

2008 MASTER PLAN UPDATE

Borough of Surf City
Ocean County, New Jersey

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Prepared For:

Borough of Surf City Land Use Board
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I. INTRODUCTION

The current Surf City Master Plan was originally adopted on December 20 1978, updated and re-examined in 1995 and 2002. The original Master Plan outlines a plan for continued orderly development of the Community and serves as a foundation upon which the development ordinances (site plan, zoning and subdivision ordinances) are based.

In accordance with N.J.S. 40:55D-25c., in 2004, the Surf City Planning Board and the Surf City Zoning Board of Adjustment were consolidated to form the Surf City Land Use Board, (hereinafter referred to as the Land Use Board).

In accordance with N.J.S. 40:55D-89, the Land Use Board is required to periodically re-examine the Master Plan and development ordinances at least once every six years, in order to be certain that the assumptions, policies and objectives incorporated in the original plan and the subsequent re-examination reports and the Borough's ordinance continue to address present development problems the Borough faces.

The analysis which follows is formulated to comply with this mandate.

This report is being submitted pursuant to the provisions of N.J.S. 40:55D-89, which provides that:

"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 and adopt by resolution a report; on the finding of such re-examination, a copy of which report and resolution shall be sent to the County Planning Board and the Municipal Clerk of each adjoining Municipality...[A] re-examination shall be completed at least once every six years from the previous re-examination.

The re-examination report shall state:

- [a] The major problems and objectives relating to land development in the Municipality at the time of the adoption of the last re-examination report;*
- [b] The extent to which such problems and objectives have been decreased or have increased subsequent to such date;*
- [c] The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised with particular regard to the density, and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials and changes in State, County and Municipal policies and objectives.*
- [d] The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulation should be prepared.."*

- [e] *The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992, c.79 (C.40A:12-1 et al) 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..."*

II. MASTER PLAN GOALS

The following primary goals were first compiled in the Borough's 1978 Master Plan:

1. Maintain and improve quality of housing in the Borough.
2. Decrease residential densities.
3. Attract new business and maintain existing, viable businesses.
4. Acquire open space and recreational lands before demand for such drives up acquisition costs.
5. Focus traffic movements on arterial streets to protect interior residential neighborhoods.
6. Support environmental protection of wetlands and other environmentally sensitive features.

The 2002 Master Plan Re-examination Report indicated that the major goals and objective remained essentially unchanged and were restated and evaluated as follows:

1. The quality of housing in the Borough has increased, rather than decreased, over the years. Current building code standards require that dwellings be substantially constructed, which precludes development of poorly constructed beach shacks that was the underlying concern the 1978 Master Plan. The objective of maintaining and improving the Borough's housing stock remains relevant.
2. Zoning has been put into place that serves to increase minimum lot sizes and reduce residential densities. Continuing to decrease residential densities remains an objective of the Borough.
3. Commerce in the Borough remains vibrant, and remains focused on service establishments for residents and tourist. The objective of maintaining existing businesses while attracting new opportunities to the area remains a priority for the Borough.
4. The objective to acquire open space remains high in the Borough, however the escalation in land costs has precluded large-scale acquisition of land for public purposes.
5. Traffic has been contained to the major roadways in the Borough for the most part, because the majority of non-residential uses are located along such roadways. Traffic calming and efficient movement remain priority objectives of the Borough.

III. PROBLEMS AND OBJECTIVES

The 2002 Master Plan Re-examination Report and all of the previous updates indicated that the Borough is fully developed and the analysis of the Land Use and Zoning in general is consistent with the original Master Plan Goals and Objectives. Therefore, at the time of the current and each prior re-examination, there were no significant problems in the municipality.

IV. CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES

Based on the Board's current re-examination and the comments above, there have been no changes in the assumptions, policies and objectives since the adoption of the Master Plan.

V. LAND USE PLAN

The Land Use Plan evaluates the basic elements of the Master Plan with respect to Land Use. The Board, in reviewing the original Master Plan and the 2002 Master Plan Update, has determined that in general the objectives, assumptions and policies incorporated in the original plan and subsequent re-examination reports are still valid and that no significant changes in assumptions, policies and objectives set forth therein have taken place with the exception of the following:

VI. HOUSING PLAN

The Board notes, that as a result of a pending legal action, COAH is in the process of revising the original rules for eventual review by the State Superior Court. Specifically, the court will be reviewing issues relating to the calculation and allocation of the affordable housing need, the implementation of the growth share approach and the strategies available to municipalities for meeting their affordable housing need. Also, the Court invalidated the data COAH used to determine filtering and COAH's regulation that permitted municipalities to age-restricted fifty percent of its affordable housing obligation. The current study indicates that this percentage will likely be decreased to twenty-five percent while the municipal's growth share obligation will likely increase.

Based on the above, the new COAH rules were finalized and placed into effect on June 16, 2008. However, as a result of the new rules, numerous Municipalities as well as the League of Municipalities have joined in a new law suit. In anticipation of the new court case and the potential for another COAH Third Round Rule Revision, the Board agreed that the need for a Housing Plan, if any, would be revisited and discussed further once the COAH Third Round Rules have been finalized.

VII. STORMWATER MANAGEMENT PLAN

The Stormwater Management Plan was originally adopted by the Land Use Board in December of 2005. As a result of further review by the County of Ocean and State of New Jersey, additional updates to the plan were required. Based on the above, the Stormwater Management Plan has been revised and is incorporated in this reexamination in Appendix B.

VIII. RECYCLING ELEMENT

The Board has reviewed and updated the Recycling Plan Element of the Master Plan which has been included in this re-examination under Appendix C.

IX. CONSERVATION PLAN

A. Alternative Energy Sources

In response to New Jersey's Energy Master Plan, the Borough is in favor of new emerging technology and recognizes the importance of energy conservation and the recycling of natural resources for a sustainable future.

As to existing technology, the use of Solar Electric Photovoltaic Panels is encouraged throughout the municipality so as to convert sunlight into electricity. Grid-tie solar power systems can also be utilized to route electricity to the main municipal power grid.

The Board notes that though useful in other locations statewide, the use of residential wind turbines or energy producing wind generating stations are not appropriate for this municipality. With a year round population of 1,442 people (2000 Census) and a seasonal population of more than 10,000 people over 0.65 square miles, the Borough is considered to be densely populated. In addition, the majority of the lots in the Borough are 50 FT x 100 FT (5000 SF) or less allowing for minimal structure to turbine offsets or setbacks and making it impossible to adhere to adequate safety regulations.

X. ENVIRONMENTAL COMMISSION

As a result of wetlands concerns and environmental issues associated with a barrier island, the Borough has joined with other municipalities on Long Beach Island to develop an Environmental Advisory Commission.

XI. RECREATION

In an effort to expand the Borough's capabilities to purchase and maintain playground and recreation equipment and grounds, beyond current budgeting constraints, the Borough, under Resolution 2008-125, established the "Recreation Trust Fund". The trust fund allows the Borough to accept bequests, legacies and gifts in the form of cash contributions to further enhance the Borough's recreational facilities.

XI. COMPARISON OF MASTER PLAN TO OTHER PLANS

During the re-examination of the Master Plan, the Board reviewed the 2008 re-examination as it relates to the Master Plans of the adjoining municipalities, i.e., Barnegat Township, Stafford Township, Ship Bottom and Long Beach Township, as well as the Ocean County Comprehensive Master Plan and the New Jersey State Development and Redevelopment Plan (SDRP) and finds that the Borough's Master Plan, Re-Examination Reports and this 2008 update remain compatible with the adjoining municipalities and County and meet the goals of the SDRP.

XIII. OTHER LAND USE RECOMMENDATIONS

Based on the Board's discussion during their Master Plan update meetings, the following regulations should be reviewed by the Borough:

1. Section 305.6 Off Street Parking – Subsection “f” states “Parking spaces available in the municipality or privately operated parking lots within three hundred (300) feet of the building may be considered in partial fulfillment of this requirement”. The Land Use Board requests the definition be expanded to set a percentage or maximum number of spaces to be allocated to each business.
2. Impervious Lot Coverage – Provide a definition and maximum percentage of impervious coverage in order to reduce water runoff.

Population Data

Year	1990	2000	2006
Borough Population	1375	1442	1542

* Note that the 2006 Population is an estimate prepared by the U.S. Census Bureau

Housing Units Authorized By Building Permit

Year	Total	1/2 Family	Multi-Family	Mixed Use
2003	52	-	-	-
2004	41	41	0	0
2005	51	51	0	0
2006	30	30	0	0

TABLE 1:

**Historical Population Trends
Surf City Borough
1930 through 2000**

<u>Year</u>	<u>Population</u>	<u># Change</u>	<u>% Change</u>
1930	76	--	--
1940	129	53	41
1950	419	128	31
1960	291	162	56
1970	1,129	710	63
1980	1,571	442	28
1990	1,375	(196)	(14)
2000	1,442	67	5

Source: United States Bureau of the Census

TABLE 2:

Population by Age and Median Age
Surf City Borough
1990 and 2000

<u>Age Category</u>	1990		2000	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Under 5 Years	67	4.9	39	2.7
5 to 19 Years	144	10.5	164	11.4
20 to 64 Years	721	52.4	747	51.8
<u>65 Years and Over</u>	<u>443</u>	<u>32.2</u>	<u>492</u>	<u>34.1</u>
TOTAL	1,375	100.0	1,442	100.0

<u>Median Age</u>	<u>1990</u>	<u>2000</u>
Surf City Borough	51.4	53.4
Ocean County	38.4	41.0
State of New Jersey	34.4	36.7

Source: United States Bureau of the Census.

TABLE 3:

Households by Type and Household Size
 Surf City Borough
 1990 and 2000

	1990		2000	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Family Households	403	61.0	421	60.0
<u>Non-Family Households</u>	<u>258</u>	<u>39</u>	<u>285</u>	<u>40.0</u>
TOTAL	661	100.0	706	100.0
Average Household Size	2.08		2.04	

Source: United States Bureau of the Census.

TABLE 4:
Housing Occupancy and Tenure
Surf City Borough
1990 and 2000

	<u>1990</u>		<u>2000</u>	
	#	%	#	%
Occupied Housing Units	661	26.6	706	26.9
<u>Vacant Housing Units</u>	1,821	73.4	1,915	73.1
TOTAL	2,482	100.0	2,621	100.0
Seasonal/Recreational/Occasional	1,290		1,649	
	<u>1990</u>		<u>2000</u>	
	#	%	#	%
<u>Occupied Housing Units</u>	<u>661</u>	<u>100.0</u>	<u>706</u>	<u>100.0</u>
Owner – Occupied	502	75.9	543	76.9
Renter – Occupied	159	24.1	163	23.1
TOTAL	2,482	100.0	2,621	100.0
Homeowner Vacancy Rate		7.2%		3.4%
Rental Vacancy Rate		74.7%		49.8%

TABLE 5:

Residential Building Permits
Surf City Borough
2000 through March 2002

<u>Year</u>	<u>Single-Family</u>	<u>Multi-</u>	<u>Total</u>
2000	25	0	25
2001	25	0	25
2002	4	0	4
TOTAL	54	0	54

Source: New Jersey Department of Labor.

TABLE 6:

Income
Surf City Borough, Ocean County and State of New Jersey
1990 and 2000

	1990 (\$)	2000 (\$)	Increase	
			<u>\$</u>	<u>%</u>
Surf City				
Median Household	28,009	38,190	10,181	36
Median Family	34,861	50,268	15,407	44
Per Capita	15,907	26,632	10,725	67
Ocean County				
Median Household	33,110	46,443	13,333	40
Median Family	39,797	56,420	16,623	41
Per Capita	15,598	23,054	7,456	47
State of New Jersey				
Median Household	40,927	55,146	14,219	34
Median Family	47,589	65,370	17,781	37
Per Capita	18,714	27,006	8,292	44

Source: United States Bureau of the Census.