1988-1994 |
| Existing Housing Stock | | 1980 | 1,136 | 1,136 | 1,136 |
| | | 1986 | 1,191 | 1,191 | 1,191 |
| | | 1987 | 1,191 | 1,191 | 1,191 |
| | | 1988 | 1,205 | 1,205 | 1,205 |
| | | 1989 | 1,205 | 1,205 | 1,205 |
| | | 1990 | 1,204 | 1,204 | 1,204 |
| | | 1991 | 1,207 | 1,207 | 1,207 |
| | | 1992 | 1,206 | 1,206 | 1,206 |
| | | 1993 | 1,208 | 1,208 | 1,208 |
| | | 1994 | 1,216 | 1,211 | 1,209 |
| Projected Housing Stock | | 1995 | 1,225 | 1,215 | 1,210 |
| | | 1996 | 1,233 | 1,218 | 1,211 |
| | | 1997 | 1,242 | 1,222 | 1,212 |
| | | 1998 | 1,250 | 1,225 | 1,213 |
| | | 1999 | 1,259 | 1,229 | 1,214 |
| | | 2000 | 1,267 | 1,232 | 1,214 |

| REGRESSION TRENDS | PROJECTED MEAN YEARLY CHANGE |
|--------------------------|-------------------------------------|
| 1980-1984 | 8 |
| 1984-1994 | 3 |
| 1988-1994 | 1 |

*SOURCES: Trends based upon New Jersey Department of Labor, Division of Planning & Research
"Residential Building Permits: Yearly Summaries 1980-1993"*



COMPILED BY: T&M Associates

DEMOGRAPHIC CHARACTERISTICS

Table 4, "Demographic Characteristics - 1990 Sea Bright" presents total population by age cohort, and income level by household.

Population

Sea Bright had a total of one thousand six hundred ninety three (1,693) permanent residents in 1990. Of this total, seventy-nine (79) persons, or 4.7 percent, were classified as pre-school aged, zero (0) to four (4) years old. School age children, aged five (5) to seventeen (17) years old, accounted for seventy-seven (77) persons, or 4.5 percent, of the total. Working age residents, eighteen (18) to sixty-four (64) years old, accounted for one thousand two hundred ninety seven (1,297) persons, or 76.6 percent, of the Borough population. Seniors, aged sixty-five (65) and older, accounted for two hundred forty-four (244) persons, or 14.2 percent of the Borough population.

Income Level

Per capita income within the Borough in 1989 was \$34,334, while the median household income was \$42,723.

EMPLOYMENT CHARACTERISTICS

Employment Classification

Private Sector Covered Employment refers to employed persons who are covered by the New Jersey Unemployment Compensation Insurance Program as reported to the New Jersey Department of Labor. In 1990 Sea Bright had five hundred fifty-four (554) private sector covered employment jobs. The number of jobs declined to five hundred two (502) in 1991, but then increased to five hundred sixty-eight (568) in 1992; six hundred seventy-four (674) in 1993; and six hundred eighty-nine (689) in 1994. No adjustments are made to these released employment statistics which may have been incompletely or incorrectly reported by an employer.

In 1990 the U.S. Census Bureau reported a total employment of one thousand seventy-three (1,073) resident persons; four hundred eighty-three (483) were managerial and professional specialty occupations; three hundred twenty (320) were technical sales and administrative support; ninety-three (93) were service occupations; three (3) were farming, forestry and fishing occupations; one hundred twelve (112) were precision production, craft, and repair occupations; and sixty-two (62) were operators, fabricators, and laborers.

**TABLE 4
DEMOGRAPHIC CHARACTERISTICS
BOROUGH OF SEA BRIGHT**

| | <u>Number</u> | <u>Percent of Total</u> |
|------------------------------|---------------|-------------------------|
| POPULATION AGE - 1990 | | |
| Preschool (0 – 4 Yrs.) | 79 | 4.7% |
| School Age (5 – 17 Yrs.) | 77 | 4.5% |
| Working Age (18 – 64 Yrs.) | 1,297 | 76.6% |
| Seniors 65 + | 240 | 14.2% |
| TOTAL | 1,693 | 100.0% |

*SOURCE: U.S Bureau of Census 1990
COMPILED BY: T&M Associates*

INCOME LEVEL (HOUSEHOLDS) - 1989

Median Household Income = \$42,723
Per capita income = \$34,334

*SOURCE: U.S Bureau of Census 1990
COMPILED BY: T&M Associates*

Employment Projections

The number of private sector covered employment jobs within the Borough is expected to continue to increase through 1999. Although there was a decline between 1990 and 1991, the Sea Bright private sector covered employment increased 24.3 percent between 1991 and 1994. Based upon a regression analysis for private sector covered employment jobs for the period 1990 through 1994, Sea Bright could gain an additional two hundred twenty (220) jobs between 1995 and 1999. This would be an increase of three hundred fifty-five (355) jobs from 1990 to 1999, or an increase of approximately sixty-four (64) percent over the nine-year period.

DETERMINATION OF PRE-CREDITED PRESENT AND PROSPECTIVE FAIR SHARE NEED

Sea Bright was allocated a pre-credited fair share need of forty-seven (47) units for the twelve year period 1987-1999 by the New Jersey Council on Affordable Housing. The calculations for this allocation are presented in a report prepared by COAH entitled, "Municipal Present, Prospective, and Pre-Credited Need," dated October 11, 1993. The methodology established by the New Jersey Council on Affordable Housing in 1993 allocated present and prospective housing needs to all municipalities within New Jersey. The COAH methodology states that "housing need" is comprised of three major components: (1) indigenous need; (2) reallocated present need; and (3) prospective need. Indigenous need and reallocated present need constitute "present need".

- "Indigenous need" consists of existing housing units with physical deficiencies such as heating, plumbing, roofing, etc., which are occupied by low and moderate income households within a municipality based upon statistical data from the U.S. Census of Housing in 1990.
- "Reallocated present need" is the portion of the housing region's total number of deficient housing units occupied by low and moderate income households that have been redistributed from urban aid municipalities to non-urban aid municipalities.
- "Prospective need" is a projection of low and moderate income housing needs, based on development and growth, which is likely to occur in the East Central Housing Region.

When the indigenous, reallocated present, and prospective housing need components are summed, Sea Bright has a "total need" of fifty (50) low and moderate income housing units as calculated by COAH. This includes an indigenous need of eleven (11) units, a reallocated present need of four (4) units, and a prospective need of thirty-six (36) units.

COAH calculated the "pre-credited need," utilizing the total need of fifty (50) units for Sea Bright for 1987-1999, as follows: add two (2) units, due to net demolitions between 1980 and 1993; minus nineteen (19) filter down units; minus three (3) conversion units; minus one (1) spontaneous rehabilitation unit to yield a pre-credited need of forty-seven (47) units.

The resulting pre-credited affordable housing need for which Sea Bright is responsible under the COAH Regulations is thirty-seven (37) units of new construction and ten (10) units of rehabilitation, for a total of forty-seven (47) units. Table 5, "Pre-Credited Low and Moderate Income Housing Need - 1987-1999," provides a summary of affordable housing calculations for Sea Bright.

TABLE 5
PRECREDITED NEED FOR LOW AND MODERATE
INCOME HOUSING
1987 - 1999
BOROUGH OF SEA BRIGHT

PRECREDITED NEED

| | | |
|---------------------------------------|---------|-----------|
| Indigenous Need | | 11 |
| Reallocated Present Need | + _____ | 4 |
| Present Need (1993) | = | 15 |
| Prospective Need (1993 – 1999) | + _____ | 36 |
| Total Need (1993 – 1999) | = | 50 |
| Prior Cycle Prospective Need | + | 18 |
| Demolitions | + | 2 |
| Filter | - | 19 |
| Conversions | - | 3 |
| Spontaneous Rehabilitation | - _____ | 1 |
| PRECREDITED NEED (1987 – 1999) | | 47 |

SOURCE: New Jersey Council on Affordable Housing. October, 1993
COMPILED BY: T&M Associates – August 1996

COMPLIANCE WITH THE 1987-1999 AFFORDABLE HOUSING OBLIGATION

The Sea Bright 1987-1999 obligation of forty-seven (47) low and moderate income units, based upon the twelve-year COAH calculations, is comprised of two basic components:

- Rehabilitation Component consisting of ten (10) units of net indigenous need units for the period 1990 to 1999.
- Inclusionary Component consisting of thirty-seven (37) units of pre-credited need for the period 1987 to 1999.

COAH Regulations require that all municipalities address their indigenous need units through a rehabilitation program. Sea Bright was allocated eleven (11) indigenous need units by COAH for the period 1990 to 1999, based on a statistical analysis of the 1990 Census.

COAH credited the Borough with one (1) spontaneous rehabilitation unit, which yields a current rehabilitation obligation of ten (10) units. Sea Bright participates in the Monmouth County Community Development Program for substandard units occupied by low and moderate income year-round residents. Since April 1, 1990, no (0) units have been reported to have been rehabilitated by the Monmouth County Community Development Office, leaving ten (10) units to be rehabilitated by 1999. It is anticipated that the Community Development Office will continue to provide its service of rehabilitation of substandard units in Sea Bright. It is anticipated that private rehabilitation will also occur.

In terms of inclusionary or new affordable housing units for the period 1987 through 1999, Sea Bright will adjust its pre-credited inclusionary component of thirty-seven (37) units to zero (0) units through a vacant land adjustment. The twelve-year calculations, based on COAH Regulations, are presented in Table 6, "Fair Share Calculation, Sea Bright Borough: 1987-1999." The components of the calculation are described below:

I. PRE-CREDITED NEED

The pre-credited need for the twelve-year period 1987-1999 is forty-seven (47) units based upon the COAH methodology contained in the COAH Municipal Summary dated October 11, 1993. This includes an inclusionary component of thirty-seven (37) units and a net rehabilitation component of ten (10) existing units.

II. REHABILITATION COMPONENT

The rehabilitation component reflects an indigenous need of eleven (11) units, minus one (1) spontaneous rehabilitation unit, minus zero (0) units rehabilitated since April 1990 for a current net rehabilitation obligation of ten (10) units.

III. INCLUSIONARY COMPONENT.

Inclusionary housing is newly constructed affordable housing units which are included in Regional Contribution Agreement, GUT Rehabilitation units, and bonus units, and/or credits for such units. Sea Bright has a pre-credited inclusionary need of thirty- seven (37) affordable housing units. A vacant land adjustment can be applied to the pre-credited inclusionary component of thirty-seven (37) units to reduce this number to zero (0) based on the following:

A. VACANT LAND ADJUSTMENT

COAH Regulations recognize that a municipality may have exhausted an entire resource (land, water, or sewer) and thus not be able to provide a realistic opportunity for addressing its affordable housing need as calculated by COAH. Consequently, standards and procedures are outlined in the COAH Rules, N.J.A.C. 5:93-4.1 et seq., that permit municipalities, such as Sea Bright, to demonstrate that its ability to address its housing obligation is limited by the lack of land, water, or sewer and to reduce or defer its obligation. Municipalities cannot, however, reduce or defer its indigenous rehabilitation component.

The 1994 COAH Rules for vacant land adjustment have been revised to require that a municipality inventory all vacant land parcels and review the extent to which each parcel is suitable, approvable, and developable. In addition to vacant sites, other sites devoted to a specific use which involve low-density development that could create an opportunity for affordable housing if inclusionary zoning were in place may also be considered. Such sites include, but are not limited to, golf courses not owned by members; farms; golf driving ranges; nurseries and non-conforming uses.

Sites which have a realistic development potential for new inclusionary housing development are presumed to be able to support a minimum density of six (6) units per acre with a set-aside of twenty (20) percent of the units for low and moderate income households.

**TABLE 6
FAIR SHARE PLAN CALCULATION
BOROUGH OF SEA BRIGHT: 1987 - 1999**

| | Inclusionary Component Total | Rehabilitation Component Total |
|--|---|---|
| I. TOTAL 1987 – 1999 PRECREDITED NEED – 47 UNITS From COAH Municipal Number Summary October 11, 1993 | | |
| A. Precredited Need (47) = Inclusionary (37) & Rehabilitation (10) Components | 37 | 10 |
| II. REHABILITATION COMPONENT (1993) | | |
| A. Indigenous Need (11) – Spontaneous Rehab. (1) = Rehab. Comp. (10) | - 1 | N/A |
| B. Rehabilitation Units Completed After April 1, 1990 Census | - 0 | N/A |
| III. INCLUSIONARY COMPONENT | | |
| A. VACANT LAND ADJUSTMENT (N.J.A.C 5:93 – 4.2) | - 37 | 0 |
| IV. FAIR SHARE NEED 1993 – 1999 | 0 | 10 |

Prepared By: T&M Associates – August 1996

If the realistic development potential is less than the municipal calculated need minus credits, then areas that may be developed or redeveloped must be reviewed. Such areas could include, but are not limited to, publicly owned land; downtown mixed use areas; a housing stock appropriate for accessory apartments; a private club owned by its members; and properties that may be subdivided and support additional development. In such situations the following may be considered to address the housing obligation:

1. Zoning amendments that permit affordable apartments or accessory apartments.
2. Overlay zoning to require inclusionary development or to impose a development fee to produce affordable housing. In an overlay zone, the existing use may continue and expand as a conforming use. However, if the existing use is changed, then the site must produce low and moderate income housing or a development fee.
3. Zoning amendments that impose a development fee to produce affordable housing.

Adjustment Process

The COAH Rules specify that, when a municipality receives an adjusted obligation, any inclusionary sites that are identified must be zoned at a minimum density of six (6) units per acre with a 20 percent set-aside of affordable housing units. To address the 1987 to 1999 affordable housing obligation, a current (1995) vacant land inventory was compiled for Sea Bright in accordance with COAH Rules. This inventory confirmed that the Borough lacks sufficient vacant land to address the obligation calculated by COAH for reallocated new and prospective need. It was found that the Borough has a total of 15.29 acres of vacant land. One block of land includes an eleven-acre strip, with various lots and owners. The strip of land is located between Ocean Avenue (Route 36) and the seawall. Most of the remaining parcels are scattered into 4,000 to 5,000 square-foot parcels in single-family residential neighborhoods. There are three parcels which are approximately 0.5 acres. Two of the parcels are located east of the seawall, and the third parcel is along the jughandle leading toward the bridge. The inventory of vacant land and adjustments is presented in Table 7.

The adjustment process consists of four basic steps:

Step One - Compile an inventory of all vacant land parcels, by lot and block, that includes the acreage and owner of each lot.

**TABLE 7
VACANT LAND INVENTORY
BOROUGH OF SEA BRIGHT, NEW JERSEY**

| Site Identification | | | | | Site Area | | Area Exclusions | | | | | | | Capacity for Inclusionary Units | | | | |
|---------------------|-------|----------------------------|---------------|------------------------|--------------|----------------|---------------------------|-------------|-------------|-------------------------------------|-------------|-------------------|--------------|---------------------------------|-----------------|--------------------------|-------------|----------------|
| Tax Map Sheet # | Block | Lot | Location | Owner | Lot (Acres) | Vacant (Acres) | Sec.4.2(d)2 Exclusions | | | Sec. 4.2(d).1, (d)3, and (d)4, (d)5 | | | | Exclusion Codes & Remarks | Net Avail. Acre | Density (Units Per Acre) | Total Units | Total ML Units |
| | | | | | | | Environmentally Sensitive | | | Public | Non-Profit | Proposed Conserv. | Not Suitable | | | | | |
| | | | | | | | Wet | Floodpln | Other | | | | | | | | | |
| 3 | 2 | 25 | Long View Way | Kilyk Lieselotte | 0.17 | 0.17 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.17 | S, NC | 0.00 | | | |
| 6 | 4 | 1 | Ocean Ave. | Sun Rise @ Sea Bght | 0.48 | 0.48 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.48 | East of Sea Wall | 0.00 | | | |
| 6 | 4 | 3 | E. Ocean Ave. | Jesuits of St. Peter's | 0.52 | 0.52 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.52 | East of Sea Wall | 0.00 | | | |
| 6 | 6 | 3.01 | Marius Ln. | Brookside Hill | 0.08 | 0.08 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.08 | S, NC | 0.00 | | | |
| 6 | 6 | 4 | Marius Ln. | Brookside Hill | 0.17 | 0.17 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.17 | S, NC | 0.00 | | | |
| 9 | 7 | 8 | Ocean Ave. | Conmitas Dennis | 0.36 | 0.36 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.36 | S, NC | 0.00 | | | |
| 8 | 10 | 3 | Center St. | Bell Scot | 0.04 | 0.04 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.04 | S, NC | 0.00 | | | |
| 8 | 11 | 11 | Beach St. | Muti Anthony W. | 0.04 | 0.04 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.04 | S, NC | 0.00 | | | |
| 8 | 11 | 16 | Surf St. | Rispoli Iris | 0.04 | 0.04 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.04 | S, NC | 0.00 | | | |
| 8 | 11 | 21 | Surf St. | Allen Henrietta | 0.04 | 0.04 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.04 | S, NC | 0.00 | | | |
| 8 | 13 | 12 | New St/ | Cadwallader John | 0.02 | 0.02 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.02 | S, NC | 0.00 | | | |
| 10 | 16 | 12 | Badminton Ln. | Nicklow Corp. | 0.07 | 0.07 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.07 | S, NC | 0.00 | | | |
| 10 | 16 | 13 | Packer Pl. | NGO Frank H. | 0.07 | 0.07 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.07 | S, NC | 0.00 | | | |
| 10 | 17 | 1 | Ocean Ave. | Kalaka JoAnn | 0.15 | 0.15 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.15 | S, NC | 0.00 | | | |
| 10 | 18 | 1 | Ocean Ave. | Sea Bright Beach Club | 0.04 | 0.04 | 0.00 | 0.00 | 0.00 | 0.00 | 0.04 | 0.00 | 0.00 | Beach Club | 0.00 | | | |
| 13-19 | 23 | 15-35 37-119 121-135 | Ocean Ave. | Various Owners | 11.00 | 11.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 11.00 | S, NC, S, Seawall | 0.00 | | | |
| 15 | 26 | 8 | Shrewsbury | Farrell James | 0.05 | 0.05 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.05 | S, NC | 0.00 | | | |
| 15 | 26 | 9 | Shrewsbury | Ballchaitis Anna | 0.05 | 0.05 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.05 | S, NC | 0.00 | | | |
| 15 | 27 | 8 | Willow Way | Moran Kevin P. | 0.09 | 0.09 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.09 | S, NC | 0.00 | | | |
| 15 | 28 | 9.01 | Atlantic Way | Lambert Patrick | 0.10 | 0.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.10 | S, NC | 0.00 | | | |
| 16 | 29 | 15 | Ocean Ave. | Pearson Astrid | 0.07 | 0.07 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.07 | S, NC | 0.00 | | | |
| 16 | 29 | 17 | Ocean Ave. | Cousins Elizabeth | 0.12 | 0.12 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.12 | S, NC | 0.00 | | | |
| 16 | 29 | 26 | Normandie Pl | Farinha Albert | 0.20 | 0.20 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.20 | S, NC | 0.00 | | | |
| 16 | 30 | 4.01 | Ocean Ave. | DeScenza David | 0.18 | 0.18 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.18 | S, NC | 0.00 | | | |
| 18 | 30 | 61 | South Way | McMahon Margaret | 0.16 | 0.16 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.16 | S, NC | 0.00 | | | |
| 19 | 33 | 12 | W. Northway | Rooney Charles | 0.09 | 0.09 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.09 | S, NC | 0.00 | | | |
| 19 | 33 | 13 | North Way | Heller Clarence | 0.10 | 0.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.10 | S, NC | 0.00 | | | |
| 19 | 33 | 14 | North Way | Santoro Vincent | 0.09 | 0.09 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.09 | S, NC | 0.00 | | | |
| 19 | 33 | 15 | North Way | McComb WJJR | 0.18 | 0.18 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.18 | S, NC | 0.00 | | | |
| 19 | 34 | 7 | Ocean Ave. | Hess Lucretta | 0.52 | 0.52 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.52 | S, Jug Handle | 0.00 | | | |
| TOTALS | | | | | 15.29 | 15.29 | 0.00 | 0.00 | 0.00 | 0.00 | 0.04 | 0.00 | 15.25 | | 0.00 | 0.00 | 0.00 | 0.00 |

ENVIRONMENTALLY SENSITIVE EXCLUSIONS:
WET – FRESHWATER WETLANDS
FLOODPLAN – 100 YEAR FLOODPLAIN

NOT SUITABLE:
S – INADEQUATE LOT SHAPE, FRONTAGE OR AREA
IA – INADEQUATE ACCESS
NC – NEIGHBORHOOD CHARACTER

Subtotals may not add to total due to rounding

PREPARED BY: T&M Associates, April 1996

Step Two - Exclude parcels, based upon factors provided for in the COAH Regulations.

Step Three - Assign a maximum potential density to each parcel and then apply a 20 percent set-aside to the total unit yield in order to calculate the lower-income housing yield on each site. The lower-income yields of all sites are added to arrive at the total adjusted fair share obligation of the Borough for the reallocated present and prospective housing need.

Step Four - Review existing land use for areas that may develop or redevelop.

A. Step One -Vacant Land Identification

The Vacant Land Inventory for the Borough of Sea Bright lists vacant parcels in Sea Bright Borough, by block and lot, based on 1995 assessment records (Table 7).

1. Tax assessment records and existing land use information was used to identify vacant land parcels in Sea Bright. The acreage of vacant parcels is based on Sea Bright Borough tax records.
2. A listing of the vacant parcels by block and lot was compiled.

B. Step Two -Exclusion of Parcels

A process of excluding certain parcels, or portions of parcels, based on COAH Regulations N.J.A.C. 5:93-4.1) was undertaken. The acreage of each excluded area is estimated based upon tax map calculations.

1. N.J.A.C. 5:93-4.2(d)2 permits municipalities to exclude environmentally sensitive lands including wetlands (column labeled "Wet" on the Vacant Land Inventory), steep slopes in excess of fifteen (15) percent (column labeled "Slope" on the Vacant Land Inventory) from consideration for affordable housing development. In addition, the State Permit Program Rules (N.J.A.C. 7:7-1) and the Coastal Resources and Development Rules (N.J.A.C. 7:7E-1) can be applied to exclude sites in Sea Bright, since the Borough is located in the coastal zone, and COAH is required to adhere to the coastal zone development policies. However, no specific screening of sites using coastal development policies was applied if the site could be excluded for other reasons.

Estimated acreages of environmentally sensitive parcels or portions of parcels in floodplain or wetlands were not considered if the parcels could be excluded for other reasons in accordance with COAH Regulations.

2. N.J.A.C. 5:93-4.2(d)4i permits the exclusion of additional lands (3 percent of the total developed and developable acreage in the municipality) to be reserved for municipal recreation and also the exclusion of vacant lands owned by non-profit organizations, counties, and the state, or federal government when such lands are precluded from development at the time of substantive

certification. No exclusions have been taken by Sea Bright Borough under this category.

3. N.J.A.C. 5:93-4.2(d)5 allows COAH to eliminate sites that are determined not suitable for low and moderate income housing. Sea Bright has excluded sites that are one acre or less in area based upon surrounding land uses, existing neighborhood character, and the inability of small sites to be developed, and yield a set-aside of affordable income units.
4. COAH Regulations specify that potential sites must be available, approvable, developable, and suitable for the development of low and moderate income housing. Sites in Sea Bright Borough adjacent to incompatible land uses, and/or without appropriate access were excluded from the total acreage available for affordable housing development, and are identified as "Not Suitable" in the Vacant Land Inventory. N.J.A.C. 5:93-1.3 defines "available site," "approvable site," "developable site," and "suitable site" as follows:

Available Site - means a site with a clear title, free of encumbrances which preclude development for low and moderate income housing.

Developable Site - means a site that has access to appropriate water and sewer infrastructure and has received water consistency approvals from the New Jersey Department of Environmental Protection or its designated agent authorized by law to issue such approvals.

Suitable Site - means a site that is adjacent to compatible land uses, has access to appropriate streets, and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

Approvable Site - means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.

The Vacant Land Inventory identifies exclusions in this category as follows:

- a. Sites were evaluated for the adequacy and suitability of access. Sites with inadequate access are labeled "NA" on the Vacant Land Inventory.
- b. Sites were evaluated for the compatibility of affordable housing development with the surrounding land use. Sites which abut land uses incompatible with affordable housing development are excluded from the Vacant Land Inventory as noted in the "Remarks" column.

C. Step Three -Determination of Adjusted Obligation

1. After identifying the land area to be excluded under COAH guidelines, the remaining acreage available for affordable housing development was determined. This figure is located on the

Vacant Land Inventory in the column labeled "Net Available Acres".

2. Parcels were looked at on a case-by-case to determine whether density of six (6) units per acre could be applied to the net available acres of each parcel to determine the total number of units possible ("Total Units" on the Vacant Land Inventory).
3. The total number of units was multiplied by 20 percent in order to determine the number of Mount Laurel units possible ("Total ML Units" on the Vacant Land Inventory).
4. After review of items C.1, C.2, and C.3, the adjusted Borough obligation of its fair share of the regional reallocated present and prospective lower income housing need is zero (0) dwelling units.
5. The Borough continues to have an indigenous need obligation to address its net rehabilitation of ten (10) units (see Table 6).

D. Step Four -Review Existing Land Use for Areas that may Develop or Redevelop

The potential for further development or redevelopment in Sea Bright is extremely limited. The Borough population declined from 1,812 residents in 1980 to 1,693 residents in 1990. Since 1990 there has been only a net increase of six (6) new residential construction permits. This increase was related to minor building activity on scattered lots within established single-family residential neighborhoods.

Based upon a review of vacant land and existing land use, the Borough has concluded that there are no sites within the Borough that are available, approvable, suitable, or developable for inclusionary development at the presumptive densities and inclusionary set-asides required by COAH Regulations. Moreover, given the established character of development, there are no sites where overlay zoning requiring inclusionary development would be appropriate.

IV. CALCULATED NEED

Calculated need is the result of subtracting credits, reductions and retroactive bonuses from the pre-credited need based upon the COAH Regulations. The calculated need includes the inclusionary component and rehabilitation component. The result of the calculated need is an inclusionary component of zero (0) units for the period 1987 - 1999 and a rehabilitation component of ten (10) units for the period 1996-1999.

APPENDIX A – RENTAL AND SALES PRICES FOR
LOW AND MODERATE INCOME HOUSEHOLDS

**TABLE A-1
SEA BRIGHT
1996 RENTAL HOUSING RATES
FLOR LOW AND MODERATE INCOME HOUSEHOLDS**

**1996 Affordable Income Limits
Region 4 (Monmouth, Mercer and Ocean)**

| Income | 1 Person | 1.5 Person | 2 Person | 3 Person | 4 Person | 4.5 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|----------------|----------|------------|----------|----------|----------|------------|----------|----------|----------|----------|
| Median | \$39,200 | \$42,000 | \$44,800 | \$50,400 | \$56,000 | \$58,240 | \$60,480 | \$64,959 | \$69,439 | \$73,919 |
| Moderate (1) | \$31,360 | \$33,600 | \$35,840 | \$40,320 | \$44,800 | \$46,592 | \$48,384 | \$51,968 | \$55,552 | \$59,136 |
| Low (2) | \$19,600 | \$21,000 | \$22,400 | \$25,200 | \$28,000 | \$29,120 | \$30,240 | \$32,480 | \$34,720 | \$36,960 |
| 57.5% AVG. (3) | \$22,540 | \$24,150 | \$25,760 | \$28,980 | \$32,200 | \$33,488 | \$34,776 | \$37,351 | \$39,927 | \$42,503 |

(1) 80 Percent of Median Income

(2) 50 Percent of Median Income

(3) 57.5 Percent Avg. (NJAC 5:93-87.4(b))

Source: New Jersey Council on Affordable Housing 1996 Regional Median Income – adopted April 3, 1996

Monthly Maximum Affordable Rental Rates (1)

| Income | 1 Person | 1.5 Person | 2 Person | 3 Person | 4 Person | 4.5 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|------------|----------|------------|----------|------------|------------|------------|------------|------------|------------|------------|
| Moderate | \$784.00 | \$840.00 | \$896.00 | \$1,008.00 | \$1,120.00 | \$1,164.80 | \$1,209.60 | \$1,299.20 | \$1,388.80 | \$1,478.40 |
| Low | \$490.00 | \$525.00 | \$560.00 | \$630.00 | \$700.00 | \$728.00 | \$756.00 | \$812.00 | \$868.00 | \$924.00 |
| 57.5% AVG. | \$563.50 | \$603.75 | \$644.00 | \$724.50 | \$805.00 | \$805.00 | \$869.40 | \$933.79 | \$998.19 | \$1,062.59 |

(1) Assume 30 Percent of Monthly Gross Income

**TABLE A-2
SEA BRIGHT
1996 SALES PRICES FOR SINGLE FAMILY DETACHED HOUSING UNITS
FOR LOW AND MODERATE INCOME HOUSEHOLDS**

**1996 Affordable Income Limits
Region 4 (Monmouth, Mercer and Ocean)**

| Income | 1 Person | 1.5 Person | 2 Person | 3 Person | 4 Person | 4.5 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|---------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Median | \$39,200 | \$42,000 | \$44,800 | \$50,400 | \$56,000 | \$58,240 | \$60,480 | \$64,959 | \$69,439 | \$73,919 |
| Moderate (1) | \$31,360 | \$33,600 | \$35,840 | \$40,320 | \$44,800 | \$46,592 | \$48,384 | \$51,968 | \$55,552 | \$59,136 |
| Low (2) | \$19,600 | \$21,000 | \$22,400 | \$25,200 | \$28,000 | \$29,120 | \$30,240 | \$32,480 | \$34,720 | \$36,960 |
| 57.5% AVG. (3) | \$22,540 | \$24,150 | \$25,760 | \$28,980 | \$32,200 | \$33,488 | \$34,776 | \$37,351 | \$39,927 | \$42,503 |

(1) 80 Percent of Median Income

(2) 50 Percent of Median Income

(3) 57.5 Percent Avg. (NJAC 5:93-87.4(b))

Source: New Jersey Council on Affordable Housing 1996 Regional Median Income – adopted April 3, 1996

Maximum Moderate Income Affordable Unit Sales Prices

| Income | 1 Person | 1.5 Person | 2 Person | 3 Person | 4 Person | 4.5 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|----------------------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Moderate* | \$731.73 | \$784.00 | \$836.27 | \$940.80 | \$1,0456.33 | \$1,087.15 | \$1,128.96 | \$1,212.59 | \$1,296.21 | \$1,379.84 |
| (-) Property Insurance (1) | \$20.00 | \$20.00 | \$20.00 | \$20.0 | \$20.00 | \$20.00 | \$20.00 | \$20.00 | \$20.00 | \$20.00 |
| Mortgage/Month (2) | \$559.49 | \$600.58 | \$641.66 | \$723.84 | \$806.01 | \$838.88 | \$871.75 | \$937.49 | \$1,003.22 | \$1,068.96 |
| (-) Morgt. Ins./Month (3) | \$24.40 | \$26.19 | \$27.98 | \$31.56 | \$35.15 | \$36.58 | \$38.01 | \$40.88 | \$43.75 | \$46.61 |
| (-) Property Tax/Month (4) | \$127.85 | \$137.23 | \$146.62 | \$165.40 | \$184.18 | \$191.69 | \$199.20 | \$214.22 | \$229.24 | \$244.26 |
| 5% Downpayment Req. | \$3,660 | \$3,928 | \$4,197 | \$4,735 | \$5,272 | \$5,487 | \$5,702 | \$6,132 | \$6,562 | \$6,992 |
| Max. Sales Price | \$73,194 | \$78,569 | \$83,944 | \$94,694 | \$105,445 | \$109,745 | \$114,045 | \$122,645 | \$131,245 | \$139,845 |

Maximum Low Income Affordable Unit Sales Prices

| Income | 1 Person | 1.5 Person | 2 Person | 3 Person | 4 Person | 4.5 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Low * | \$457.33 | \$490.00 | \$522.67 | \$588.00 | \$653.33 | \$679.47 | \$705.60 | \$757.87 | \$810.13 | \$862.40 |
| (-) Property Insurance (1) | \$20.00 | \$20.00 | \$20.00 | \$20.00 | \$20.00 | \$20.00 | \$20.00 | \$20.00 | \$20.00 | \$20.00 |
| Mortgage/Month (2) | \$343.79 | \$369.46 | \$395.14 | \$446.50 | \$497.86 | \$518.40 | \$538.95 | \$580.03 | \$621.12 | \$662.21 |
| (-) Morgt. Ins./Month (3) | \$14.99 | \$16.11 | \$17.23 | \$19.47 | \$21.71 | \$22.61 | \$23.50 | \$25.29 | \$27.09 | \$28.88 |
| (-) Property Tax/Month (4) | \$78.56 | \$84.42 | \$90.29 | \$102.03 | \$113.76 | \$118.46 | \$123.15 | \$132.54 | \$141.93 | \$151.32 |
| 5% Downpayment Req. | \$2,249 | \$2,417 | \$2,585 | \$2,921 | \$3,257 | \$3,391 | \$3,525 | \$3,794 | \$4,063 | \$4,332 |
| Max. Sales Price | \$44,975 | \$48,334 | \$51,694 | \$58,413 | \$65,132 | \$67,819 | \$70,507 | \$75,882 | \$81,257 | \$86,632 |

*Assume 28 percent of gross income per month

(1) Assume property owners insurance of \$20.00/month

(2) Assume a 9 percent interest rate on mortgage over 30 years

(3) Assume mortgage insurance of \$4.00/\$1,000 property value

(4) Assume a general tax rate of 2.096 @ 100.0% equalization ratio for Sea Bright in 1995