

BOROUGH OF
FAIR HAVEN



MASTER PLAN

AND
RE-EXAMINATION REPORT

1991

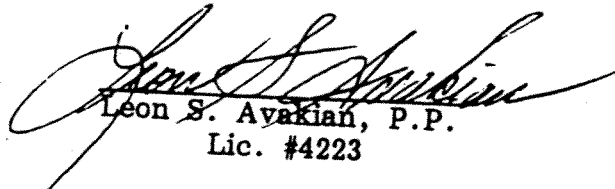
MASTER PLAN
and
Background Studies
Borough of Fair Haven, Monmouth County, N.J.
March 1991

A Revised Master Plan
and Re-examination Report
in accordance with N.J.S.A. 40:55D-89

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BOROUGH OF FAIR HAVEN
MONMOUTH COUNTY, NEW JERSEY

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July 1, 1991

1990 Re-examination Report

Borough of Fair Haven, Monmouth County, NJ

In compliance with the Municipal Land Use Law (MLUL), this represents the Re-examination Report of the Borough's Master Plan and Development Regulations Ordinance. The MLUL required municipalities to re-examine their Master Plan and Development Regulations at least once every six years. The purpose is to have regular reviews in the context of changing conditions and to keep long-range planning and the implementing ordinances as up-to-date as possible.

Section 40:55D-89 of the Municipal Land Use Law states:

"The governing body shall, at least every six years, provide for a general re-examination of its Master Plan and Development Regulations by the Planning Board which shall prepare a report on the findings of such re-examination, a copy of which shall be sent to the County Planning Board and the municipal clerks of each adjoining municipality.

The previous Master Plan was adopted in 1977. There have been amendments to some elements of the Master Plan adopted in subsequent years.

C.40:55D-89a "The major problems and objectives relating to land development in the municipality at the time of such adoption, last revision or reexamination, if any.

There were no major problems confronting Fair Haven at the time of the 1977 Master Plan and the amendments to the Development Regulations Ordinance.

In January of 1987, the Borough of Fair Haven adopted a revised Housing Element into the Master Plan, which was submitted to comply with the requirements of the Fair Housing Act as well as the regulations of the Council on Affordable Housing (COAH).

C.40:55D-89b: "The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

This section is not applicable as a result of the Borough having no major development problems which confronted the Borough since the last adoption in 1977.

C.40:55D-89c "The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for such plan or 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."

Land Use Patterns. The assumptions, policies and objectives established in the 1977 Master Plan were followed. Thus, there have been no fundamental changes.

Housing Conditions. Because the potential for development in the Borough is so modest, the Housing Element and Implementing Ordinance have not anticipated cash contributions from residential and non-residential developers to assist in financing partial rehabilitation efforts. The financing is expected to come from government assistance programs, thus there has been virtually no rehabilitation of deteriorating housing, except for the isolated homeowner.

Circulation. The policies, assumptions and objectives for Traffic Circulation were established in 1977 as a part of the Circulation Plan. These have not changed with the modest development in the Borough.

Conservation of Natural Resources. The policies, assumptions and objectives of having developments encroaching upon environmentally critical areas has been implemented in accordance with the Freshwater Wetlands Act adopted by the State of New Jersey.

With the Borough and its adjacent Boroughs being mostly developed, all the State, County and Borough policies and objectives pertaining to traffic and zoning remain the same.

C.40:55D-89d "The specific changes recommended for such plan or regulations, if any, including underlying objectives, policies and standards or whether a new plan or regulations should be prepared."

In early 1990, the Borough authorized the update of the entire Master Plan. A lot-by-lot land use survey was completed during November 1990. A base map was also completed in September 1990. The analysis of public facilities, traffic and natural resources was also done. The Borough has reviewed and made appropriate revisions to the Master Plan.

In compliance with the Municipal Land Use Law, a copy of this report is to be forwarded to the municipal clerks of each adjoining municipality and the Monmouth County Planning Board.

INTRODUCTION

This Master Plan is a comprehensive revision of the Borough Master Plan which was adopted in 1977. This plan complies with the Municipal Land Use Law (N.J.S.A. 40:55D) and provides basic planning data and Land Use Policies as a basis for the Borough to make reasonable land development decisions.

The Municipal Land Use Law requires that municipalities take the necessary actions to bring Land Use Planning and Zoning into closer conformance.

The Land Use and Zoning Ordinances should be updated after the Planning Board has adopted the Land Use Element of the Master Plan and all the provisions of such Zoning Ordinance revisions or any amendments shall be consistent with the Plan Elements of the Master Plan.

This comprehensive Master Plan does not depart radically from the Policies and Objectives set forth in previous studies.

Some of the important differences between this Master Plan and previous Plans are:

1. Introduction of a Historical District.
2. Introduction of a Conservation District

GOALS AND OBJECTIVES

The Fair Haven Master Plan is based upon the purposes and general objectives established by the New Jersey Municipal Land Use Law (N.J.S.A. 40:55F). These goals and objectives include the following:

- To encourage Borough action to guide the appropriate use of all lands in a manner which will promote the public health, safety and general welfare;
- To secure safety from fire, flood and other natural and man-made disasters;
- To provide adequate air and open-space;
- To ensure that the development of Fair Haven does not conflict with the development and general welfare of neighboring municipalities;
- To provide sufficient space in appropriate locations for recreational uses and open space to meet the needs of all Borough residents;
- To encourage transportation routes which will promote the free flow of traffic while discouraging facilities which would result in congestion;
- To promote the conservation of open space and valuable natural resources, and to prevent degradation of the environment through the improper use of the land;
- To preserve existing residential neighborhoods and reinforce the residential small-town character with a central business district.

The Plan proposes general policies which serve as a guide for the Borough's future.

Planning Background Data

PURPOSE AND POLICY

The purpose of this plan is to help guide the use of the remaining lands of the Borough of Fair Haven and to assure its continued development in a manner in harmony with its history, preserve its neighborhood environment, protect the community's quality and character, its public health and safety, and promote the general welfare. Also, State Statutes require periodic reissue of municipal Master Plans with the sections contained in this Master Plan.

It is the policy of this Master Plan to attempt to remain in harmony with the Borough's historical development and with the planning of contiguous municipalities and the Monmouth County Growth Management Guide, adopted in October 1982.

REGIONAL SETTING

The Borough of Fair Haven is located on the peninsula between the Navesink and Shrewsbury Rivers in northeastern Monmouth County. The County is bordered on the west by Mercer and Middlesex Counties, on the north by the Raritan and Sandy Hook Bays, on the south by Burlington and Ocean Counties and on the east by the Atlantic Ocean. New York City lies approximately 40 miles to the north and Philadelphia 60 miles to the southwest.

LOCATION

The Borough of Fair Haven is located on the southern banks of the Navesink River between the Boroughs of Red Bank to the west, Little Silver and Rumson to the east and southwest, respectively (see Figure 1). The southern, eastern and northern borders of Fair Haven are well defined by Ridge Road which extends from Prospect Road in Red Bank to Buena Vista, Buena Vista from Ridge Road to the Navesink River and the Navesink River on the northern side respectively. An irregular border is found at the western edge of the Borough with Red Bank in the vicinity of Harrison Avenue. The northern portion of the Borough is separated from the Township of Middletown by the Navesink River which extends along the entire length of the northern border.

CHARACTERISTICS

In the 1860's Fair Haven was a way station for steamboats enroute from New York to Red Bank.

Early residential development extended from the central business district along River Road, typical of a small rural settlement. The residential character of Fair Haven has been strongly influenced by its historical pattern ever since. Residential development has been influenced by suburban expansion east from Red Bank particularly in the area north of Little Silver Creek and by the residential development pattern of the Borough of Little Silver in the east/central portion of the Borough.

The Borough of Fair Haven has two small distinct business districts centrally located on River Road between Gillespie Avenue and Smith Street (see Figure 1). River Road serves as a principal arterial on a regional basis and contains community type businesses such as pharmacies, convenience stores, banks, and small eating establishments. The business district on River Road also includes many personal service uses such as barber shops, hairdressers, various repair services and a concentration of individual professional uses. The residential areas which surround this business district have evolved as suburban single-family residential areas. While the establishments along River Road in the Borough have been well established since the 1950's, the type of business uses have changed from decade to decade similar to the changing conditions in other municipalities within the region and the State (see Table 1).

However, Fair Haven's small individual stores in the 1930's and 1940's did not give way to small strip shopping centers or larger shopping centers and office parks, which occurred throughout the region and state during the 1970's and 1980's. Fair Haven is essentially a residential community with several restored or well preserved houses from early 19th century architecture.

EXISTING LAND USE

Based upon a detailed lot-by-lot survey of existing land uses undertaken in November 1990, utilizing existing tax maps, aerial photography, and a field survey of the Borough, land development patterns within the Borough have remained unchanged. All of the development projects within the Borough since the last issuing of the Master Plan resulted in no Land Use changes. Land Use data was mapped on a lot-by-lot basis and is presented on, Figure 1, the "Existing Land Use Map."

Since the last issuing of the Master Plan, the Land Use and Density of each Zoned District has remained relatively unchanged, with the majority of development projects consisting of larger lots being subdivided, expansions to existing uses or refurbishing of existing buildings to attract similar conforming uses.

Approximately 95.7 percent of the Borough's land area is zoned for single family residential dwellings. Less than 5 acres within the Residential Zone (approximately 0.5 percent) remains as vacant land. The Business Zoned District occupies 43.2 acres or 4.4 percent (shown in Table 2) of the total land area and has remained substantially unchanged except for renovations to existing structures.

Approximately 97 percent of the developable lands within the Borough have been developed, which is similar in all of the Boroughs neighboring Fair Haven.

The actual Business Use within the Zoned District is 25 acres (2.5 percent) as shown in Table 1. Public and quasi-public uses represent approximately 253.3 acres (25.5 percent) of the Borough's land. The majority of this area (51.3 percent) consists of public streets. The local public and quasi-public uses consist of a fire house, public schools, recreational areas, bird sanctuary, the municipal complex, municipal owned property, library and 5 churches.

Vacant land continues to represent one of the smallest portions of the Borough at 9.0 percent of the total Borough area (down from 14 percent in 1977). There are no industrial or commercial Zoned Districts within the Borough.

There are many larger lots within the Borough, totaling approximately 35 acres, which may be further subdivided into smaller lots per the current zoning, the Zoning requirements are shown in Table 3. The major portion of these larger lots which can be further subdivided are scattered throughout the Borough and generally located within the R-10A Zoned District. As shown in Table 4, most of the development over the past decade has occurred in the R-10A zoned district.

The major restraints to future development of these projects will be the accessibility to existing utilities such as sewer and water service based on topography and water pressure, respectively. Also the environmental constraints, typically wetlands, may be economically prohibitive for suitable development.

TABLE 1
EXISTING LAND USE
FAIR HAVEN - 1990

| <u>LAND USE</u> | <u>Acres</u> | <u>Percent of Total</u> |
|-------------------------|-----------------|---------------------------------|
| <u>Developed</u> | | |
| Residential | 624.1 | 62.9 |
| Business & Office | 25.0 | 2.5 |
| Public | | |
| Borough Land | 10.6 | 1.1 |
| Schools | 8.6 | 0.9 |
| Parks & Recreation | 89.6 | 9.0 |
| Quasi-Public | 14.5 | 1.5 |
| Church & Church related | | |
| Streets, Highways | <u>130.0</u> | <u>13.1</u> |
| TOTAL DEVELOPED | 902.4 | 91.0 |
| <u>Undeveloped</u> | | |
| Vacant | | |
| (Open & Wooded)* | <u>89.6</u> | <u>9.0</u> |
| TOTAL BOROUGH AREA | 992 (1.6 sq.mi) | 100.10+ |

* Includes streams and ponds

+ Does not total to 100.00 due to rounding off

TABLE 2
ZONING ANALYSIS - 1990
BOROUGH OF FAIR HAVEN

| <u>Zone</u> | <u>Area (Acres)</u> | <u>Percentage Total Area</u> | <u>Number of Lots</u> | <u>Number Non con- forming</u> | <u>Percent Non con- forming</u> |
|-------------------|-------------------------|----------------------------------|-------------------------------|--|---|
| R-5 Residential | 139.1 | 14.0 | 611 | 78 | 13 |
| R-7.5 Residential | 43.6 | 4.4 | 99 | 8 | 8 |
| R-10 Residential | 26.9 | 2.7 | 371 | 141 | 39 |
| R-10A Residential | 294.0 | 29.7 | 470 | 165 | 38 |
| R-10B Residential | 112.0 | 11.3 | 243 | 22 | 9 |
| R-15 Residential | 54.5 | 5.5 | 94 | 38 | 40 |
| R-20 Residential | 14.9 | 1.5 | 21 | 12 | 57 |
| R-30 Residential | 111.8 | 11.3 | 93 | 20 | 22 |
| R-40 Residential | 132.8 | 13.4 | 31 | 1 | 3 |
| R-60 Residential | 19.2 | 1.9 | 0 | 0 | 0 |
| B-1 Business | 33.3 | 3.4 | 75 | 17 | 23 |
| B-2 Business | 9.9 | 1.0 | 46 | 37 | 80 |
| TOTAL | 992.0 | 100.1+ | 2,154 | 539 | 25.0* |

+ Percentages do not total 100 because of rounding

* The sum of Non-conforming percentages for each Zone total to 25.0 percent of total within the Borough.

TABLE 3
ZONING REQUIREMENTS

| <u>Zone</u> | <u>Area</u> (sf) | <u>Width</u> (ft) | <u>Depth</u> (ft) | <u>Setbacks</u> | | | <u>Max.</u> <u>Cov.</u> (%) |
|-------------|---------------------|----------------------|----------------------|----------------------|---------------------|--------------------------|-----------------------------------|
| | | | | <u>Front</u> (ft) | <u>Rear</u> (ft) | <u>Each Side</u> (ft) | |
| R5 | 5,000 | 50 | 100 | 25 | 30 | 5 | 30 |
| R7.5 | 7,500 | 60 | 100 | 30 | 30 | 5 | 25 |
| R10 | 10,000 | 75 | 100 | 30 | 30 | 8 | 25 |
| R10A | 10,000 | 100 | 100 | 30 | 30 | 10 | 25 |
| R15 | 15,000 | 100 | 120 | 35 | 30 | 10 | 20 |
| R20 | 20,000 | 100 | 150 | 50 | 30 | 10 | 20 |
| R30 | 30,000 | 125 | 200 | 50 | 30 | 10 | 20 |
| R40 | 40,000 | 150 | 150 | 50 | 30 | 25 | 20 |
| R60 | 60,000 | 200 | 200 | 50 | 35 | 40 | 20 |
| B1 | 5,000 | 50 | 100 | 35 | 10 | 12.5* | 50 |
| B2 | 7,500 | 60 | 100 | 35 | 30 | 15.0* | 50 |

* Sum of Both Side Yards

+ Combined Lot Side Setback must be a minimum
of 25% of the Lot Width

TABLE 4
EXISTING LAND USE CHANGES - RESIDENTIAL
BOROUGH OF FAIR HAVEN

| <u>Zone</u> | <u>Use</u> | <u># of Units+</u> <u>1980</u> 586 | <u># of Units</u> <u>1990</u> 588 |
|-------------|-------------|--|---|
| R-5 | Residential | | |
| R-7.5 | Residential | 99 | 99 |
| R-10 | Residential | 352 | 352 |
| R-10A | Residential | 394 | 451 |
| R-10B | Residential | 238 | 239 |
| R-15 | Residential | 92 | 92 |
| R-20 | Residential | 21 | 21 |
| R-30 | Residential | 83 | 83 |
| R-40 | Residential | 24 | 31 |
| R-60 | Residential | 0 | 0 |
| B-1 | Residential | 14 | 14 |
| B-2 | Residential | 32 | 33 |
| | | 1935 | 2003* |

*NOTE: Includes Residential Lots which are located
in the Business Zoned District.

+ 1980 Calculation by Queale & Lynch, Inc.

NATURAL FEATURES

Natural features in the Borough of Fair Haven have been delineated in a series of maps prepared by: 1) the Soil Conservation Service, which indicate the soil types and classifications as to the suitability for various uses for the entire Borough (Figure 2); 2) The United States Geodetic Service, which defines the general topographical slopes for the entire Borough (Figure 3); 3) The National Wetlands Inventory Map, which indicates the various types of wetlands which are present within the Borough (Figure 4).

The entire Borough of Fair Haven lies within the Outer Coastal Plain, which consists of gently sloping and relatively low lying areas formed on unconsolidated and semi-consolidated marine alluvial sediments. These sediments include clay, silt, sand and gravel which were deposited as sea level rose and fell during the end of the Cretaceous Period of the Mesozoic Era and the Tertiary Period of the Cenozoic Era. Approximately 70 million years ago, the Cretaceous Period ended and the Tertiary Period began.

The United States Department of Agriculture Soil Conservation Service has delineated the soil types throughout the state and published a soil survey for each County. The Soil Survey of Monmouth County has delineated two major soil types for the Borough of Fair Haven as Freehold and Holmdel sandy loams with varying topographical slopes.

These two soil types which overlay the entire Borough are found to be nearly level to moderately sloping, moderately well drained and somewhat poorly drained soil in depressional areas (see Figure 2).

The New Jersey Department of Agriculture regulates the disturbance of soil exceeding 5,000 square feet of surface area for a variety of purposes, ranging from slope protection to soil erosion. There are 17 Soil Conservation Districts in New Jersey which administer the Soil Erosion and Sediment Control Act (NJSA 4:24-1 et seq.) through the review and certification of subdivision and site plans. Appropriate plans in Fair Haven should be referred to the Freehold District located in Manalapan, New Jersey.

The topography in Fair Haven has a level to moderate slope toward the Navesink River, with an east-west ridge which divides the stormwater runoff between the two drainage corridors within the Borough (see Figure 2). The Eastern Drainage Corridor, which consists of

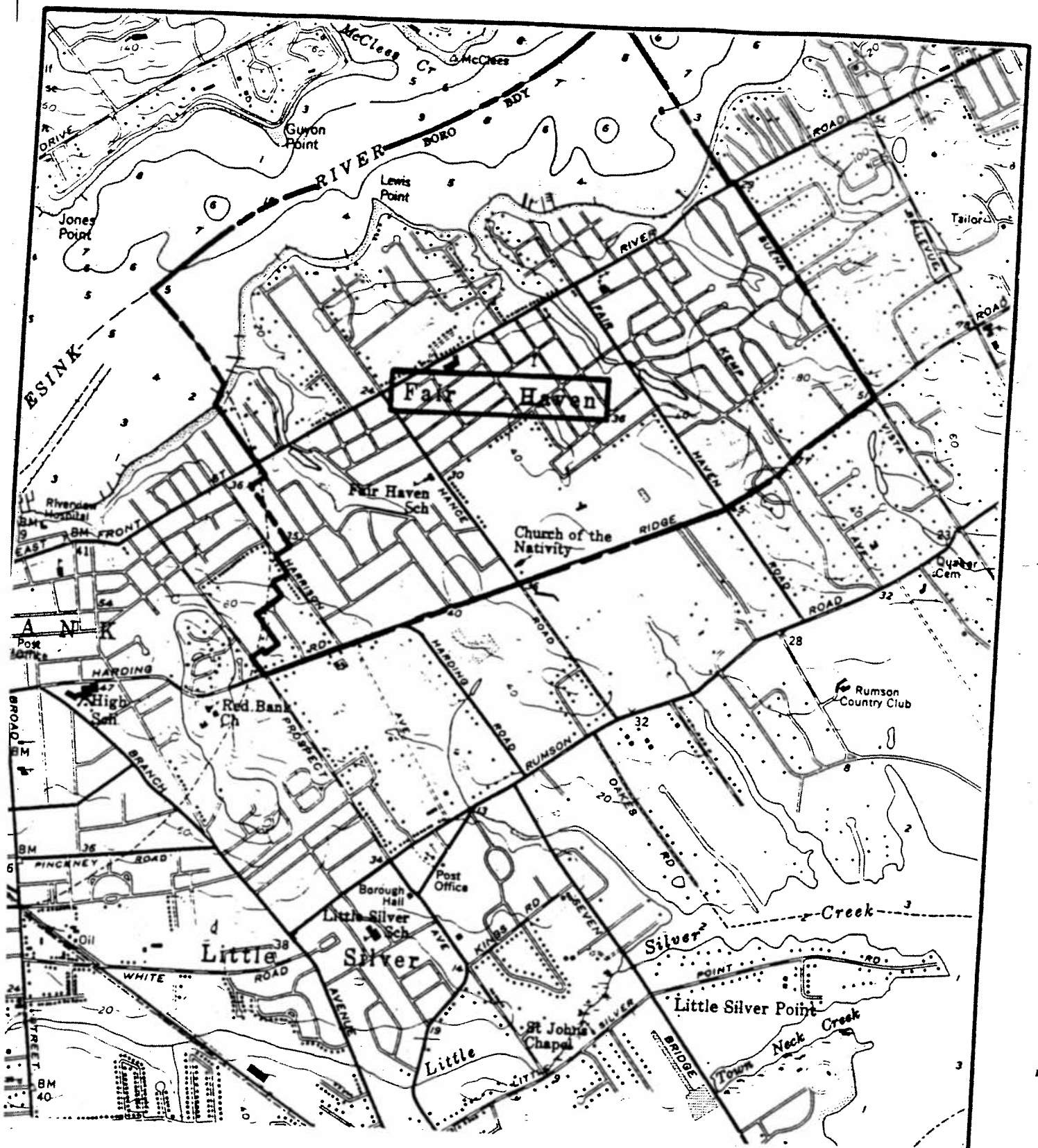


FIGURE 3
U.S.G.S. TOPOGRAPHIC MAP
MASTER PLAN
 BOROUGH OF FAIR HAVEN
 MONMOUTH COUNTY, NEW JERSEY
 PREPARED BY
 LEON S. AVAKIAN, INC.
 OCTOBER 1990

approximately two-thirds of the Borough, discharges the runoff generated from rainfall to McCarter Pond, the Fourth Creek and ultimately to the Navesink River. The western one-third of the Borough drains to Schwenkers and Shippees Ponds and then to the Navesink River.

Ridge Road, which is the southern border of Fair Haven, is also the southern ridge line for the drainage basin which contributes to the Navesink River. The highest elevation areas of 80 feet above sea level within the Borough occur along Ridge Road, with the lowest elevation being located along the Navesink River.

The Federal Emergency Management Agency Federal Insurance Rate Map which plots 100 and 500 year flood prone areas (Figure 5) and the detailed NJDEP flood hazard area maps which were prepared on detailed topographic maps along the Borough's streams, are on file with the Borough Clerk. These maps help delineate the sensitive environmental areas which extend along the Navesink River. The majority of the environmentally sensitive areas which exist occur along the storm water runoff corridors of Fourth Creek, Schwenkers and Shippees Pond, and along the shores of the Navesink River.

The National Wetlands Inventory (Figure 4), outlines the approximate boundaries of the Freshwater Wetlands as taken from the National Wetlands Inventory prepared by the U.S. Department of the Interior, Fish and Wildlife Service. The boundaries of these Wetlands were set according to the three parameter requirements of the New Jersey Department of Environmental Protection, and were to be used as a broad indicator of where wetlands could be expected. These maps are conservative and the actual Wetlands boundaries can be expected to be larger and found in areas not even shown on the maps.

In July of 1988, the State of New Jersey assumed jurisdiction of the Wetlands regulations from the U.S. Army Corps of Engineers. The State mandated Legislation requiring buffers or transition areas from the wetland areas became effective July 1, 1989. Freshwater Wetlands are defined as areas that are "inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support vegetation typically adapted for life in saturated Soil Condition". Wetlands boundaries are determined by on-site specific data according to a three parameter criteria, i.e., hydrology, soils and vegetation.

Wetlands are classified as an exceptional resource value when they discharge into trout production waters or their tributaries, or if they provide a habitat for a threatened or endangered species. Wetlands are classified as ordinary resource value if they are isolated, not surface tributary to an inland lake or pond and are more than fifty percent surrounded by development. Wetlands of intermediate resource value are all other wetlands. The significance of the source value of wetlands is a function of the transition area requirements. A transition area of 150 feet is required around wetlands of exceptional value, whereas an area of 50 feet is required around ordinary wetlands.

Under the regulations, activities in these "critical" areas are severely limited. The "critical" or "sensitive" areas consistently follow these stormwater runoff corridors and contain somewhat flat, swampy areas and bodies of water such as McCarters Pond, Schwenkers Pond, and Shippees Pond which retain the normal flows which are discharged from the natural drainage basin and pass the larger stormwater runoff quantities to the Navesink River.

The "critical" areas can not be developed since most are extremely wet, some in flood hazard areas, and others are highly inaccessible. In sensitive areas, it is likely that the stringent Department of Environmental Protection Regulations regarding wetlands, buffers and transition areas along with the cost of overcoming the natural limitations will make most projects economically infeasible for development.

CIRCULATION

Fair Haven Borough consists of a street circulation system which includes 2 minor arterial roads (River Road, Ridge Road), 3 major collector streets (Hance, Fair Haven and Buena Vista Roads) and local (municipal) streets, as shown on Figure 6. The arterial streets are integral elements of the New Jersey State and Monmouth County roadway systems. All are currently carrying traffic volumes at or in excess of their design capacity and traffic volumes* are expected to increase in the region by the year 2000.

There are several locations within the Borough where the roadway system lacks sufficient width to permit normal vehicular traffic flow. This condition inhibits traffic from passing on the right when left turning vehicles are stopped waiting for a gap in the flow of on-coming traffic.

* Based on 1982 estimates by Monmouth County Engineering Department.

The limiting width of pavement also exhibits traffic flow inconveniences in areas where curb side vehicular parking is permitted. Vehicles traveling in opposite directions can not pass each other in these areas.

Public transit services are provided by New Jersey Transit Authority along River Road and the Special Citizen Area Transportation (S.C.A.T.) which offers door to door service to special citizens for doctor and hospital appointments, food shopping, and mall shopping throughout Monmouth County. Commuter rail service to Newark and New York, and south to Bayhead is provided by the New Jersey Transit Authority with stations located in Red Bank at Monmouth and Ridge Roads, and in Little Silver off Sycamore Avenue.

Air passenger and freight services are available at Monmouth Airport at Wall Township and at Newark Airport and at other New York metropolitan airports.

Taxi services are available within the Fair Haven area from a number of private cab companies.

TNT Hydro provides daily roundtrip ferry services to Pier 11 in New York City, with departures from the Highlands and Atlantic Highlands.

POPULATION

The Borough of Fair Haven has seen the population decline over the last decade, while the growth rate for the County and State have shown moderate growth for the same period and substantial increases since 1960. With the remaining vacant land which still exists in the western portion of Monmouth County, continued growth is still expected. However, Fair Haven has seen development of four of the seven remaining vacant properties and a number of undeveloped lots, which results in little future growth possibilities within the Borough under the current Zoning.

The bulk of the following data is taken from the 1990 Census. While some of the information provided by the 1980 Census is no longer accurate in 1990, it nevertheless provides a picture of relationships a decade ago and trends from earlier census data. The data from the 1990 Census shown below can be compared to the remainder of the 1990 Census when it becomes available in late 1991 and 1992.

As shown on Table 5, General Population Characteristics, the Borough's population declined by 410 people between 1980 and 1990 representing a loss of 7.8 percent of its peak population in 1970.

While there was an overall decline in population, those aged 18-64 showed an increase. The major loss in population occurred in the group containing young children under the age of 17. This group went from 1,792 people in 1970 to 1,262 in 1980 for a loss of 530 people or almost 30 percent of people who were in that age group in 1970.

These patterns are also reflected by the fact that by 1980, 44 percent of all the housing units were occupied by 1 and 2 persons. Another 21 percent were occupied by 3 people. Only one-third of the housing units were occupied by 4 or more people. This relatively high portion of the housing units with smaller family sizes is characteristic of an older population after the children have grown and left home.

TABLE 5
GENERAL POPULATION CHARACTERISTICS
1990

| | <u>Fair Haven</u> | <u>Monmouth Co.</u> | <u>New Jersey</u> |
|--------------------------------|-------------------|---------------------|-------------------|
| 1960 Population | 5678 | 334,401 | 6,066,782 |
| 1970 Population | 6148 | 461,849 | 7,171,112 |
| % Change 1960-1970 | 8.3% | 38.1% | 18.2% |
| 1980 Population | 5679 | 503,173 | 7,364,823 |
| % Change 1970-1980 | (7.6%) | 8.9% | 2.7% |
| 1990 Population | 5270 | 553,124 | 7,730,188 |
| Increase 1960-1990 | (408) | 218,723 | 1,663,406 |
| % Change 1960-1990 | (7.2%) | 65.4% | 27.4% |
| <u>Age Groups - 1990</u> | | | |
| Under 5 | 7.9% | 7.1% | 6.8% |
| 5-17 | 18.0% | 17.3% | 16.4% |
| 18-64 | 61.4% | 62.9% | 63.5% |
| 65 & over | 12.7% | 12.7% | 13.3% |
| <u>Persons per Square Mile</u> | | | |
| 1960 | 3640 | 709 | 809 |
| 1970 | 3941 | 979 | 957 |
| 1980 | 3640 | 1067 | 983 |
| 1990 | 3400 | 1173 | 1031 |
| Land Area - Sq. Miles | 1.55 | 471.6 | 7496 |
| <u>1990 Characteristics</u> | | | |
| Median Age | 37 | 34.9 | 32.2 |
| Median Household Size | 2.79 | 3.24 | 3.21 |

Source: U.S. Census - 1990
Monmouth Counties Estimates - 1990
() - indicates negative percentage

EMPLOYMENT

The Borough is not an employment center as shown on Table 6, Employment Characteristics. There were only 597 jobs in the Borough in 1990 compared to 2,003 year-round housing units, or only 0.3 jobs for each housing unit. This was one-third the state wide ratio of nearly one job per housing unit.

The 1980 pattern of jobs occupied by residents of the Borough, wherever the jobs were located, indicated 70 percent of the Fair Haven residents who worked were employed in wage and salaried positions, another 24 percent were in government jobs and only 7 percent were self-employed.

As to the type of industry in which people were employed, almost half were employed in the combination of manufacturing (15 percent), retail trade (14 percent) and education (14 percent). When health (9 percent), finance/insurance/real estate (8 percent), business and repair services (7 percent) and miscellaneous professional (7 percent) are added, almost three-quarters of the jobs were represented.

TABLE 6
EMPLOYMENT CHARACTERISTICS
(Persons Age 16+)

Borough of Fair Haven

| <u>Covered Employment</u> | <u>Number</u> |
|---------------------------|---------------|
| 1983 | 586 |
| 1984 | 457 |
| 1985 | 539 |
| 1986 | 615 |
| 1987 | 522 |
| 1988 | 463 |
| 1989 | 581 |
| 1990 | 597 |

| <u>Resident Employed by Industry</u> | <u>Number of Residents</u> | <u>%</u> |
|--|--------------------------------|------------|
| Agriculture | 26 | 1 |
| Construction | 138 | 6 |
| Manufacturing | 376 | 15 |
| Transportation | 99 | 4 |
| Communications | 102 | 4 |
| Wholesale Trade | 76 | 3 |
| Retail Trade | 356 | 14 |
| Finance/Insurance/Real Estate | 198 | 8 |
| Business & Repair Service | 171 | 7 |
| Personal/Entertain't/Recreation | 87 | 3 |
| Professional Services: | | |
| Health | 219 | 9 |
| Education | 350 | 14 |
| Other | 167 | 7 |
| Public Administration | 130 | 5 |
| | <u>2,495</u> | <u>100</u> |

| <u>Employed Persons by Class</u> | | |
|--------------------------------------|--------------|------------|
| Private Wage & Salary | 1,745 | 70 |
| Government | 589 | 24 |
| Self-Employed | 140 | 6 |
| Unpaid Family Worker | 21 | 1 |
| | <u>2,495</u> | <u>101</u> |

Sources: N.J. Department of Labor
1980 Census

FACILITIES REPORT

Most existing community facilities are adequate to service the existing residents of the Borough of Fair Haven (see Figure 7). Since the Borough is 97 percent developed, there will be limited future service demand increase on the Fire, First Aid, Police and Schools based on the current zoning within the Borough. However, there will be requirements for long term expansion of some existing municipal facilities, such as the Library and Municipal offices.

Schools

The number and location of the Public Schools has remained the same since the 1977 Master Plan. The Knollwood School was the original school in the Borough, which consisted of a one room school house. Located on the same lot today, the school has undergone expansions in 1950, 1955 and 1965 to accommodate the major growth which occurred within the Borough during this period. The Viola L. Sickles School was built in 1934 and renovated in 1965.

Elementary pupils attend either the Viola L. Sickles School (Gr. K-5) or Knollwood School (Gr. K-2; 6-8). Classes through 5th grade are self-contained while 6th through 8th grade classes are departmentalized. Most educationally handicapped - children are "mainstreamed" and receive resource room services. Currently, both schools house one self-contained special education class for neurologically impaired pupils. A third self-contained class for communication handicapped students will be established at Knollwood School in September 1991. In addition, one severely educationally handicapped youngster is placed in a special class outside of the district.

Since the mid-1950's, all High School pupils (Gr. 9-12) within the Borough have attended the Rumson/Fair Haven Regional High School which is located on Ridge Road in the Borough of Rumson.

The district is served by a central office administrative staff which includes a Superintendent, Board Secretary/Business Administrator, Curriculum Coordinator and Coordinator of Special Services. In 1990, the Borough school system also employed 2 building principals, 52 teachers, 3 child study team members, 1 guidance counselor, 1 librarian/media specialist, 1 school nurse and 32 support service staff. Twenty-two of the positions are part-time.

The Knollwood School is located on Hance Road just south of Poplar Avenue. It contains 16 regular classrooms, 1 kindergarten room, 2 science rooms, 2 special education resource rooms, 1 special education self-contained classroom, 1 small group instruction room (basic skills/speech) 1 guidance room, 1 gym/auditorium, 1 all purpose room, 1 library, 1 multi-purpose room, 1 vocal music room, 1 art room, 1 computer room, 1 portable classroom, 2 teachers' rooms, and office space for the nurse and other professional staff. The facility has a functional capacity of approximately 500 pupils. The site also includes extensive playground areas east and west of the building and seventy-five off-street parking spaces.

The Viola L. Sickles School is located on Willow Street just east of Fair Haven Road. It contains 14 regular classrooms, 1 kindergarten room, 1 gym/auditorium, 1 library, 1 special education self-contained classroom, 1 special education resource room, 1 small group instruction room (basic skills/speech), 1 vocal music room, 1 art room, 1 teachers' room, and office space for the nurse, child study team and other professional staff. The facility has a functional capacity of approximately 400 pupils. The building has no on-site parking, but 40 off-site parking spaces are available adjacent to McCarter Park (Borough owned) which also serves as a play area during school hours.

The general condition of both buildings is considered good and based upon the Board of Education's most recent Long Range Facility Plan (1990), there are no plans to enlarge either facility.

The Rumson/Fair Haven Regional High School is located on Ridge Road in the Borough of Rumson. It is a senior regional high school which handles grades 9 through 12. The school was constructed in 1954. The school has 52 classrooms, 6 science labs, a senior lounge, a gymnasium, a cafeteria, library, 3 teacher's lounges and 24 administrative offices. The 14 acre site includes the structure plus a football field, outdoor track, 2 varsity baseball fields, 2 soccer fields, 2 softball fields, a field hockey field and 2 tennis courts. There are an estimated 240 off-street parking spaces for the various school and athletic events.

Enrollment trends show a decline through the early 1980's to the lowest enrollment in 1987, as shown in Table 7. The declining enrollments were similar in other surrounding communities, which resulted from earlier declining birth rates and the general aging of the community. During this period fewer young children were being added to the system while the older children were advancing through the system and graduating.

TABLE 7

ENROLLMENT TRENDS

Borough of Fair Haven Public Schools

| <u>Grade</u> | <u>1983-84</u> | <u>1984-85</u> | <u>1985-86</u> | <u>1986-87</u> | <u>1987-88</u> | <u>1988-89</u> | <u>1989-1990</u> |
|--------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| K | 58 | 57 | 66 | 63 | 67 | 66 | 62 |
| 1 | 58 | 61 | 54 | 76 | 57 | 65 | 67 |
| 2 | 72 | 65 | 59 | 61 | 80 | 65 | 75 |
| 3 | 71 | 66 | 64 | 59 | 61 | 71 | 67 |
| 4 | 55 | 70 | 72 | 62 | 57 | 61 | 75 |
| 5 | 82 | 58 | 72 | 72 | 58 | 60 | 68 |
| 6 | 72 | 81 | 51 | 78 | 74 | 58 | 59 |
| 7 | 90 | 70 | 86 | 54 | 77 | 73 | 60 |
| 8 | 109 | 92 | 71 | 83 | 53 | 75 | 72 |
| 9-12 | 406 | 457 | 386 | 298 | 349 | 201 | 284 |
| Totals | <u>1073</u> | <u>1077</u> | <u>981</u> | <u>906</u> | <u>933</u> | <u>795</u> | <u>889</u> |

Based upon the enrollment rates shown below, the average number of school children per dwelling has been on the rise.

| <u>Year</u> | <u>Birth Rate 5 Years Earlier</u> | <u>Enrollment</u> |
|-------------|---------------------------------------|-------------------|
| 1983 | 53 | 667 |
| 1984 | 58 | 620 |
| 1985 | 63 | 595 |
| 1986 | 50 | 608 |
| 1987 | 61 | 584 |
| 1988 | 49 | 594 |
| 1989 | 59 | 605 |
| 1990 | 62 | 636 |

It is expected that a steady rise in school enrollments can be expected for the foreseeable future as a result of the housing development during the 1980's and as more young students grow into, then mature through, the system. This is supported by the Board of Education's enrollment estimates shown below.

| <u>Year</u> | <u>Birth Rate 5 Years Earlier</u> | <u>Enrollment</u> |
|-------------|---------------------------------------|-------------------|
| 1990 | 62 | 617 |
| 1991 | 61 | 633 |
| 1992 | 75 | 647 |
| 1993 | 76 | 665 |
| 1994 | * | 684 |
| 1995 | * | 694 |

* Not Available

Municipal Administration

The Borough has a Municipal Building located on a 29,500 square foot site at the corner of River and Fair Haven Roads. The Borough library is also located within this facility along with the Municipal Court Room and Planning Board offices. The building was constructed and occupied in 1963.

The site is conveniently located in the middle of the Borough with easy access and sufficient parking for employees and citizens.

Library

The Fair Haven Library is located in the Borough Municipal Building together with other existing public facilities. The public access area in the Library is 1,740 square feet on the first floor. In March 1991 an unfinished basement room, 14' x 15' was given to the Library and is presently being used for book storage. The Library is being staffed by 2.3 employees and 26 volunteers. In 1990 the Library served 2,359 active members (up 30 percent since 1988). The Library circulated 62,102 items in 1990 (up 25 percent since 1986). The Library contains 21,436 books, tapes, and videos (up 9 percent since 1986). We continue to have the highest circulation, per capita, while circulation costs remain the lowest of any local library.

Police

During 1990, the Police Department consisted of 13 officers including a chief, 1 captain, 2 lieutenants, 2 sergeants and 8 patrol officers. There is also 1 Class II Special Patrolman, one full time and 5 part time civilian employees. The patrol division consists of four shifts which has a seven day rotation cycle.

The Department has 4 marked patrol vehicles and 3 unmarked vehicles. All of the vehicles are radio equipped.

The Police Department is located on Fisk Street in the front half of the 2 story Youth Center. The Police portion of the facility has 1 kitchen, 1 meeting room, 1 juvenile office, 1 detective office, a records room, a chief's office, a computer room, a squad room, a bathroom and a desk or lobby area upstairs, with 2 cells, 6 rooms and a bathroom downstairs. The Youth Center has a meeting room, a kitchen and a bathroom upstairs, with an office and storage in the basement.

Fire/First Aid

The Fire Department and First Aid are located on the corner of Battin and River Roads.

The site consists of approximately 2.4 acres and houses 3 structures. The first and largest structure is a two-story building of approximately 6000 square feet which is partitioned into three distinct sections.

The Fire Department relocated to this location in 1953 and has expanded the facility twice since then to accommodate the First Aid and Fire Police. It was originally planned that the police headquarters also be permanently located in these facilities, but were located in Borough hall for approximately 10 years prior to moving to the current facility constructed on Fisk Street. In 1982, the building was expanded by 1000 square feet for the First Aid Squad. The building was expanded again in the late 1980's to accommodate the growing size of the First Aid Squad and the Fire Police.

In 1990, the department had 68 active, active exempt and quota volunteer members in the Fire Company. In 1989, the First Aid and Rescue Squad consisted of 21 active and 23 active exempt members.

Active exempt members are required to respond to the same minimum number of calls as the active members. However, the exempt members have responded the minimum number of calls for a 5 year period and are no longer required to respond to the practice drills run by the Fire and First Aid Companies. Thus, they are still active within the Department, but receive active exempt status by their respective companies.

During 1980 the Fire Company responded to 40 calls, or an average of 3.3 calls per month. By 1989 this increased to an average of 8.1 calls per month. During 1990, the First Aid Company responded to 405 calls, or an average of 34 per month. In 1990 approximately 40 percent of the First Aid responses came from neighboring Boroughs which is a responsibility of all Monmouth County Boroughs and Townships under the State and County Mutual Aid Agreements. The Borough of Fair Haven entered into the Aid Agreement with Mid-Monmouth Mutual on June 29, 1986.

The Fire Company is located in the east end of the building which is the two story portion of the structure. The upstairs portion has one recreation room, one meeting room with a kitchen and bathroom facilities. The ground floor has 3 bays for the fire trucks, a recreational room and bathroom facilities.

The Fire Police are located next to the fire department and has 1 bay for their emergency vehicle and 1 meeting room. In 1990, there were 21 active members in the Fire Police, which is branch of the fire company.

The remaining portion of the building is used by the First Aid Squad and has 1 meeting room, 1 kitchen, 1 bathroom, and 2 bays for ambulances.

The second structure on the site is a 4800 square foot storage building which is used for storage of Heavy Rescue equipment and a container refill truck for the first aid and fire company respectively.

The last structure on the site is a 1500 square foot building which is located north of the main building and is used primarily as a storage building except for once a year, when the structure is used for a concession stand for the annual Fire/First Aid Picnic Fund Raiser.

The Fire Department has three pieces of equipment; a 1975 American LaFrance which was refurbished in 1989; a 1976 Mack which was refurbished in 1990 and a 1981 Pierce Oshkosh Pumper Truck.

The Fire Police have one piece of equipment; a 1987 Ford Step Van.

The First Aid Squad has 2 pieces of equipment; a 1978 Ford ambulance and an 1987 Ford ambulance.

The fleet of vehicles for the three emergency departments which service the Borough and neighboring communities under the Mutual Aid Agreement are in good condition.

Public Works Department

This department is located on a separate 2.8 acre site between Third Street, Hendricks Place, Allen Street and Maple Avenue.

The 6,600 square foot building situated on the site was constructed in 1974 and contains a supervisors office, 1 storage room, restrooms, 1 mechanical room, 2 maintenance bays, 3 storage bays, 1 wash down bay and a mezzanine, with a lunch room, restroom and storage room.

The Department has 18 employees which are assigned to the following functional categories; 1 administration/supervision; 5 streets; 2 parks and recreation, 4 sanitation; 1 vehicle maintenance; and 5 in recycling.

The streets division has 5 employees who do minor road repairs such as fixing pot holes, while major road and drainage construction projects are given to outside contractors.

The parks and recreation division has 2 employees allocated to this section, which maintain the lawns at Borough-owned properties and general maintenance of the landscaping and recreational facilities at the various parks.

The sanitation division has 4 employees allocated to collecting household and commercial trash twice a week. The solid waste is then transported to the Monmouth County Reclamation Center located in Tinton Falls, New Jersey.

The recycling division has 5 employees allocated to collecting recyclable paper and cardboard once a week, leaf and brush are also collected once a week for three months in the spring and three months in the fall. This division is also responsible for maintenance and operation of the leaf composite site.

The vehicle maintenance division has 1 employee allocated to the maintenance and repair of all equipment owned and operated by the Department of Public Works.

Leaf Compost Site

In March of 1973, with the assistance of Green Acres, Fair Haven purchased 77 acres of the old Lovett Nursery, on Ridge Road. Two acres of this tract off the end of Hendrickson Place were set aside as a leaf composting site. By 1976, 37 acres of the nursery land was turned into a recreational area. Two additional acres were designated as a garden plot area for the townspeople in 1975. The remaining 38 acres were designated as a natural area, but no work was done in this natural area until 1987.

In 1987, the Borough purchased a tub grinder for the compost site. The tub grinder is used to chip tree limbs and grind leaves which are generated within the Borough and collected by the Public Works Department.

Wood chips generated at the Compost Site are made available for use by townspeople and are also used on the 1-1/2 miles of nature trail surfaces. Any composted leaves not used by the townspeople from the composting area off the end of Hendrickson Place are used for:

- Soil enrichment in the two-acre site set aside for community garden plots.
- Mulching around plantings in the natural area and other Borough areas around town.
- The remaining compost materials are used as soil enrichment in the 8-acre portion of the natural area at the corner of Ridge and Fair Haven Roads, mowed each year to preserve an open meadow for open-field birds.

As a result of the synergy with the Fair Haven Fields Natural Area, the Borough no longer takes any tree products to Monmouth County landfills for disposal, while practicing sound ecological principles.

Recreation

As a small urban area, Fair Haven must continue to maximize the usage of existing park sites and recreational facilities.

Although some of these areas and facilities may be provided on a regional basis by many levels of government, provisions of adequate park and recreational facilities has been accepted as primarily the responsibility of the local government.

In March of 1973, with the assistance of Green Acres, Fair Haven purchased 77 acres of the old Lovett Nursery, on Ridge Road. 37 acres of the nursery land was turned into a recreational area by 1976; with four tennis courts, two soccer fields, two baseball diamonds, two shuffleboard courts, and a crushed stone parking lot. Two acres of this tract off the end of Hendrickson Place was set aside as a leaf composting site.

In 1987, the Borough considered the best usage of the 40-acre tract, and the growing problem of disposal of chipped limbs and composted leaves in Monmouth County. Development of nature trails provided the townspeople with a scenic wooded area for walking, jogging, and cross-country skiing, while still preserving the habitat for pheasant, woodpeckers, herons and other birds and small mammals. Wood chips are used on the trail surfaces. The 1-1/2 miles of trails were located to insure a maximum diversity of types of woodland habitat, including a two-acre stand of 100-year-old Oak trees. Two flat bridges in the trail system cross the headwaters of Fourth Creek.

There are no curbs or steep rises in the 40-acre natural area. The trails are accessible directly from the 15 car parking lot off Ridge Road, making the whole trail accessible for wheelchairs.

The walking trails are covered with wood chips for low maintenance and good trail surface under heavy rain conditions. The Borough, which has both a wood chipper and a tub grinder, no longer takes any tree products to Monmouth County landfills as a result. The only parking lot (off Ridge Road) has a crushed aggregate surface, and there are no paved surfaces in the natural area. The abandoned nursery roads, which cross a few of the trails, are used for occasional heavy maintenance by the Borough public works employees. The Fair Haven Fields Natural Area won the 1990 competition for the Monmouth County Park System Charles M. Pike Award as the best park over 10 acres in Monmouth County.

Another recreational resource, although privately owned, is the River Rats, which has been a long standing institution and recreational resource in the Borough of Fair Haven. They provide a dock, parking area and instruction in sailing and boat handling for local youngsters.

Facilities

| <u>Description</u> | <u>Size in Acres</u> |
|-------------------------------------|----------------------|
| Knollwood School | 5.4 |
| - two ball fields | 2.8 |
| Sportsman's Field | |
| - basketball courts | |
| - one ball field/soccer field | 77.4 |
| Fair Haven Fields | |
| - two ball fields | |
| - three shuffleboard courts | |
| - four tennis courts | |
| - one soccer field | 0.6 |
| McCarter's Pond | |
| - fishing pond | |
| - park | 2.4 |
| McCarter's Park | |
| - park with picnic tables | |
| - one basketball court | |
| - playground | |
| - one ball field | 6.9 |
| Bird Sanctuary | 0.6 |
| Memorial Park | 0.5 |
| Fair Haven Yacht Works | |
| Right-of-Way Access to River | |
| - Private Boat Ramp - Battin Road | |
| - Boat Ramp - DeNormandie Avenue | |
| - Pedestrian Ramp - Fair Haven Road | |
| - Pedestrian Access - Grange Road | |
| - Pedestrian Access - Hance Road | |

The recreational facilities listed above support the following programs.

| <u>Program</u> | <u>Participants(1990)</u> |
|--------------------|---------------------------|
| Youth Baseball | 240 |
| Youth Football | 110 |
| Youth Soccer | 160 |
| Youth Basketball | 150 |
| Day Camp | 130 |
| Tennis instruction | 110 |
| Adult Softball | 175 |
| Adult Basketball | 40 |
| Fair Haven Seniors | 45 |
| Wrestling | 40 |

UTILITIES

The Borough of Fair Haven is serviced by the New Jersey American Water Company which provides water services to 21 municipalities in eastern Monmouth County. The water company is located on Shrewsbury Avenue in the Borough of Shrewsbury. The water company obtains its water supplies from the Swimming River Reservoir off Swimming River Road in Middletown Township and the Manasquan Reservoir, located in Howell, New Jersey. The water pressure throughout the Borough is adequate and there has been no lack of available water for prospective customers in Fair Haven and no shortages are anticipated in the immediate future.

~~Sewage disposal services are provided by the Northeast Monmouth~~ County Regional Sewerage Authority. As a service customer, Fair Haven Borough is billed on a flat rate based upon the number of residential units and commercial establishments. The existing infrastructure should be adequate to handle all future expansion.

The Borough is serviced by the New Jersey Natural Gas Company and the Jersey Central Power and Light Company for gas and electric supply respectively. The gas company has been upgrading their mains throughout the Borough as the increase in development overtakes the available delivery capabilities in their existing infrastructure.

Garbage and refuse collection is provided by the Fair Haven Borough Department of Public Works on a twice weekly basis. The Borough has two garbage trucks of 20 and 25 cubic yards capacity. Collected garbage is disposed of at Monmouth County Reclamation Center, which is located in Tinton Falls.

Refuse collection is provided on a weekly basis for the entire year, with leaves being collected from September through April. Brush is collected between April and December. The refuse is turned to mulch at the Borough Compost Site which is located off of Hendrickson Place.

Storm drainage is provided by a series of collector pipes which discharge into the Navesink River or ponds which ultimately discharge to the River. Local flooding occurs around some of these ponds during high concentration rainfalls characteristic of infrequent heavy storms.

HOUSING

The Housing Plan of the Master Plan identifies the number of units considered affordable, the age of the housing units as well as the condition of the units. In addition, the condition of the housing stock has been estimated from data prepared by the Council on Affordable Housing (COAH).

Inventory of the Housing Stock

With respect to age, about one-third of the existing housing stock was built before 1940 and another half was built during the next three decades of the 1940s, 50s and 60s. The remaining 11 percent has been built since 1970. The slow down in development reflects the developed nature of the Borough.

| <u>Year Structure Built</u> | <u>Number</u> | <u>%</u> |
|-----------------------------|---------------|----------|
| 1939 or earlier | 681 | 34 |
| 1940 - 1949 | 266 | 13 |
| 1950 - 1959 | 635 | 32 |
| 1960 - 1969 | 200 | 10 |
| 1970 - 1980 | 153 | 8 |

New units Authorized by Building Permits, unless Demolitions Auth.

| | | |
|------|---------|-------------|
| 1980 | (4-1) = | 3 |
| 1981 | (4-2) = | 2 |
| 1982 | (3-1) = | 2 |
| 1983 | | 1 |
| 1984 | (12-1)= | 11 |
| 1985 | | 12 |
| 1986 | | 8 |
| 1987 | | 3 |
| 1988 | | 14 |
| 1989 | (6-1) | 5 |
| 1990 | | 7 |
| | Units | <u>2003</u> |

Table 8, Housing Conditions, shows various data regarding the housing stock in the Borough. All told, COAH has indicated that the Borough has 18 units in need of repair. These "indigenous" units along with 136 "net" relocated present and prospective need units result in a total fair share of 154 units. In accordance with COAH's adjustments, 2 units were added and another 2 were deleted, resulting in the same fair share of 154 units. COAH's figures are as follows:

TABLE 8
HOUSING CONDITIONS
BOROUGH OF FAIR HAVEN

| | |
|--|-------|
| Exclusive <u>Access to Unit</u> | n/a |
| <u>Year-Round Housing Units by Plumbing Facilities</u> | 1,998 |
| Complete Plumbing for Exclusive Use | 1,996 |
| Lacking Complete Plumbing for exclusive use | 2 |
| Sewage Disposal: | |
| Public Sewers | 1,992 |
| Septic, cesspool, other | 11 |
| Source of Water: | |
| Public System | 2,003 |
| Well, Other | 0 |
| <u>Year Round Housing Units by Kitchen Facilities.</u> | |
| Complete System | 1,991 |
| Lacking Complete Kitchen | 12 |
| <u>Year Round Housing Units by Heating Facilities</u> | |
| Steam or Hot Water | 695 |
| General Warm Air | 1,125 |
| Electric Heat Pump | 16 |
| Other Build-in Electric | 63 |
| Floor, Wall pipeless Furnace | 35 |
| Room Heaters w/flue | 44 |
| Room Heaters, No Flue | 12 |
| Fireplace, Stove, Portable Room | 13 |
| None | 0 |
| Units Lacking Central Heating: | |
| 1939 or earlier: | |
| Less than 1.1 persons | 39 |
| 1.1 or more persons | 0 |

TABLE 8 (continued)

1940 - 1980

Less than 1.1 persons 30
1.1 or more persons 0

Sources: 1980 Census
Post 1980 Data from NJ Dept. of Labor

| | | |
|----|---------------------------|-----|
| 1. | Actual Deteriorated Units | 18 |
| 2. | Indigenous Units | 18 |
| 3. | Reallocated Present Units | 4 |
| 4. | Present Need (2+3) | 22 |
| 5. | Prospective Need | 132 |
| 6. | Total Need (4+5) | 154 |
| 7. | Adjustments: | |
| | Demolitions | +2 |
| | Filtering | -0 |
| | Conversions | -0 |
| | Rehabilitation | 2 |
| 8. | Fair Share (6-7) | 154 |

As published by COAH, the estimate of deficient units has been based on seven surrogates. As stated in COAH's Regional and Statewide Summary of Pre-Credited Need 1 May 1986, p.2., "Surrogates do not themselves confirm that a unit is deficient." Rather, the surrogates "indicate that if a unit has these characteristics, it most likely would be independently found via a field survey as deficient."

The following surrogates were used. The criteria assumed that a unit built before 1940 and having a least one other deficiency, was deficient. Units built after 1940 were considered deficient if they had two or more of the characteristics other than age.

1. Age, or Year Structure Built: distinguishing between units built before and after 1940 as an indicator of age.
2. Overcrowding, or Persons per Room: 1.01+ persons per room was an index of overcrowding.
3. Access to Unit: A unit was considered unacceptable if one must pass through another dwelling to enter it. This was a measure of privacy.
4. Plumbing facilities: A household must have exclusive use of complete plumbing facilities.
5. Kitchen facilities: Adequate kitchen facilities include a sink with piped water, a stove and a refrigerator.

6. Heating facilities: The unit must have central heat.
7. Elevator: Buildings having 4 or more stories were considered inadequate if they did not have an elevator.

In making its estimates, COAH used data on these seven surrogates from portions of the 1980 Census not available at the municipal level. Rather, the data existed for each of 52 sub-regions delineated in the State. Once the calculations were made for each of the 52 sub-regions, estimates were made for each municipality within each sub-region by using the more limited data available at the municipal level, e.g., plumbing, heating and overcrowding.

As shown on the attached Tables, the Census Data indicates Fair Haven has the following:

- 2 units lacking complete plumbing (Table 8)
- 69 units lacking central heating that were not overcrowded (Table 8)
- 11 units overcrowded (more than 1.01 persons per room - (Table 13)

Through its statistical program COAH eliminated any overlapping between units (i.e. units that had more than one of these deficiencies should not be counted a second or third time) and estimated there were 18 deficient units occupied by low and moderate income households.

Table 9, Housing Values, indicates that the median value of owner-occupied housing units in the Borough was \$255,593 in 1990. The median contract rent was \$417. As shown by this data, about 15 percent of the owner-occupied units had values less than \$150,000 with another 74 percent valued between \$150,000 and \$400,000. The remaining 12 percent were valued at more than \$400,000.

Occupancy Characteristics are shown on Table 10. Of the 2,003 year-round housing units, 99 percent were occupied in 1990. Of the occupied units, 87 percent were owner occupied. Of all the units, 99 percent were detached, single family homes. In addition, 82 percent of the housing units contained 6 or more rooms. However, 69 percent of the units contained 3 or fewer bedrooms. The other 31 percent contained 4 or more bedrooms.

| <u>Number of Rooms</u> | | <u>Number of Bedrooms</u> | |
|------------------------|-------------|---------------------------|-----------|
| # Units w/4 Rooms | 77 = 4% | Units w/2 bedrooms | 353 = 18% |
| # Units w/5 Rooms | 197 = 10% | Units w/3 bedrooms | 927 = 48% |
| # Units w/6+ Rooms | 1,729 = 85% | Units w/4+ bedrooms | 596 = 31% |

The Number of Units Affordable to lowest income households in the Borough in 1980, using the Monmouth/Ocean Region's median household income was 164 units.

Using the 1980 Census data, the Borough's median household income was \$29,492 compared to the 2-County region's median of \$21,103 as shown on Table 11, Weighted Median Household Income. With the region's low income households being less than 50 percent of median, the maximum low income level would have been \$10,552. Moderate income levels would range between \$10,522 and \$16,882 (50 percent-80 percent of median).

Assuming the price of a home for sale can be twice the household income to be affordable, and assuming the household income of the region, homes selling at less than \$21,100 would have been available to low income households and houses valued between \$21,100 and \$33,765 would have been affordable to moderate income households (see Table 12).

Assuming the rent level can be 30 percent of the household income to be affordable, and assuming the household incomes of the region, a monthly rent under \$264 would be affordable to low income households. The affordable rent for median income households would fall between \$264 and \$422 per month.

Relating these sale and rent calculations to Housing Values (Table 9), the following number of units were considered affordable in 1980.

| | <u>Low Income</u> | <u>Moderate Income</u> |
|-----------------|-----------------------|----------------------------|
| Owner-Occupies | 24 | 51 |
| Renter-Occupies | 47 | 42 |
| Totals | 71 | 93 |

TABLE 9
HOUSING VALUES
BOROUGH OF FAIR HAVEN

| Owner-Occupies Non-Condominium Units | Number | % |
|---|--------------|--------------|
| Less than \$15,000 | 0 | 0 |
| \$ 15,000 - \$ 19,999 | 1 | 0.1 |
| \$ 20,000 - \$ 29,999 | 0 | 0 |
| \$ 30,000 - \$ 59,999 | 10 | 0.7 |
| \$ 60,000 - \$ 74,999 | 20 | 1.3 |
| \$ 75,000 - \$ 99,999 | 42 | 2.6 |
| \$100,000 - \$124,999 | 72 | 4.5 |
| \$125,000 - \$149,999 | 87 | 5.4 |
| \$150,000 - \$174,999 | 208 | 13.0 |
| \$175,000 - \$199,999 | 224 | 14.0 |
| \$200,000 - \$249,999 | 307 | 19.2 |
| \$250,000 - \$299,999 | 207 | 13.0 |
| \$300,000 - \$399,999 | 228 | 14.3 |
| \$400,000 - \$499,999 | 92 | 5.8 |
| \$500,000 or more | 99 | 6.2 |
| | <u>1,597</u> | <u>100.0</u> |

Median Value \$255,593

| Contract Rent Renter Occupied Units | | |
|--|------------|--------------|
| Less than \$100 | 3 | 1.9 |
| \$100 - \$149 | 0 | 0 |
| \$150 - \$199 | 2 | 1.3 |
| \$200 - \$249 | 0 | 0 |
| \$250 - \$299 | 3 | 1.9 |
| \$300 - \$349 | 4 | 2.5 |
| \$350 - \$399 | 2 | 1.3 |
| \$400 - \$499 | 16 | 10.1 |
| \$500 - \$599 | 15 | 9.5 |
| \$600 - \$699 | 19 | 12.0 |
| \$700 - \$749 | 6 | 3.8 |
| \$750 - \$999 | 36 | 2.8 |
| \$1,000 or more | <u>52</u> | <u>32.9</u> |
| | <u>158</u> | <u>100.0</u> |

Median Contract Rent \$417

Source: 1990 Census
* Less than 1%

TABLE 10
OCCUPANCY CHARACTERISTICS & TYPES
BOROUGH OF FAIR HAVEN

| | <u>Number</u> | <u>%</u> |
|----------------------------------|---------------|----------|
| <u>Year-Round Housing Units:</u> | | |
| Total | 1,967 | 100 |
| Occupied | 1,887 | 96 |
| Owner-Occupied | 1,705 | 86.7 |
| Renter-Occupied | 182 | 9.3 |
| Vacant | 80 | |
| for sale | 12 | 0.6 |
| vacancy rate-sales | | |
| for rent | 80 | 4.1 |
| vacancy rate-rents | | |
| for occasional use | 4 | |
| other | 14 | |
| <u>Year-Round Units:</u> | | |
| <u>Number of Rooms</u> | | |
| # Units w/ 1 Room | 0 | 0 |
| # Units w/ 2 Room | 9 | 0.5 |
| # Units w/ 3 Room | 15 | 0.8 |
| # Units w/ 4 Room | 77 | 3.9 |
| # units w/ 5 Room | 197 | 10.0 |
| # units w/ 6+ Room | 1,669 | 84.8 |
| Median 5.6 | 1,967 | 100.0 |
| <u>Year-Round Units</u> | | |
| <u>Number of Bedrooms</u> | | |
| # Units w/ 0 Bedroom | 6 | * |
| # units w/ 1 Bedroom | 53 | 3 |
| # Units w/ 2 Bedroom | 353 | 18 |
| # Units w/ 3 Bedrooms | 927 | 48 |
| # Units w/ 4 Bedrooms | 496 | 26 |
| # Units w/ 5 Bedrooms | 100 | 5 |
| | 1,935 | 100 |
| <u>Year-Round Housing Units</u> | | |
| 1 Detached | 1,930 | 98 |
| 1 Attached | 13 | 0.7 |
| 2 | 20 | 1.0 |
| 3 and 4 | 1 | 0.1 |
| 5 or more | 3 | 0.2 |
| Mobile Home | 0 | 0 |
| | 1,967 | 100.0 |

* Less than 1%
Source: 1990 Census

TABLE 11
WEIGHTED MEDIAN HOUSEHOLD INCOME
Monmouth & Ocean Counties

Aggregate Household Income of \$4,307,260,000 divided by 204,111
households - Median Household Income of \$21,103.

Monmouth County, N.J.

| | <u># Households</u> | <u>Median Household Income</u> | <u>Aggregate Household Income (000)</u> |
|---------------------------------|---------------------|--|---|
| County Total | 170,130 | \$ 21,061 | \$ 3,583,108 |
| Less Urban Aid Towns: | | | |
| Asbury Park | -7,207 | 9,948 | -71,695 |
| Keansburg | -3,431 | 14,665 | -50,316 |
| Long Branch | -11,672 | 13,785 | -160,899 |
| Less Non-Growth Towns: | | | |
| Allentown | -662 | 22,072 | -14,612 |
| Farmingdale | -521 | 18,241 | -9,504 |
| Millstone | -1,146 | 22,695 | -26,008 |
| Roosevelt | -282 | 23,548 | -6,641 |
| Sea Bright | -941 | 18,179 | -17,106 |
| Upper Freehold | -892 | 19,668 | -17,544 |
| Net Households/Median Income | 143,376 | \$ 22,380 | \$ 3,208,783 |

TABLE 11 (continued)

Ocean County, NJ

| | | | |
|---------------------------------|-----------|-------------------------|--------------|
| County Total | \$128,304 | \$ 16,224 | \$ 2,081,604 |
| Less Urban Aid Towns: | | | |
| Lakewood | -14,489 | 14,703 | -213,032 |
| Less Non-Growth Towns: | | | |
| Barnegat | -2,820 | 16,971 | -47,858 |
| Barnegat Light | -259 | 19,107 | -4,949 |
| Bay Head | -521 | 22,578 | -11,763 |
| Beach Haven | -760 | 16,194 | -12,307 |
| Berkely | -9,614 | 13,438 | -129,193 |
| Eagleswood | -362 | 14,477 | -5,241 |
| Harvey Cedars | -167 | 15,962 | -2,666 |
| Lacey | -5,107 | 15,869 | -81,043 |
| Lakehurst | -893 | 15,524 | -13,863 |
| Lavalette | -916 | 15,668 | -14,352 |
| Little Egg Harbor | -3,145 | 15,335 | -48,229 |
| Long Beach | -1,543 | 16,588 | -25,595 |
| Manchester | -13,863 | 12,038 | -166,883 |
| Mantoloking | -184 | 40,963 | -7,537 |
| Ocean | -1,492 | 15,756 | -23,508 |
| Plumsted | -1,564 | 17,780 | -27,808 |
| Pt. Pleasant Beach | -2,167 | 16,885 | -36,590 |
| Seaside Heights | -832 | 10,378 | -8,634 |
| Seaside Park | -784 | 14,425 | -11,309 |
| Ship Bottom | -608 | 14,653 | -8,909 |
| Stafford | -3,789 | 15,748 | -59,669 |
| Surf City | -709 | 13,919 | -9,869 |
| Tuckerton | -981 | 12,559 | -12,320 |
| Net Households/Median Income | \$60,735 | \$ 18,086 (weighted) | \$ 1,098,477 |

Source: 1980 Census

TABLE 12
1980 INCOME LEVELS
BOROUGH OF FAIR HAVEN

| <u>Household Income Levels</u> | <u>Number</u> | <u>%</u> |
|----------------------------------|---------------|------------|
| Less than \$ 2,500 | 33 | 3 |
| \$ 2,500 - \$ 4,999 | 71 | 4 |
| \$ 5,000 - \$ 7,499 | 53 | 3 |
| \$ 7,500 - \$ 9,999 | 77 | 4 |
| \$10,000 - \$12,499 | 84 | 5 |
| \$12,500 - \$14,999 | 56 | 3 |
| \$15,000 - \$17,499 | 84 | 5 |
| \$17,500 - \$19,999 | 71 | 4 |
| \$20,000 - \$22,499 | 109 | 6 |
| \$22,500 - \$24,999 | 113 | 6 |
| \$25,500 - \$27,499 | 95 | 5 |
| \$27,500 - \$29,999 | 96 | 5 |
| \$30,000 - \$34,999 | 189 | 10 |
| \$35,000 - \$39,999 | 114 | 6 |
| \$40,000 - \$49,999 | 267 | 14 |
| \$50,000 - \$74,999 | 224 | 12 |
| \$75,000 or more | 109 | 6 |
| | <u>1,845</u> | <u>100</u> |
| Median \$29,492 | | |
| <u>Poverty Status of Persons</u> | | |
| Income: | | |
| below 75% of Poverty Level | 118 | 2 |
| between 75% - 124% | 183 | 3 |
| between 125% - 149% | 153 | 3 |
| between 150% - 199% | 118 | 2 |
| 200% or more | 5,108 | 90 |
| | <u>5,679</u> | <u>100</u> |

Source: 1980 Census

DEMOGRAPHIC CHARACTERISTICS

As shown on Table 13, Age and Household Size Characteristics, there was an overall decline in population between 1970 and 1980. Those aged 25-34 showed an increase as did those over the age of 55. The major losses in population were in the younger children under age 15. This group went from 1,792 people in 1970 to 1,262 by 1980 for a loss of 530 people or almost 30 percent of people who were in that age group in 1970.

The major population growth was in the population over age 55. This age group went from 1,094 to 1,260 during the 1970's for a 15 percent gain.

These patterns are also reflected by the fact that by 1980, 44 percent of all the housing units were occupied by 1 and 2 persons. Another 21 percent were occupied by 3 people. Only one-third of the housing units were occupied by 4 or more people. This relatively high portion of the housing units with smaller family sizes is characteristic of an older population after the children have grown and left home.

TABLE 13

AGE AND HOUSEHOLD SIZE CHARACTERISTICS
Borough of Fair Haven

| Age | 1970 | | 1980 | | 1990 | |
|-------------------|--------|----|--------|-----|--------|-----|
| | Number | % | Number | % | Number | % |
| Under 5 | 429 | 7 | 312 | 5 | 414 | 8 |
| 5 - 9 | 652 | 11 | 382 | 7 | 350 | 7 |
| 10 - 14 | 715 | 12 | 568 | 10 | 380 | 7 |
| 15 - 24 | 890 | 14 | 811 | 14 | 564 | 11 |
| 25 - 34 | 610 | 10 | 784 | 14 | 659 | 12 |
| 35 - 44 | 825 | 13 | 783 | 14 | 969 | 18 |
| 45 - 54 | 927 | 15 | 779 | 14 | 701 | 13 |
| 55 - 64 | 557 | 9 | 685 | 12 | 562 | 11 |
| 65 - 74 | 325 | 5 | 350 | 6 | 451 | 9 |
| 75 and over | 212 | 3 | 225 | 4 | 220 | 4 |
| Total Med. Age 6, | 1,42 | 99 | 5,679 | 100 | 5,270 | 100 |
| Under 18 (est) | 2,266 | 37 | 1,621 | 29 | | |
| Over 65 | 537 | 9 | 575 | 10 | | |

| | | | | | | | | |
|---------------------|------------|----------|----------|----------|----------|----------|----------|-----------|
| 1990 | | | | | | | | |
| <u>PERSONS/UNIT</u> | # People | <u>1</u> | <u>2</u> | <u>3</u> | <u>4</u> | <u>5</u> | <u>6</u> | <u>7+</u> |
| Median = 2.87 | # Units | 306 | 629 | 393 | 349 | 156 | 39 | 15 |
| | % of Units | 16% | 33% | 21% | 19% | 8% | 2% | 1% |

| | | | | |
|---------------------|----------|---------------------|--------------------|---------------------|
| 1980 | | | | |
| <u>PERSONS/ROOM</u> | # People | <u>1.00 or less</u> | <u>1.01 - 1.50</u> | <u>1.51 or more</u> |
| | # Units | 1,884 | 8 | 3 |

Source: 1970, 1980 and 1990 Census

CAPACITY TO ACCOMMODATE FAIR SHARE &
APPROPRIATE SITES

Capacity to Accommodate the Fair Share

Due to the developed character of Fair Haven, it is clear that the Borough will be unable to meet the following lower income housing obligation published by COAH. Accordingly, the following analysis is in support of eliminating the present and prospective need obligation so as to adjust the Borough's Fair Share down to the indigenous number of 18. In addition, credit for 3 units rehabilitated since 1980 under the Community Development Block Grant Program are sought, reducing the remaining indigenous number to 15.

| | | |
|----|---------------------------|-----|
| 1. | Actual Deteriorated Units | 18 |
| 2. | Indigenous Units | 18 |
| 3. | Reallocated Present Units | 4 |
| 4. | Present Need (2 + 3) | 22 |
| 5. | Prospective Need | 132 |
| 6. | Total Need (4 + 5) | 154 |
| 7. | Adjustments: | |
| | Demolitions | +2 |
| | Filtering | -0 |
| | Conversions | -0 |
| | Rehabilitation | -2 |
| 8. | Fair Share (6 - 7) | 154 |

During November 1986, and updated in 1990, a lot-by-lot land use survey was conducted. The results are shown on Figure 1, Existing Land Use. The developed character of the Borough can be seen from the underlying base map, but the intensity of development is emphasized by the fact that the lots are small and virtually all lots have been developed. The larger, developed lots are along the Navesink River as well as in those newer developments along the eastern border of the Borough. The smaller lots are in the central part of the Borough.

In order to highlight the available, undeveloped areas, they are isolated on Figure 8, Undeveloped Land. The public properties have also been shown on this map. Throughout the Borough there were 69 vacant parcels. Of these, 8 were made up to two or more adjacent lots (28 lots in all, for an average of 3-1/2 lots each). A number of other undeveloped lots are used as the side yards of existing single family homes. Although they are separate lots shown on the tax maps, they will not serve major future housing needs.

The dominant pattern of vacant land is scattered lots. Future development will be limited to these lots, and as a result, the magnitude of new development will be minimal. The character of any new development is expected to be an occasional home constructed here and there as the remaining infilling process continues.

Most of the individual lots are 50-100 foot wide and 100-300 feet deep with areas of 0.1 to 0.25 acre, or 5,000 - 7,000 - 10,000 square feet. The potential exists for four or five assemblages of vacant lots near the public works garage. Another assemblage of four lots could take place off the north side of River Road on Navesink Avenue and a third area off Brown's Lane in the east end of the Borough consisting of three lots. These areas, upon assemblage, would reach 0.5 acre, 0.7 acre and 1.4 acres respectively.

The largest sites of privately held land are shown on Figure 8 Vacant Land. Of the five parcels, only 2 exceed 2 acres. The sites are evaluated below:

Site 1: This is a 1.1 acre site landlocked by developed single family homes, some located in adjacent Red Bank. It is assumed this lot is owned by an adjacent property owner and used as a rear yard. Access would be through an existing single family lot. The lot size, neighborhood setting, and access which would require densities considerably higher than the surrounding neighborhood.

Site 2: This site is about 2 acres in size. The Tax Map indicates it as a marsh area which has been confirmed by a site inspection. The edge of the site is used by the "River Rats" boat club for docking their boats. A portion of the adjacent lowlands is an unimproved parking area, but most of the site is wetlands. The site is not appropriate for lower income housing because of the extent of the marshy conditions, its size and poor access.

Site 3: This site has access off Brown's Lane. This access is narrow, in need of improvement, and not a public right-of-way. The site consist of three adjacent lots totalling less than 1-1/2 acre. The rear of the site drops off into a drainage corridor. This site is inappropriate for higher density housing development because of its small size, poor access and adjacent low density housing.

Also, clear from the land use survey is the fact that the residential pattern is one of single family homes. The 1986 estimate of 1,967 units was based on adding the number of building permits issued between 1980 and 1985 to the data published in the 1980 census.

By comparison, the November 1986 land use survey identified eleven 2-family structures (22 units) and 1,859 detached single family homes for a total of 1,881 dwelling units, or 96 percent of the previous estimate.

The difference between the two surveys is insignificant and is most likely due to the different surveying methods or the possibility that the Census was able to pick up more 2-family homes than could be detected from the exterior examination during the November 1986 survey. Both sets of data, however, resulted in 99 percent of all dwelling units being detached single family homes. The survey also allowed the pattern of vacant land to be identified.

This data was then related to COAH's definition of vacant land (5:92-1.3) as well as the required land use data (5:92-8.1) to justify an adjustment to the fair share number down to the indigenous number of 18. It is understood from COAH's Substantive Rules (5:92-8.2[a]) that COAH "shall not adjust indigenous need", but that credits can be given.

1. "Vacant Land is defined by COAH as:
 - a. Undeveloped and unused land area;
 - b. Any non-residential area with significant amounts of land not covered by impervious surfaces on site, as determined by the Council;
 - c. Land suitable for redevelopment or infill at higher densities; and
 - d. Residential areas with lot sizes in excess of two acres where environmental factors permit high densities.
2. The "undeveloped and unused land area" in Fair Haven consist of scattered small parcels of land (predominantly less than 0.75 acre) all located in areas developed with single family homes. The largest "undeveloped" acres are Borough park, recreation, school, bird sanctuary, and Green Acres tracts. These tracts are shown on the Existing Land Use map.
3. There are no "non-residential areas with significant amounts of land not covered by impervious surfaces". The non-residential properties in Fair Haven are

concentrated along River Road in a relatively small area. Many of the uses are converted from small lot residences. Others are more recent commercial projects on modest sized properties. The largest is an assemblage of 3.9 acres containing a shopping center completed in the early 1980s. All properties in the commercial district are developed.

4. Fair Haven does not have large areas in need of redevelopment. Its scattered vacant lots are small and located within established neighborhoods as shown on Figure 8. As such, there is no area "suitable for redevelopment" and as a result of the small, scattered, undeveloped lots located in established single family neighborhoods, there are no properties considered appropriate for "infill at higher densities".

For the most part the small lot sizes of the vacant properties would represent a density of 4-8 units per acre if each lot were developed with a single family home. If the density of development were permitted to double or triple by constructing a duplex or tri-plex structure in an effort to gain one low or moderate income unit on each vacant lot, the result would be a 33-50 percent set-aside at densities of 8-24 units/acre. At these densities, the development would be out of character with the neighborhood and well beyond COAH's presumptive standards of a 20 percent set-aside and a density of 6 units per acre. In addition to having more families on those lots compared to similar lots in the area, the buildings would have to be larger to accommodate the additional families. A larger building will cover more of a small lot while producing more people and cars, yet leaving less yard space on the lots to provide appropriate off-street parking.

Master Plan

RECYCLING

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.

Since April 1, 1988, occupants of residential properties have been required to additionally separate tin and bimetal cans from all other solid waste and since October 1, 1988, demolition and construction materials were required to be separated, all for collection and recycling.

The Borough has been recycling brush and leaves since the late 1950's, and returning the wood chips and leaf humus back to the Borough residents. With the State mandates, 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.

LAND USE ELEMENT

The Land Use Plan Element of Fair Haven Master Plan is comprised of residential and business districts.

The Land Use Element (Figure 9) indicates the locations of Land Use types within the Borough of Fair Haven. It is intended in every zoning district that the minimum requirements of each district be conformed with, inclusive of environmentally sensitive areas which must be designed around rather than cleared or intruded upon.

The Plan also recognizes that future development should be the continuation of the existing zoning. This does not mean every new development will conform to its neighboring uses, but that the changes should adhere to the Zoned District in which it lies as closely as possible. The Plan anticipates all remaining development within the Borough will be served by public water and sewer facilities. The capacity of existing public facilities may limit any future increase of zoning densities.

The Land Use Element proposes to eliminate the R-10B Zoned District. The R-10B Zoned District will be changed to the R-10A Zoned District, which has identical bulk area requirements, except for a minor difference in the side yard setback requirements. The Plan intends to continue with the remaining zoning districts.

It is recommended that environmentally sensitive areas not receive density credit. The "severe" conditions where development cannot occur are proposed to receive no credit (floodways, wetlands, and slopes 15 percent and over).

The Borough should undertake a complete review of the Zoning Ordinance of Fair Haven to propose revisions that preserve the existing character of its residential and commercial areas and protects the remaining open space from future development. Included in such a review will be standards relating to lot coverage, building heights, corner lots, front and side yard definitions, and general review of frontage and setback requirements.

It is also recommended that the Borough amend the Zoning Ordinances and require the minimum lot sizes to be met outside the wetland areas and the minimum yard areas to be measured between the building and the edge of the wetland buffer area in order to avoid having buildings constructed adjacent to the wetland buffer area thereby eliminating any use of the yard or future expansion of dwellings.

It is also recommended that all corner lots in all Zoned Districts be required to have minimum lot areas, 25 percent larger than that required for an internal lot in the same zoned district and that the proposed dwelling meet the front setback requirements from both streets.

It is also proposed that the Borough amend the zoning ordinances to include floor area ratio in the business district. A floor area ratio takes the total floor area in a building and compares it to the total area of the site on which the building is located. For example, a floor area ratio of 0.20 (or 20 percent) means that the total floor area in the building can be equal to no more than 20 percent of the lot, e.g. a 10,000 square foot lot can have no more than 2,000 square feet of floor area, regardless of the number of stories in the building. A floor area ratio (FAR) will help to reduce the building footprints, thus allowing more area for on-site parking.

It is recommended that a Historic Area be established (Figure 10) to encourage development and building practices which are sensitive and complimentary to the unique character of the area. The establishment of the Historical District will not limit or restrict the use of property by owners beyond current zoning requirements nor require adherence to any additional architectural standards or ordinances.

It is recommended that a Conservation District be established (Figure 11) to include parks, open waters and flood hazard areas. These environmentally sensitive and open-space areas shall be protected from future development, except for parks, which may see expansion of existing facilities to provide for better quality and a wider range of facilities for the Borough residents.

It is recommended that the Borough establish an Architecture Advisory Committee to encourage aesthetic development and redevelopment of the Borough's commercial and municipal properties. The Committee's primary purpose will be to assist the Planning Board by reviewing and commenting on architectural plans and elevations, color and material selection and signage. The Committee will serve strictly in an advisory capacity and its recommendations will be non-binding. The Committee will be composed of members of the Planning Board, the Historic Committee and other qualified Fair Haven residents.

It is recommended that the Borough seek to improve the waterfront access along the Navesink River for future use by its citizens. It is also recommended that the Borough improve the Public Boat Ramps to maximize the public access to the riverfront area.

It is also recommended that the Borough, together with the Businessman's Association, encourage commercial property owners in

Fair Haven Business District to improve and/or refurbish their properties.

HOUSING ELEMENT

This portion of the Master Plan was drafted and submitted in accordance with the Fair Housing Act (Sec. 52:27D-310) which requires that every municipality prepare and adopt a housing element as part of its Master Plan. This statute requires certain material to be contained in the Housing Element. This material is set forth with the background report under the population and housing sections of this plan. The Housing Element reflects the Borough's capabilities for completing its lower income housing obligations.

These obligations consist of rehabilitating deteriorated housing to provide the Borough's low and moderate income dwelling units. The intent of COAH is to have developers contribute cash to a housing fund for the rehabilitation or provide incentives to developers which will promote private industry to rehabilitate those units in need of repair and occupied by low and moderate income households.

The background studies portion of the Master Plan indicates that the Borough is approximately 97 percent developed, which all but eliminates the option of having development of future lands provide a major portion of the monies necessary for rehabilitation of units for low and moderate income units as suggested by COAH. The Borough will enforce its existing residence maintenance ordinance to upgrade substandard housing to meet its COAH commitment.

It is recommended that the Borough establish and implement a policy of issuing Certificates of Occupancy upon the sale or rental of any home within Fair Haven to assure that all housing stock meets the minimum building standards. The basic intent would be for the Borough to enforce minimum standards, such as operational plumbing and heating, be provided in each unit sold or rented. However, this would not require total conformance with the current building code for older homes in the Borough, only those basic and most likely visible deficiencies with respect to the Building Code. This is a growing concern within the Borough, since more than 9 percent of the housing units in Fair Haven are rented (Shown in Table 10).

It is also recommended that the Borough review its compliance in meeting the State's objectives in providing affordable housing within the community.

CIRCULATION ELEMENT

The Circulation Plan limits the recommendations to roadway issues since there is no passenger railroad services and limited bus service.

The Street system consists of arterial, collector and local streets.

The arterial streets include River and Ridge Roads, extending from Rumson to Red Bank and Little Silver respectively. The function of the arterial is to carry large volumes of traffic and provide a major function to local properties within the Borough.

The collector roadway system has the basic function of providing a link between the local streets and the arterial system. These roads collect and disperse traffic from local neighborhoods to the arterial system and, in the reverse pattern, collect the home-bound traffic from the arterial system. The collector roads include Buena Vista Avenue, Hance and Fair Haven Roads.

The local roads are intended to provide direct access to homes and other permitted uses within the Borough. For the most part, these roads are not through roads. They are intended to be the interior roads in residential areas, and designed to discourage through traffic movements. When designing new developments, it is intended that the local street layout be designed to be extended in adjoining tracts to provide an efficient local service and improve alternate means of access for emergency vehicles. It is recommended cul-de-sacs be prohibited, except when there is no reasonable alternative. Cul-de-sacs are inefficient for local services such as garbage collection, snow plowing, police and similar emergency functions.

The Borough itself is almost entirely developed and the current constraints of the road system will be difficult to improve. The Borough has no passenger rail service and limited bus transportation. Most residents rely totally on automobiles.

It is recommended that the Borough encourage New Jersey Transit to maintain its regularly scheduled bus service along River Road.

It is also recommended that the Borough work with the Business owners along River Road to connect a series of existing parking lots across the rear of the commercial lots in the Olde Fair Haven Business District to minimize the parking restrictions and to improve and maintain the commercial viability of the area.

Parking facilities throughout both business districts should be examined to eliminate conditions which require backing out on River Road.

FACILITIES ELEMENT

The Facilities Plan is a composite of the expansion plans for the Borough's school, municipal, police, fire/first aid and public works departments.

Based on the enrollment trends, it is anticipated that the existing school facilities will be adequate through the 1990's. As indicated in the Recreation Section of this plan, the Schools are intended to provide recreation facilities for the school programs. But it is also anticipated that these school facilities will also service the public after school hours and during the summer months.

Future expansion of the existing Borough administration facilities should be examined to eliminate the existing functions operating in crowded conditions. This could be accomplished by refurbishing the existing municipal complex and the "Bicentennial Hall Building" located on Cedar Avenue, which was dedicated to the Borough by Colonel Clinton Fisk. These proposed improvements to Bicentennial Hall would create room for Municipal Court, Judges Chambers and a Planning Board meeting room. With these functions being relocated, the current administrative offices could then be expanded on the first floor to provide a more spacious and convenient environment within the offices. The library could expand into the basement meeting room, possibly creating a Children's Reading Room. The town can also explore other possibilities for expansion of Borough facilities.

The Police Department has been in its current facility since 1983 and have no anticipated short range improvement needs.

The Fire Department and First Aid Squad are centrally located and have no problem servicing the entire Borough from this location. Thus the Fire Department and First Aid Squads have no anticipated major short or long term needs.

The present equipment owned and operated by the Borough is on a Maintenance Program and equipment is refurbished or replaced if required. The Public Works Department anticipates that one of the Borough's Dump Trucks used for hauling recyclables and brush will require refurbishing.

It is recommended that the Borough establish a maintenance routine for cleaning and repairing the Borough Storm Drainage Facilities to minimize the potential for property damage and to protect water quality in stream corridors.

It is recommended that the Borough study and promote the concept of regionalization or sharing services with neighboring Boroughs as a means of providing a more efficient and effective level of municipal services.

It is also recommended that the Borough support a capital improvement program directed at maintaining, improving and repairing streets, curbs and sidewalks within Fair Haven.

UTILITIES ELEMENT

Sewer services is in the service area of Northeast Monmouth Regional Sewer Authority. Water service is provided by the New Jersey American Water Company.

The Plan anticipates all remaining development will be serviced by water and sewer. In the event development occurs in areas where either water or sewer services can not be provided, it is intended that the intensity of development be significantly reduced from that proposed in this plan.

The goal of the Plan is to anticipate that water and sewer services will be provided throughout the Borough. In the event future development exceeds the service capabilities of the water and sewer facilities, the Plan anticipates that the developer will upgrade the necessary utility service in such a way that the additional houses or commercial units can be constructed.

It is recommended that the Borough monitor the service and repair of all utilities to assure continued adequate and efficient levels of service in the future. Any excavation within the Borough's roads and right-of-ways by Utility Companies shall be monitored to assure prompt and satisfactory restoration of paving, curbing, sidewalks and grass areas.

HISTORIC PRESERVATION ELEMENT

The special character of present day Fair Haven is rooted in its heritage as a small community closely linked to the Navesink River.

Fair Haven is believed to have been seasonally inhabited by native Indians prior to the coming of European settlers in the 1660's, but little is known of those early days. It's recorded history begins in the early 19th Century when the Borough was part of the then extensive Shrewsbury Township.

The town's first known permanent dwelling was built by Jeremiah Chandler in 1816 on the riverbank near the foot of what is now Fair Haven Road. The river provided an economic base for a growing community. By 1850, "Chandler's Dock" had been erected on a site adjacent to the present town dock. Steamboats on the New York-Red Bank run made regular stops. They transported oysters and other river harvest to the city. During the latter years of the 19th and the early part of the 20th Century, boats such as the "Seabird" and "Albertina" (which is depicted on the Borough's seal) continued that trade and brought numerous summer visitors, many of whom were famous vaudevillians. Nearby boarding houses and the old VanTine and Atlantic Hotels catered to this clientele. The vaudevillians organized the Player's Club whose site now serves as home to the Shrewsbury River Yacht Club.

In the 1850's, Charles Williams, a free black person, built his home at the foot of DeNormandie Avenue. That structure is occupied today by his descendants and is one of the oldest continuously inhabited houses in the Borough.

A free black community had become established in town prior to the Civil War. It's 1888 Fisk Chapel, successor to several prior structures, is listed on the National Register of Historic Places and now serves as a Borough Meeting Hall.

The mid-19th Century witnessed construction of many houses along the road leading to Chandler's Dock. Now called Fair Haven Road, that street was then the heart of town and has been at different times called "Clam Shell Road", "VanTine Avenue" and "Pearl Street". The Hendrickson, Little and other Fair Haven families were among the first to establish homes on the street and they were later joined, among others, by J.S. Throckmorton, captain of the "Albertina". Contemporaneously, adjoining streets (Clay Street, DeNormandie Street and Gillespie Avenue) and adjacent parts of current day River Road were similarly built up. In recognition of the many 19th Century structures still found there, this part of town has become popularly known as the "Old Village".

By the late 1800's, development of the Old Village had been largely completed. Later years would witness at least two other periods

of major building in town, but throughout the past century the original Old Village has remained remarkably unchanged and it retains today a great deal of its 19th century appearance and atmosphere.

Fair Haven is singularly fortunate in having retained many of its original 19th Century structures. Most of these buildings are located within the area proposed to be established as a Historic District. They are remarkably well preserved and have generally undergone little or no exterior change. The present town dock stands beside the remains of Chandler's Dock, and although recently rebuilt, possesses much of the character of the old steamboat landing.

The streetscape which exists today in the Historic District features a typical mix of 19th Century domestic architecture, integrated building setbacks, adjoining picket fences and large streetside shade trees. It has hardly changed in appearance from what was there more than a century ago.

The Monmouth County Historic Sites Inventory has identified the major part of the district as a significant historic area, and cites no less than 14 noteworthy structures located therein. Greek Revival, Queen Anne, simple Italianate, "T" Plan, "I" Plan and other 19th Century architectural styles are all represented within the district - virtually all in tact, in a remarkable fine state of preservation and largely free of "modernization". The concentration of such well preserved period homes and structures is a unique asset of the Borough.

The area's architecture evokes a sense of returning to the past. Large number of strollers walk its streets and become absorbed in what a small American town looked like in the last century. Its old fashioned Americana atmosphere has a great attraction for persons for all ages, particularly at the holiday season and during national holidays when typical outdoor displays recreate a feeling of yesteryear.

These resources are meaningful and tangible links with the town's past. They are the roots of our modern community and in a larger sense, of our county, state and nation. Very few communities are as

fortunate as Fair Haven in still having so much of their tangible heritage left. They merit special recognition for their value to our town and should be nurtured so as to insure their continuation for the benefit of future generations.

In order to preserve the historic resources of Fair Haven, it is recommended that a Historic District be established contained within the outlined area shown on Figure 10. It is based on the core area along the road to the old Chandler's Dock. It's boundaries are:

- 1) North: The Navesink River, including the present day Fair Haven Dock.
- 2) East: The easterly property line of Lot 12, Block 51.
- 3) South: The rear property lines of properties adjoining the south side of River Road from Doughty lane to the east side of Fair Haven Road.
- 4) West: The property lines of all properties adjoining the west side of Fair Haven Road from River Road to the Navesink River.

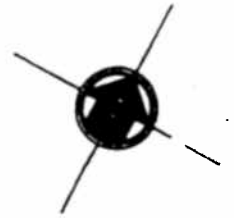
In 1989, the Borough authorized the creation of a Historic Preservation Committee.

OBJECTIVES OF THE HISTORIC PRESERVATION COMMITTEE

1. To delineate and establish the Historic District of Fair Haven by appropriate municipal ordinance.
2. To recognize the importance of the Historical District as a unique asset of the town.
3. To encourage preservation, restoration and appropriate use of structures within the Historic District.
4. To discourage inappropriate development and inappropriate uses within the Historical District.
5. To encourage appropriate landscaping and street tree planting within the Historical District.
6. To maintain existing patterns of setbacks, building scale and streetscapes with due awareness for the uniqueness of the area.
7. To heighten public awareness of the special historic resources of the Borough and to encourage their appropriate use.

N A V E S I N K

R I V E R



HISTORICAL DISTRICT PLAN



HISTORICAL DISTRICT



FIGURE 10

MASTER PLAN

BOROUGH OF FAIR HAVEN
MONMOUTH COUNTY, NEW JERSEY

PREPARED BY
LEON S. AVAKIAN, INC.
OCTOBER 1990

8. To increase awareness of the historic resources in the commercial district and to encourage future changes which are compatible with the historic pattern in the area.
9. To encourage compatible signage within the commercial area of the Historical District.
10. To promote the public enjoyment and appreciation of the town's historic resources through public education.

UTILIZATION AND MEANS OF PRESERVATION

1. The Historic District presently consists of a mix of residential and commercial uses. That blend mirrors the original 19th Century development of the Old Village. Appropriate means should be employed to maintain a reasonable balance between the same.
2. The Borough should review current zoning provisions in light of historic preservation objectives.
3. Community educational programs relating to the historic resources of the town should be encouraged.
4. The Planning Board and Zoning Board of Adjustment should be encouraged to work towards preservation of the town's historic resources and to ensure proper utilization of the same.

RECREATION AND CONSERVATION ELEMENT

Figure 11, Conservation Plan, creates a Conservation District, which will include existing parks, playgrounds and various areas of open space to be preserved along streams, wetlands and other environmentally sensitive areas.

The major stream corridors, wetlands and other environmentally sensitive areas are intended to be preserved to minimize environmental degradation. These areas should also be planned for duplicate public purposes such as flood control, storm water management, groundwater recharge and buffer areas between neighborhoods. Environmental regulations at the State and Federal levels should be adhered to relative to the Wetlands and Flood Hazard Areas.

The New Jersey Department of Environmental Protection, Division of Coastal Resources, Coastal Resource and Development Policies (N.J.A.C.7:7A-4 et seq) designate the following special areas which are physiographically applicable to the Borough of Fair Haven: Natural Waters Edge - Floodplains, which are defined as flood hazard areas by the Flood Hazard Area Control Act (N.J.S.A.7:13-1.1 et seq) or by Federal Emergency Management Agency Flood Insurance Regulation maps. This policy is also consistent with the State Waterfront Development Law objective of safeguarding waterfront resources within the state. Development is discouraged in these areas by State and Federal policies. In general, development of all kinds prohibited in the wetlands areas unless the proposed development can meet certain criteria. These include developments which require water access or are water oriented, have no prudent or feasible alternative on a non-wetland site, will result in minimum feasible alterations or impairment of the wetland, and will result in minimum feasible alteration or impairment of the natural contour or the natural vegetation of the wetlands.

Development is prohibited in a wetlands buffer area unless it can be demonstrated that the proposed development will not have a significant adverse impact on the surrounding upland.

The Conservation District is a very important long-term planning goal and objective since many of the sensitive environmental areas along stream corridors and park areas have not yet been a source of proposed development. Historically, these areas were not advantageous to development due to the severe problems of surface, and subsurface drainage and flooding, wet subsoils, etc. These areas do, however, form an important visual, aesthetic and physiographic role in the future development of the Borough, and are the majority of the remaining open space within the Borough.

As noted earlier, schools are intended to provide recreation facilities in conjunction with school activities, and continue to make these facilities available to the public after school hours and during the

summer months. This eliminates the need for the Borough to duplicate these facilities in other locations.

It is recommended that the Borough develop a comprehensive recreation plan for future maintenance and improvement to the fields and nature trails at Fair Haven Fields. The maintenance of existing facilities and trails, along with expanding facilities such as Tot Lot, will encourage more use of the recreational facilities.

RECYCLING ELEMENT

In accordance with the State's mandatory Service Separation and Recycling Act of 1987, Fair Haven coordinates its recycling through the Public Works Department. The Recycling Program was formally adopted by ordinance in 1987. The purpose of the Act is to "promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs."

The Borough has publicized the Recycling Program and has notified residents, business and institutions of these requirements. All revisions or updates are publicized by special communications.

The program is operated according to ordinance with respect to how the material is collected, collection schedules and sorting. Enforcement is done through the Police Department and the Public Works Department.

It is recommended that all future subdivisions and site plans conform with the Municipal Recycling Ordinance required pursuant to Section 6 of P.L. 1987, c102. All proposed development consisting of 50 or more units of single family residential housing or 25 or more units of multi-family residential housing and any commercial development proposal for the utilization of 1,000 square feet or more of land shall include provisions for collection, disposition and recycling of recyclable materials designated in the Municipal Recycling Ordinance.

All future development shall conform to the Borough's Solid Waste Management Plan, pursuant to the provisions of the "Solid Waste Management Act", P.L. 1970, c39, for Monmouth County.

It is recommended that the Borough study and promote the concept of regionalization or sharing services with neighboring boroughs as a means of providing a more efficient and effective level of municipal services.

It is recommended that gasoline stations be required to recycle used oil from homeowners maintenance of motor vehicles, lawn mowers and similar equipment. This would provide additional collection points convenient to residents at locations already part of the commercial recycling program.

It is recommended that alternate recycling methods and programs be encouraged to reduce the volume and cost of the Borough's solid waste management service.

RELATIONSHIP OF MASTER PLAN TO STATE, REGIONAL AND AREA PLANS

The Borough of Fair Haven has common borders with three municipalities; the Boroughs of Rumson, Little Silver and Red Bank.

In general the Zoning and Land Use Plan of these municipalities do not conflict with Fair Haven's. In most cases, the municipalities have planned and zoned for residential districts. Non-residential zoning in the adjoining municipalities is public and quasi-public in nature and is compatible with similar uses in the Borough.

TABLE 14
ZONING IN THREE MUNICIPALITIES
ADJACENT TO FAIR HAVEN

| <u>Municipality</u> | <u>Zoning</u> | <u>Minimum Lot Area</u> | <u>Permitted Uses</u> |
|-----------------------------|---------------|-----------------------------|--|
| Borough of Little Silver | R-1A | 40,000 sq.ft. | Single family residence with professional office for residents occupant, churches and educational institutions |
| Borough of Rumson | R-1 | 60,000 sq.ft | Single family residence, churches, educa- tional institutions |
| | R-3 | 30,000 sq.ft. | |
| Borough of Red Bank | RA | 7,500 sq.ft. | Single family residence, churches, educa- tional institutions |

The proposed Master Plan for the Borough is consistent with the New Jersey State Development Guide Plan. The State Plan specifies that the portion of the Borough along the Navesink River is a sensitive environmental area and is subject to provisions of the State Coastal Area Facility Review Act governed by the Division of Coastal Resources.

The County's growth management guide designates the Borough of Fair Haven as an "Urban Center" located in the coastal growth region. The proposed Master Plan does not recognize the Borough as a "growth area", since the Borough is approximately 97 percent developed and water and sewer services have been extended throughout the Borough.

MASTER PLAN AMENDMENT

HOUSING PLAN ELEMENT AND
FAIR SHARE PLAN

BOROUGH OF FAIR HAVEN
Monmouth County, New Jersey

September 17, 1997

PREPARED BY



11 TINDALL ROAD
MIDDLETOWN, NJ 07748

A handwritten signature in dark ink, appearing to read 'Richard S. Cramer, Jr.', written over a horizontal line.

RICHARD S. CRAMER, JR., P.P.
LICENSED PROFESSIONAL PLANNER - NO. LA02207

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**HOUSING PLAN ELEMENT
AND FAIR SHARE PLAN
BOROUGH OF FAIR HAVEN**

The housing plan element and fair share plan for the Borough of Fair Haven is based upon the requirements of the Fair Housing Act (N.J.S.A. 52:27D-310) and the Municipal Land Use Law (N.J.S.A. 40:55D-28). The housing plan element and fair share plan has also been prepared in accordance with the New Jersey Council on Affordable Housing (COAH) regulations, effective on June 6, 1994 as amended through January 6, 1996 and specifically N.J.A.C. 5:93-5, Preparing a Housing Element.

COAH is the State agency authorized to identify housing regions, estimate 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 Borough of Fair Haven adopted its previous Housing Plan Element as part of the Master Plan in August 1991. The precredited need established by COAH for Fair Haven for the 1987-1993 period was one hundred fifty-four (154) units. The Borough adjusted its obligation based on a lack of vacant land.

On June 6, 1994 COAH adopted new substantive regulations (N.J.A.C. 5:93-1 et seq.) on affordable housing programs and established 12 year cumulative affordable housing allocations for municipalities for the period 1987-1999. The Borough of Fair Haven was given a cumulative 12 year allocation of 156 units of "calculated need" to be addressed during the period 1987-1999.

COAH regulations (N.J.A.C. 5:93-4.2) permit an adjustment of the calculated need for construction of new low and moderate income housing units where a municipality has a lack of available land capacity. Based on the COAH regulations, Fair Haven is entitled to a vacant land adjustment. The total Borough fair share is 20 units.

A housing plan is required to identify the municipal housing stock characteristics, projections of housing stock, demographic characteristics, existing and future employment characteristics, determine the pre-credited present and prospective fair share need, and set forth 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. Each of these requirements is addressed in this housing plan element.

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 Fair Haven," 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

Fair Haven had a total of 1,967 housing units according to the 1990 Census. This is an increase of 32 units since the 1980 Census which recorded a total of 1,935 units. In 1990, 80 units were listed as vacant.

In 1990, 90.4 percent of the 1,887 occupied housing units in the Borough of Fair Haven were owner occupied and 182 or 9.6 percent of the occupied housing units were renter occupied. A total of 4 units were listed as seasonal, recreational or occasional use housing units.

Occupancy/Household Characteristics

According to the 1990 Census, Fair Haven had a total of 1,887 households. Of the total number of 1,536 or 81.4 percent were single family households and 351, or 18.6 percent were non-family households, defined as two or more unrelated householders living together. Householders 65 years of age or older accounted for 149 or 7.9 percent of the households in the Borough of Fair Haven.

Age of Housing

The Borough Housing stock is relatively old with 59.5 percent of the housing constructed in 1949 or earlier. Between 1950 and 1959, a total of 541 units were constructed which accounts for 27.5 percent of the current housing stock. Between 1960 and 1969, a total of 108 units were constructed which accounts for 5.5 percent of the current housing stock. Between 1970 and 1979 a total of 103 units were constructed which accounts for 5.2 percent of the housing stock, and between 1970 and March 1990 147 units were constructed accounting for 7.4 percent of the housing stock.

Condition of Units

The housing stock in Fair Haven had a small number of substandard units according to the 1990 Census. The 1990 Census indicates that Fair Haven had 12 units lacking complete plumbing facilities, and 12 units lacking complete kitchen facilities.

Owner Occupied Housing Value and Rental Rates

The 1990 median value of the reported 1,597 owner occupied housing units in Fair Haven was \$221,900. Of this total, 73 or 4.6 percent had a value of less than \$100,000, 159 units or 10.0 percent had a value between \$100,000 and \$149,000, 432 or 27.1 percent had a value between \$150,000 and \$199,000, 514 or 32.2 percent had a value between \$200,000 and \$299,000 and 419 or 26.2 percent had a value of \$300,000 or more.

The 1990 median gross monthly rent was \$813 for year-round rental housing units in Fair Haven. Of the 158 renter occupied units reporting monthly rental rates, 5 units had a monthly rental rate less than \$250; 25 units had a monthly rental rate between \$250 and \$499; 40 units had a monthly rental rate between \$500 and \$749; 36 units had a monthly rental rate of \$750 an \$999; and 52 had a monthly rental rate of \$1,000 or greater.

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 50 percent and 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 (4) person household in 1989 based on the 1990 Census data. Low income households are defined by COAH as households earning 50 percent or less of the median household income within the Region.

TABLE 1
HOUSING CHARACTERISTICS – 1990
BOROUGH OF FAIR HAVEN

| | Number | Percent of Total |
|--|--------------|------------------|
| I. HOUSING UNITS | | |
| Number of units | 1,967 | N/A |
| Occupied Housing Units | 1,887 | N/A |
| Number of units (1980) | 1,935 | N/A |
| Vacant Housing Units | 80 | 4.1% |
| II. OCCUPANCY/HOUSEHOLD CHARACTERISTICS | | |
| Number of Households | 1,887 | N/A |
| Persons Per Household | 2.79 | N/A |
| Family Households | 1,536 | 81.4% |
| Non-Family Households | 351 | 18.6% |
| Householders 65 + | 149 | 7.9% |
| Seasonal, Recreational or Occasional Use | 4 | N/A |
| Owner Occupied | 1,705 | 90.4% |
| Renter Occupied | 182 | 9.6% |
| III. YEAR STRUCTURE BUILT | | |
| 1939 or earlier | 708 | 36.0% |
| 1940–1949 | 463 | 23.5% |
| 1950–1959 | 541 | 27.5% |
| 1960–1969 | 108 | 5.5% |
| 1970–1979 | 103 | 5.2% |
| 1980–March 1990 | 44 | 2.2% |
| TOTAL | 1,967 | 100.0% |
| IV. CONDITION OF UNITS | | |
| Units lacking complete plumbing facilities | 12 | |
| Units lacking complete kitchen facilities | 12 | |

TABLE 1 (Continued)
HOUSING CHARACTERISTICS – 1990
BOROUGH OF FAIR HAVEN

| | Number | Percent of Total |
|---|---------------|------------------|
| V. HOME VALUE – (Owner Occupied Units) | | |
| \$300,000 and up | 419 | 26.2% |
| \$200,000 – \$299,999 | 514 | 32.2% |
| \$150,000 – \$199,999 | 432 | 27.1% |
| \$100,000 – \$149,999 | 159 | 10.0% |
| \$50,000 – \$99,999 | 68 | 4.3% |
| \$0 – \$49,999 | 5 | 0.3% |
| TOTAL | 1,597 | 100.0% * |
| Median Value | \$221,900 | |

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

| | | |
|---|------------|---------------|
| VI. RENTAL VALUE – (Rental Occupied Units) | | |
| \$1,000 & + | 52 | 32.9% |
| \$750 – \$999 | 36 | 22.8% |
| \$500 – \$749 | 40 | 25.3% |
| \$250 – \$499 | 25 | 15.8% |
| Less than \$250 | 5 | 3.2% |
| TOTAL | 158 | 100.0% |
| Median Monthly Rent | \$813 | |

SOURCE: U.S Bureau of Census 1990

COMPILED BY: T&M Associates, June 1996

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 30 percent of their household income for rent and an adjustment for utilities based on COAH regulations. There were 49 units of renter occupied housing in Fair Haven in 1990 which were affordable to low income households in the East Central Housing Region and approximately 105 units of the renter occupied units in Fair Haven 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 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 down payment 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 Fair Haven, a 30 year amortized mortgage at a 9.0 percent interest rate plus a general tax rate of 3.523 per \$100 of assessed value can be utilized.

Based on the COAH methodology, approximately 25 units in Fair Haven in 1990 were affordable to low income households in the East Central Housing Region. Based on the same assumptions approximately 89 units of the owner occupied units in Fair Haven 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 \$63,462 for low income households and \$102,741 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 Household" for the Borough of Fair Haven 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 Fair Haven.

A review of building and demolition permits from 1980 through 1994 indicates that a total of 159 building permits and 14 demolition permits were authorized for a net gain of 145 units. The peak construction year for this time period was 1987 when 50 building permits were authorized. The lowest construction for this time period in 1983 when there was a gain of 1 unit. More recently, in 1990, there was a gain of only 4 units.

PROJECTIONS OF HOUSING STOCK

The total number of year-round housing units in Fair Haven increased 1.6 percent from 1,935 units in 1980 to 1,967 units in 1990. From 1990 through 1994 the number of dwelling units increased to 2,016. Regression analyses for 1980-1994, 1984-1994, and 1988-1994 projected mean yearly changes of 11, 12 and 10 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 Fair Haven.

DEMOGRAPHIC CHARACTERISTICS

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

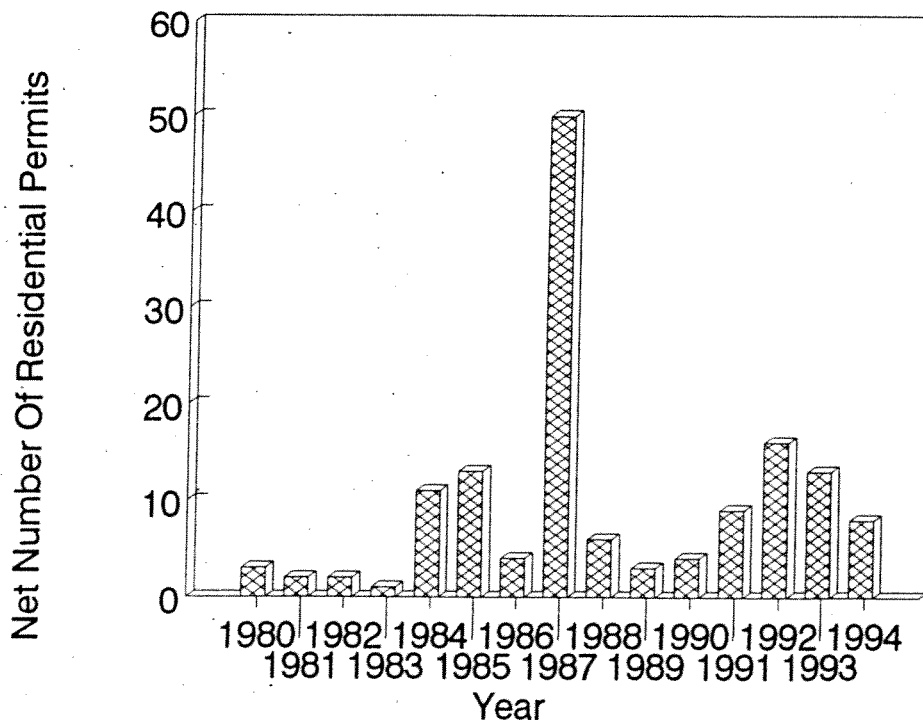
Population

Fair Haven had a total of 5,270 residents in 1990. Of this total, 414 persons or 7.9 percent were classified as pre-school aged 0-4 years. School age children aged 5-17 years accounted for 948 persons or 18.0 percent of the total. Working age 18-64 year old persons accounted for 3,237 persons or 61.4 percent of the Borough population. Seniors aged 65 and older accounted for 671 persons or 12.7 percent of the Borough population.

TABLE 2
RESIDENTIAL CONSTRUCTION AND DEMOLITION PERMITS
BOROUGH OF FAIR HAVEN

| Year | Construction Permits | Demolition Permits | Net Change |
|--------------|----------------------|--------------------|------------|
| 1980 | 4 | 1 | 3 |
| 1981 | 4 | 2 | 2 |
| 1982 | 3 | 1 | 2 |
| 1983 | 1 | 0 | 1 |
| 1984 | 12 | 1 | 11 |
| 1985 | 13 | 0 | 13 |
| 1986 | 4 | 0 | 4 |
| 1987 | 50 | 0 | 50 |
| 1988 | 8 | 2 | 6 |
| 1989 | 6 | 3 | 3 |
| 1990 | 4 | 0 | 4 |
| 1991 | 10 | 1 | 9 |
| 1992 | 16 | 0 | 16 |
| 1993 | 13 | 0 | 13 |
| 1994 | 11 | 3 | 8 |
| TOTAL | 159 | 14 | 145 |

SOURCE: New Jersey Department of Labor, Building Permit Summaries - 1980-1994.
COMPILED BY: T&M Associates, June 1996



COMPILED BY: T&M Associates, June 1996

TABLE 3
HOUSING STOCK PROJECTIONS – 1994 – 2000
BOROUGH OF FAIR HAVEN

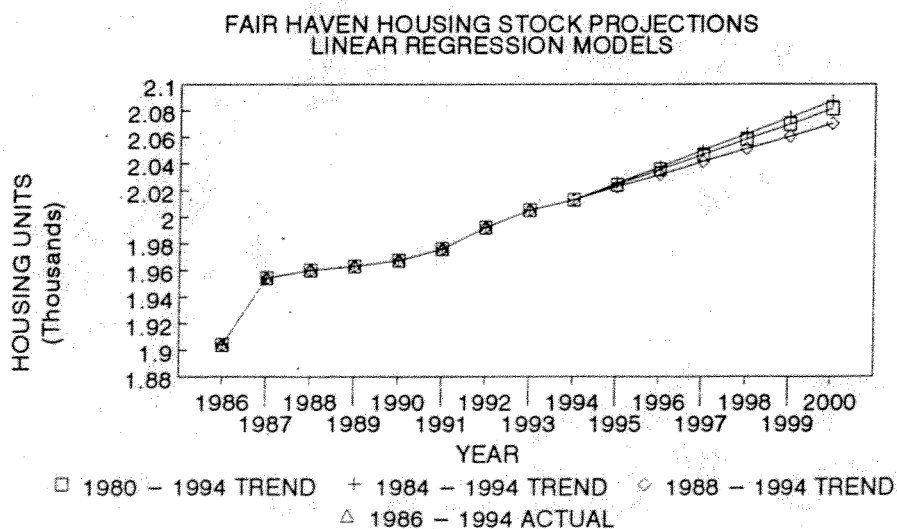
TRENDS

| | YEAR | 1980–1994 | 1984–1994 | 1988–1994 |
|-------------------------|------|-----------|-----------|-----------|
| Existing Housing Stock | 1980 | 1,887 | 1,887 | 1,887 |
| | 1986 | 1,904 | 1,904 | 1,904 |
| | 1987 | 1,954 | 1,954 | 1,954 |
| | 1988 | 1,960 | 1,960 | 1,960 |
| | 1989 | 1,963 | 1,963 | 1,963 |
| | 1990 | 1,967 | 1,967 | 1,967 |
| | 1991 | 1,976 | 1,976 | 1,976 |
| | 1992 | 1,992 | 1,992 | 1,992 |
| | 1993 | 2,005 | 2,005 | 2,005 |
| | 1994 | 2,013 | 2,013 | 2,013 |
| Projected Housing Stock | 1995 | 2,024 | 2,025 | 2,023 |
| | 1996 | 2,036 | 2,038 | 2,032 |
| | 1997 | 2,047 | 2,050 | 2,042 |
| | 1998 | 2,059 | 2,063 | 2,051 |
| | 1999 | 2,070 | 2,075 | 2,061 |
| | 2000 | 2,081 | 2,087 | 2,070 |

| REGRESSION TRENDS | PROJECTED MEAN YEARLY CHANGE |
|----------------------|---------------------------------|
| 1980–1994 | 11 |
| 1984–1994 | 12 |
| 1988–1994 | 10 |

*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, June 1996



COMPILED BY: T&M Associates, June 1996

TABLE 4
DEMOGRAPHIC CHARACTERISTICS
BOROUGH OF FAIR HAVEN

| | Number | Percent of Total |
|-----------------------------|--------------|------------------|
| POPULATION AGE— 1990 | | |
| Preschool (0 – 4 Yrs.) | 414 | 7.9% |
| School Age (5 – 17 Yrs.) | 948 | 18.0% |
| Working Age (18 – 64 Yrs.) | 3,237 | 61.4% |
| Seniors 65 + | 671 | 12.7% |
| Total | 5,270 | 100.0% |

SOURCE: U.S Bureau of Census

COMPILED BY: T&M Associates, June 1996

INCOME LEVEL (HOUSEHOLDS)— 1989

Median household income = \$57,247

Per capita income = \$26,163

SOURCE: U.S Bureau of Census

COMPILED BY: T&M Associates, June 1996

Income Level

Per capita income within the Borough in 1989 was \$26,163 while the median household income was \$57,247.

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, Fair Haven had 579 private sector covered employment jobs. The number of jobs declined to 550 in 1992, and then increased to 594 in 1993 and 605 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 2,534 persons; 1,100 were managerial and professional specialty occupations; 917 were technical sales and administrative support; 150 were service occupations; 58 were farming, forestry and fishing occupations; 200 were precision production, craft and repair occupations; and 109 were operators, fabricators, and laborers.

Employment Projections

The number of private sector covered employment jobs within Borough is expected to continue to increase through 1999. Although there was a decline between 1990 and 1992, the Fair Haven private sector covered employment increased 10 percent between 1992 and 1994. Based upon a regression analysis for private sector covered employment jobs for the period 1990 through 1994, Fair Haven could gain an additional 40 jobs between 1995 and 1999. This would be an increase of 66 jobs from 1990 to 1999 or an increase of approximately 11 percent over the nine year period.

DETERMINATION OF PRE-CREDITED PRESENT AND PROSPECTIVE FAIR SHARE NEED

Fair Haven was allocated a calculated fair share need of 156 units for the 12 year period of 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 for 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 designated suburban 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, Fair Haven has a total need of 89 low and moderate income housing units as calculated by COAH. This includes an indigenous need of 23 units, a reallocated present need of 6 units and a prospective need of 61 units. COAH added to this total a prior cycle prospective need (1993-1999) of 73 units.

COAH calculated "pre-credited need" as a total need of 156 units. This includes the current (1993-1999) need of 89 units, plus the prior cycle (1987-1993) need of 73 units minus 9 filter down units, minus 0 conversion units, minus 2 spontaneous rehabilitation units, plus 5 units which were demolished to yield a pre-credited need of 156 units.

The resulting calculated affordable housing need for which Fair Haven is responsible under the COAH regulations is 135 units of new construction and 21 units of rehabilitation for a total of 156 units. Table 5, "Pre-credited Low and Moderate Income Housing Need - 1987-1999", provides a summary of affordable housing calculations for Fair Haven.

TABLE 5
PRECREDITED AND CALCULATED LOW AND MODERATE
INCOME HOUSING NEED
1987 – 1999
BOROUGH OF FAIR HAVEN

A. PRECREDITED NEED

| | | |
|--------------------------------|---|------------|
| Indigenous Need | | 23 |
| Reallocated Present Need | + | <u>6</u> |
| Present Need (1993) | = | 28 |
| Prospective Need (1993 – 1999) | + | <u>61</u> |
| Total Need (1993–1999) | = | 89 |
| Prior Cycle Prospective Need | + | 73 |
| Demolitions | + | 5 |
| Filter | – | 9 |
| Conversions | – | 0 |
| Sponatneous Rehabilitation | – | 2 |
| Precredited Need (1987–1999) | | <u>156</u> |

B. CALCULATED NEED (1987 – 1999) = 156

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

STATUS OF THE 1987-1993 OBLIGATION

The Borough plan adopted in 1991 for the 1987-1993 obligation identified an adjusted fair share of 18 units in need of rehabilitation. The Borough planned to meet this fair share by:

- Enforcing its existing residence maintenance ordinance to upgrade substandard housing to meet its COAH commitment.
- By establishing and implementing a policy of issuing certificates of occupancy upon the sale or re-rental of any dwelling to assure that the housing meets minimum standards for habitation).

The Borough has not adopted an occupancy permit requirement for the sale or resale of dwelling units. It does have an inspection and occupancy requirement for rental units. In addition, one lower income dwelling unit has been rehabilitated by the Monmouth County Community Development Office.

ADJUSTMENT TO THE 1987-1999 FAIR SHARE

Overview

COAH rules and regulations continue to recognize that a municipality can exhaust an entire resource (land, water, or sewer) and still not be able to provide a realistic opportunity for addressing the need determined by COAH. Consequently, revised standards and procedures are outlined in N.J.A.C. 5:93-4.1 et seq. that permit Fair Haven to demonstrate that its housing obligation is limited by the lack of land, water, or sewer and to reduce or defer its obligation. Fair Haven cannot, however, reduce or defer its rehabilitation component (indigenous need). Fair Haven's rehabilitation component is 20 units (23 units of indigenous need - 2 spontaneous rehabilitations - 1 rehabilitation by the Monmouth County Community Development Office = 20 units).

Under its 1987-1993 housing plan, the Borough adjusted its obligation based upon a lack of developable land. The COAH rules for 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. Previously, a municipality had to compile and review only vacant parcels two (2) acres or greater in area.

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, 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 20 percent for low and moderate income housing. If, for example, a community has two sites, one of ten and one of five acres, its realistic development potential would be 18 low and moderate income units.

$$10 \times 6 \text{ units/acre} = 60 \times .2 = 12$$

$$\underline{5 \times 6 \text{ units/acre} = 30 \times .2 = 6}$$

18

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 a situation, the following may be considered to address the housing obligation:

1. Zoning amendments that permit 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.

The 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. To address its revised 1987 to 1999 obligation, Fair Haven has compiled a new vacant land inventory in accordance with COAH's revised rules. This new inventory confirms the conclusion of the prior plan that the Borough lacks sufficient vacant land to address the obligation calculated by COAH for reallocated new and prospective need. The housing need prior to adjustments is shown on Table 5. The inventory of vacant land and adjustments are shown in Table 6. The location of the vacant land identified in the inventory is shown on Figure 1. The adjusted fair calculation is shown in Table 7.

TABLE 6
VACANT LAND INVENTORY
BOROUGH OF FAIR HAVEN, MONMOUTH COUNTY

| Site Identification | | | Site Area | | Area Exclusions | | | | Area Exclusions | | | | Capacity for Inclusionary Units | | Exclusion | | | | | | | | | | |
|---------------------|-----------------|-------------|-------------|-----------------------------------|-----------------|----------------|-------------------------|---|-----------------|------------|-------------------|--------------|---------------------------------|---------------------|--------------------------|-------------|----------------|------|------|------|------|------|------|------|------|
| Map # | 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 Exclusions | Public | Non-Profit | Proposed Conserv. | Not Suitable | Codes & Remarks | Net Available Acres | Density (Units per Acre) | Total Units | Total ML Units | | | | | | | | |
| 1 | 5 | 12.01 | 9 | Doremus Olga S. | 0.20 | 0.20 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 2 | 5 | 12.01 | 10 | Doremus Olga S. | 0.34 | 0.34 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 3 | 5 | 12.01 | 18.01 | UNKNOWN | 0.10 | 0.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 4 | 5 | 12.01 | 20 | Doremus Olga S. | 0.37 | 0.37 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 5 | 5 | 17 | 8 | Collins Ruth & Vecchio Joan | 0.17 | 0.17 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 6 | 9 | 22 | 2.01 | Herr Edwin | 0.34 | 0.34 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 7 | 9 | 22 | 30 | Dan Corp. | 4.90 | 4.90 | 0.00 | 0.00 | 4.90 | 0.00 | 0.00 | 0.00 | Shippers Pond | 0.00 | 0.00 | | | | | | | | | | |
| 8 | 9 | 23 | 30.5 | Fair Haven Construction Co. | 0.51 | 0.51 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 9 | 10 | 25 | 39 | Mukhill John P. | 0.55 | 0.55 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 10 | 10 | 25 | 41.01 | Van Dunk Bernice | 0.17 | 0.17 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 11 | RESERVED | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | 11 | 27 | 71 | River Rais Inc. | 0.82 | 0.82 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 13 | 6 | 29 | 9.01 | Michael Doniger | 0.20 | 0.20 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 14 | 6 | 35 | 13 | Rhodes Alvera Alfred W. & Kenneth | 0.15 | 0.15 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 15 | RESERVED | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | 7 | 41 | 6 | Crozier Richard | 0.25 | 0.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 17 | 7 | 43 | 6 | Felsman John Paul | 0.15 | 0.15 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 18 | 2 | 45 | 10,11,12 | Borough of Fair Haven | 0.46 | 0.46 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 19 | 6 | 45 | 6 | Brown Madelyn S. | 0.17 | 0.17 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 20 | 2 | 45 | 14 | Borough of Fair Haven | 0.64 | 0.64 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 21 | 2 | 45 | 64.66,67,68 | | | | | | | | | | | | | | | | | | | | | | |
| 22 | 6 | 45 | 13,15 | Lyons Geraldine | 0.46 | 0.46 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 23 | 6 | 45 | 24 | Lawrence Lloyd H. | 0.17 | 0.17 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 24 | 6 | 45 | 25 | Lawrence Margo | 0.03 | 0.03 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 25 | 3 | 46 | 30 | Lawrence Grace | 0.21 | 0.21 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 26 | 3 | 46 | 3 | Tulis Joseph A. | 0.16 | 0.16 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 27 | 12 | 51 | 23 | Williams, Michael D. | 0.17 | 0.17 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 28 | 8 | 62 | 1.02 | Broberg, Edward & Leda | 0.11 | 0.11 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 29 | 4 | 67 | 32.01 | Bennett, Arthur W | 0.39 | 0.39 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | NC, SUBDV. | 0.00 | 0.00 | | | | | | | | | | |
| 30 | 4 | 67 | 36 | Drazin, Dennis A. | 1.38 | 1.38 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | NC, SUBDV. | 0.00 | 0.00 | | | | | | | | | | |
| 31 | 4 | 67 | 38.01 | Weir, Mary P. | 1.17 | 1.17 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | NC, SUBDV. | 0.00 | 0.00 | | | | | | | | | | |
| 32 | 4 | 67 | 37 | Drazin, Dennis A. | 1.45 | 1.45 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | NC, SUBDV. | 0.00 | 0.00 | | | | | | | | | | |
| 33 | 4 | 67 | 37.01 | Drazin, Dennis A. | 1.14 | 1.14 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | NC, SUBDV. | 0.00 | 0.00 | | | | | | | | | | |
| 34 | 7 | 72 | 17 | Rhyme, Joseph C. | 0.10 | 0.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 35 | 7 | 72 | 17.01 | Schlosser, Charlotte E. | 0.14 | 0.14 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 36 | RESERVED | | | | | | | | | | | | | | | | | | | | | | | | |
| 37 | 6 | 77 | 77 | Reavy Sarah | 0.21 | 0.21 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 38 | RESERVED | | | | | | | | | | | | | | | | | | | | | | | | |
| 39 | RESERVED | | | | | | | | | | | | | | | | | | | | | | | | |
| 40 | RESERVED | | | | | | | | | | | | | | | | | | | | | | | | |
| 41 | 2 | 77.01 | 36 | Russo Vincent J Builders | 0.34 | 0.34 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC | 0.00 | 0.00 | | | | | | | | | | |
| 42 | RESERVED | | | | | | | | | | | | | | | | | | | | | | | | |
| 43 | RESERVED | | | | | | | | | | | | | | | | | | | | | | | | |
| 44 | RESERVED | | | | | | | | | | | | | | | | | | | | | | | | |
| 45 | 10 | 78 | 13.05 | Pezzuti Kathleen & Frank | 0.68 | 0.68 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC, SUBDIV. | 0.00 | 0.00 | | | | | | | | | | |
| 46 | 10 | 78 | 13.06 | Jersey Shore Savings & Loan | 0.83 | 0.83 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC, SUBDIV. | 0.00 | 0.00 | | | | | | | | | | |
| 47 | 10 | 78 | 13.10 | Mittenberger Eugene | 0.76 | 0.76 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC, SUBDIV. | 0.00 | 0.00 | | | | | | | | | | |
| 48 | 10 | 78 | 13.13 | Mittenberger Eugene | 0.72 | 0.72 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC, SUBDIV. | 0.00 | 0.00 | | | | | | | | | | |
| 49 | 10 | 78 | 28 | Lewis Lane Assoc. | 0.28 | 0.28 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | LS NC, ACCESS | 0.00 | 0.00 | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | 22.60 | 4.90 | 0.00 | 17.60 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

ENVIRONMENTALLY SENSITIVE EXCLUSIONS:
WET - FRESHWATER WETLANDS
FLOODPL - 100-YEAR FLOODPLAIN

NOT SUITABLE:
LS - INADEQUATE LOT SHAPE, FRONTAGE, OR AREA
HS - HISTORIC SITE
NA - INADEQUATE ACCESS
NC - NEIGHBORHOOD CHARACTER
SUBDIV - APPROVED SUBDIVISION

TABLE 7
LOW AND MODERATE INCOME HOUSING
CREDITS, REDUCTIONS, AND ADJUSTMENTS
BOROUGH OF FAIR HAVEN: 1987 – 1999

| | | | |
|-------|--|--------------|-----|
| | | Total | |
| | | 156 | |
| I. | PRECREDITED NEED (COAH Municipal Number Summary, Oct 11, 1993) | | |
| II. | REHABILITATION COMPONENT | | |
| A. | Rehab. (Credits) | – 1 | 155 |
| B. | Rehab. Units (Developers Contribution) | – 0 | 155 |
| III. | CREDITS – Units Created Between 4/1/80 & 12/15/86 (N.J.A.C 5:93–3.2) | | |
| A. | Credits With Affordability Controls – Units Created Between 4/1/80 & Date Of Initial Petition. | – 0 | 155 |
| B. | Credits Without Affordability Controls – Units Created Between 4/1/80 & 12/15/86.* | – 0 | 155 |
| IV. | CREDITS – Alternative Living Arrangements (N.J.A.C 5:93–5.8) | | |
| A. | Residential Health Care Units | – 0 | 155 |
| B. | Group Homes | – 0 | 155 |
| C. | Boarding Homes | – 0 | 155 |
| D. | Congregate Care | – 0 | 155 |
| V. | CREDITS – Units Created After 12/15/86 (N.J.A.C 5:93–3.3) | | |
| A. | RCA Units | – 0 | 155 |
| B. | Units Constructed By Municipality | – 0 | 155 |
| C. | Units Built As A Result Of Zoning By Municipality | – 0 | 155 |
| VI. | REDUCTIONS – Units Approved In Fair Share Plan (1987–1993) | | |
| A. | RCA Units Funded But Not Built | – 0 | 155 |
| B. | Units Constructed By Municipality | – 0 | 155 |
| C. | Units Zoned or Approved By Municipality But Not Built | – 0 | 155 |
| VII. | RETROACTIVE RENTAL BONUSES | | |
| A. | Senior Citizen Rental Units (N.J.A.C 5:93–5.13(d)) | – 0 | 155 |
| B. | Rental Units (N.J.A.C 5:93–5.13(d)) | – 0 | 155 |
| VIII. | VACANT LAND ADJUSTMENT | – 135 | 20 |
| IX. | CALCULATED NEED 1993 – 1999 | 20 | |

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.

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 twenty 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 Fair Haven updates the vacant and undeveloped parcels in Fair Haven Borough (Table 6). The inventory is accompanied by a lot line base map of Fair Haven Borough which identifies, by block and lot, each parcel appearing on the inventory (Figure 1).

1. Tax assessment records and existing land use information was used to identify all vacant land parcels in Fair Haven Borough. The acreage of all parcels is based on Fair Haven Borough tax records.
2. A listing of the blocks and lots of the vacant parcels was compiled.

B. Step Two - Exclusion of Parcels

A process of excluding certain parcels, or portions of parcels, based on COAH's regulations (N.J.A.C. 5:93-4) was undertaken. The acreage of each excluded area is estimated.

1. N.J.A.C. 5:93-4.1(d)3 permits the exclusion of certain historic and architecturally important sites from consideration for Mount Laurel development. Exclusions for this category are shown in the column labeled "Other" on the Vacant Land Inventory and are noted in the "Exclusion Codes and Remarks" column.

2. N.J.A.C. 5:93-4.2(d)1 permits municipalities to exclude agricultural lands when the development rights to these lands have been purchased or restricted by covenant or pursuant to the "Agricultural Retention and Development Act". Fair Haven has taken no exclusions for agricultural lands under this section.
3. 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 15% (column labeled "Slope" on the Vacant Land Inventory), from consideration for Mount Laurel 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 Fair Haven 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 policies was done if the site could be excluded for other reasons.

Estimated acreage of environmentally sensitive parcels or portions of parcels in floodplain or wetlands was excluded from the total acreage in accordance with COAH regulations.
4. N.J.A.C. 5:93-4.2(D)4i permits the exclusion of additional lands (3% 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.
5. N.J.A.C. 5:93-4.2(d)5 allows COAH to also eliminate sites that are determined not suitable for low and moderate income housing. Fair Haven has excluded sites that are one acre or less in area based upon surrounding land use, existing neighborhood character, and the inability of small sites to be developed and yield a set aside of lower income units.
6. Consistent with COAH practices, land that is an approved site plan or subdivision (identified in the column labeled "Exclusion Codes and Remarks" on the Vacant Land Inventory) has been excluded.
7. COAH regulations specify that potential sites must be available, approvable, developable and suitable for the development of low and moderate income housing. Sites in Fair Haven Borough adjacent to incompatible land uses, and/or without appropriate access were excluded from the total acreage available for Mount Laurel

development and are identified as "Not Suitable" on 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 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 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 Mount Laurel development with the surrounding land use. Sites which abut land uses incompatible with Mount Laurel 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 Mount Laurel 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 6.0 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 twenty (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 obligation of the Borough for its fair share of the regional reallocated present and prospective lower income housing need is 0 dwelling units.
5. The Borough continues to have an indigenous need obligation to provide 21 low income housing units minus one credit for rehabilitation.

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

The potential for further development or redevelopment in Fair Haven is extremely limited. The Borough population declined from 5,679 residents in 1980 to 5,270 residents in 1990. In that period there was a modest increase in the total housing stock, from 1,935 dwelling units to 1,967 dwelling units.

CREDITS AND REDUCTIONS

The Borough may claim credits or reductions against its housing obligation based upon production or approval of or zoning for affordable units. The categories of available credits and their impact on the Fair Haven obligation are described below.

Alternative Living Arrangements

Alternative living arrangements are structures in which households live in distinct bedrooms yet share kitchen and plumbing facilities, central heat, and common areas. Class A, B, C, D, and E boarding homes regulated by the New Jersey Department of Community Affairs; residential health care facilities regulated by the New Jersey Department of Health; group homes for the developmentally disabled and mentally ill regulated by the New Jersey Department of Human Services; and congregate care facilities are examples of alternative living arrangements. No credits have been claimed by the Borough under this category.

Credits For Units Created Without Affordability Controls

The Borough may claim credit against its housing obligation for standard units constructed between April 1, 1980 and December 15, 1986 that are currently occupied by a low and moderate income household but which are not subject to affordability controls. No credits under this category have been claimed by the Borough in this plan, although the Borough reserves the right to review its records to determine whether any dwelling units produced in this period could qualify for credit.

Housing Rehabilitation Program

One dwelling unit in Fair Haven has been rehabilitated under the Monmouth County Housing Improvement Program since April 1990.

CONFORMITY WITH THE NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Planning Commission adopted the State Development/Redevelopment Plan in June 1992. An Executive Order of the Governor issued in 1994 directs all State agencies to utilize the State Plan as a coordinating document for the overall development of the State of New Jersey. The State Plan contains numerous general policies, as well as detailed mapping of policy areas. The Plan is intended to be utilized to coordinate and guide State infrastructure investments, and to help administer the Mount Laurel doctrine for low and moderate income housing. The Borough of Fair Haven cooperated with the Monmouth County Planning Board during the cross acceptance process for the State Plan.

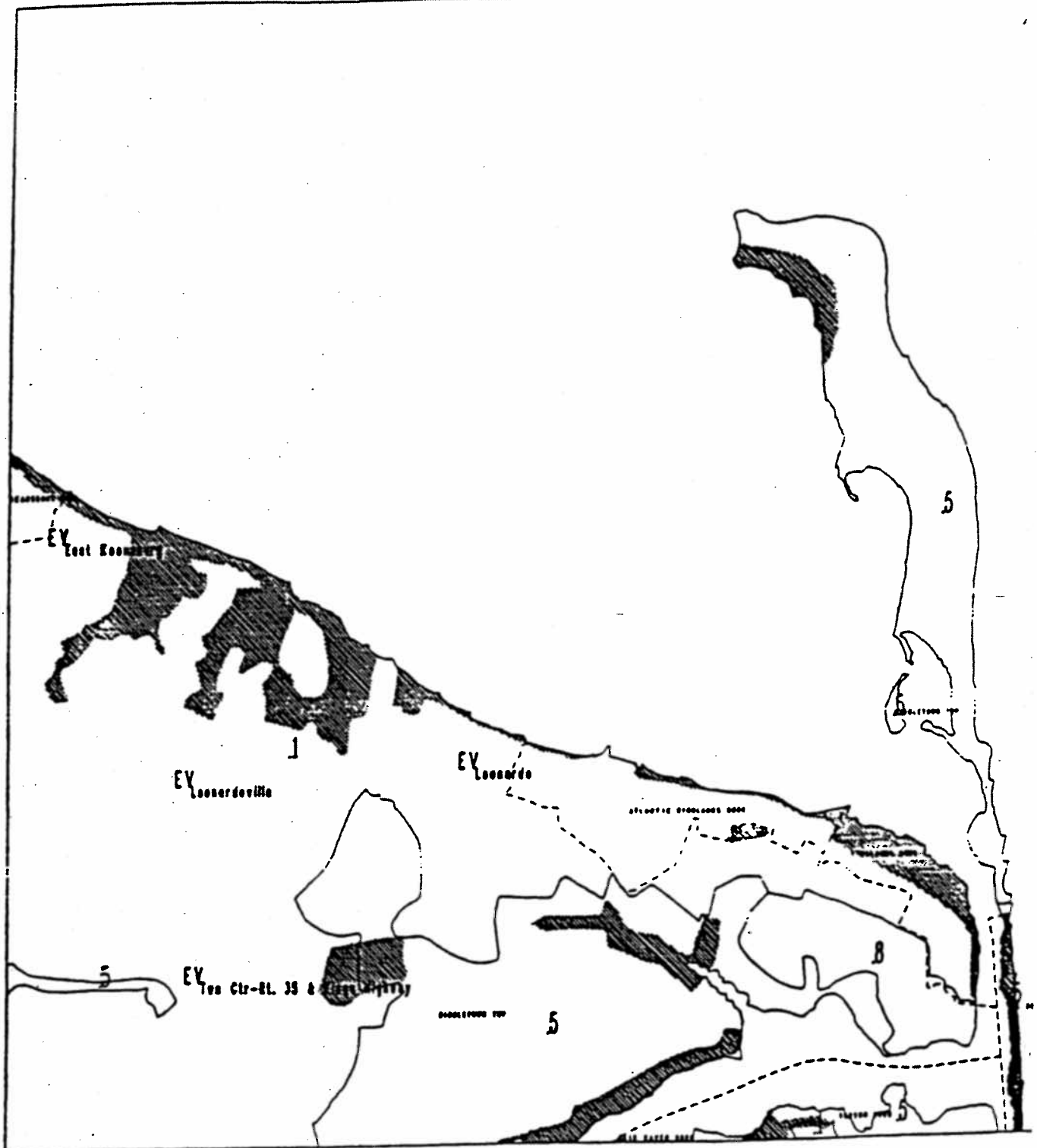
Fair Haven is located in the State Plan's PA-1, Metropolitan Planning Area, and PA-5, Environmentally Sensitive Planning Area (see Figure 2). In addition, Ridge Road in the Borough is designated CES (Critical Environmental Sites) by the State Plan. These designations support the adjusted fair share obligation in the Borough. Within the Metropolitan Planning Area, communities are fully developed or almost fully developed with little vacant land available for new development. The Environmentally Sensitive Planning Area in Fair Haven is located along the southern shore of the Navesink River. These locations are vulnerable to uncontrolled new development. The State Plan intends to maintain large contiguous areas of undisturbed habitat and open space to protect environmentally sensitive features for PA-5.

**RESOURCE PLANNING AND MANAGEMENT MAP (RPMW)
of the first
New Jersey State Development and Redevelopment Plan**

This is an official map of the first New Jersey State Development and Redevelopment Plan. It is a graphic representation of delineation, identification and designation systems applied through the Comprehensive Planning process.

**NEW JERSEY
STATE PLANNING COMMISSION
SEPTEMBER 24, 1993**

FIGURE 2



- PLANNING AREAS**
- 1- Metropolitan Planning Area
 - 2- Suburban Planning Area
 - 3- Fringe Planning Area
 - 4- Rural Planning Area
 - 10- Rural Environmentally Sensitive Planning Area
 - 6- Environmentally Sensitive Planning Area
 - 9- Park
 - 11- Military Areas

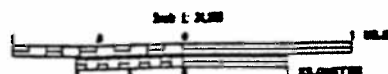
- 10- Placeland/Hockanock Reservations Management Areas
- 11- Military Areas

- CENTERS**
- UC- Urban Center
 - EC- Existing Regional Center
 - PC- Planned Regional Center
 - TC- Town
 - EV- Existing Village
 - PC- Planned Village
 - EC- Existing Suburb
 - PC- Planned Suburb
- LEGEND**
- Center Boundary
 - Ecological Boundary
 - Critical Environmental/Historic Sites

I certify that this copy of the Resource Planning and Management Map was adopted and approved by the New Jersey State Planning Commission on September 24, 1993.

Robert Shapiro, Secretary

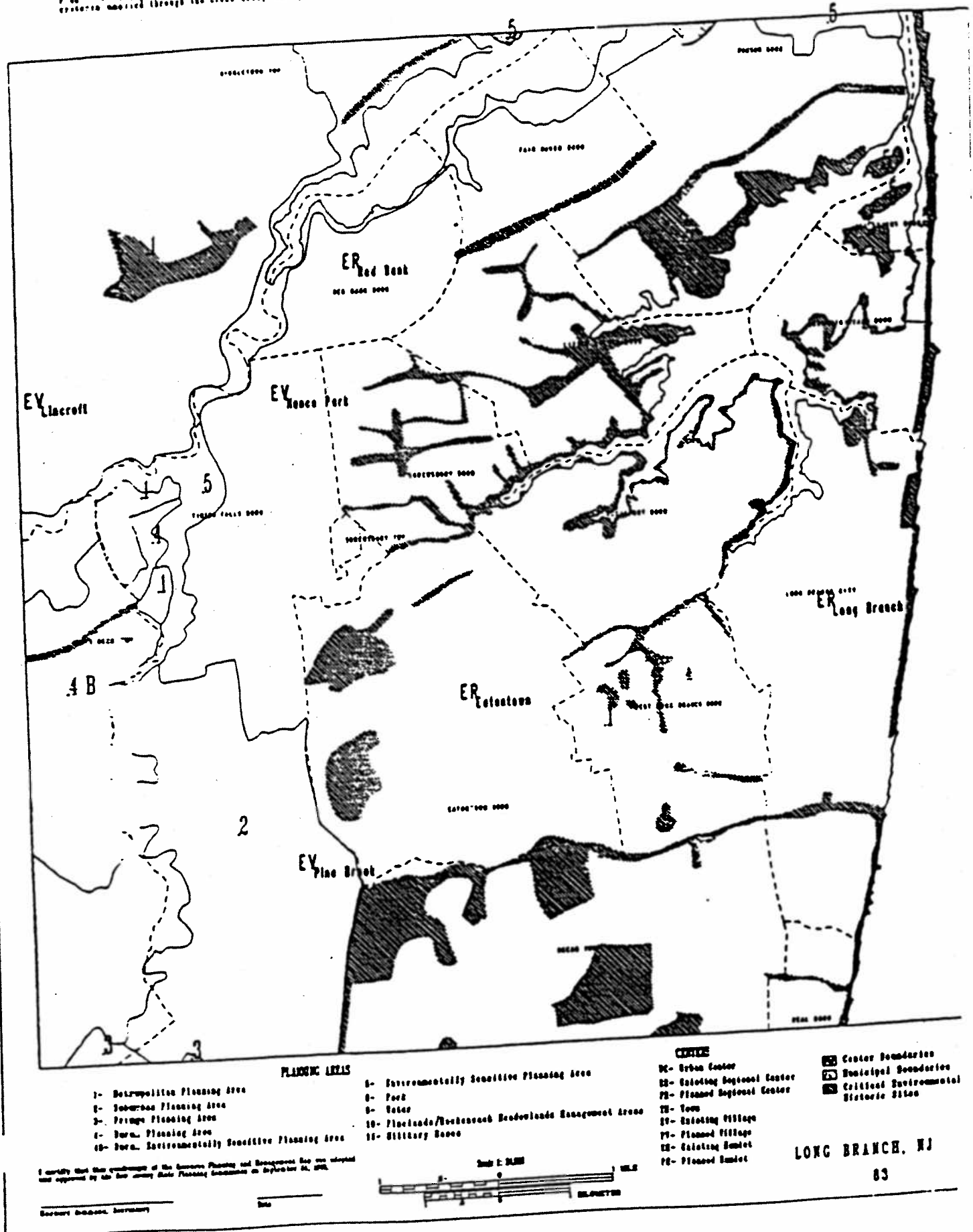
Map



SANDY HOOK, NJ-NY

This is an official map of the State of New Jersey. It is a graphic representation of the State's official position on the subject of land use and development. It is not a map of the State's political boundaries. It is a map of the State's official position on the subject of land use and development. It is not a map of the State's political boundaries.

FIGURE 2 (cont'd)



The Ridge Road Corridor is designated as a critical environmental/historic site. Critical environmental/historic sites are locations that are less than one square mile in area and are to be protected to the same level and under the same policies as PA-5, the Environmentally Sensitive Planning area.

FAIR SHARE PLAN

The fair share plan is that plan or proposal in a form that may readily be converted into an ordinance by which the Borough will satisfy its obligation to create a realistic opportunity to meet its share of the regional low and moderate income housing needs.

Based on the Borough's fully developed residential character, environmentally sensitive lands and lack of sites for the development of new low and moderate income housing, the obligation of the Borough to provide for its Mt. Laurel fair share need is best achieved through the rehabilitation of the existing housing stock.

The Fair Share Plan has the following components:

- The Borough will coordinate with the Monmouth County Housing Improvement Program to publicize the availability of housing rehabilitation funds for eligible lower income Borough households. Information on this program will be maintained at Borough Hall in the office of the Borough Clerk and the Borough will assist eligible residents in applying for County funds. No ordinance revisions are needed to implement this component of the Borough Plan. The Borough objective is at least two housing rehabilitations a year under the County program.
- The current ordinance provisions supporting lower income housing rehabilitation will be maintained as a feature of the Borough development regulations.
- The Borough should monitor the availability of public funding for housing rehabilitation and participate in those programs that would improve the housing opportunities for the lower income residents of the Borough.

**APPENDIX A - RENTAL AND SALES PRICES FOR
LOW AND MODERATE INCOME HOUSEHOLDS**

TABLE A-1 FAIR HAVEN 1996 RENTAL HOUSING RATES 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% Avg. (NJAC 5:93-7.4 (b))

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

Monthly Maximum Affordable Rental Rates (1)

| | 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 | \$837.20 | \$869.40 | \$933.79 | \$998.19 | \$1,062.59 |

(1) Assume 30 percent of monthly gross income.

Prepared By: T&M Associates June, 1996

TABLE A-2 FAIR HAVEN 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% Avg. (NJAC 5:93-7.4 (b))

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

Maximum Moderate Income Affordable Unit Sales Prices

| | 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 | \$1,045.33 | \$1,087.15 | \$1,128.96 | \$1,212.59 | \$1,296.21 | \$1,379.84 |
| (-) Property Insurance (1) | \$20.00 | \$20.00 | \$20.00 | \$20.00 | \$20.00 | \$20.00 | \$20.00 | \$20.00 | \$20.00 | \$20.00 |
| Mortgage/Month (2) | \$545.15 | \$585.18 | \$625.21 | \$705.28 | \$785.35 | \$817.37 | \$849.40 | \$913.45 | \$977.51 | \$1,041.56 |
| (-) Mortg. Ins./Month (3) | \$23.77 | \$25.52 | \$27.26 | \$30.76 | \$34.25 | \$35.64 | \$37.04 | \$39.83 | \$42.63 | \$45.42 |
| (-) Property Tax/Month (4) | \$142.81 | \$153.30 | \$163.79 | \$184.76 | \$205.74 | \$214.13 | \$222.52 | \$239.30 | \$256.08 | \$272.86 |
| 5% Downpayment Required | \$3,566 | \$3,828 | \$4,090 | \$4,613 | \$5,137 | \$5,347 | \$5,556 | \$5,975 | \$6,394 | \$6,813 |
| Max. Sales Price | \$71,318 | \$76,555 | \$81,792 | \$92,267 | \$102,741 | \$106,931 | \$111,121 | \$119,501 | \$127,880 | \$136,260 |

Maximum Low Income Affordable Sales Unit Prices

| | 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) | \$334.97 | \$359.99 | \$385.01 | \$435.06 | \$485.10 | \$505.11 | \$525.13 | \$565.16 | \$605.20 | \$645.23 |
| (-) Mortg. Ins./Month (3) | \$14.61 | \$15.70 | \$16.79 | \$18.97 | \$21.15 | \$22.03 | \$22.90 | \$24.65 | \$26.39 | \$28.14 |
| (-) Property Tax/Month (4) | \$87.75 | \$94.31 | \$100.86 | \$113.97 | \$127.08 | \$132.33 | \$137.57 | \$148.06 | \$158.55 | \$169.03 |
| 5% Downpayment Required | \$2,191 | \$2,355 | \$2,518 | \$2,846 | \$3,173 | \$3,304 | \$3,435 | \$3,697 | \$3,959 | \$4,221 |
| Max. Sales Price | \$43,822 | \$47,095 | \$50,369 | \$56,915 | \$63,462 | \$66,081 | \$68,699 | \$73,936 | \$79,174 | \$84,411 |

* 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 2.403 @ 100.00% equalization ratio for Fair Haven in 1996.

MASTER PLAN AMENDMENT

Land Use Element
Historic Preservation Element

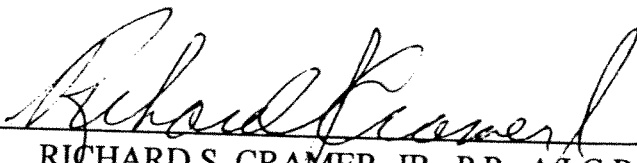
BOROUGH OF FAIR HAVEN
Monmouth County, New Jersey

September 17, 1997

PREPARED BY



11 TINDALL ROAD
MIDDLETOWN, NJ 07748



RICHARD S. CRAMER, JR., P.P., A.I.C.P.
New Jersey License No. 02207

The original of this document has been signed and sealed in accordance with New Jersey Law.

INTRODUCTION

This amendment revises the Land Use Element and the Historic Preservation Element of the Borough of Fair Haven Master Plan, adopted August 1991, to recommend that the Borough zoning ordinance designate and regulate the historic district of the Borough and the Fisk Chapel in accordance with design criteria and guidelines prepared by the Historic Preservation Commission and approved by the Borough Council. The amendment further revises the historic preservation element to identify the standards to be used to assess the worthiness for historic site or historic district identification and to analyze the impact of the other Master Plan components on historic sites and districts. The land use element is further amended to revise Figure 9 to classify the major public lands and public waterfront access points as a public use district and to recommend an R-5 single family residential land use classification for an area south of Third Street along William Street and Allen Street.

Master Plan text to be deleted is bracketed and lined out [~~thus~~]; new text is underlined.

The Land Use Element is hereby amended and supplemented to read as follows:

The Land Use Plan Element of the Fair Haven Master Plan is comprised of residential and business districts.

The Land Use Element (Figure 9) indicates the locations of Land Use types within the Borough of Fair Haven. It is intended in every zoning district that the minimum requirements of each district be conformed with, inclusive of environmentally sensitive areas which must be designed around rather than cleared or intruded upon.

The Plan also recognizes that future development should be the continuation of the existing zoning except for those changes recommended in this element. This does not mean every new development will conform to its neighboring uses, but that the changes should adhere to the Zoned District in which it lies as closely as possible. The Plan anticipates all remaining development within the Borough will be served by public water and sewer facilities. The capacity of existing public facilities may limit any future increase of zoning densities.

The Land Use Plan Element proposes to eliminate the R-10B Zoned District. The R-10B Zoned District will be changed to the R-10A Zoned District, which has identical bulk area requirements, except for a minor

difference in the side yard setback requirements. The land use element is further amended to revise Figure 9 to classify the major public lands and public waterfront access points as a public use district and to recommend an R-5 single family residential land use classification for an area south of Third Street along William Street and Allen Street. The Plan intends to continue with the remaining zoning districts except as otherwise noted.

~~[It is recommended that environmentally sensitive areas not receive density credit. The "severe" conditions where development cannot occur are proposed to receive no credit (floodways, wetlands, and slopes 15 percent and over.) Every lot proposed for development should be suitable for its intended use and have sufficient developable area, unconstrained by floodways, wetlands, and slopes 15% and over, to permit the placement of the principal building, accessory structures, and provide useable open space, in conformance with the requirements of the zone district.~~

The Borough should undertake a complete review of the Zoning Ordinance of Fair Haven to propose revisions that preserve the existing character of its residential and commercial areas and protects the remaining open space from future development. Included in such a review will be standards relating to lot coverage, building heights, corner lots, front and side yard definitions, and general review of frontage and setback requirements.

~~It is also recommended that the Borough amend the Zoning Ordinances and require the minimum lot sizes to be met outside the wetland areas and the minimum yard areas to be measured between the building and the edge of the wetland buffer area thereby eliminating any use of the yard or future expansion of dwellings.~~

It is also recommended that all corner lots in all Zoned Districts be required to have minimum lot areas 25 percent larger than that required for an internal lot in the same zoned district and that the proposed dwelling meet the front setback requirements from both streets.

It is also proposed that the Borough amend the zoning ordinances to include floor area ratio in the business and residential districts. A floor area ratio takes the total floor area in a building and compares it to the total area of the site on which the building is located. For example, a floor area ratio of 0.20 (or 20 percent) means that the total floor area in the building can be equal to no more than 20 percent of the lot, e.g. a 10,000 square

foot lot can have no more than 2,000 square feet of floor area, regardless of the number of stories in the building. A floor area ratio (FAR) will help to reduce the building footprints, thus allowing more area for on-site parking and open space. For residential zones, it is also recommended that a maximum total floor area be specified.

It is recommended that an Historic [Area] District be established (Figure 10) and that the Fisk Chapel on Cedar Avenue be designated as an historic site. It is further recommended that the historic district and the historic site be designated and regulated through the zoning ordinance as an historic district overlay zone to the recommended land use categories shown in this land use element (Figure 9). This approach is needed to encourage development and building practices which are sensitive and complementary to the unique character of the historic area and to preserve the integrity of the historic district and historic sites. The establishment of the Historic District will not limit or restrict the use of property by owners beyond current zoning requirements nor require adherence to any architectural standards or ordinances. The Borough Historic Preservation Commission has prepared design guidelines for the historic district and the Fisk Chapel. These guidelines should be adopted as the design criteria of the historic district.

It is recommended that a [Conservation] Public Use District be established [(Figure 11)] to include [parks, open waters, and flood hazard areas] the major public lands and public waterfront access points and that a flood hazard overlay zone be established to regulate the flood hazard areas of the Borough. [These environmentally sensitive and open space area shall be protected from future development, except for parks, which may see expansion of existing facilities to provide for better quality and a wider range of facilities for Borough residents.] The Public Use District will guide the use of public lands for parks and community facilities for the use and benefit of Borough residents.

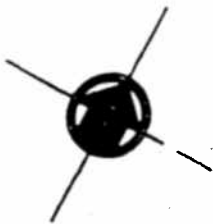
It is recommended that the Borough establish an Architecture Advisory Committee to encourage aesthetic development and redevelopment of the Borough's commercial and municipal properties. The Committee's primary purpose will be to assist the Planning Board by reviewing and commenting on architectural plans and elevations, color, material selection and signage. The Committee will serve strictly in an advisory capacity and its recommendations will be non-binding. The Committee will be composed of members of the Planning Board, the Historic Committee, and other qualified Fair Haven residents.

It is recommended that the Borough seek to improve the waterfront access along the Navesink River for future use by its citizens. It is also recommended that the Borough improve the Public Boat Ramp to maximize the public access to the riverfront area.

It is also recommended that the Borough, together with the Businessman's Association, encourage commercial property owners in the Fair Haven Business District to improve and/or refurbish their properties.

N A V E S I N K

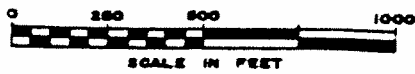
R I V E R



HISTORICAL DISTRICT PLAN



HISTORICAL DISTRICT



SCALE IN FEET

FIGURE 10

MASTER PLAN

BOROUGH OF FAIR HAVEN
MONMOUTH COUNTY, NEW JERSEY

The Historic Preservation Element is supplemented to include the following sections to identify the standards used to assess the worthiness for historic site or district classification and analyze the impact of the other Master Plan components on the preservation of historic sites and districts and to designate the historic sites of the Borough of Fair Haven.

STANDARDS FOR HISTORIC CLASSIFICATION

The following standards should be used to assess the worthiness of a site or district for historic classification:

1. It is associated with events that have made a significant contribution to the broad patterns of Borough, county, state, or national history; or
2. It is associated with the lives of persons significant in the past; or
3. It embodies the distinctive characteristics of a type, period, style, or method of construction, or that it possesses high artistic values, or that it represents a significant and distinguishable entity whose components may lack individual distinction; or
4. It has yielded, or may be likely to yield, information important in prehistory or history; or
5. It exhibits scenic, historic, architectural, archaeological, or cultural features which make a significant contribution to the town scape of the Borough.

DESIGNATION OF HISTORIC SITES

The boundaries of the designated historic district of the Borough are shown on Figure 10, Historical District Plan. The designated historic sites of the Borough are identified below:

| <u>Monmouth County</u> | |
|------------------------|---|
| <u>Historic Sites</u> | |
| <u>Inventory #</u> | <u>Location</u> |
| <u>1313-1-1</u> | <u>35 Clay Street</u> |
| <u>1313-1-2</u> | <u>Charles Williams House</u> |
| | <u>78 DeNormandie Avenue</u> |
| <u>1313-1-3</u> | <u>36 Fair Haven Road</u> |
| <u>1313-1-4</u> | <u>40 Fair Haven Road</u> |
| <u>1313-1-5</u> | <u>44 Fair Haven Road</u> |
| <u>1313-1-6</u> | <u>50 Fair Haven Road</u> |
| <u>1313-1-7</u> | <u>55 Fair Haven Road</u> |
| <u>1313-1-8</u> | <u>65 Fair Haven Road</u> |
| <u>1313-1-9</u> | <u>70 Fair Haven Road</u> |
| <u>1313-1-10</u> | <u>75 Fair Haven Road</u> |
| <u>1313-1-11</u> | <u>81 Fair Haven Road</u> |
| <u>1313-1-12</u> | <u>93 Fair Haven Road</u> |
| <u>1313-1-14</u> | <u>777 River Road</u> |
| <u>1313-1-15</u> | <u>Forman Smith House</u> |
| | <u>867 River Road</u> |
| <u>1313-2</u> | <u>Fisk Chapel/A.M.E. Bethel Church</u> |
| | <u>25 Cedar Street</u> |
| <u>1313-6</u> | <u>Shrewsbury River Yacht Club</u> |
| | <u>925 River Road</u> |

IMPACT OF OTHER MASTER PLAN COMPONENTS ON THE PRESERVATION OF THE HISTORIC SITE AND DISTRICT

With respect to the impact of the other Master Plan components on the preservation of the historic district and site, the recommendation of the land use element for historic district zoning and site designation will have a direct and positive impact on preservation. At this time, the other components do not have a direct foreseeable impact on historic preservation.

MASTER PLAN REEXAMINATION REPORT

BOROUGH OF FAIR HAVEN
MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR
FAIR HAVEN BOROUGH PLANNING BOARD

September 17, 1997

PREPARED BY



11 TINDALL ROAD
MIDDLETOWN, NJ 07748

A handwritten signature in black ink, appearing to read 'Richard S. Cramer, Jr.', written over a horizontal line.

RICHARD S CRAMER, JR., P.P.
LICENSED PROFESSIONAL PLANNER - NO. LI02207

The original of this document has been signed and sealed in accordance with New Jersey Law.

BOROUGH OF FAIR HAVEN MASTER PLAN REEXAMINATION 1997

INTRODUCTION

The Fair Haven Borough Planning Board has undertaken a general reexamination of the Fair Haven Master Plan and Development Regulations pursuant to the New Jersey Municipal Land Use Law (N.J.S.A. 49:55D-89). This report presents the findings and recommendations of the reexamination.

As required by law, this reexamination report addresses the following:

- *The major problems and objectives relating to land development in Fair Haven at the time of the adoption of the last reexamination report.*
- *The extent to which the problems or objectives have been reduced or have increased subsequent to the date of adoption of the last reexamination report.*
- *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.*

- *The specific changes recommended for the Fair Haven master plan, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.*
- *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 (C.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.*

1. THE MAJOR PROBLEMS AND OBJECTIVES AT THE TIME OF THE LAST REEXAMINATION

The last reexamination report of the Borough was approved by the Planning Board in 1991 at the time of the adoption of the current Borough Master Plan. The 1994 reexamination report did not identify any major problems. It noted that development within the Borough had been modest and indicated that the Borough had undertaken to review, revise, and update the Master Plan. The updated plan, adopted in August 1991, sets forth the following objectives for the Borough:

- *To encourage Borough action to guide the appropriate use of all lands in a manner which will promote the public health, safety, and general welfare;*
- *To secure safety from fire, flood, and other natural and manmade disasters;*

- *To provide adequate air and open space;*
- *To ensure that the development of Fair Haven does not conflict with the development and general welfare of neighboring municipalities;*
- *To provide sufficient space in appropriate locations for recreational uses and open space to meet the needs of all Borough residents;*
- *To encourage transportation routes which will promote the free flow of traffic while discouraging facilities which would result in congestion;*
- *To promote the conservation of open space and valuable natural resources, and to prevent degradation of the environment through the improper use of the land;*
- *To preserve existing residential neighborhoods and reinforce the residential small-town character with a central business district.*

MASTER PLAN RECOMMENDATIONS

The major recommendations of the in the 1991 Master Plan included:

Land Use Element

- *Undertake a complete review of the zoning ordinance to propose revisions that preserve the existing character of residential and commercial areas*

- *Require the minimum lots sizes to be met outside the wetlands areas and the minimum yard areas to be measured between the building and the edge of the wetlands or the buffer area.*
- *Increase the minimum area requirements for corner lots and require that the dwelling meet the setback requirement from both streets.*
- *Include a floor area ratio limit in the business district.*
- *Establish an historic district that will not limit property use or require adherence to architectural standards.*
- *Establish an Architecture Advisory Committee.*
- *Improve waterfront access to the Navesink River.*
- *Encourage commercial property owners in the Fair Haven Business District to improve or refurbish their properties.*

Housing Element

- *Implement a Certificate of Occupancy requirement for the sale or rental of any home.*
- *Review compliance in meeting the State affordable housing objectives.*

Circulation Element

- *Encourage New Jersey Transit to maintain its regularly scheduled bus service along River Road.*
- *Work with business owners along River Road to connect a series of existing Parking Lots across the rear of the commercial lots in the Olde Fair Haven Business District.*
- *Eliminate conditions in the business districts which require backing out onto River Road.*

Community Facilities Element

- *Refurbish the municipal complex and Bicentennial Hall.*
- *Establish a maintenance routine for cleaning and repairing the Borough storm drainage facilities.*
- *Study the regionalization or sharing of facilities with neighboring Boroughs as a means of providing a more efficient and effective level of municipal services.*
- *Support a capital improvement program to maintain, improve, and repair streets, curbs, and sidewalks.*

Utilities Element

- *Monitor the service and repair of all utilities to assure adequate and efficient service and prompt and satisfactory restoration of paving, curbing, sidewalks, and grass areas.*

Recreation and Conservation Element

- *Develop a comprehensive recreation plan for future maintenance and improvement to the fields and nature trails at Fair Haven Fields.*

Recycling Element

- *All future development is to conform to the Recycling Ordinance and the Solid Waste Management Plan.*
- *Study the regionalization or sharing of facilities with neighboring Boroughs as a means of providing a more efficient and effective level of municipal services.*
- *Require gasoline stations to recycle used oil.*
- *Encourage alternate recycling methods and programs to reduce the volume and cost of solid waste management.*

2. THE EXTENT TO WHICH PROBLEMS OR OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 1994

In general, the objectives of the 1991 Master Plan continue to be valid. The issues identified in the Master Plan continue to concern the Borough. The Borough has undertaken to revise the Borough development regulations to address issues and recommendations made by the 1991 Master Plan.

The Borough has become increasingly concerned with the intensification of development in its established residential neighborhoods through building expansions and infill development that is out-of-scale, oversized, and out of character with the neighborhood. The Borough is concerned that such residential property modifications and building expansions adversely impact the visual environment of the neighborhood and the privacy and enjoyment of neighboring residences. Over-development impairs the visual environment of the neighborhood, reduces open space, and is disruptive of a zoning plan to provide sufficient space for a variety of housing opportunities within the Borough to all income levels. The larger lot districts within the Borough provide an opportunity for larger dwellings; the smaller lot zones provide an opportunity for smaller dwellings and less expensive housing. The Borough is desirous of maintaining a varied housing stock affordable to all income groups.

3. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES

ASSUMPTIONS, POLICIES, AND OBJECTIVES

Most of the assumptions, policies, and objectives of the master plan have not significantly changed. Important policy changes include the following:

- *Designate and regulate the historic district as a zoning district with historic design criteria and guidelines pursuant to N.J.S.A. 40:55D-65.1.*
- *Empower the Historic Preservation Commission to issue reports on development applications pursuant to N.J.S.A. 40:55D-111.*
- *Establish a Public Use zoning district for the important public lands within the Borough.*

DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES AND HOUSING CONDITIONS

There have been no significant changes in the assumptions, policies, and objectives of the master plan or development regulations related to the density and distribution of population and land uses and housing conditions.

CIRCULATION, CONSERVATION, AND RECYCLING

There have been no significant changes in the assumptions, policies, and objectives of the master plan or development regulations related to circulation, conservation, and recycling.

CHANGES IN STATE, COUNTY, AND MUNICIPAL POLICIES AND OBJECTIVES

There have been no changes to State and County plans and regulations that alter the assumptions, policies and objectives that form the basis for the Borough Master Plan and Development Regulations. However, there are State initiatives that impact upon Borough planning and regulation. These initiatives and their relationship to the Borough Plan and regulations are reviewed below.

THE NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Planning Commission adopted the State Development/Redevelopment Plan in June 1992. An Executive Order of the Governor issued in 1994 directs all State agencies to utilize the State Plan as a coordinating document for the overall development of the State of New Jersey. The State Plan contains numerous general policies, as well as detailed mapping of policy areas. The plan is intended to be utilized to coordinate and guide State infrastructure investments, and to help administer the Mount Laurel doctrine for low and moderate income housing. The State Plan map identifies the following policy areas within Fair Haven:

1. Most of Fair Haven is designated as part of metropolitan planning area (PA-1). This planning area includes communities that are almost fully developed with little vacant land available for new development. The concerns for PA-1 are growing fiscal constraints that may lead to a need to regionalize an increasing number of services and systems, rehabilitation of aging infrastructure, and future redevelopment.

2. The area of Fair Haven along the Navesink River has been included as part of PA-5, Environmentally Sensitive Planning Area. PA-5 is described as a large contiguous land area with valuable eco-systems and wildlife habitats.
3. In addition to the PA-5 designation, the State Plan identifies Ridge Road as a critical environmental/historic site within Fair Haven.

In 1997, the State will be initiating revisions to the State Plan which will require the cross-acceptance of municipalities and counties. Fair Haven should actively review the revised State Plan, determine its impact on the Borough, and develop a position on the relevant State policies and mapping that it should present to the County and the State through the cross-acceptance process.

MONMOUTH COUNTY PLAN

The plan adopted by the Monmouth County Planning Board is entitled "The Monmouth County Growth Management Guide". This document, was originally adopted in 1982 and was reviewed by the Borough at the time of the 1988 reexamination report and master plan adoption.

UNIFORM SITE IMPROVEMENT STANDARDS

In 1993, the New Jersey Uniform Site Improvement Standards Act was signed into law and on June 3, 1997 detailed State standards implementing the Act went into effect. The Act requires that all municipalities follow the State standards in residential development for design and construction of public improvements, such as streets, roads, parking, sidewalks, drainage structures and utilities.

CAFRA AMENDMENTS OF 1993

In July 1993, the enabling legislation for the New Jersey Coastal Area Facilities Review Act was amended to subject new development proposed on a beach or dune to review by the New Jersey Department of Environmental Protection and Energy. The State's review regulatory threshold, which used to be 25 or more dwelling units or non-residential projects of 300 or more parking spaces, has been changed. A tier system of review based upon the proximity of the development to the mean high water line of tidal waters, beach, or dune will be used in future.

FRESHWATER WETLANDS REGULATIONS

The State of New Jersey has assumed jurisdiction for the Federal 404 program and the NJDEP is the lead agency for authorizing wetlands permits within the State. As of March 2, 1994, anyone conducting activities in or adjacent to a wetland, must hold a valid permit from the State of New Jersey Department of Environmental Protection. Previous exemptions to the State Freshwater Wetlands Protection Act, including exemptions from the transition areas, are null and void. With some exceptions to the end of 1994, development near a freshwater wetland will be subject to the minimum transition area (buffer) requirement. The New Jersey Department of Environmental Protection has produced aerial mapping of freshwater wetlands within the State of New Jersey.

AMERICANS WITH DISABILITIES ACT (ADA)

The Americans with Disabilities Act is a federal law which was enacted to assure access by disabled Americans to public facilities and services. Local government operation and public facilities are affected by these regulations. The design, improvement, or operation of public facilities, including buildings, public streets, and recreation areas, are impacted

by ADA. Future improvements and developments, should be arranged to be accessible to all persons, including those with disabilities.

COUNCIL ON AFFORDABLE HOUSING

In 1993, the Council on Affordable Housing (COAH) revised its fair share calculations and housing allocations for each municipality. Fair Haven has been allocated a fair share obligation of 156 low and moderate income dwelling units for the period 1987 to 1989. The Borough will need to address this revised obligation.

4. RECOMMENDED CHANGES

1. As a result of this reexamination, the following specific changes are recommended to the Borough Master Plan:
 - A. The housing plan element should be revised to address the Borough fair share of the regional need for low and moderate income housing as recalculated by the Council on Affordable Housing for the period 1987-1999.
 - B. The land use element should be amended to recommend designating and regulating the historic district as a zoning district pursuant to N.J.S.A. 40:55D-65.1; to identify important public lands within the Borough as a public use district; and to plan the area of William Street and Allen Street for R-5 use.
2. As a result of this reexamination, a new updated land use ordinance should be prepared setting forth the zoning, subdivision, site plan, procedural, and

administrative regulations of the Borough. The new development regulations should address the recommendations of the 1991 Master Plan, the recommendations made by amendments to the 1991 Master Plan, and revisions made to the Municipal Land Use Law since 1991. The recommended development regulations are attached hereto and are entitled Draft Development Regulations of the Borough of Fair Haven and dated September 17, 1997. The recommended regulations include, but are not limited, to the following:

- A. A zoning map establishing a public use district for the important-public lands in the Borough including parks and waterfront access; an historic district; and establishing an R-5 zone along William Street and Allen Street.
- B. A schedule of permitted uses for residential and nonresidential districts.
- C. A schedule of area, yard and building requirements to more effectively control the intensity of development within the Borough. The schedule will include, but is not limited to: standards for maximum lot coverage; maximum building coverage; maximum floor area ratio; and maximum residential dwelling unit area.
- D. Conditional use provisions for places of worship, lodges, meeting halls, and clubs for social and service organizations; public utilities; motor vehicle service stations and motor vehicle repair garages; and mixed use residential.
- E. Detailed general zoning provisions that include, but are not limited to, standards for building orientation and fenestration; accessory building size and

structure location such as garages, sheds, driveways and recreational equipment and structures; home occupations; boat and vehicle storage; and other items.

F. Detailed provisions for land use administration, the processing of applications, performance guarantees and inspections, and improvement standards and specifications for subdivisions and site plans.

G. Separate zone district standards and requirements for corner lots to specify that such lots meet the minimum front yard setback requirement from both streets; that corner lots be larger than interior lots in the same zone district; and that a corner lot include a minimum rear yard.

5. RECOMMENDATIONS ON REDEVELOPMENT PLANS

There are no locations at this time for which the Planning Board recommends incorporation of an adopted redevelopment plan nor is there a need at this time for any Master Plan or regulatory revision to effectuate a redevelopment plan.

Master Plan Amendment

CIRCULATION PLAN ELEMENT

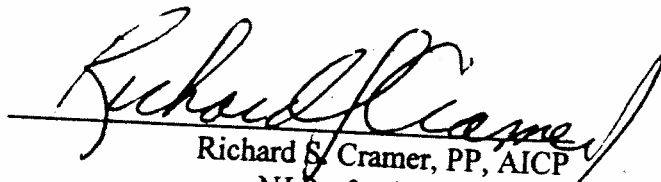
BOROUGH OF FAIR HAVEN

Monmouth County, New Jersey

Prepared April 2, 1998 by:

T & M ASSOCIATES

Eleven Tindall Road
Middletown, New Jersey 07748


Richard S. Cramer, PP, AICP
NJ Professional Planner
License No. 02207

Adopted on April 14, 1998
By the Fair Haven Planning Board

The original of this document has been signed and sealed in accordance with N.J. Law.

**RESOLUTION OF THE BOROUGH OF FAIR HAVEN
PLANNING BOARD ADOPTING THE AMENDMENT TO
THE MASTER PLAN TO INCORPORATE THEREIN THE
CIRCULATION PLAN ELEMENT**

WHEREAS, N.J.S. 40:55D-89 requires the Planning Board of each municipality to re-examine its Master Plan and Development Regulations at intervals of every six years, and

WHEREAS, after careful consideration the Planning Board of the Borough of Fair Haven did re-examine the Borough's Master Plan and furthermore, conducted a Public Hearing with respect to same on February 10, 1998; and

WHEREAS, at the March 10, 1998 meeting of the Planning Board of the Borough of Fair Haven, a resolution adopting the Re-examination Report of the Master Plan together with the Housing Plan, Fair Hare Plan, Land Use and Historic Preservation Elements was moved, seconded and approved by the Planning Board; and

WHEREAS, said Master Plan failed to amend the re-examination of the Circulation Plan Element, and in order to make the Re-examination report complete, the Planning Board of the Borough of Fair Haven was desirous in doing so and in order to accomplish same, a Public Hearing after noticing same in the newspaper was held at the regular meeting of the Fair Haven Planning Board on April 14, 1998 at which time members of the public were given the opportunity to comment upon said Circulation Plan Element; and

WHEREAS, after duly considering same, the Planning Board of the Borough of Fair Haven moved to incorporate the Circulation Plan Element and make the same a part thereof of the Re-examination Report of the Master Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Fair Haven, that the Circulation Plan Element is hereby adopted as required by law and will be included by reference with the Re-examination Report together with the Housing Plan, Fair Share Plan, Land Use and Historic Preservation Elements annexed thereto.

BE IT FURTHER RESOLVED that a true copy of this resolution incorporating the Circulation Plan Element with the Re-examination Report together with the Housing Plan, Fair Share Plan, Land Use and Historic Preservation Elements annexed thereto shall be forwarded to the Monmouth County Planning Board, and the Municipal Clerk of the surrounding municipalities including Rumson, Little Silver and Red Bank and that a notice of this decision be published in the local newspaper;

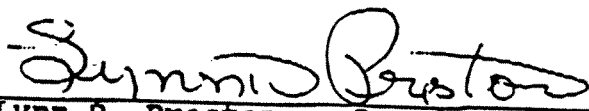
BE IT FURTHER RESOLVED that a copy of this resolution also be forwarded by the Board Secretary to the Mayor and Council of the Borough of Fair Haven together with the recommendations of the Planning Board that the Re-examination Report include the Circulation Plan Element.

The above resolution was moved, seconded and carried by the following vote:

AYES: Dunigan, Fuller, Ingle, Hinton, Lancton, Christie,
O'Leary, Brenner
NEYS: None

CERTIFICATION

I hereby certify that the foregoing is a true copy of the Resolution made by the Planning Board of the Borough of Fair Haven on this 14th day of April, 1998.


Lynn D. Preston Board Secretary

EXECUTIVE SUMMARY

This is an amendment to the Borough circulation plan element as previously adopted in August 1991. The amendment recommends right-of-way standards for the widening of streets within the Borough.

The Master Plan text to be deleted is shown as ~~strikeout thus~~. Proposed text is underlined thus.

PLANNING BACKGROUND DATA - CIRCULATION

Fair Haven Borough consists of a street circulation system which includes 2 minor arterial roads (River Road, Ridge Road), 3 major collector streets (Hance, Fair Haven and Buena Vista Roads) and local (municipal) streets, as shown on Figure 6. The arterial streets are integral elements of the New Jersey State and Monmouth County roadway systems. All are currently carrying traffic volumes at or in excess of their design capacity and traffic volumes* are expected to increase in the region by the year 2000.

There are several locations within the Borough where the roadway system lacks sufficient width to permit normal vehicular traffic flow. This condition inhibits traffic from passing on the right when left turning vehicles are stopped waiting for a gap in the flow of on-coming traffic.

The limiting width of pavement also exhibits traffic flow inconveniences in areas where curbside vehicular parking is permitted. Vehicles traveling in opposite directions cannot pass each other in these areas.

Public transit services are provided by New Jersey Transit Authority along River Road and the Special Citizen Area Transportation (S.C.A.T.) which offers door to door service to special citizens for doctor and hospital appointments, food shopping, and mall shopping throughout Monmouth County. Commuter rail service to Newark and New York, and south to Bay Head, is provided by the New Jersey Transit Authority with stations located in Red Bank at Monmouth and Ridge Roads, and in Little Silver off Sycamore Avenue.

Air passenger and freight services are available at ~~Monmouth~~ Allaire Airport at Wall Township and at Newark Airport and at other New York metropolitan airports.

Taxi services are available within the Fair Haven area from a number of private cab companies.

TNT Hydro provides daily roundtrip ferry services to Pier 11 in New York City, with departures from the Highlands and Atlantic Highlands.

*Based on 1982 estimates by Monmouth County Engineering Department

CIRCULATION ELEMENT

The Circulation Plan limits the recommendations to roadway issues since there is no passenger railroad service and ~~limited~~ bus service is limited.

The street system ~~consists of~~ is classified by function into minor arterial, collector and local streets.

The minor arterial streets are River Road (County Route 10) and Ridge Road (County Route 34), extending from Rumson to Red Bank and Little Silver respectively. The function of the minor arterial is to carry large volumes of traffic and provide a major function to local properties within the Borough. River Road and Ridge Road are under the jurisdiction of and maintained by Monmouth County.

The collector roadway system has the basic function of providing a link between the local streets and the arterial system. These roads collect and disperse traffic from local neighborhoods to the arterial system and, in the reverse pattern, collect the home bound traffic from the arterial system. The collector roads ~~include~~ are Buena Vista Avenue, Hance Road and Fair Haven Road.

Any street not identified as an arterial or collector road street are-is classified a local street. The local ~~roads streets~~ streets are intended to provide direct access to homes and other permitted uses within the Borough. For the most part, these ~~roads streets~~ streets are not through ~~roads streets~~ streets. They are intended to be the interior ~~roads streets~~ streets in residential areas, and designed to discourage through traffic movements. When designing new developments, it is intended that the local street layout be designed to be extended in adjoining tracts to provide an efficient local service and improve alternate means of access for emergency vehicles. It is recommended that cul-de-sacs be prohibited, except when there is no reasonable alternative. Cul-de-sacs are inefficient for local services such as garbage collection, snow plowing, police and similar emergency functions.

The recommended right-of-way standards for Borough streets, based upon their functional classification, are provided below. Borough streets should be suitably improved to acceptable planning and engineering standards with a stable road section and a paved all-weather surface and should include drainage, lighting, curbing, sidewalk and shade trees.

Recommended Pavement & Right-of-Way Widths Borough of Fair Haven

| Type of Street | No. of Lanes | Pavement | R.O.W. |
|-----------------------|--------------|----------|--------|
| Minor Arterial Street | 2 | 40' | 60' |
| Collector Street | 2 | 36' | 60' |
| Local Street | 2 | 30' | 50' |

The Borough itself is almost entirely developed and the current constraints of the road system will be difficult to improve. The Borough has no passenger rail service and limited bus transportation. Most residents rely ~~totally~~ on automobiles, but there is significant pedestrian and bicycle traffic, particularly among school age children. Consequently, streets should be improved and widened, where appropriate, to the recommended right-of-way standards.

It is recommended that the Borough encourage New Jersey Transit to maintain its regularly scheduled bus service along River Road.

It is also recommended that the Borough work with the business owners along River Road to connect a series of existing parking lots across the rear of the commercial lots in the Olde Fair Haven Business District to minimize the parking restrictions and to improve and maintain the commercial viability of the area.

Parking facilities throughout both business districts should be examined to eliminate conditions which require backing out on River Road.

MASTER PLAN REEXAMINATION REPORT

Reexaminer

BOROUGH OF FAIR HAVEN
MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR
FAIR HAVEN BOROUGH PLANNING BOARD

June 24, 1999

PREPARED BY



11 TINDALL ROAD
MIDDLETOWN, NJ 07748


RICHARD S. CRAMER, JR., P.P.
LICENSED PROFESSIONAL PLANNER - NO. LI02207

Approved by the Fair Haven Planning Board on _____

The original of this document has been signed and sealed in accordance with New Jersey Law.

BOROUGH OF FAIR HAVEN MASTER PLAN REEXAMINATION 1999

INTRODUCTION

The Fair Haven Borough Planning Board has completed a general reexamination of the Fair Haven Master Plan and Development Regulations pursuant to the New Jersey Municipal Land Use Law (N.J.S.A. 49:55D-89). This report presents the findings and recommendations of the reexamination.

As required by law, this reexamination report addresses the following:

- *The major problems and objectives relating to land development in Fair Haven at the time of the adoption of the last reexamination report.*
- *The extent to which the problems or objectives have been reduced or have increased subsequent to the date of adoption of the last reexamination report.*
- *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.*

- *The specific changes recommended for the Fair Haven master plan, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.*
- *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 (C.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.*

1. THE MAJOR PROBLEMS AND OBJECTIVES AT THE TIME OF THE LAST REEXAMINATION

The Fair Haven Master Plan was adopted in 1991 and amended in 1997 and 1998. The last Master Plan reexamination report of the Borough was prepared in September 1997. The 1997 reexamination report concluded that the objectives of the 1991 Master Plan were still valid and further noted that the Borough was proceeding to revise the Borough development regulations to address the problems and recommendations identified in the Plan.

In addition, the Borough had become increasingly concerned with the intensification of development in its established residential neighborhoods. Building expansions and infill development were tending to be out-of-scale, oversized, and out of character with their neighborhoods. Inappropriate residential property modifications and building expansions adversely impacted the visual environment of the neighborhoods and the privacy and enjoyment of neighboring residences. Such development reduced open space and disrupted

the zoning plan to provide for a variety of housing opportunities within the Borough to all income levels. The larger lot districts within the Borough provide an opportunity for larger dwellings; the smaller lot zones provide an opportunity for smaller dwellings and less expensive housing. The Borough was desirous of applying zoning standards to maintain neighborhood character as well as a varied housing stock affordable to all income groups.

2. THE EXTENT TO WHICH PROBLEMS OR OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO THE 1997 REEXAMINATION REPORT

The Planning Board revised the land use element, historic preservation element, housing element, and circulation element of the Master Plan in 1997 and 1998. These actions addressed the following changes recommended in the previous reexamination.

- A. The housing plan element was revised to address the Borough fair share of the regional need for low and moderate income housing as recalculated by the Council on Affordable Housing for the period 1987-1999.
- B. The land use element was amended to recommend designating and regulating the historic district as a zoning district pursuant to N.J.S.A. 40:55D-65.1; to identify important public lands within the Borough as a public use district; and to plan the area of William Street and Allen Street for R-5 use.

5. RECOMMENDATIONS ON REDEVELOPMENT PLANS

There are no locations at this time for which the Planning Board recommends incorporation of an adopted redevelopment plan nor is there a need at this time for any Master Plan or regulatory revision to effectuate a redevelopment plan.