

MASTER PLAN
BOROUGH OF ALLENHURST
MONMOUTH COUNTY
NEW JERSEY
PREPARED UNDER THE PROVISIONS OF THE
MUNICIPAL LAND USE LAW
CHAPTER 291, LAWS OF N.J. 1975
ALLENHURST PLANNING BOARD

AMENDED: June 20, 1990
AMENDED: March 17, 1999
AMENDED: March 12, 2008

GOALS AND OBJECTIVES

1.0 INTRODUCTION

The New Jersey Municipal Land Use Law requires all municipal Master Plans contain a statement of goals and objectives, principles, assumptions, policies and standards, upon which the comprehensive Master Plan is based. The individual Master Plan elements provide the means of implementing the established goals. These goals guide the future evolution of the Borough in terms of physical development as well as preservation of character, open space, and protection of the environment.

2.0 GOALS

The Overriding Goal of this Master Plan for the Borough of Allenhurst is the preservation of its unique character as an historic and tranquil suburban residential community.

This unique character is defined by a number of elements including: excellent police, fire, sanitary, and emergency health services; a preponderance of single-family year-round homes of late 19th and early 20th century vintage, with Spanish Mission, Jacobean, Mediterranean, and Colonial Revival predominating; a small and clearly defined and limited district of non-manufacturing businesses typically required by such a community; wide tree lined streets; a beachfront recreational area consisting of approximately one-third mile of beach, and a public annual membership club with a saltwater pool, restaurant, snack bar and beachfront cabanas; scenic open areas such as parks and playgrounds adjacent to a fresh water lake.

3.0 OBJECTIVES

The following objectives are summarized to Master Plan element and are not listed in order of priority. These objectives provide specific means to ensure that future development will be compatible with the Borough's planning goals.

3.1 LAND USE ELEMENT

In 1894 Ocean Township was created through a subdivision of Shrewsbury Township. After creation of the township, separate municipalities came into being along the Seashore. One of these was Allenhurst, which was incorporated in 1897. With the incorporation of the Borough, the basic design and layout of the Borough had been completed and many of the existing houses planned.

The Borough of Allenhurst is unique in that it is about ninety-nine percent built up with only four or five buildable lots that are or could be available for residential construction. Further, there is very little multiple dwelling and all business is located on or adjacent to Main Street. The character of the Borough is therefore primarily single-family residential in compliance with the existing zoning ordinances.

Present zoning permits only single-family construction in residential areas and, therefore, future construction must fall in line with the present character of the Borough. The zoning ordinance takes into account the natural amenities, such as the Atlantic Ocean with the beach, the lake, and the over-all small suburban atmosphere, the economically diverse, the old and the young, the small family and the large family, and those who are alone. The possibility exists that large tracts of land in the business and Commercial District may become available for development. Should this occur, such development shall strive to maintain the existing balance of land use between business and commercial, residential, and parks and recreation as well as to avoid high-rise or other high activity density development as this would completely change the serene residential character of the Borough. All of this relates very closely to surrounding communities such as Deal, West Allenhurst, Interlaken and Loch Arbour.

Land in the Borough is allocated to four main uses:

<u>Use</u>	<u>Percentage of Total Land Allocated</u>
Residential	88%
Business & Commercial	7.5%
Municipal Operations	1.5%
Parks and Recreation	3%

The entire residential area is zoned for single family dwelling sites with 100 foot frontages, except for properties on Hume Street where smaller lots with 50 foot frontages are permitted.

The present housing is predominately single family residential with some exceptions such as apartments. These are apartments over some stores in the business district, a few apartments in homes, particularly in the area between Main Street and Page Avenue, and a few apartments over garages behind homes.

These exceptions pre-date the current zoning ordinances which have been developed to preclude operation of new multiple dwellings in the Borough and to retain the Borough's character and charm.

All the Business and Commercial property is concentrated on both sides of Main Street and along the railroad and therefore suitably located for access to transportation and for convenience of business customers.

The present size, location, and character of the Business and Commercial area adequately serves the needs of the Borough without detracting from the residential nature of the Borough.

A small portion of the Borough land is taken up by public lands and buildings, offices and service buildings. The Borough Hall on the northeast corner of Corlies and Norwood Avenues also houses the Police Department and contains a meeting room which is utilized by various Borough organizations and boards. The Borough Hall is located in a residential-style building in a residential area.

A municipal parking lot on Allen Avenue, adjacent to the business district and the railroad, is provided for the convenience of business customers and railroad commuters.

The Fire Department and First Aid Squad are housed in a new building on Hume Street. Public Works garages are located on Hume Street and Lake Drive. A water tower and filter building are located in the southwest corner of the Borough. All of these activities are positioned adjacent to business and commercial areas to minimize their impact on the residential nature of the Borough. Parks and recreation areas are adjacent to Deal Lake or the Atlantic Ocean, thus providing scenic vistas and access for recreational use.

This allocation of land use is consistent with the character of Allenhurst as a residential community.

Thus, it is an objective of this Master Plan that the present Allocation of Land Use be maintained.

The Developmental Ordinance of The Borough of Allenhurst (REVISED General Ordinances of the Borough of Allenhurst Chapter XXV Land Use Procedures and Chapter XXVI Development Regulations) establishes a number of Zoning Districts within two of these four main land allocations:

Residential Allocation
R 1 Residential

R 2 Residential

Business and Commercial Allocation

B 1 Business Office

B 2 Business Office

C 1 Commercial

C 2 Commercial

C 3 Commercial

Location of these districts is shown in the attached Zoning Map of the Borough of Allenhurst, dated June 12, 1979

These districts were created to recognize the different patterns of land use which existed at the time they were established on June 12, 1979. Some of these patterns no longer exist. Further the land allocated to Municipal Operations (including transportation) and Parks and Recreation is not recognized as districts.

Thus, *It is an objective of this Master Plan that the existing Developmental Ordinance be revised as appropriate and in a manner which will facilitate its administration and enforcement in maintaining the present allocation of land use.*

3.2 HOUSING ELEMENT

A defining characteristic of Allenhurst is the fact that (X) percent of the land is occupied by single family residences of limited (2 2 stories or 35 feet) height. Thus, achievement of the goal of maintaining its present character requires that the present Developmental Ordinance, which permits only single family residences of limited height, be maintained and enforced. A family is defined as persons constituting a single, bonafide housekeeping unit and maintaining a common household or family relationship on a permanent basis or for an indefinite and extended period of time. A family, as defined within the present Developmental Ordinance does not include a society, club, fraternity, sorority, association, lodge, religious group, organization, or similar group. In no case shall a boarding house or rooming house be considered a single family residence.

In spite of this preponderance of single family residences as a defining characteristic to be maintained, this Master Plan recognizes the need for some affordable housing for the elderly, those with modest income, small families, and single persons. This type of housing presently exists in the form of a few residences in the business and/or commercial districts, a limited number of second floor apartments in mixed-use buildings in the business and/or commercial districts, a limited number of apartment houses in residential districts, and in a limited number of auxiliary buildings on single family residential properties. However under the existing Developmental Ordinance these residences and apartments are considered prohibited non-conforming uses. Thus, the potential for their elimination through prohibition of

replacement in the event of abandonment or destruction exists. This situation is inconsistent with the continuing need for such housing.

Accordingly it is an objective of this Master Plan to modify the appropriate regulations in the Developmental Ordinance to assure the continued availability of such housing in a manner consistent with the Land Use Objectives of this Master Plan

3.3 CIRCULATION ELEMENT

The streets of Allenhurst are laid out in a rectangular grid system permitting maximum flow of traffic in, out and within the Borough. State Highway 71, (Norwood Avenue), which bisects the Borough and Ocean Avenue are the two major north/south arteries of this area. Corlies Avenue is a heavily trafficked east/west artery. Main Street is a major road connecting Deal, Allenhurst, Loch Arbor, Interlaken, Asbury Park and municipalities to the south.

All streets are in good condition and repair. All streets are sufficiently wide and adequately engineered to handle peak traffic loads throughout the year with the exception of Ocean Avenue which is narrow and has an abrupt dog leg, and Main Street in the business district where street parking causes intermittent traffic flow.

All streets are properly contoured and crowned to permit proper drainage and ease of cleaning. The Borough is fortunate to have local, county, and state road care and bridge maintenance.

The street plan of the Borough of Allenhurst, with the exception of the aforementioned areas of Ocean Avenue and Main Street, is also unique in that it is almost perfect to allow for ease in north-south and east-west circulation, and yet provide for automobile, bus, and railroad transportation both locally and to distant points. Allenhurst is, for the most part, a commuting work force. Accessibility to and from Allenhurst is very good in that a railroad station is located in the center of the business district and there is easy access to major highways and turnpikes.

See attached circulation map showing street layout and transportation into, out of, and through the Borough of Allenhurst.

All streets are adequately maintained utilizing local, county, and state resources.

Thus it is an objective of this master plan to retain the existing layout, design, and level of maintenance of streets and resist any changes in land use that would further inhibit traffic flow on Ocean Avenue and Main Street.

3.4 UTILITY SERVICES ELEMENT

TRANSPORTATION

State Highway 71 and Ocean Ave are serviced by both public and private bus transportation to adjacent communities as well as those communities in the NJ-NY Metropolitan Area to the North.

The North Jersey Coast Line of the Central Railroad of New Jersey provides rail transportation to Bay Head to the South and New York City to the North, as well as communities in-between. A significant number of Allenhurst residents use these facilities for daily commuting to work in the NJ/NY metropolitan area.

WATER

Allenhurst distributes water through a dual system of mains. The system distributes potable water for the usual domestic and business purposes. It also distributes non-potable water to a grid of fire hydrants and to properties which have separate irrigation connections.

Allenhurst formerly had its own artesian well water system drawing water from a deep well in the Englishtown Aquifer. In 1991 this system, including the water mains, was sold to New Jersey American Water Company (NJAWC). Terms of the sale transferred the Allenhurst's rights (Diversion Rights) to draw water from the Englishtown Aquifer to NJAWC as well as the responsibility to provide water for all residential, commercial, and emergency uses. In addition, NJAWC is responsible for maintenance and repair of all water mains. In 1992 NJAWC elected to cap Allenhurst's well, use its diversion rights elsewhere in its system, and supply Allenhurst from its sources of supply.

SEWERAGE

The Borough owns and maintains its own sanitary collection sewerage system. All properties in the Borough are connected to this system. The sewerage mains of the system are connected to the Ocean Township Sewerage Authority System which provides sewerage treatment and disposal under contract.

DRAINAGE

A system of storm sewers for surface water drainage is located on Main Street and Norwood Avenue. Elsewhere, drainage is accomplished through surface drainage.

ELECTRICITY

Electricity is presently distributed through both underground and overhead lines owned and maintained by General Public Utilities (GPU). GPU is presently the source of electricity, although deregulation will allow alternate sources in the future.

GAS

Gas is presently distributed through a system of underground mains owned and maintained by New Jersey Natural Gas Company (NJNG). Source of gas is presently also NJNG, although deregulation will allow alternate sources in the future.

TELEPHONE and ELECTRONIC DATA

Telephone and electronic data transmission services are provided through both underground and overhead lines owned and maintained by Bell Atlantic Company. Cable TV and electronic data transmission services are provided through both underground and overhead lines owned and maintained by ComCast Corporation.

All of these Utility Services are adequate and reliable and no major changes appear to be necessary at this time. However in keeping with preservation of the aesthetic character of the community, it is an objective of this Master Plan to encourage the various utility service providers to use underground distribution to the extent technically and economically feasible in any future replacement or expansion of their systems.

3.5 COMMUNITY SERVICES ELEMENT

POLICE PROTECTION

The Borough of Allenhurst Police Department consists of one Chief, two Sergeants, and six Patrolmen and four full time Communications Officers. Class II Special officers may be hired for the summer months or as needed. In addition to their regular duties, a Sergeant and one patrolman are assigned as criminal investigators for follow-up investigations of required criminal cases and other related criminal investigations. Also two patrolmen act as Juvenile Officers. Their duties include the processing of juvenile offenders and other juvenile related functions. The Chief, two Sergeants and five patrolmen are qualified as Breathalyzer operators in addition to their regular duties.

FIRE PROTECTION and FIRST AID

The Allenhurst Fire Department and first Aid Squad is manned by 34 volunteer members. Protection is also provided for Interlaken and the Village of Loch Arbor on a contract basis.

Each member is supplied with a pager.

Present equipment includes a 1979 American La France pumper rated at 1250 gallons per minute, a 1990 Seagrave pumper rated at 1250 gallons per minute, a 1984 Seagrave 100 foot aerial ladder truck, and a 1990 Ford rescue vehicle.

The Allenhurst First Aid Squad maintains a fully equipped 1988 Ford Collins and a 2001 Ford P&L Modular ambulance. Emergency cases are treated at the Jersey Shore Medical Center in Neptune Township and the Monmouth Medical Center in Long Branch.

The level of safety which these organizations have provided is considered one of the most desirable and distinguishing features of the Borough.

Thus it is an objective of this Master Plan to maintain its own Police Department and First Aid Squad at their present staffing level and to assure that it is provided with up-to-date facilities and equipment

3.6 RECYCLING ELEMENT

The Borough of Allenhurst staffs, equips, operates and maintains its own solid waste collection, disposition and recycling activities in conformance with State mandates.

The New Jersey Statewide Mandatory Source Separation and Recycling Act was adopted in 1987, requiring that municipal Master Plans include a recycling element which incorporates State Recycling Plan goals. These goals include provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance.

Effective October 1, 1987, the Borough has required that all occupants of residential properties separate newspapers, leaves, glass bottles and jars and aluminum cans from all other solid waste for collection and recycling.

Effective April 1, 1988, the Borough has required all private, public and governmental institutions or business offices to separate leaves, glass bottles and jars, tin and bimetal cans, aluminum, corrugated cardboard and/or high grade paper from all other solid waste for collection and recycling.

The Borough now requires that all pourable plastic containers and mixed paper be recycled.

The Borough collects all recyclable materials and has designated a Recycling Coordinator with the authority to promulgate rules and regulations for the separation, collection, sorting and transportation for sale and/or marketing of recyclable materials in order to encourage the preservation of material resources.

Violation of separation requirements shall be punishable upon conviction by monetary fine, jail sentence or as an alternate penalty, performance of community service in the recycling program.

The Borough has publicized the recycling program and has notified residents, businesses, and institutions of these requirements. All revisions or updates shall be publicized by special communications.

The manner (i.e. backyard pickup of non-recyclables three times per week; curbside pickup of recyclables once per week) in which the borough operates its solid waste disposal program is considered by most residents to be another distinguishing feature of Allenhurst that should be protected.

Accordingly, it is an objective of this Master Plan to maintain its own waste disposal service at the present level and to assure that it is provided with up-to-date equipment and facilities.

3.7 HISTORIC PRESERVATION ELEMENT

In November of 1980 the New Jersey Department of Cultural and Environmental Services conducted an Historic Sites Survey of Allenhurst and determined that a multitude of private and public structures are eligible for listing on the State/National Registers of Historic Places. In 1985 a Cultural Resources Reconnaissance by the U.S. Army Corps of Engineers noted that Allenhurst's building stock reflected the popular styles of the late 19th and early 20th century, with Spanish Mission, Jacobean, Mediterranean, and Colonial Revival predominating and also noted Allenhurst's eligibility as an Historic District.

In view of the preponderance of these buildings they are one defining characteristic of Allenhurst and if the overall goal of this Master Plan is to be achieved, they must be protected. Further, in view of the fact that Allenhurst is fully developed, with very few building lots available, the potential for destruction of these historic resources exists unless some steps are

taken to prevent the uncontrolled demolition and reconstruction and/or major renovation of these historic structures.

Many municipalities, in accordance with their master plans, have enacted local preservation ordinances to protect historic resources. Over one hundred municipalities in New Jersey have done so.

On February 13, 2003, the Borough of Allenhurst adopted Ordinance 2003-05 HISTORIC PRESERVATION ORDINANCE, (HPO). This ordinance establishes an Historic District, the boundaries of which are coterminous with the boundaries of the Borough. It establishes the circumstances, conditions and procedures to obtain a Certificate of Appropriateness (COA) from the Planning Board as it pertains to exterior architectural features, applications for permits from the Construction Official or applications for development of properties within the District. It includes Design Guidelines which establish the suggested or preferred means of maintaining the visual sense of the past within the district. These guidelines are utilized by the Planning Board in the review of all developmental applications and applications for COAs within the District. No building permit, where a change to a Major Architectural Element as defined in the ordinance may be issued unless a COA shall have been previously issued by the Planning Board pursuant to the Ordinance.

Since its adoption in March, 1999, the Planning Board has heard 99 applications for COAs and granted 97 under the provisions of the HPO. These grants have resulted in the historically faithful restoration of older homes, architecturally compatible expansion of older homes, and architecturally compatible construction of new homes.

In view of the effectiveness of the HISTORIC PRESERVATION ORDINANCE as a means for the definition and protection of the historic resources of Allenhurst, *it is an objective of this Master Plan to continue to utilize and vigorously enforce the HISTORIC PRESERVATION ORDINANCE.*

3.8 RECREATION ELEMENT

Approximately 5.5% or 10.5 acres of land are devoted to park and recreational use in Allenhurst, in addition to the beach front which is probably the smallest of any of the Monmouth County beaches and represents less than 3% of the land mass and about 5 acres. Allenhurst's recreation program is developed and supervised on a volunteer basis by members of the community and Borough administration. The dedicated parks and recreational areas consist of:

- A. A boardwalk adjacent to the Atlantic Ocean on the easterly boundary of the Borough, extending from Corlies Avenue to the Deal Borough line.

- B. A bath house and pool complex with lounging area, activities facilities, a restaurant and snack bar encompassing the area between Corlies Avenue and Allen Avenue from Ocean Place to the beach.
- C. Benson Park adjacent to Deal Lake in the southwest corner of the Borough. This park contains a basketball court, tennis courts and a roller hockey rink.
- D. The area on both sides of Main Street extending from Corlies Avenue to Spier Avenue is landscaped and developed as an open space park area.
- E. The entire area west of the railroad tracks extending to Deal Lake between Corlies Avenue and Spier Avenue is a children=s playground and open space area.
- F. A plot at the northeast corner of Spier Avenue and Lake Drive is set aside for softball and other youth activities,
- G. The entire Deal Lake shoreline from Spier Avenue to the southern Borough boundary line between Lake Drive and Deal Lake is landscaped and maintained as an open space park area.

The Borough has two recreation parks, one equipped with a basketball court, two tennis courts and a roller hockey rink; the other with a children=s playground and gazebo.

The dedicated park areas surrounding Deal Lake are large enough for football and softball games by children.

Of course, the biggest recreational draw in the Borough is the ocean and the Allenhurst Beach Club. Residents can take advantage of the club facilities, including restaurant, snack bar, pool with slide, baby pool and bocce ball courts. If not interested in joining the club, the public can still take advantage of the beach and oceanfront. Spaces are available to store catamarans and kayaks for those wishing to take advantage of ocean activities.

It is an objective of this Master Plan to continue to operate its recreational program on a voluntary basis and to preserve and maintain these areas for recreational use and to assure they are not encroached upon for any other use.

3.9 CONSERVATION ELEMENT

Allenhurst has four areas of concern for conservation; the beach front, the residences, the businesses and the lake area. The Borough has consistently fostered a high standard of

maintenance for all areas. This has been accomplished through lawn care, sidewalk and general maintenance ordinances.

The Borough has been the site for experimental plantings of trees by the Monmouth County Shade Tree Commission on certain streets east of Ocean Avenue. The combination of coastal storm winds and the salt air has made it almost impossible for the same trees west of Ocean Avenue to grow east of it. The County, Borough and Garden Club have tried with some success to have other type trees flourish. Grants have made it possible to plant trees along Main Street.

The Borough government and the local Homeowners= Association have sponsored special programs for the residents and have provided, at little or no cost saplings to replace those lost to disease and coastal storms.

The Borough hosts an annual Clean Communities Day, which is made possible through a Clean Communities Grant, whereby residents pick up trash and plant flowers in public areas. The residents then enjoy a borough-wide picnic in the park.

Allenhurst also has natural-state areas surrounding Deal Lake dedicated as park areas. The Borough-sponsored projects over the years have provided for a variety of flowering trees and shrubbery which are maintained and replaced, when necessary. Allenhurst is a charter member of the Deal Lake Commission which is dedicated to the conservation and protection of Deal Lake.

Beachfront erosion is a problem of great concern. A well-run municipal beach club is only as enjoyable as beach conservation is effective. The Borough and the State have shared in jetting and piling projects over the years in an attempt to stabilize the sand areas. Nevertheless, there has been progressive beach erosion and damage to beach structures during severe storms.

Allenhurst conservation, therefore is based upon a joint effort of the government and the community, both business and residential, with maintenance and preservation constantly in view.

It is an objective of this Master Plan to continue to maintain a high standard of care for these natural resources , to continue to participate in County and Regional agencies devoted to conservation of these resources, and to seek out the maximum level of technical and financial assistance from County, State and Federal Agencies involved with the protection of these resources.

4.0 ECONOMIC ELEMENT

Fundamental to the economic well being of the Borough is the maintenance and /or enhancement of property values, both residential and commercial. We believe achievement of the overall goal of preservation of the unique character of Allenhurst will be a dominant factor in maintaining and enhancing residential property values. Enhancement of commercial property values will require the Borough to provide the type of services and create the type of ordinances that will attract and retain businesses in the Business & Commercial Zones. Enhancement of both residential and commercial property values will require ordinances which encourage the type of businesses that provide convenient services to the residents of the Borough and those which add rather than detract from its residential character .

It is an Objective of this Master Plan to attract and support businesses in the Business Office and Commercial Zones which provide convenient services to the residents of the Borough or otherwise add to its residential character.

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