

**BOROUGH OF MANTOLOKING  
PLANNING BOARD**

**MASTER PLAN**

THIS PLAN HAS BEEN PREPARED TO:

Preserve the past character and traditions of Mantoloking, and at the same time, meet the challenge of problems incurred through the socio-economics changes within the region.

GOALS OF THE PLAN

The Borough, while an entity in itself, must consider regional problems in its future plans. It is greatly influenced by New York and Northern New Jersey, out of which come most of the summer vacationers and, more recently, the new year-round residents of the Northern Ocean County area.

Mantoloking is a fully developed single family residential community which has withstood both the population pressures and the development of commercial recreation. Winter population increased by 153 people during the 1968-1978 decade. Although difficult to accurately determine, the summer population is estimated at 2,400 to 3,100 people. The Borough enjoys quiet privately owned non-commercial beaches. The Borough has, however, been affected by the problem of increased traffic moving to and from other beachfront communities.

In the face of these pressures and problems, the Borough of Mantoloking has decided to prepare a Comprehensive Plan as a guide to making the community an even better place to live than it is today.

More specifically its goals are to preserve the Borough's character and past traditions, to provide recreational facilities, and to guide the commercial growth of the Borough to best serve the community.

**LAND USE PLAN ELEMENT OF THE MASTER PLAN FOR THE  
BOROUGH OF MANTOLOKING, OCEAN COUNTY, NEW JERSEY**

The Borough of Mantoloking, situated on the barrier beach of the Atlantic Ocean is bounded on the north by the Borough of Bay Head, on the south by the Township of Brick, on the west by the waters of Barnegat Bay. All of the 284 acres which comprise the Borough lie within the flood plain of the Atlantic Ocean. The easterly portion, essentially east of Route 35, is subject to flood plain management regulations which require construction upon piling and other concessions to ocean storms. The area west of Route 35 is subject as well to flood waters from Barnegat Bay.

The soil is, except for the dune areas, generally of poor weight bearing characteristics being comprised largely of sandy fill placed over perpetually unstable subsoil. Surface water drains, for the largest part, into Barnegat Bay. All marsh lands have been filled and woodlands, if any, have been reduced to heavy brush on the few remaining undeveloped lands.

The Borough is, for all practical purposes, fully developed and consists of one family dwellings and appurtenant structures together with a few Governmental and commercial buildings, a yacht club and one church. The essentially residential and family oriented characteristics of the community are largely attributable to deed covenants established by the original developers of the community in the late 1880's which have been observed to date.

Potable water is supplied from artesian wells by a private utility. Sanitary sewers, designed to provide for full development at present population density, are under construction.

The attached map, a part of this land use element of the master plan for the Borough of Mantoloking, depicts the present and proposed future land use in the Borough of Mantoloking.

It is obvious that the Borough of Mantoloking is essentially fully developed as a single family residential community providing basic necessary Governmental services and water oriented recreational opportunities. Due to the topographical, environmental, and developmental considerations noted, it is extremely unlikely that any more dense population or more intense development will prove to be desirable or beneficial to the Borough, or, more importantly, to its citizens in the reasonably foreseeable future.

## HOUSING

The estimated population for Mantoloking in 1980 was given as somewhere between 400 and 425. These estimates serve as the basis upon which planning recommendations are made. However, since Mantoloking is developed to a very high degree, it is also desirable to base some recommendations upon the ultimate population potential of the Borough. This potential can be defined as the population capacity when fully developed, according to present zoning standards in Mantoloking.

There are currently 455 dwelling units in the Borough.

Approximately 37 lots remain undeveloped.

Since the County average is 3.16 persons per household and the Mantoloking average is 3.04 persons per household, a figure of 3.0 persons per household has been applied. This yields a figure of 1,476 persons as the potential population of the Borough.

## COMMERCE

Industrial and commercial development is precluded by the size of the Borough, the high degree of residential development and environmental complexities. The Borough should strive to maintain limited, easily accessible shopping facilities designed to serve the everyday needs of local residents, as currently provided on Downer Avenue.

## CIRCULATION

Being in the New York Metropolitan area, Mantoloking is geographically and physically situated so as to form a natural circulation channel for traffic moving to and from the nearby popular resorts.

Recent State Highway construction and future highway proposals will have a direct bearing on traffic problems in the Borough. These projects and proposals include:

Dualization of Route 34 which is presently completed to the Brielle Circle.

Widening of Route 35 and Route 71.

Dualization of Route 35 in the northern portion of Point Pleasant Beach.

Extension of Route 18 to the Brielle traffic circle.

Of the above proposals, the one having the greatest effect on Mantoloking would be the dualization of Route 35. Consideration should be given to accommodating three and possibly four lanes of Route 35 traffic at some future date.

Traffic over the bridge from the west side of Mantoloking, and the reverse flow, should be controlled to utilize Herbert Street (Route 528); "no-through" traffic should use Bay Avenue between Downer Avenue and Herbert Street. The Yacht Club is located in this area, and the large number of children playing in this section of town creates a serious safety hazard with the addition of through traffic.

Unfortunately, most of the problems of local circulation cannot be readily solved, since the high degree of development has precluded changes. There are some minor elements of the existing circulation system which could be made at a moderate expense and which would be beneficial to the Borough.

Among the changes would be to make Bay Avenue one way northbound from Princeton Avenue to Downer Avenue, establish no right turn eastbound off the bridge on Herbert Street into Bay Avenue; establish no left turn from northbound on Bay Avenue onto Herbert Street; make East Avenue one way southbound. Work with the State to add a traffic light on Route 35 at Albertson Street, which is the only exit for the entire length of Runyon Lane. Parking is a problem. It should not be allowed on Routes 35 and 528, and street ends. Throughout the rest of the Borough, with the possible exception of East Avenue, parking should be limited to a maximum of 30 minutes.

## SCHOOLS

Mantoloking does not have any schools. The Borough has operated as a "sending district" to the Point Pleasant Beach school system. Tuition is paid on a per student basis, and transportation is provided for the students.

Although the census of school age children varies, it is expected to increase slightly in the Borough as more and more homes are occupied by families on a year-round basis. However, the estimated number of students from Kindergarten through the 12<sup>th</sup> grade does not justify consideration of constructing any schools in the Borough.

## SUMMARY OF DEVELOPMENT PLAN

<u>Land Use</u>	<u>Acres</u>	<u>Percentage</u>
Residential	255.6	90.0
Commercial, Government, Religious, Yacht Club	14.2	5.0
Public, Quasi Public, Major Roads	14.2	5.0
Total Area	284.0	100.0

Vacant area constitutes 42.6 acres or 15% of total

## PUBLIC FACILITIES

The recently expanded Borough Hall is adequately serving the current needs of the community.

The Fire Department has upgraded the building in which it is located and the second floor meeting room and kitchen facilities are made available for community functions as well as for department use.

## UTILITIES

Upon completion of the sanitary sewer installation, increased demand on the water system is foreseen. Water is supplied by a private company. The sanitary sewerage collection system, now in the process of completion, will be adequate for the long range needs of the Borough. Electric and gas is available throughout.

## RECREATION

This is a typical beach barrier community bounded in the East by the Atlantic Ocean and in the West by Barnegat Bay. Recreational opportunities are essentially bathing and boating. Existing facilities are adequate for future needs.

## CONSERVATION

The beaches of Mantoloking are among its greatest assets. They are sufficiently protected under current zoning and by state law.

Stretches of vacant land, mostly to the west of Route 35, and much of which is unsuited for use as building lots, offer an excellent opportunity to provide additional recreational areas while at the same time achieving the desirable goal of maintaining open spaces. A section along Barnegat Lane is ideal for an off-street bicycle path.

Several small areas could be used as arboretums to preserve and display both abundant and endangered species of flora indigenous to the shore area. Local garden clubs could be utilized to maintain these areas, with walkways enabling Borough citizens to see and enjoy the various wildflowers, ground covers, etc.

#### CONTINUING PLANNING

The Planning Board has undertaken a complete study of proposals contained in this report. The Board shall conduct a continuing program of communicating further findings to the officials and citizens of the Borough.

#### BOROUGH'S RELATIONSHIP TO THE ADJOINING MUNICIPALITIES

Although the Borough remains sensitive to the needs of the adjoining municipalities and the region as a whole, the Borough's position of already being developed precludes it from too greatly influencing its neighbors by its master plan.