



2017 MASTER PLAN RE-EXAMINATION REPORT

For the Borough of Mantoloking
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Ocean County, New Jersey

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2017 Master Plan Re-Examination for the Borough of Mantoloking

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TABLE OF CONTENTS

Executive Summary	1
Introduction	2
History of Planning Efforts in the Borough	2
Land Use / Development Regulations	3
1. Major Problems and Objectives Relating to Land Development at the Time of the Last Re-Examination Report	4
A. General Traffic Circulation , Especially Relating to Summertime Congestion	4
B. Flooding in Certain Portions of the Borough.....	4
C. Intensity of Development on Individual Lots	4
D. Mantoloking Yacht Club	4
2. The Extent to Which Such Problems and Objectives Have Been Reduced or Have Increased	5
A. General Traffic Circulation , Especially Relating to Summertime Congestion	5
B. Flooding in Certain Portions of the Borough.....	6
C. Intensity of Development on Individual Lots	6
D. Mantoloking Yacht Club	7
3. The Extent to Which There Have Been Significant Changes Since Last Re-Examination Report.....	7
Land Use & Demographic Changes Since the Last Master Plan Re-Examination Report.....	8
Population.....	11
Employment	13
Housing	15
Recycling.....	17
4. Specific Changes Recommended for the Master Plan and/ or Development Regulations	17
5. Recommendations of the Planning Board Concerning Redevelopment Plans.....	18



BOROUGH OF MANTOLOKING MASTER PLAN RE-EXAMINATION REPORT

Executive Summary:

The Borough of Mantoloking is situated on a barrier island of the Atlantic Ocean. It 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 pilings and other concessions to ocean storms. The area west of Route 35 is subject as well to flood waters from Barnegat Bay. New building codes require areas within the FEMA Coastal A Zone to be designed to similar standards as the residential structures located on the Atlantic Ocean.

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 accessory 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 New Jersey American Water Company (NJAWC). Sanitary sewers are built to service the entire municipality without any existing residential properties still operating individual subsurface sewage disposal systems. The sanitary sewerage system is owned by the Borough of Mantoloking and is operated by the Brick Township Municipal Utilities Authority (BTMUA) under a Shared Service Agreement.

The 2002 Land Use Element of the Master Plan for the Borough of Mantoloking depicts the land use pattern in the Borough of Mantoloking. It is obvious that the Borough of Mantoloking is essentially fully developed as a single-family residential community providing necessary services. There are a limited number of vacant lots that can be developed. Given the recent trend to consolidate lots, this will result in the same, if not less homes, residents, and density. This trend is desirable and beneficial to the Borough.



Introduction:

The New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89 et seq.) requires that municipal planning boards review their municipal master plans and zoning and land development regulations at least once every ten (10) years. The most recent master plan re-examination report was prepared by Mantoloking and adopted on December 6, 2007.

The purpose of a master plan re-examination report is to periodically examine the planning and zoning documents of a municipality to determine whether they continue to address the development goals and objectives of the municipality and to provide recommendations for changes (if required) that will address changes in the development goals, impact of development within the municipality, and the impact of planning and development regulations by the county, State of New Jersey, and the federal governments. The Municipal Land Use Law requires that a Master Plan Re-Examination Report contain the following:

1. Major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report or Master Plan.
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
3. 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.
4. 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.
5. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992 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.

History of Planning Efforts for the Borough:

Mantoloking adopted its first Master Plan on January 29, 1979. On February 19, 1988 the Borough updated the Master Plan a second time. The Housing Plan and Existing Land Use Plan were subsequently updated on October 11, 1995 and October 12, 1995 respectively. A major planning study was conducted in 2001 that resulted in an update and preparation of the Land Use Element in November 14, 2002. The Borough adopted Master Plan Re-Examination Reports on November 9, 1995, November 15, 2001, and most recently on December 6, 2007.



2017 Master Plan Re-Examination for the Borough of Mantoloking

The following is a list of “elements” or components with their respective approval dates:

Master Plan Element or Component	Date of Adoption
Background & Goals of Plan	2/10/1988
Circulation (Traffic)	2/10/1988
Community Facilities	2/10/1988
Recreation	2/10/1988
Utilities	2/10/1988
Conservation	2/10/1988
Recycling Plans	6/29/1989
Housing Plan	10/11/1995
Existing Land Use	10/12/1995
Land Use Plan/ Element	11/14/2002
Relationship to other Plans	2/10/1988

Zoning & Land Use/ Development Regulations:

The first Zoning Ordinance (Land Development Ordinance) adopted by the Borough was part of Ordinance Number 212. It was adopted by Mantoloking on December 21, 1981. The Borough’s Zoning Ordinances have been updated several times since the original ordinances were adopted in 1981.

The first major update was contained in Ordinance 212 which was updated on November 18, 1985. The second significant and comprehensive update was contained in Ordinance Number 371. Ordinance Number 371 was adopted on December 16, 1996. Ordinance Number 465 represented the third major comprehensive update. The final major update to the Borough’s Zoning Ordinance is contained in Ordinance Numbers 471 and 472. This comprehensive update was a direct result of the Land Use Plan that was prepared in 2001 and adopted in late 2002.

These Ordinances have remained in place with relatively few modifications until 2013. As a result of Super Storm Sandy, the Land Development Ordinances for the Borough have been updated to reflect changes in Federal and State policies and regulations relating to the minimum required Base Flood Elevation (BFE) determined for the public health, safety, and welfare. Modifications were also made to change building height to a “Vertical Building Envelope” (VBE)) for principal structures. The Zoning Ordinances were also modified to allow for certain areas of stairs to encroach into the minimum setback areas and exemptions for portions of stairways and landings were permitted for total impervious coverage. These last two (2) changes were enacted primarily to accommodate the raising or elevating of existing dwellings.

Zoning is not static. Mantoloking has continued to update the zoning ordinances since 2013. These changes are not significant to the zoning scheme of the Borough. Many of the changes were to refine and fine-tune the existing language. The only change relating to a specific zoning district involved a change to the setback requirements for corner lots located in the R-3 B and R-3 C zoning districts. The side yard setback from a second street for corner lots was reduced from twenty-five feet (25’) to fifteen feet (15’).

At this time there are no significant changes proposed to the Borough’s zoning ordinances. The Borough will continue to monitor changes in state and federal policies and amend its ordinances, if required.



1. **Major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report or Master Plan.** There were four (4) general areas of concern that existed at the time of the preparation of the last Master Plan Re-Examination Report. These concerns are listed below.

A. GENERAL TRAFFIC CIRCULATION, ESPECIALLY RELATING TO SUMMERTIME CONGESTION.

While many homeowners have chosen to make Mantoloking their full-time residence, there are a number of homes that are maintained as a second dwelling. This is consistent with the typical nature of a seashore community. Mantoloking does experience a substantial increase in summer time population as well as an increase in the number of vehicles utilizing the streets in the Borough. The increase in the number of vehicles is not limited to the residents of the Borough. The general traveling public traverses the municipality in route to other destinations on the barrier island with the use of NJDOT Route 35 and the Mantoloking Bridge. The other issue that the Borough has experienced is the lack of vacant/ available land to enact traffic circulation improvements.

B. FLOODING IN CERTAIN PORTIONS OF THE BOROUGH.

Mantoloking has experienced flooding throughout the Borough at periodic intervals. There are areas of the Borough that have flooding or ponding water on a regular basis. These areas are typically located west of Route 35 along Barnegat Lane and Bay Avenue. The typical source of the street flooding is a high water level in Barnegat Bay with Street flooding conditions worsening during and immediately after a high intensity rainfall event.

C. INTENSITY OF DEVELOPMENT ON INDIVIDUAL LOTS.

The Borough remains concerned about the intensity of development on individual lots within the municipality. Prior to Super Storm Sandy, the number of additions and new larger homes was steadily on the rise. In the 2002 Master Plan Re-examination Report, it was specifically noted that *“(o)ne by-product of this development activity is that houses in Mantoloking are getting larger. Many of the new homes and additions have maximized the size of houses on each lot so that the house extends to the minimum setback requirements. The result is that many of the new houses are much larger, bulkier, and out of character with existing homes in the neighborhood.”*

D. MANTOLOKING YACHT CLUB.

An area that has remained of great interest involves the Mantoloking Yacht Club (MYC) parcel. This parcel is identified as Block 30, Lots 1, 1.01, 6, and 6.01. It is approximately three and one-half (3.4) acres in size. The site is currently occupied by the Yacht Club. It is classified as the R 3-A zoning district. Only detached single-family dwelling units are a permitted use in this zone. Since only residential dwelling units are the only permitted use in this zone, the Yacht Club is an existing non-conforming use.



2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

A. GENERAL TRAFFIC CIRCULATION, ESPECIALLY RELATING TO SUMMERTIME CONGESTION.

Since the adoption of the 2007 Master Plan Re-Examination Report, NJDOT Route 35 was significantly impacted by Super Storm Sandy. Three (3) breaches occurred within the Borough along Route 35 during the storm event. As a result of the damage suffered from this storm event, NJDOT completed full reconstruction of State Highway Route 35 from Point Pleasant Beach to Seaside Heights. The roadway improvements included the removal of the existing concrete road, new storm sewer with a collection system conveyed to stormwater pumping stations, and traffic signalization upgrades.

The State did not widen the cartway for Route 35. NJDOT did complete the construction of pedestrian sidewalks along the east side of the roadway (northbound lane) for entire length of Route 35 in Mantoloking. New bike lanes were also incorporated into the design of the new Route 35 improvements project. The State completed the Route 35 roadway improvements within the municipal boundaries of Mantoloking in 2016. A new traffic signal was installed at the intersection of Route 35 and Lyman Street.

Some of the changes recommended in the original Master Plan for improved vehicular traffic have been implemented within the Borough including:

- The establishment of Bay Avenue as one way northbound from Princeton Avenue to Downer Avenue. 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.
- The establishment of the “no right turn” movement from the eastbound off the bridge on Herbert Street into Bay Avenue.
- The establishment of the “no left turn” movement from northbound from Bay Avenue onto Herbert Street.
- The establishment of East Avenue as a one-way roadway in the southbound direction.
- Under the Route 35 improvements project by the NJDOT, a new traffic signal has been installed at the intersection of Lyman Street and Route 35.

Due to the north-south orientation parallel to NJDOT Route 35 and the absence of traffic signals, Barnegat Lane functions as an unintended minor collector road. Barnegat Lane is utilized as a potential by-pass road with a direct connection to Herbert Street and Mantoloking Bridge. Several short residential roadways connect Barnegat Lane to Route 35 in both Mantoloking and the neighboring municipality of Bay Head Borough.



B. FLOODING IN CERTAIN PORTIONS OF THE BOROUGH.

Flooding issues still exist within the Borough. With funding from the Federal Emergency Management Agency (FEMA), the Borough rebuilt the sanitary sewer pumping station in 2015 at the same location. The new sanitary sewer pumping station was rebuilt with storm hardening improvements to protect against future flooding, including:

- A deep pile foundation
- Elevated building with emergency generator and pump controls
- Supervisory Control and Data Acquisition (SCADA) – a remote monitoring and control system
- Electrical components within the elevated building
- Submersible pumps
- Strapping for the chemical feed tank

The sanitary sewer collection system is located within a flood hazard area. To eliminate infiltration and inflow (I&I) from stormwater and floodwater, the sanitary sewer manholes have watertight covers. All new outdoor showers being developed or reconstructed within the municipality are not permitted to be connected to the sanitary sewer system to eliminate I & I. Without direct connections to the sanitary sewer system, the potential drains for outdoor showers below the flood elevations are eliminated.

The Borough has installed check valves on six (6) storm sewer outfalls to act as backflow preventers to reduce the frequent roadway flooding. The check valves are currently located on outfalls from Bay Avenue, Arnold Street, Old Bridge Street, Bergen Avenue, Lagoon Lane North, and Channel Lane.

The Borough has implemented roadway improvements on Downer Avenue, Bay Avenue, Old Bridge Street, Lagoon Lane, Bergen Avenue, and Channel Lane to address frequent street flooding conditions by increasing or raising the level of the roadway surface, installing check valves on storm outfall pipes, and rehabilitating existing storm outfall pipes.

The flood damage protection code of the municipality also addresses new or substantially improved residential development by requiring the structures to be storm hardened to minimize damage in future flooding events. Recent residential development in the post-Super Storm Sandy period has included deep pile foundations, breakaway wall construction, flood openings in foundation walls, the inability to have habitable space below the BFE, and the use of flood damage-resistant materials.

C. INTENSITY OF DEVELOPMENT ON INDIVIDUAL LOTS.

The Borough remained concerned about the intensity of development on individual lots within the municipality. Prior to Super Storm Sandy, the number of additions and new larger homes was steadily on the rise. In the 2002 Master Plan Re-examination Report, it was specifically noted that *“(o)ne by-product of this development activity is that houses in Mantoloking are getting larger. Many of the new homes and additions have maximized the size of houses on each lot so that the house extends to the minimum setback requirements. The result is that many of the new houses are much larger, bulkier, and out of character with existing homes in the neighborhood.”*

At this time the Borough is more than half way through the rebuild from Super Storm Sandy. The intensity of development on individual lots within the municipality as well as the number of additions and larger homes continues to be an issue. However, only one (1) of the new dwellings that have been built since the storm has required variance relief from the Joint Land Use Board. The Board granted variance relief to allow the dwelling to be located in nearly the same footprint that existed before the storm event. The new dwellings that have been built appear to be tastefully done. They also reflect the value of the land and willingness of the individual homeowners to consider their home as a significant investment. The newer homes may be more substantial than the older homes that survived the storm, but these homes are not out of character with the existing homes in the surrounding neighborhoods.



Most of the remaining homes that have been elevated or raised to meet the new BFE requirements have also been done in a very tasteful and appropriate manner. The newly elevated homes do not have the feel of a “North Carolina – Outerbanks Community” with the appearance of pilings being the first thing that one observes. This is in great part to the design guidelines that were developed by the Planning Board immediately after Super Storm Sandy.

D. MANTOLOKING YACHT CLUB.

An area that has remained of great interest involves the Mantoloking Yacht Club (MYC) parcel. This parcel is identified as Block 30, Lots 1, 1.01, 6, and 6.01. It is approximately three and one-half (3.4) acres in size. The site is currently occupied by the Yacht Club. It is classified as the R 3-A zoning district. Only detached single-family dwelling units are a permitted use in this zone. Since only residential dwelling units are the only permitted use in this zone, the Yacht Club is an existing non-conforming use.

Given the events of Super Storm Sandy, the Borough has been predominantly concerned with rebuilding and restoring the community over the past five (5) years. This area of the municipality remains an item that will require further consideration. The municipality will consider reviewing this issue as the restoration and rebuilding efforts within the Borough continue.

3. **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.**

SIGNIFICANT CHANGES SINCE THE LAST MASTER PLAN RE-EXAMINATION REPORT:

The following changes have occurred in the interim since the last Master Plan Re-Examination Report:

- Super Storm Sandy. On October 29, 2012, Super Storm Sandy made landfall in Mantoloking. This event dramatically impacted the lives of the residents and forever changed how development will occur. There have also been changes to the state and federal regulations. These changes have also resulted in changes to the Borough’s regulations. The specific changes are as follows:
- The Federal Emergency Management Agency (FEMA) issued revised flood mapping and flood zone designations. The mapping increased the minimum base flood elevations (BFE) for the properties within the Borough. The flood zones for mandatory design standard requirements for velocity and wave action have increased with the Borough including the implementation of the new Coastal A Zone.
- New Jersey Department of Environmental Protection (NJDEP) revised their regulations in late 2016. The changes consolidated two (2) of the sections of the New Jersey Administrative Code (NJAC). These changes have also resulted in an increase in the level of scrutiny by the NJDEP for applications for new homes, raising or elevating homes, and additions.
- Both the New Jersey Senate and Assembly passed legislation in 2013 to allow existing dwellings that had existing non-conforming conditions (such as setbacks) to be raised in place (in the same footprint) without the need for variance relief for the “extension of the existing non-conforming condition” or an “intensification of the use of the property.” The Senate was the first to adopt the legislation under Number S2598 on June 20, 2013.
- The “Permits Extension Act” was adopted and implemented in 2008 by the State due to the economic downturn that had occurred in 2007. It allowed for nearly all development permits issued by governmental agencies to be automatically extended without the need to obtain new approvals. This “Permits Extension Act” was extended several times through 2016. The final time that the Permits



2017 Master Plan Re-Examination for the Borough of Mantoloking

Extension Act was extended applied only to properties located in Counties directly impacted by Super Storm Sandy. The final extension expired on December 31, 2016. At this time this act has not been extended by the state government.

- Council on Affordable Housing (COAH) regulations were developed to provide realistic opportunities for affordable or housing for New Jersey’s workforce population since the 1980s. There have been changes to these regulations including how the need for affordable housing units is calculated. During the last Master Plan Re-Examination Report, the “Third Round Rules” were in place. As a result of litigation, the Courts found that the “Third Round Rules” were flawed and determined to be unconstitutional. At this time the “Second Round Rules” are currently in effect and the communities that are subject to COAH’s mandatory set asides must pursue their housing plans and obligations through the court system with appointed “housing masters.”

LAND USE & DEMOGRAPHIC CHANGES SINCE THE LAST MASTER PLAN RE-EXAMINATION REPORT:

The following is a summary of Land Uses in the Borough:

<u>Land Use</u>	<u>Acres</u>	<u>Percentage</u>
Residential	255.6	90.0
Yacht Club & Beach Assns.	4.4	1.5
Government	1.6	< 1
Utilities	1.0	< 1
Religious	0.9	< 1
Commercial	0.3	< 1
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 land area.

Residential lands comprise the majority of the land uses in the Borough. Nearly ninety percent (90%) of the land uses in the Borough are single-family detached residential dwellings. Public, quasi-public, and major roads comprise the next largest group of land uses in the Borough. The remaining five percent (5%) of the land uses are split between commercial, government, utilities, the Yacht Club, and religious institutions.

The most significant change that occurred to the land development pattern in the Borough as a result of Super Storm Sandy was the loss of one (1) additional parcel of land for a commercial real estate office. This site was located at the northwest intersection of Route 35 and Herbert Street.

The existing land use patterns are most likely to remain as they currently exist. During the nearly five (5) years since Super Storm Sandy many of the damaged or destroyed homes have been reconstructed. There is a possibility that the Borough will add fourteen (14) new dwellings over what had existed before the storm.

Mantoloking is a very unique community. It is approximately three (3) miles long and at points just over two (2) blocks wide. It has had a rich history of development with the first homesteads dating back to the mid-1880s. Several of these homes still remain.

This small community was nearly built-out prior to Super Storm Sandy in late October 2012. The 575 individual tax lots were predominantly developed with detached single-family residential dwellings. There



were 523 dwelling units located in the Borough. After Super Storm Sandy hit the East Coast nearly twenty-five percent (25%) of the municipality's housing stock was lost. This equated to roughly 110 dwellings.

The 2016 tax records for Ocean County indicate the following breakdown of parcels by land use and assessed value. As noted in these tables the Borough has a very healthy assessment for its parcels. Based on the total number of parcels, the average value \$2,291,758.73 for each parcel of land.

**Table 1 – Number of Parcels by Land Use (2016)
Borough of Mantoloking, Ocean County**

Land Use Classification	Number of Parcels
Vacant	116
Residential	446
Commercial	4
Communication Equipment	1
Exempt	15
<i>Total</i>	<i>567</i>

Source: Ocean County Tax Assessors Office

The number of parcels by land use has shifted somewhat from the designations that existed when the last Master Plan Re-examination Report was prepared in 2007. This is due primarily to the impacts of Super Storm Sandy. The following is a representation of the number of parcels by land use that existed in 2012, the year that Super Storm Sandy occurred. These land use classifications are almost identical to what had existed in 2007.



**Table 2 – Number of Parcels by Land Use (2012)
Borough of Mantoloking, Ocean County**

Land Use Classification	Number of Parcels
Vacant	36
Residential	521
Commercial	5
Communication Equipment	1
Exempt	9
<i>Total</i>	<i>572</i>

Source: Ocean County Tax Assessors Office

As noted in Table 2, the biggest shift in the land use classifications is between the vacant and residential uses. Again, this is due to the fact that nearly one-quarter (1/4) of the housing stock was destroyed in this major event. The shift in land use designations took a full two (2) years to be reflected in the official tax records. This could be explained by the fact that demolition permits were applied for, received, and sometimes not acted upon for several months.

It is anticipated that when the rebuild of this community is completed, nearly every remaining vacant parcel will be developed with a detached single-family dwelling unit. There have been a very limited number of subdivisions or divisions of land within the Borough since the last Master Plan Re-examination Report. Based on the official tax records and records of the Joint Land Use Board, there have only been three (3) new lots created within the Borough during the past ten (10) years. Again, this would yield an increase of three (3) new dwelling units.

Interestingly enough, during this same time period, there have also been three (3) consolidations of individual lots. This has resulted in a net gain of no new dwelling units. This is extremely rare for this to occur, especially in an area such as Mantoloking.

Currently there are opportunities to create fourteen (14) new dwelling units, based on the divisions of land that have occurred or where there are multiple contiguous conforming lots under singular ownership. This has the potential to result in the creation of fourteen (14) new detached dwelling units.

**Table 3 – Value of Assessed Parcels by Land Use (2016)
Borough of Mantoloking, Ocean County**

Land Use Classification	Value of Parcels
Vacant	\$217,156,900.00
Residential	\$1,065,624,700.00
Commercial	\$9,454,300.00
Communication Equipment	\$0.00
Exempt	\$7,191,300.00
<i>Total</i>	<i>\$1,299,427,200.00</i>

Source: Ocean County Tax Assessors Office



Population

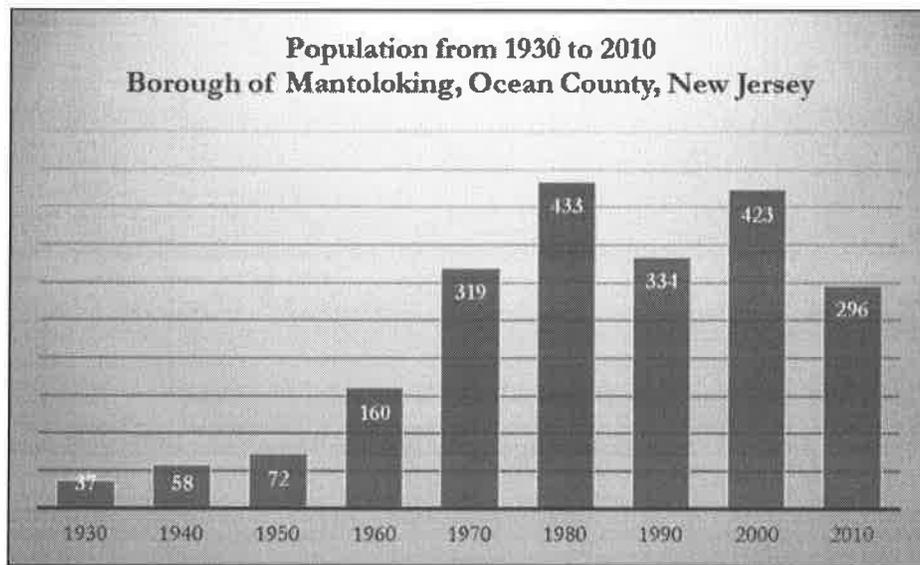
The population estimates for Borough of Mantoloking, Ocean County, and the State of New Jersey from 1930 through 2010 are included in Table 4 below. The population estimates for Mantoloking are based on the residents who reside in the municipality year-round versus the summer time population. The summer time population of Borough can swell to as much as 3,600 residents. This can be up to ten (10) times the residents that are present during the balance of the year.

As noted in Table 4, the Borough's population had its peak years for the two (2) decades spanning the 1960s and 1970s. Ocean County and the State as a whole also experienced their significant population increase during these same two (2) decades. Mantoloking had two (2) significant periods of population decreases. During the 1990s the Borough lost over twenty percent (20%) of its year-round population. From 2000 to 2010 nearly one-third (1/3) of the residents that lived in the Borough are no longer considered as year-round residents. This is a departure from both Ocean County and New Jersey which continued to demonstrate steady increases in the overall population during these same decades.

Table 4 – Population Estimates from 1930 through 2010 for Borough of Mantoloking, Ocean County, and the State of New Jersey

Year	Mantoloking			Ocean County			New Jersey		
	Population	Increase	Percent	Population	Increase	Percent	Population	Increase	Percent
1930	37	--	--	33,069	--	--	4,041,334	--	--
1940	58	21	56.76%	37,675	4,606	13.93%	4,160,165	118,831	2.94%
1950	72	14	24.14%	56,609	18,934	50.26%	4,835,329	675,164	16.23%
1960	160	88	122.22%	108,240	51,631	91.21%	6,066,782	1,234,453	25.47%
1970	319	159	99.38%	208,470	100,230	92.60%	7,168,164	1,101,382	18.15%
1980	433	114	35.74%	346,038	137,568	65.89%	7,365,011	196,847	2.75%
1990	344	-89	-20.55%	433,203	87,165	25.19%	7,730,188	365,177	4.95%
2000	423	79	22.97%	510,916	77,713	17.94%	8,191,300	461,112	5.96%
2010	296	-127	-30.02%	576,567	65,651	12.85%	8,601,500	410,200	5.01%

Sources: Ocean County Tax Assessors Office & New Jersey Department of Wage & Labor



Sources: Ocean County Tax Assessors Office & New Jersey Department of Wage & Labor



2017 Master Plan Re-Examination for the Borough of Mantoloking

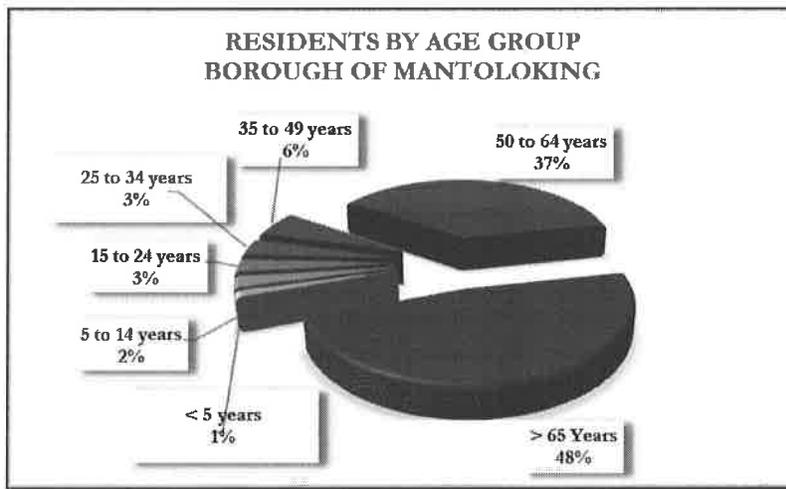
Ocean County estimates that there were 2.02 persons per household in 2000. The county estimate for persons per household in 2010 is 1.77. This represents a slight decrease in the average size of the household population for the Borough.

Just over one-half (54%) of the 296 full-time residents in the Borough are female. Forty-six percent (46%) are males. The following is a breakdown of the population by age groups for the Borough:

**Table 5 – Population by Age Groups
Borough of Mantoloking, Ocean County**

Age Cohort	Number of Residents	Percentage of Population
Under 5 years of Age	4	1.4%
5 Years to 14 years	7	2.4%
15 years to 24 years	8	2.6%
25 years to 34 years	10	3.4%
35 to 49 years	16	5.4%
50 to 64 years	110	37.2%
Over Age 65 Years	141	47.6%
Total	296	100%

Source: Ocean County Department of Planning



Department of Planning

*Source:
Ocean County*

The population of New Jersey and the county as a whole continues to age. Nearly one-half (47.6%) of the population is over the age of 65 years of age. Just over one-third (37.2%) is between the ages of 50 to 64 years of age. The smallest section of the population is under the age of five (5) years of age.

Mantoloking's population is largely Caucasian. The remainder of the population is relatively evenly disbursed. The following is breakdown of the racial composition of the Borough.



**Table 6 – Population by Racial Composition
Borough of Mantoloking, Ocean County**

Race	Percent of Population
Caucasian	93%
Afro-American	2%
Hispanic Origin	2%
Other	2%
American Indian Eskimo Aleutian	1%
Asian & Pacific Islander	1%
Two or More Races	<1%
<i>Total</i>	<i>100%</i>

Source: Ocean County Department of Planning

Employment

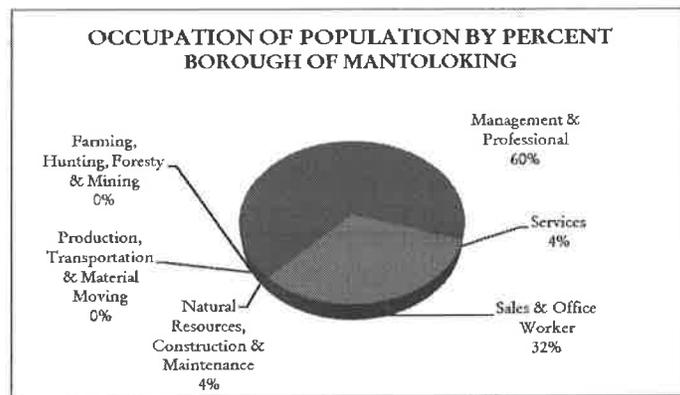
It is estimated that there are 109 employed persons that reside in the Borough year-round. The majority of the employed population is part of the “Private Wage and Salary Workers.” Sixty percent (60%) of the year-round working population is employed in the management and professional occupations. The classification and number of workers is indicated in Table 7 – Employment by Occupation, as shown below.

**Table 7 – Employment by Occupation
Borough of Mantoloking, Ocean County**

Occupation Classification	Number of Persons
Management & Professional	65
Services	4
Sales & Office Worker	35
Natural Resources, Construction & Maintenance	5
Farming, Hunting, Forestry & Mining*	0
Production, Transportation & Material Moving	0
<i>Total</i>	<i>109</i>

Source: Ocean County Department of Planning.

*There appears to be an inconsistency in the information provided by Ocean County relating to the number of employees and breakdown by classification



Planning.

Source: Ocean County Department of

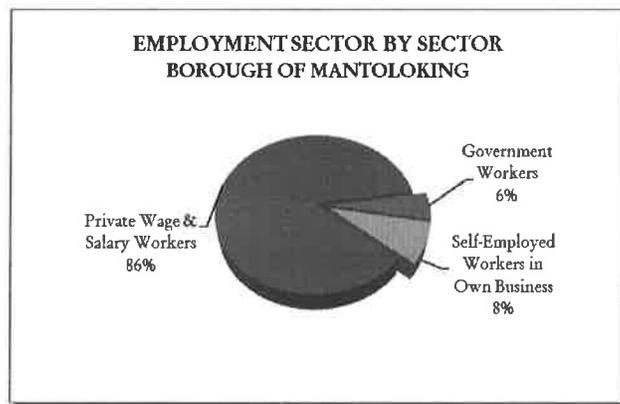
The majority of the employees in Mantoloking are employed in the private sector. The number of employees in each of the sectors – private, government, or self-employed are featured in Table 8 – Employment by Sector. This table is featured below.



**Table 8 – Employment by Sector
Borough of Mantoloking, Ocean County**

Sector of Employment	Number of Employees
Private Wage & Salary Workers	94
Government Workers	6
Self-Employed Workers in Own Business	9
Total	109

Source: Ocean County Department of Planning.



Source: Ocean County Department of Planning.

Mantoloking's per capita income for is \$110,194.00 for 2017¹. The median household income for 2017 for the Borough is \$156,582.00². The average household income for the Borough in 2017 is \$199,389.00³. This also corresponds with a very high rate of college graduates among the entire population.

Based on the information provided by Ocean County, less than three percent (2.5%) of the Borough's year-round population is below the poverty level. Approximately four percent (4%) of the population over the age of sixty-five is considered as living below the poverty level. Less than two percent (1.6%) of the Borough's families are considered as living below the poverty level.

¹ <http://newjersey.hometownlocator.com/nj/ocean/mantoloking.cfm>

² <http://newjersey.hometownlocator.com/nj/ocean/mantoloking.cfm>

³ <http://newjersey.hometownlocator.com/nj/ocean/mantoloking.cfm>



Housing

The historic baseline for the number of the dwelling units located in the Borough is 522 homes. As stated previously nearly twenty-five percent (25%) of the housing stock (110 homes) were destroyed as a result of Super Storm Sandy. Many of these 110 homes are still currently being constructed throughout the Borough. The following is a summary of the zoning permits issued by the Borough for detached single-family dwellings. This summary includes recent data (through September 2017).

As noted in Table 9, seventy-nine (79) zoning permits were issued for single-family dwellings from January 2013 through September 2017. Only seventy-six (76) new dwellings have actually been approved by the zoning office. Three (3) of these zoning permits can be attributed to replacements of existing dwellings that survived the storm (one [1] permits) or permits that lapsed after a one (1) year period (two [2] permits). Just over sixty-eight percent (68.18%) of the dwellings lost in 2012 have received approval from the Borough to rebuild. Thirty-four (34) dwellings associated with the loss from Super Storm Sandy will need zoning approval. It is estimated that the bulk of the zoning approvals required for the rebuilding efforts will be completed within the next two (2) years.

**Table 9 – Zoning Permits Issued for New Dwellings
2013 Through September 2017
Borough of Mantoloking, Ocean County**

Year(s)	Number of Zoning Permits
2013	11
2014	35
2015	16
2016	9
2017 (September)	8
Total	79

Source: Zoning Office of the Borough of Mantoloking

As noted in Table 10, a total of 102 building permits have been issued for single-family dwellings from January 2002 through June 2017. Thirty-seven (37) building permits were issued between 2002 and the end of 2012. This is an average of just over three (3.36) building permits per year.

Sixty-five (65) building permits were issued from 2013 through June of 2017. The number of building permits issued during this period peaked between 2014 and 2015. The number of building permits has dramatically decreased for 2016 and 2017. It is anticipated that the Borough will continue to issue building permits related to Super Storm Sandy for at least five (5) more years.



**Table 10 – Building Permits Issued for New Dwellings
2002 Through June 2017
Borough of Mantoloking, Ocean County**

Year	Building Permits for Single-Family Dwelling Units
2002	2
2003	10
2004	2
2005	4
2006	1
2007	2
2008	2
2009	2
2010	4
2011	5
2012	3
2013	5
2014	28
2015	20
2016	9
2017	3
<i>Total</i>	<i>102</i>

Source: New Jersey Department of Wage & Labor

There are very few year-round rental properties located in the Borough. In 2000 it was estimated that there were twenty (20) year-round rental units in the Borough. This number had dropped by nearly one-third (1/3) to seven (7) units in 2015. The average median gross rent for these units is listed as \$2,250.00 per month. This amount is less than sixteen percent (15.8%) of the monthly household income.

The average median gross rent for the rental properties contained in the Ocean County is \$1,322.00 per month. This amount is just under thirty percent (29.3%) of the average household income for Ocean County residents.

Mantoloking is located within the New Jersey’s “East Central” housing region for the Council on Affordable Housing (COAH) purposes. The Borough has had no obligation to provide for affordable housing units during the past two (2) rounds. Given the “built out” character and demographics of the Borough it is likely that this obligation will remain unchanged.



RECYCLING:

Recycling Element must contain a discussion as to how recycled materials are collected and disposed of. Under the State Recycling Act, municipalities have several responsibilities. These responsibilities include: designating a recycling coordinator, providing a collection system for designated recyclable materials, adopting a mandatory source separation and recycling ordinance, periodically reviewing and updating the land use element of the master plan and development regulations, submitting an annual municipal recycling tonnage report to NJDEP, notifying any generator of solid waste of the responsibility to separate individual resources, and prohibit the placement of leaves for disposal as solid waste.

Mantoloking is a small municipality compared to others contained in Ocean County. Mantoloking has a designated recycling coordinator. The Borough participates in the Ocean County Recycling program. The municipality's recycling is collected weekly by a private contractor. This contractor is responsible for disposing of waste in the proper facility. The closest designated Ocean County Recycling Center is located at 601 New Hampshire Avenue in Lakewood, New Jersey.

Private curbside trash service is available to all Mantoloking residents. The contractors are responsible for reporting the categories and amounts of each item recycled directly to the state. The Borough will continue to follow the recycling guidelines and requirements from the county and the state. Annual data on recyclable materials will continue to be documented and compiled. This information will be included in updates to any future master plans or master plan re-examination reports.

- 4. 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's last comprehensive Master Plan was prepared in 1988. The Borough has prepared Master Plan Re-Examination Reports and specific elements since the first comprehensive Master Plan. The historical Master Plans do not contain a specific statement of assumptions. Given the changes in statutory requirements for the minimum mandatory elements, the time that has lapsed since these elements were prepared, modifications to the State Plan, state regulations such as NJDEP and COAH, and federal regulations such as FEMA, it is recommended that a new Master Plan be prepared for the Borough of Mantoloking.

A goal of the municipal circulation system is to provide safe roadways with protection for bicyclists and pedestrians. With this goal in mind, a potential objective would be the consideration of traffic calming measures for roadways such as Barnegat Lane. The existing narrow cartway width of Barnegat Lane does provide an element for traffic calming, but the majority of Barnegat Lane does not have a dedicated sidewalk system for the safe protection of pedestrians, which is another reason for maintaining and establishing traffic calming measures. The Borough has implemented signage and traffic markings as another element of safety awareness and traffic calming along Barnegat Lane. The inability to eliminate the intersection at Herbert Street and the roadway length does not allow for a dead-end alignment for Barnegat Lane. The limited amount of local cross streets with Route 35 also does not provide for a condition which is conducive for a one-way street traffic pattern for Barnegat Lane.



The Borough should not consider the vacation of any additional rights-of-way in the future. With land costs escalating, the need to maintain access to the Barnegat Bay and the Lagoons, as well as for the purposes of ensuring space for any potential future public needs, the Borough does not have excess land within the public rights-of-way for vacating.

With the current built-out condition of Mantoloking, the creation of new municipal, county, and/or state roadways is not anticipated in the future. The Borough shall continue to maintain the existing municipal roadways to provide safe, convenient, and quality streets for the residents and general public.

Another potential goal for frequent street flooding mitigation would be the implementation of improvements for the north end of Barnegat Lane near the boundary of Bay head. The two (2) boroughs experience street flooding at this location.

The Mantoloking Yacht Club parcel still requires consideration. This existing non-conforming use survived Super Storm Sandy. The Borough will continue to study this area to determine what changes, if any are appropriate. The Borough anticipates beginning further studies of this area in February 2018.

As stated previously, the Planning Board developed a series of design guidelines in 2013. This information is contained in a document entitled "Rebuilding our Town Guidebook." It is recommended that these design guidelines be updated to include images of local homes that have implemented these features. It is also recommended that these design guidelines be incorporated into the Borough's Zoning Ordinance.

- 5. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992 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 does not have any areas of the municipality that area identified as a Redevelopment Plan or "An Area in Need of Redevelopment." At this time there are no recommendations to include any portions of the municipality as part of a Redevelopment Plan.