



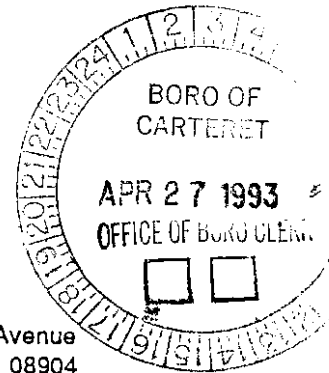
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PERIODIC REEXAMINATION REPORT
OF THE MASTER PLAN
BOROUGH OF CARTERET
MIDDLESEX COUNTY, NEW JERSEY
SB# 91-178-01

PREPARED FOR:

BOROUGH OF CARTERET PLANNING BOARD

The original document was appropriately signed and sealed on November 27, 1991 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

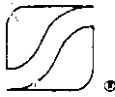
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INTRODUCTION

The New Jersey Municipal Land Use Law (MLUL) requires municipalities to periodically reexamine their master plan and development regulations. The Statute requires that this reexamination take place at least once every six years.

The Planning Board is charged with the responsibility of preparing a report on the findings of the reexamination. The Law states that the report must include, at a minimum, the following elements:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last Reexamination Report;
- b. The extent to which such problems and objectives have been reduced 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 use, housing conditions, circulation, conservation of natural features, 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.

The Borough of Carteret adopted its last comprehensive Master Plan in 1973, and adopted an updated Land Use Plan Map in 1985. The 1973 Plan includes background data on land use, population, the Borough's economic base, community facilities, and circulation. It concludes with a land use plan, housing element, circulation plan and community facilities plan. The Plan also includes recommendations concerning zoning and subdivision controls and provides a basis for the Borough's Official Map. The land use plan map was subsequently modified in 1985 to incorporate minor adjustments to the land use district boundaries depicted in the 1973 plan.



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This reexamination report of the 1973 Master Plan and 1985 revised map is designed to ensure that the Borough's planning efforts remain current and consistent with the applicable statutory criteria. Consequently the report is structured in a manner consistent with the MLUL provisions. The first section of this report enumerates the various problems faced by the Borough at the time of the preparation of the 1973 master plan, and enumerates the various objectives which formed the basis for the Plan's land use recommendations. The second section of this report identifies the manner in which these problems and objectives have been addressed, and the extent of change which has taken place in the community. The following section identifies significant changes in State and local governmental policies which influence the Borough's land use policy. The document concludes with a number of specific recommendations, set forth beginning on page 16, including a detailed enumeration of goals and objectives, recommended modifications to the Land Use Plan text and map, modifications to the community's development ordinances, and a Recycling Plan Element. The proposed modifications referenced herein are designed to reflect changes which have occurred since the adoption of the Master Plan documents, and to incorporate contemporary standards to guide development through the 1990's.



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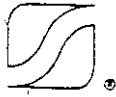
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THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO THE LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT/MASTER PLAN.

The 1973 Master Plan, prepared by Planning and Design Associates, Inc. predates the Municipal Land Use Act and consequently does not set forth the major problems and objectives relating to land use development in one concise section as contemplated by the Municipal Land Use Law. The problems and objectives relating to land development at the time of its adoption can, however, be gleaned from and are inferred in the text of the report. These are highlighted in the following sections.

Major Problems Identified In The 1973 Master Plan

1. Traffic Circulation. The Borough's 1973 Master Plan identified a series of problems related to traffic circulation within the community. The traffic problems affecting the Borough are a function of a number of factors including the impacts posed by the presence of the New Jersey Turnpike which serves to bisect the community, the Borough's lack of direct access to other regional highways serving the area, traffic congestion affecting the primary roadways in the Borough, and the physical limitations that characterize the Borough's major thoroughfares such as narrow right-of-way widths, inadequate alignment and poor site distances at intersections.
2. Housing Development. The 1973 Master Plan noted the need to provide affordable housing units to area residents. The problem of providing affordable housing was deemed particularly acute due to the lack of available land for such housing and the lack of available financing.
3. Development of Retail Facilities. The 1973 Master Plan identified problems associated with the Borough's existing retail facilities. These problems related to the general lack of parking and landscaping which served to undermine the appearance and utilization of commercial properties.



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4. Expansion and Improvements to Community Facilities.
The 1973 Master Plan identified the need to construct new community facilities including a new police and fire facility and new municipal library. The plan also identified drainage problems within the community. These were noted to be a function of the Borough's low topography and the combined stormwater/sanitary sewer system.
5. Land Use Regulations. The 1973 Master Plan noted the need to update and revise the Borough's land use map and associated regulations to reflect new developments in the Borough and correct deficiencies in the Borough's land use regulations which were deemed outdated. A number of problem areas were cited including the lack of definitions, buffer and landscape requirements and other regulatory controls.

Major Objectives Identified In The 1973 Master Plan

The 1973 Master Plan's land use and related recommendations are predicated upon the following objectives:

1. Establish a basic uniform pattern of community development;
2. Establish a housing program for the provision of new housing to address the area's low and moderate income housing demand without placing an undue burden on the Borough taxpayer. The Plan identifies areas suitable for new housing development and rehabilitation, and recommends the formation of a non-profit organization to rehabilitate housing units. The Plan also recommends the promotion of affordable housing units under the auspices of the Borough's Housing Authority;
3. Provide an adequate circulation system for future traffic flow. In pursuit of this objective the Plan recommends a number of traffic and circulation improvements including the construction of a new local road along the Central Railroad right-of-way to the New Jersey Turnpike to divert truck traffic off Roosevelt Avenue, a redesign of the Turnpike Interchange, an extension of Blair Road north from Roosevelt Avenue across the Rahway River to provide a connection with Route 1 in Linden, and the extension of Carteret Avenue across the New Jersey Turnpike. The Plan also called for general road widening and street intersection improvements to upgrade the Borough's road system;



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4. Provide the citizens of Carteret with adequate facilities to service the needs of the community. The Plan set forth a number of recommendations related to this objective including the construction of a new police, fire and library facility near the municipal building to create a municipal complex, the purchase of park lands for the expansion of recreational facilities, and the continuation of the Borough program to separate the combined sanitary and stormwater sewer system.



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EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR
HAVE INCREASED SUBSEQUENT TO THE PREVIOUS REEXAMINATION
REPORT

The Borough of Carteret has not experienced a significant amount of change since the adoption of its 1973 Master Plan. Although development has occurred in the community, it has consisted primarily of warehouse and industrial type uses within the designated industrial areas, and consequently has not appreciably altered the Borough's land use pattern. Demographically, the Borough experienced a moderate decline in population and employment since 1973. Demographic changes in the community are detailed in a subsequent section of this report.

A review of the Borough's progress since the adoption of the 1973 Master Plan reveals that the Borough has addressed many of the concerns expressed in the 1973 Plan document. The Borough has recently completed construction of the new Industrial Road located adjacent to the central railroad right-of-way. This roadway will provide a needed alternate route for trucks to facilitate access to the New Jersey Turnpike and thereby alleviate congestion on local Borough roadways. The Borough has also aggressively pursued a program of housing rehabilitation which is specifically targeted towards low and moderate income families. As a result of the Borough's housing program over 90 housing units have been rehabilitated during the past ten year period. In response to community facility needs cited in the 1973 Plan, the Borough has constructed a new police and fire facility near the present municipal building. In addition, areas cited as future parkland areas in the 1973 Plan have been purchased and developed under the auspices of both the Middlesex County Parks system and the municipality. These additional parklands include the Joseph Medwick Memorial Park owned by Middlesex County and the Municipal Chrome Area Park and Civic Center Park.

Although most of the 1973 Master Plan objectives have been addressed, those related to traffic improvements have not been fully addressed by the Borough. The Blair Road extension, intersection improvements, and road widening improvements cited in the 1973 document have not been accomplished and continue as planning concerns today. Additionally, the Borough has not actively engaged in a program to upgrade its existing commercial retail facilities as recommended by the Plan.



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Extent of Change in the Community:

The accompanying tables indicate the extent of change in the community since 1980 relative to population size, building activity, change in employment, and various socio-economic indices. The data reveals a decline in population and local employment, and a moderate level of building construction. For example, the Borough experienced a population decline of 7.6 percent between 1980 and 1990. The number of jobs also declined 16 percent over the same period of time. Between 1980 and 1989 a total of 196 building permits were issued, as well as 55 demolition permits. This represents only 2 percent of the Borough's entire housing stock. This data is reflected in the accompanying tables.

TABLE 1
RATE OF POPULATION GROWTH
CARTERET, NEW JERSEY
1940 - 1990

<u>Year</u>	<u>Population of Carteret</u>	<u>Population Change</u>	<u>Percent Change</u>
1940	11,976	---	---
1950	13,030	1,054	8.8
1960	20,502	7,472	57.3
1970	23,137	2,633	12.9
1980	20,598	-2,539	-11.0
1990	19,025	-1,573	- 7.6

Source: U.S. Census of Population



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TABLE 2
NUMBER OF BUILDING AND DEMOLITION PERMITS ISSUED
CARTERET, NEW JERSEY
1975 - 1989

<u>Year</u>	<u>Residential Building Permits</u>			<u>Total</u>	<u>Demolition Permits Issued</u>
	<u>Single</u>	<u>Two-Four</u>	<u>Multi</u>		
1975	5	2	0	7	n/a
1976	3	8	40	51	n/a
1977	6	6	0	12	n/a
1978	7	4	0	11	2
1979	14	0	0	14	4
1980	5	5	0	10	3
1981	3	0	0	3	4
1982	3	0	0	3	1
1983	2	2	0	4	1
1984	10	2	17	29	3
1985	15	12	0	27	26
1986	24	4	0	28	4
1987	43	4	0	47	0
1988	25	0	0	25	9
1989	12	8	0	20	4
TOTAL	177	57	57	291	61

n/a = not available

Source: New Jersey Residential Building Permits, New
Jersey Department of Labor 1975-1989.



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TABLE 3
COVERED EMPLOYMENT
CARTERET, NEW JERSEY
1973 - 1989

<u>Year</u>	<u>Number of Jobs</u>
1973	7,550
1974	8,083
1975	7,176
1976	6,620
1977	7,143
1978	7,503
1979	7,402
1980	7,515
1981	7,351
1982	6,195
1983	6,421
1984	6,793
1985	5,932
1986	6,362
1987	6,412
1988	6,199
1989	6,615
1990	6,283

Source: State of New Jersey, Department of Labor, Office of Demographic and Economic Analysis, New Jersey Covered Employment Trends (1972 - 1990): "Private Sector Covered Jobs, 3rd Quarter", by municipality.



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TABLE 4
NON-RESIDENTIAL DEVELOPMENT
CARTERET, NEW JERSEY
1980 - 1990

Site Plan Approvals (1,000's Square Feet)

<u>Year</u>	<u>Commercial</u>	Industrial, Utility and <u>Warehouse</u>	<u>Total</u>
1980	98,304	93,000	191,304
1981	0	130,000	130,000
1982	0	0	0
1983	0	139,462	139,462
1984	7,432	354,215	361,647
1985	0	55,258	55,258
1986	5,000	0	5,000
1987	5,500	1,415,918	1,421,418
1988	8,879	198,584	207,463
1989	1,962	233,584	235,828
1990	<u>10,843</u>	<u>0</u>	<u>10,843</u>
Total	137,920	2,620,303	2,758,223

Source: Borough of Carteret Planning Board.



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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 SPECIFIC PLANNING ISSUES
AND GOVERNMENTAL POLICY

The basic assumptions, policies and objectives which form the basis for the Plan for the most part remain current. However, there are a number of substantive changes at the State level which were not contemplated at the time of the preparation and adoption of the 1973 Plan and which require the Borough's attention. These are identified below:

1. The State of New Jersey established in 1986 a Council On Affordable Housing which was directed to prepare a comprehensive planning and implementation response to the constitutional obligation to provide, through municipal land use regulations, a realistic opportunity for the construction of low and moderate income housing to accommodate the needs of the State's lower income households. Every municipality is obligated, by virtue of a 1987 amendment to the Municipal Land Use Law, to prepare and adopt a Housing Plan. Municipalities have the discretionary authority to prepare the plan in accordance with the COAH regulations and seek substantive certification of the Housing Plan from the State agency. The major benefit of achieving certification is the protection it offers municipalities in the event of a Mount Laurel lawsuit.

Although this issue was not contemplated at the time of the 1973 land use plan, Carteret has recognized its responsibility to prepare a Housing Plan. The Planning Board has prepared a housing element pursuant to the requirements of the Municipal Land Use Law which will be adopted as part of the Borough's overall reexamination of its 1973 Master Plan. This document acknowledges the Council On Affordable Housing's pre-credited housing obligation for Carteret of 27 indigenous lower income dwelling units, and addresses the community's overall obligation by means of the rehabilitation of existing dwellings occupied by lower income households. The Plan recognizes that the Borough has addressed its full pre-credited obligation through its ongoing housing rehabilitation program.

2. The State of New Jersey recently released the Interim State Development and Redevelopment Plan. This preliminary document, published in July, 1991, is the culmination of the negotiation phase of the cross acceptance process as defined in the New Jersey State



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Planning Act. The Interim Plan is to act as the basis for the issue resolution phase which represents the last component of the cross acceptance process required by the Act prior to the finalization of the State Plan by the State Planning Commission.

The Plan, designed to accommodate a total of 1.2 million new residents by the year 2010, divides the State into five development categories or planning areas. These include three growth categories and two limited growth classifications. Generally, the Plan attempts to curb development in rural areas and in those parts of the State where development has only recently begun, encourage new development along transportation corridors, in older cities and in suburbs that have the necessary infrastructure to accommodate it, and concentrate limited development in rural areas around selected towns. Planning and zoning decisions remain the province of the municipality. However, the State is expected to use the Plan as a guide in determining the distribution of funds for infrastructure improvements, and within that framework its recommendations will be implemented as a growth management tool.

The Middlesex County Planning Board is the designated representative to act as the cross-acceptance liaison between the State Planning Commission and the municipalities in Middlesex County. The County recommends that the Borough of Carteret be classified as a Planning Area 1 Community. Planning Area 1 is identified in the Interim State Plan as a Metropolitan Planning Area. It includes all extensively developed areas (formerly known as Tiers 1 and 2 in the initial draft State Plan released in January, 1988).

The State Plan makes public and private investment and reinvestment a priority within Metropolitan Planning Areas. The Plan notes that "to sustain the economic performance of the Metropolitan Planning Area, redevelopment must be sensitive to the need to protect the viability of existing communities while affording opportunities for growth." The delineation criteria for Metropolitan Planning Areas are as follows:

- a. Densities of more than 1,000 persons per square mile;
- b. Existing public water and sewer systems, or with physical accessibility to said systems, and with access to public transit systems;



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- c. Adjacent to the Suburban Planning Area; and
- d. Land area greater than one square mile;
- OR
- e. Areas that are totally surrounded by land areas that meet the criteria of a Metropolitan Planning Area, are geographically interrelated with the Metropolitan Planning Area and meet the intent of this Planning Area.

In addition to planning areas, the Interim State Plan also provides for the designation of centers. As noted in the plan "Centers are central places within Planning Areas where growth should either be attracted or not attracted, depending upon the unique characteristics and growth opportunities of each center." There are five different center types enumerated in the State Plan. The Middlesex County Planning Board recommends that the Borough of Carteret be designated as a "Town" based upon the following criteria set forth in the Interim Plan:

- a. It has a traditional, compact, mixed-use core of development with infrastructure serving the core (e.g., the central business district) and surrounding neighborhoods;
- b. It has an existing population of more than 1,000 persons and less than 10,000 within the Community Development Boundary;
- c. It has a density of more than 1,000 persons per square mile, excluding water bodies; and
- d. It is served by an arterial highway.

An assessment of the Interim Plan and the County's recommended designation for Carteret concludes that the State and County's recommendations are consistent with the Borough's existing developed character, and is compatible with the Borough's planning policies and goals as defined in this Reexamination Report.

- 3. The State of New Jersey has enacted new wetlands legislation which provides for greater protection of this important resource. The Act requires those proposing to engage in various activities in and around wetlands to apply to the NJDEP for a permit, and



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provides the legal authority for the State to take over the existing federal wetlands permit process. The Act establishes a presumption that there is a practicable alternative to the proposed activity that would result in a lesser impact on wetlands and requires the applicant to prove there are no alternative locations, sites, configurations or designs that would serve the basic project purpose and result in less impact on wetlands. To protect the overall health of the wetlands ecosystem and to reduce the impacts of adjacent upland development on wetlands, the Act establishes criteria to review activities proposed adjacent to most wetlands and provides for transition (buffer) areas. This latter provision, which provides for a 25-50 foot buffer adjacent to wetlands classified as an intermediate resource value and a 75-150 foot buffer for wetlands classified as an exceptional resource value, went into effect in July 1989.

4. The State has recently amended the Municipal Land Use Law to require a master plan recycling plan element "which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of materials within any development proposal for the construction of fifty or more units of single-family residential housing or twenty-five or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of one thousand square feet or more of land."

The Statute was also amended to require that the master plan include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to the district solid waste management plan required pursuant to the provisions of the Solid Waste Management Act.

The Borough of Carteret has adopted a Mandatory Recycling Ordinance which requires the separation from other solid waste and recycling of used newspaper, aluminum and glass, food, beverage and yard waste. The Borough master plan should be amended to reflect the Borough's recycling policy and include a policy statement reflecting compliance with the County Solid Waste Management Plan. It is noted that a draft Recycling Plan Element has been prepared as part of the Borough's overall master plan update and is appended to this Reexamination Report.



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5. The Municipal Land Use Law master plan provisions have been amended to permit municipalities to include a broad array of master plan elements. The following is noted:

- a. A circulation plan element may take into account the functional highway classification system of the Federal Highway Administration. Within this framework the municipality would designate roads by their particular function.

The classification of roadways contained in the 1973 Master Plan Circulation Element are consistent with current planning and engineering criteria and should therefore be retained;

- b. The statute mandates the preparation of a storm water management plan following the appropriation of funds for this purpose by the State. The statute stipulates that "any grants to a municipality shall provide 90 percent of the cost of preparing storm water management plans." The Borough should continually monitor the State relative to the potential availability of funds in order to proceed with this element;
- c. The MLUL also provides for assessments of endangered or threatened species as well as a historic plan element. Both of these issues should be addressed within the framework of conventional development application review. It is noted that the Borough does not appear on listings which enumerates places containing endangered species.



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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.

The assessment of the Borough Land Use Plan reveals that it continues to represent a sound document to guide the development of the community. Consequently, the preparation of a comprehensive new plan is not warranted. However, certain adjustments and additions to the Carteret Master Plan and associated development regulations are necessary in light of some of the community's evolving development patterns and recent amendments to State Statutes, as well as the underlying policies which these amendments represent. Additionally, some of the goals and objectives which form the basis for the Plan recommendations should be refined to ensure that they continue to represent the contemporary planning issues which need to be addressed. The following is noted:

1. Housing Element. A Housing Plan Element has been prepared by the Planning Board which is to be adopted as part of this overall reexamination of the Borough's 1973 Master Plan. This document acknowledges the Council On Affordable Housing's pre-credited housing obligation for Carteret of 27 indigenous lower income dwelling units. It addresses the community's overall obligation by means of credits for existing qualified lower income units and recent rehabilitation of existing dwellings occupied by lower income households. The Plan recognizes that the Borough has satisfied its fair housing obligation, as determined by COAH, for the period 1987-1993, through its on-going rehabilitation program.
2. Recycling Element. The Municipal Land Use Law requires every municipality to adopt a Recycling Plan as a master plan element. The Borough has adopted a Mandatory Recycling Ordinance. It is recommended that a Recycling Plan incorporating the provisions of the Recycling Ordinance be prepared as a separate master plan element and adopted by the Planning Board in order to bring Carteret's planning provisions into compliance with the applicable statutory criteria. A draft Recycling Plan element has been prepared and submitted to the Borough as part of this master plan update.
3. Consistency Between the Master Plan and Zoning Map. An analysis of the Borough's master plan, zoning map, and existing development pattern reveals a general level of consistency between these documents, in accordance with



the applicable statutory criteria. However, a review of the Borough's established land use pattern, zoning ordinance and land use plan map indicate a number of features in these documents that warrant adjustment. These are addressed in the following sections of this portion of the Report.

4. Master Plan Goals and Objectives. The Borough Master Plan should be amended to incorporate specific goals and objectives as required by the Municipal Land Use Law. The following goals, objectives and policy statements are recommended:

The Master Plan is predicated on the following general objectives:

- a. To encourage Borough actions to guide the appropriate use or development of all lands in Carteret, in a manner which will promote the public health, safety, morals and general welfare;
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development within the Borough does not conflict with the development and general welfare of neighboring municipalities, Middlesex County and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and industrial uses and open space, both public and private, in a manner compatible with the character of the Borough and the environment;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging the location of



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such facilities and routes which would result in congestion, blight, or unsafe conditions;

- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangements;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources, and to prevent suburban sprawl and degradation of the environment through improper use of land;
- k. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- l. 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.

The Master Plan is predicated on the following Goals and Policy Statements:

Goal 1 To maintain and enhance existing areas of stability in the community, encourage the proper relationship between land uses by promoting a spatial distribution of uses and establishing areas which have their own integrity and uniformity of purpose. In particular, to preserve and protect the residential character and prevailing density of the community by restricting incompatible land uses from established residential areas, and limiting intensities of use in accordance with the level of development prescribed in the Borough Master Plan.

Policy Statement The Borough of Carteret recognizes that one of its most significant attributes is its uniform land use arrangement, with limited intrusions of non-residential development in residential neighborhoods. The Plan's land use recommendations are designed to protect and reinforce the prevailing residential development patterns.



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Goal 2 To encourage and provide buffer zones to separate incompatible land uses.

Policy Statement The Borough recognizes the need to reinforce the delineation of boundaries separating residential and non-residential sections of the community. Appropriate buffer/screening devices are to be encouraged to separate incompatible land uses in order to minimize adverse impacts on residential, public and semi-public properties. This should be accomplished primarily within the framework of appropriate open space buffer strips containing suitable planting elements, with appropriate supplemental fencing.

Goal 3 To provide a variety of housing types, densities and a balanced housing supply, in appropriate locations, to serve the Borough and region.

Policy Statement The Borough contains a broad and varied housing stock consisting of detached dwellings, townhouses and multi-family units. The Borough's policy is to continue to accommodate this broad array of housing.

Goal 4 To promote the continued maintenance and rehabilitation of the Borough's housing stock.

Policy Statement The Borough seeks to encourage improvements in the existing housing stock. The Borough should continue its participation in State and County rehabilitation programs.

Goal 5 To preserve and enhance the Borough's commercial areas by defining their functional role in the community.

Policy Statement The Borough seeks to encourage the continued development of the community's business district for retail and service commercial uses serving the daily needs of the area's resident population. This should be achieved within a manner which promotes the physical and aesthetic character of the community's commercial areas.

Goal 6 To promote a safe and efficient traffic circulation system that serves the community.



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Policy Statement The Borough recognizes that the existing circulation system incorporates a number of inherent deficiencies which serve to impede traffic flow. The intent of the Plan is to improve the effectiveness and safety of intersections, improve roadway alignments and implement the provision of improved traffic signage and signalization as necessary.

Goal 7 To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a state-wide basis while retaining the principles of home-rule.

Policy Statement The Borough maintains that the general intent of the SDRP, to manage growth within the framework of an assessment of needs and infrastructure capabilities, and the SDRP's specific planning area designation for Carteret, represents a reasonable approach to growth management.

5. Master Plan and Zoning Map Changes. A land use analysis of the Borough's established development pattern reveals that a number of inconsistencies exist between the existing land use arrangement, the land use recommendations contained in the Borough's Master Plan, and the Borough's Zoning Map. These inconsistencies affect limited areas within the Borough. Most regard areas which are presently designated for commercial development, although they are characterized primarily by a residential land use pattern. Adjustments should be made to resolve these inconsistencies in order to reinforce the Goals and Objectives which are set forth in this document. These adjustments are summarized as follows:

- a. Southwest corner of Roosevelt Avenue and Wedgewood Drive. This corner is developed with a new car dealership and is recommended to be changed from a multi-family residential land use designation to a commercial designation;



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- b. West side of Washington Avenue extending from Byron Street to Whitman Street, and the northeast and southeast corners of Washington Avenue and Roosevelt Avenue. This area is developed with commercial uses which include a gas station, office building, bank and hair salon and is recommended to be changed from a moderate and high density residential designation to a commercial designation;
- c. North and south sides of Roosevelt Avenue between Wheeler Avenue and Pershing Avenue. This area is characterized by residential development and semi-public uses and is recommended to be changed from a commercial to a high density residential designation;
- d. East and west sides of Pershing Avenue between Noe Street and Fitch Street. This area is developed primarily with residential, semi-public and public uses and is recommended to be changed from a commercial to a high density residential designation;
- e. West side of Roosevelt Avenue extending from the northwest corner of Roosevelt Avenue and Pulaski Avenue south to Terminal Avenue. This area is developed with residential uses and is recommended to be changed from a commercial to a high density residential designation;
- f. East side of Roosevelt Avenue directly across from Carteret Avenue. This area is developed with a multi-family residential use and is recommended to be changed from a heavy industrial to a multi-family designation.

An amended land use plan map reflecting the recommended changes is in the appendix of this report.

It is also noted that these changes should be incorporated onto the Borough Zoning Map. Additionally, it is recommended that the Zoning Map be amended to provide the correct zone district designations to ensure that the map and zone text are consistent with each other. To ensure consistency it is recommended that the references in the map to the RB zone be deleted, the GB reference be changed to C-1, and the HB reference be changed to C-2.



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6. Development Ordinances. The Borough land use ordinances should be amended to reflect recent changes in the Municipal Land Use Law. Additionally, the Borough's development ordinance could benefit from some modifications to its regulatory controls to ensure that it remains current and up to date. The following is noted and recommended:
- a. Article VI Fees in the Borough's Land Development Ordinance should be amended to require a fee for an informal review of a developer's concept plan. This 1986 amendment to the MLUL recognized the municipal costs associated with informal reviews, and enables municipalities to recoup some of these costs through the imposition of fees;
 - b. The Borough is required to adopt a written checklist which itemizes all of the data required as part of a development application. This checklist is to be utilized by the municipality in determining the issue of a complete application and in providing written notification to an applicant with respect to a determination of completeness. It is recommended that the submittal requirements set forth in Article XIII of the Land Development Ordinance be available to applicants as a separate checklist in order to comply to statutory requirements. This can be accomplished simply by copying the appropriate pages from the Land Development Ordinance and thereby having them available as separate sheets to any interested parties;
 - c. Article XIV Design and Performance Standards in the Land Development Ordinance should incorporate design standards regarding the provision of recycling facilities to be included in site plan submittals to the Planning Board and the Board of Adjustment. These design standards should mandate the provision of an enclosed minimum 6'X 8' area to accommodate three (3) receptacles to contain the recyclables designated in the Borough Recycling Ordinance. The design standards should also specify that this facility shall not be permitted in a front yard;
 - d. The MLUL was amended to mandate limited community facilities for the developmentally disabled as a permitted use in all residential districts. A municipality may only regulate such facilities in certain prescribed ways as set forth in the



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Statute. The Statute gives the Borough a broader right to regulate such facilities if it adopts regulatory controls as part of its zoning ordinance. It is therefore recommended that the Borough amend Article XVI Zoning in the Land Development Ordinance accordingly. The following sample regulations are offered for consideration by the Borough:

1. Community Residences as a principal permitted use: Community residences for the developmentally disabled and community shelters for victims of domestic violence shall be a permitted use in all residential districts, subject to the following:

- a. A community residence or shelter shall fully comply with all zoning and health regulations applicable to single-family residences in the zone district in which it is located;
- b. A community residence or shelter may not be occupied by more than six residences excluding resident staff.

2. Community Residences as a conditional use: Community residences, housing more than six persons for the developmentally disabled and community shelters for victims of domestic violence, shall be permitted as a conditional use in all residential districts, subject to the provisions of this section:

- a. A community residence or shelter shall comply with all zoning and health regulations applicable to single-family residences in the zoning district in which it is located;
- b. A community residence or shelter shall not be occupied by more than fifteen developmentally disabled persons or victims of domestic violence, as defined herein;
- c. A community residence or shelter must be located at a distance of at least one thousand five hundred (1,500) feet from any other existing community residence, shelter or school;



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- d. A minimum of two parking spaces shall be required for the first six occupants of a community residence or shelter, plus one additional parking space for each additional three occupants.
- e. The MLUL was amended to mandate day care centers as a permitted use in all non-residential zones. It is recommended that the C-1 and C-2 zone districts be amended to permit such facilities within the following guidelines:

1. Definitions

Child Care Center - An institution offering the provision of supplemental parental care and supervision for nonrelated children, on a regular basis during part or all of the day, under licence by the New Jersey Department of Human Services. The term 'child care center' as used herein includes the terms infant care center, day nursery, day care center, nursery school or similar.

2. Use Provisions - C-1 and C-2 Zones

- a. Child care facilities shall be permitted as a principal permitted use in the C-1 and C-2 Zones, subject to Section 3 herein.
- b. Child care facilities shall be permitted as an accessory use in the C-1 and C-2 Zones, subject to Section 4 herein.

3. Regulatory Controls - Principal Permitted Use

- a. Area and bulk regulations applicable to the zone in which the proposed day-care center is located shall apply;
- b. A minimum of 150 square feet of outdoor play area per child per play shift shall be provided. Play areas shall be permitted in the rear and side yards only, and shall be enclosed by a fence at least four feet in height, and landscaped and screened from adjoining properties.



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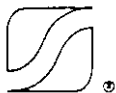
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The proposed outdoor area shall be designed with sufficient dimensions and orientation to enable its conversion to a parking area which would serve the building if it were occupied for an alternative permitted use. An applicant for a day care facility shall be required to submit a sketch layout indicating the prospective conversion of play area to parking use, including the location of access aisles, stall dimensions, location of parking spaces, and provision of an area for perimeter landscaping, as provided by Ordinance.

- c. One off-street parking space shall be provided for every five children for which the center is designed to accommodate.
- d. Such facility shall comply with all applicable governmental requirements and shall be licensed by the New Jersey Department of Human Services.
- e. A child care facility may be permitted to occupy an entire building, or a portion of an existing building which is partially occupied by other uses, irrespective of any other ordinance limitations on the number of principal permitted uses allowed on a lot.

4. Regulatory Controls - Accessory Use In C-1 and C-2 Zones

- a. A child care center shall be permitted to occupy, as an accessory use, a portion of a building which is occupied as a principal permitted use in the C-1 and C-2 Zones. This use shall be available to the occupants of the building and may also be available to others, provided that:
 - 1. The facility is licensed by the New Jersey Department of Human Services;



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2. A minimum of 150 square feet of outdoor play area per child per play shift shall be provided. Play areas shall be permitted in the rear and side yards only, and shall be enclosed by a fence at least four feet in height, and landscaped and screened from adjoining properties;
 3. The area and bulk requirements applicable to the zone in which the site is located shall be complied with;
 4. No more than fifteen percent of a building shall be occupied as a day care center;
 5. No additional parking shall be required where a child care facility is available solely to the occupants of the building. A minimum of one parking space shall be provided for every ten children for which the center is designed, where the center is to be open to individuals not working in the building.
- f. The Borough parking and loading standards should be amended to reflect current planning standards. The following is offered for consideration:

1. Off-Street Parking Requirements

<u>Use</u>	<u>Required Parking Spaces</u>
Assembly operations	1 for each 800 square feet of floor area
Automobile service stations	4 for each bay
Banks and saving institutions	1 for each 300 square feet of floor area or 5 for each teller window, whichever is greater.
Bowling lanes (alleys)	4 for each lane.
Churches and other places of worship	1 for every 3 seats.



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<u>Use</u>	<u>Required Parking Spaces</u>
Community buildings, social halls and places of public assembly	1 for every 3 seats, except where a specific amount of seating is undetermined, then 1 shall be required for each 150 square feet of assemblage area.
Funeral homes and mortuaries	15 for each parlor
Garden apartments	2.0 for each dwelling
Hospitals	1 for each staff member plus 1 for each 6 beds for visitors parking.
Industrial and manufacturing uses	1 for each 800 square feet.
Laboratories and research uses	1 for every 300 square feet of floor area.
Medical or dental clinics or offices	1 for each 165 square feet of floor area.
Mixed uses	In the same building, parking shall be calculated as the sum of individual uses.
Nursing homes/convalescent centers	1 space for every day shift employee and staff member plus 1 space for each 5 patient beds.
Offices, other than Medical or dental:	
Under 49,999 square feet	4.5 per 1,000 square feet floor area
50,000 - 99,999 square feet	4.0 per 1,000 square feet floor area
100,000 or greater square feet	3.5 per 1,000 square feet floor area
Residential single-family detached dwellings	2.0 for each dwelling
Restaurants/nite clubs	1 for every 3 seats and 1 for every employee in the maximum work shift.
Retail stores and personal service establishments	1 for every 200 square feet of floor space
Schools, elementary	1 per staff member.
Schools, high school students	1 per staff member, plus 1 for every 20
Theatres	1 for every 3 seats.
Townhouse	2.0 for each dwelling unit plus 1 for every 6 units for visitors parking
Warehouse	1 for every 5,000 square feet of floor area.
Other uses not provided herein	To be determined by Approving Agency.



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2. Off-Street Loading Requirements

<u>Land Use</u>	<u>Floor Area At Which First Berth Is Required (sq ft)</u>	<u>Floor Area Which At Second Berth Is Required* (sq ft)</u>
Industrial, manufacturing	5,000	40,000
Laboratory, research, commercial	5,000	40,000
Retail	5,000	20,000
Service establishments	5,000	40,000
Commercial recreation	5,000	100,000
Restaurant	3,000	25,000
Office buildings	5,000	100,000
Funeral home	10,000	100,000
Residential apartment building	30 dwellings	100 dwellings
Institutional, public schools	10,000	100,000
Hospital, nursing homes	10,000	100,000
Auditoriums, arenas	10,000	100,000

* An additional berth shall be required for each additional amount of square feet as indicated as required between the need for one and two-berth intervals

- g. Delete S. 160-122(8) of the Land Development Ordinance. This section permits an entire lot which is split by a Zone line to be utilized in its entirety by any of the uses in the zones bisecting the lot, as a conditional use. The conditions imposed are extremely general and therefore inconsistent with statutory requirements. It is for this reason that it is recommended that this section be deleted.
- h. The use provisions set forth in S. 160-128A applicable to the R-50 zone should be amended to eliminate multiple dwelling groups as a permitted use in the zone.
- i. S. 160-133A should be amended to reflect the proper reference to the NC Zone, thereby replacing the incorrect reference to the GB District.
- j. Delete S. 160-135A(6) and S. 160-137A(4). This recommendation eliminates multi-family dwellings as a permitted use in the Light Industrial Zone and Heavy Industrial Zone.
- k. It is recommended that the Borough supplement S.160-113K by imposing the following regulations

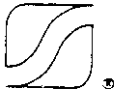


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for gas stations, in recognition of their particular signage features:

1. In accordance with the regulations specified in this Article, one (1) freestanding pylon sign bearing the brand, trade name or trademark of the gasoline or other products sold on the premises, not exceeding thirty-five (35) square feet in area; and one (1) sign bearing unit prices, not exceeding fifteen (15) square feet in area, shall be permitted provided their aggregate area shall not exceed forty-five (45) square feet. The lowest point shall not be less than six (6) feet above the average grade elevations below.
2. In addition to the pylon sign, one (1) sign bearing the brand, trade name or trademark, not exceeding twelve (12) square feet in area may be affixed to the face of the building.
3. In the event there is a canopy that is located over the pump island area, one (1) sign, limited to bearing the brand, trade name or trademark of the station may be permitted per canopy side, provided that each sign does not exceed an area of ten percent (10%) of the canopy face.
4. In addition to any signs permitted above, there shall be permitted signs to be appended to fuel pumps indicating the price per gallon of fuel, provided that such signs do not exceed 1.0 square feet in aggregate area per sign. An additional sign of the same area of the pricing sign may be located on each fuel pump indicating the brand of fuel being sold.



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MASTER PLANS IN ADJOINING MUNICIPALITIES AND THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The Municipal Land Use Law requires master plans to include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to the master plans of contiguous municipalities and the State Development and Redevelopment Plan, which is discussed earlier in this report.

Two municipalities adjoin the Borough of Carteret. They include the Township of Woodbridge and the City of Linden. The Master Plan documents of both communities are assessed in this section relative to their prospective impacts on Carteret.

Township of Woodbridge

The Township of Woodbridge adopted a comprehensive master plan in July 1990. It was prepared by Harvey Moskowitz and contains information on physical characteristics, population, land use, housing, transportation, recreation, conservation, historic structures, utilities and community facilities.

Land abutting the Borough of Carteret is recommended for a variety of uses including industrial, commercial and residential. Land use designations in Woodbridge are generally consistent with adjoining land uses and zoning in the Borough of Carteret. Inconsistencies occur in two limited areas. In the northern area of Carteret residential development adjoins a light industrial zone in Woodbridge. This inconsistency also occurs along a small section in the southern portion of the Borough where an industrial designation in Woodbridge adjoins residential areas in the Borough. The inconsistency in land use is minimized somewhat in the northern portion of the Borough by the presence of Blair Road which serves to separate the industrial area in Woodbridge from the residential area in Carteret.

City of Linden

The City of Linden conducted a Reexamination of the 1986 Master Plan document in August 1991. The Reexamination Report was prepared by Eugene Cross Associates and contains background information on population and housing.



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The Reexamination Report recommended that the area abutting the Borough of Carteret retain the 1986 land use designation which sought to promote heavy industrial development in this portion of the City. This is consistent with the heavy industrial land use designation recommended by the Borough's 1985 land use map. The Carteret boundary to the west of the New Jersey Turnpike is designated for public open space. Parks and public open space represent passive uses of land and consequently are not adversely impacted by the adjacent industrial development recommended by the City of Linden Master Plan. Any negative impact upon the Borough's parkland which may be perceived to result from its proximity to the City's industrial designation is minimized by the presence of the Rahway River which serves as a natural buffer separating the two communities.

State Development and Redevelopment Plan

The SDRP was commented upon previously in this report. See pages 11-13 for an overview of the State Plan.



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RECYCLING PLAN

Introduction

The Municipal Land Use Law was amended in 1987 to require that each municipality in New Jersey revise their master plan to include a recycling plan element. The recycling plan must incorporate the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance. Additionally, the Plan should provide for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of fifty or more units of single-family residential housing or twenty-five or more units of multi-family residential housing, and any commercial or industrial development proposals for the utilization of 1,000 square feet or more of land. The master plan element is required to be prepared in accordance with the adopted local recycling ordinance.

This report represents the Carteret Recycling Plan Element of the Master Plan. It is prepared in accordance with the applicable statutory criteria, and is designed to be consistent with the district solid waste management plan.

Goals and Objectives

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.

To decrease the flow of solid waste to sanitary landfill facilities, and in the conservation and recovery of valuable resources, conserve energy in the manufacturing process and increase the supply of reusable raw materials for the State's industries.

To encourage the source separation of marketable waste materials so that reusable materials may be returned to the economic mainstream in the form of raw materials or products rather than be disposed of at overburdened landfills.

To reduce the required capacity of proposed Resource Recovery facilities, thereby resulting in significant cost savings in the planning, construction and operation of these facilities.

To contribute to an effective and coherent state-wide solid waste management strategy.



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Plan Components

Recycling Ordinance. The Borough Recycling Ordinance establishes recycling regulations for all residential and non-residential uses. The recycling features associated with these uses are summarized as follows:

1. The Recycling Program designates the Borough's Recycling Coordinator as the individual responsible for the promulgation of regulations for implementing the Borough's recycling ordinance and for enforcing same.
2. The Recycling Program requires that uncontaminated glass containers (clean and unbroken), aluminum cans (clean) and uncontaminated newspapers shall be kept separate from and not mixed with trash and household solid waste.
3. The Recycling Program specifies that all recycling materials, once placed at the curb, shall be the property of the Borough.
4. The Recycling Program permits any resident to donate or sell glass containers, aluminum cans or used newspapers to any person, partnership or corporation, whether operating for profit or not for profit. The Program however, requires that any private organization collecting recyclable materials shall provide the Borough with reports as to the volume of material collected.

Subdivision and Site Plan Ordinance. The Municipal Land Use Law was amended to require that the local subdivision and site plan ordinance address the issue of recyclable material. The Borough of Carteret Subdivision and Site Plan Ordinance should be amended to incorporate the necessary provisions to ensure consistency with the Borough Recycling Ordinance. In particular, the following features should be added:

The section of the ordinance regarding submission details should be amended to require applicants to identify the location of facilities for the storage of recyclable materials;



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The section of the ordinance regarding design standards should be amended to require provision for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 25 or more multi-family dwellings, 50 or more units of single-family dwellings, and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land. The design standards should mandate the installation of the necessary number of recyclable bins consistent with the Recycling Ordinance, the location of such facilities to ensure ease of access by users of the facilities, including both pedestrian and truck access, to facilitate disposal of material.

Statutory Basis for Recycling Plan Element

The Municipal Land Use Law was amended to mandate the adoption of a Recycling Plan Element as part of a community's master plan. The Statute was amended in the following sections:

1. Section 40:55D-2(o) Purposes of the Act was amended to include the following:

It is the intent and purpose of this act:

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.

2. Section 40:55D-28b(12) Preparation; Contents; Modification of Master Plan was amended as follows:

The master plan shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text presenting...the following elements...:

A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more



units of single-family residential housing or 25 or more units of multi-family residential housing, and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

3. Section 40:50D-28d was amended as follows:

The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to ... (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act", P.L. 1970, c.39 (C.13:1E-1 et seq) of the County in which the municipality is located.

4. Section 40:55D-38b(9) Contents of Ordinance was amended to include the following:

An ordinance requiring approval by the planning board of either subdivisions or site plans or both shall include the following:

Provisions ensuring: Conformity with a municipal recycling ordinance required pursuant to section 6 of P.L. 1987, c.102 (C.13:1E-99.16).

5. Section 40:55D-41f Contents of Site Plan Ordinance was amended to include the following:

An ordinance requiring site plan review and approval...shall include...standards and requirements relating to:

Recycling of designated recyclable materials.

6. Section 40:55D-89c Periodic Examination was amended to include the following:

The re-examination report shall state:

- 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...collection, disposition and recycling of designated recyclable materials...

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P.O. Box 875
SHORT HILLS, NEW JERSEY 07078

(201) 912-0686

TO PLANNING BOARD MEMBERS
BOROUGH OF CARTERET

LETTER OF TRANSMITTAL

DATE	6-11-98	JOB NO.
ATTENTION		
RE:	MASTER PLAN REEXAM	

RECEIVED
JUN 11 1998

OFFICE OF
BAND OF

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- | | | | | |
|---|---------------------------------------|--------------------------------|----------------------------------|---|
| ☐ Shop drawings | ☐ Prints | ☐ Plans | ☐ Samples | ☐ Specifications |
| ☐ Copy of letter | ☐ Change order | ☐ | | |

COPIES	DATE	NO.	DESCRIPTION
1			REVISED REEXAM

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| ☐ For approval | ☐ Approved as submitted | ☐ Resubmit _____ copies for approval |
| ☐ For your use | ☐ Approved as noted | ☐ Submit _____ copies for distribution |
| ☐ As requested | ☐ Returned for corrections | ☐ Return _____ corrected prints |
| ☐ For review and comment | ☐ | |
| ☐ FOR BIDS DUE _____ 19 _____ | | ☐ PRINTS RETURNED AFTER LOAN TO US |

REMARKS _____

REVIEW FOR June 24, 1998 public hearing

COPY TO

CC BOROUGH CLERK
COUNTY PLANNING Bd

SIGNED:

Tom

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I. INTRODUCTION

A. Overview

The 1997 Borough of Carteret Master Plan Reexamination Report is part of a continuing comprehensive planning effort of the borough. The Borough Planning Board adopted its last master plan reexamination report in February, 1992. At that time, the borough also adopted its and housing element and fair share plan which received substantive certification from the New Jersey Council on Affordable Housing (COAH). These plans updated the borough's 1973 Master Plan and 1985 Land Use Plan Map. Each of these plans were designed to guide the future development of the borough.

In addition to this introduction, the document is divided into the following two principal sections:

1. MLUL Statutory Requirements: The first section addresses the community's planning and zoning issues within the framework of the statutory requirements of the New Jersey Municipal Land Use Law (MLUL) and its master plan reexamination provisions. The MLUL requires municipalities to periodically reexamine their Master Plan and development regulations. The statute mandates that the report must include, at a minimum, five key elements. In these elements, the municipality must identify:
 - a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last Reexamination Report;
 - b. The extent to which such problems and objectives have been reduced 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 use, housing conditions, circulation, conservation of natural features, 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/Reexamination Report or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared; and
 - e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," 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.
2. Land Use Plan: The second section of this document sets forth the Borough's Land Use Plan. This section is comprised of two sub-sections. First, is an enumeration of planning goals, objectives, and policy statements, followed by the Land Use Plan which identifies a proposed distribution of land use and intensities-of-use. This section is designed to address item d. above of the MLUL reexamination requirements.

B. The Legal Requirement For Planning

The Municipal Land Use Law establishes the legal requirement and criteria for the preparation of a master plan and reexamination report. The planning board is responsible for the preparation of the master plan and its reexamination. These documents may be adopted or amended by the board only after a public hearing. The board is required to prepare a review of the plan at least once every six years.

The MLUL identifies the required contents of a master plan and the master plan reexamination. The reexamination provisions are set forth above. The Statute requires that the master plan include a statement of goals, objectives, and policies upon which the proposals for the physical, economic and social development of the municipality are based. The plan must include a land use element which takes into account physical features, identifies the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and states the relationship of the plan to any proposed zone plan and zoning ordinance. The MLUL also requires municipalities to prepare a housing element and recycling element as part of its master plan. The MLUL also identifies a number of other plan elements, including circulation, recreation, community facilities, historic preservation and similar elements, that may be incorporated into a comprehensive master plan document.

The master plan gives a municipality the legal basis to control development within its borders. This is accomplished through the adoption of zoning and land development ordinances which are designed to implement the plan's recommendations.

C. Previous Master Plan Efforts Undertaken By The Borough

The Borough of Carteret adopted a comprehensive Master Plan in 1973 and adopted an updated Land Use Plan Map in 1985. The most recent Master Plan Reexamination Report was adopted February, 1992. The 1992 document includes background data on land use, population, housing and employment. It contains several general planning goals and a number of specific policy statements from which are drawn the land use plan recommendations. The 1992 reexamination report also addressed inconsistencies between the existing land use arrangement, the recommended Land Use Plan and the borough's Zoning Map. Specific development ordinance amendments were also recommended.

In 1992, Carteret also adopted a Housing Plan in conjunction with the Master Plan Reexamination Report. In March 1993, the Council on Affordable Housing (COAH) granted Carteret substantive certification of the borough's housing element and fair share plan. The period of substantive certification expires in March 1999, by which time the borough must adopt a new housing element and fair share plan. The borough's fair share obligation was determined to be zero based on eligible credits.

Finally, the borough adopted a recycling plan element and ordinance in conjunction with its 1992 reexamination report.

SECTION II

REEXAMINATION REPORT

- A. Major problems and objectives relating to development at the time of the adoption of the last master plan reexamination report.
- B. Extent to which such problems and objectives have since been reduced or have increased.
- C. Significant changes in assumptions, policies, and objectives.
- D. Specific changes recommended for the master plan or development regulations.
- E. Statutory provisions regarding the Local Redevelopment and Housing Law.

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT/MASTER PLAN

The MLUL initially requires a reexamination report to identify the major land use problems and planning objectives that were enumerated in the most recently adopted master plan or reexamination report. The following principal problems were identified in the Borough of Carteret's 1992 adopted document. The 1992 document also included a critical review of the problems and objectives contained in the 1973 Master Plan.

1. Major Problems Identified in the 1992 Master Plan Reexamination Report

- Maintain a Balanced Housing Supply. The 1992 reexamination report recognized the need to provide a varied and balanced housing supply to meet the needs of the residents of the borough and address its fair share of the regional affordable housing need pursuant to COAH's requirements. This included the need to maintain and rehabilitate, where warranted, the existing housing stock of the borough.
- Upgrade Retail Facilities. The 1992 report also identified the need to upgrade of many of the retail facilities serving the community. Problems included a lack of parking, limited landscaping, appearance and overall utilization.
- Traffic. The 1973 Master Plan and 1992 reexamination report both identified traffic and circulation issues as critical problems in the borough and stated that there is a need to provide an improved circulation system in the community. Specific recommendations included the completion of the industrial road, improvements to the Turnpike interchange and the extension of Blair Road north to provide a connection with Route 1. There was also identified the need to provide general intersection and road widening improvements.

- Land Use Regulations. The plan cited several inconsistencies between the Land Use Plan, the Zoning Map and existing land uses. A need to address several MLUL mandates such as recycling and child care centers, administrative procedures and an update to parking requirements was also cited..

2. Major Goals and Objectives Identified in the 1992 Reexamination Report

The major goals and objectives identified in the borough's 1992 Reexamination included the following:

- **To maintain and enhance existing areas of stability in the community, encourage the proper relationship between land uses by promoting a spatial distribution of uses and establishing areas which have their own integrity and uniformity of purpose.** In particular, the intent is to preserve and protect the residential character and prevailing density of the community by restricting incompatible land uses from established residential areas, and limiting intensities of use in accordance with the level of development prescribed in the Borough Master Plan. The Borough of Carteret recognizes that one of its most significant attributes is its uniform land use arrangement, with limited intrusions of non-residential development in residential neighborhoods.
- **To encourage and provide buffer zones to separate incompatible land uses.** The borough recognizes the need to reinforce the delineation of boundaries separating residential and non-residential sections of the community. Appropriate buffer/screening devices are to be encouraged to separate incompatible land uses in order to minimize adverse impacts on residential, public and semi-public properties.

- **To provide a variety of housing types, densities and a balanced housing supply, in appropriate locations, to serve the borough and region.** The borough contains a broad and varied housing stock consisting of detached dwellings, townhouses and multi-family units which it wants to continue to accommodate.
- **To promote the continued maintenance and rehabilitation of the borough's housing stock.** The borough seeks to encourage improvements in the existing housing stock and its continued participation in state and county rehabilitation programs.
- **To preserve and enhance the borough's commercial areas by defining their functional role in the community.** The borough seeks to encourage the continued development of the community's business district for retail and service commercial uses serving the daily needs of the area's resident population. This should be achieved in a manner which promotes the physical and aesthetic character of the community's commercial areas.
- **To promote a safe and efficient traffic circulation system that serves the community.** The existing circulation system incorporates a number of inherent deficiencies which serve to impede traffic flow. The intent of the Plan is to improve the effectiveness and safety of intersections, improve roadway alignments and implement the provision of improved traffic signage and signalization as necessary.
- **To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a state-wide basis while retaining the principles of home-rule.** The borough maintains that the general intent of the SDRP and the SDRP's specific planning area designation for Carteret, represents a reasonable approach to growth management.

B. EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO THE LAST REEXAMINATION

1. Status of Previously Identified Land Use Issues

A number of the borough's goals and objectives, as well as the planning problems highlighted in the prior master plan and reexamination report, have been addressed, while others remain relatively static. The static nature of most of the problems identified in the 1992 plan is a function of the type of long range planning concerns facing the borough and the general nature of most of these problems and objectives. For example, the general planning concerns regarding traffic and the upgrade of the commercial corridors and housing stock, all represent long term issues inherent to the character of the community. Consequently, they necessitate continual assessment and reassessment on the part of the borough. Those items that were addressed at least in part include the following:

- New, affordable housing was created and additional housing stock was rehabilitated through the use of Regional Contribution Agreements (RCAs) and other sources.
- A recycling plan element and ordinance was prepared and adopted.
- A new zoning ordinance and map for the borough was adopted. The current reexamination report and Land Use Plan will be consistent with the borough's new zoning ordinance.
- Phase 1 of the industrial road has been completed. The Phase 2 connection to Woodbridge Borough should be completed .
- The improvement to the Turnpike interchange and the extension of Blair Road north to provide a connection with Route 1 have not yet been addressed and should be included as an objective in the current master plan reexamination report.

2. Major Land Use Issues Currently Facing The Municipality

It is appropriate for the borough to not only consider the major problems which were affecting the municipality at the time of the last reexamination report, but to also reflect on the current planning issues facing the community today. The following represents a list of the most significant planning concerns which require the borough's attention. Subsequent sections of the reexamination report include specific recommendations which address each of these issues.

1. Coordinate of Redevelopment, Rehabilitation and Revitalization Efforts Including:

- Urban Enterprise Zone District
- Regional Mall and Landfill Reclamation District
- Town Center Designations
- Revitalization of Commercial Corridors and Streetscape Improvements
- Rehabilitation of housing stock and continued use of RCA funds
- Tax Abatement Districts
- Waterfront development for recreation purposes

2. Coordinate with county planning efforts within the Arthur Kill Strategic Planning Area.

3. Update the land use map to be consistent with the borough's most recent zoning ordinance amendments and continue the review of the borough's development regulations to ensure that they represent the most appropriate approach to regulating development in the borough.

4. Continue the borough's efforts to improve traffic circulation within the borough.

5. Participate in the State Plan Cross Acceptance process in connection with the proposed updated of the state plan.

6. Develop a policy concerning the establishment of greenways along the Rahway River and Arthur Kill waterfront in accordance with the recommendations contained in the Middlesex County Open Space Plan. Coordinate and balance the preservation of these important watersheds with the use of the waterfront for both public recreation and future industrial and commercial development.

D. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENTAL REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO SPECIFIC PLANNING ISSUES AND GOVERNMENTAL POLICY

The Municipal Land Use Law requires, as part of the overall reexamination analysis, an assessment of the changes that have taken place in the community since the adoption of the 1992 Reexamination Report. Below is an update and review of the key socio-economic factors affecting the character of the Borough of Carteret. Some of this information was previously provided in the 1992 Reexamination Report and Housing Element, but is included here to provide an appropriate overview of the community.

1. Changes at the Local Level

Population Size: Table 1 below presents the change in population growth in Carteret from 1940 through 1994. As can be seen from this table, the borough experienced its most significant growth in the 1950's, and then declined in population between 1970 and 1990. The 1990 U.S. Census of population was 19,025. The State of New Jersey estimated the 1994 population to be 19,130, indicating a slight increase in population growth.

Table 1
Historic Population Trends: 1940 - 1994
Carteret, New Jersey

Year	Population	Population Change	Percent Change
1940	11,976	----	----
1950	13,030	1,054	8.8
1960	20,502	7,472	57.3
1970	23,137	2,633	12.9
1980	20,598	-2,539	-11.0
1990	19,025	-1,573	-7.6
1994*	19,130	105	0.6

Source: U.S. Census of Population, 1920-1990;

* Estimate, New Jersey Department of Labor, 1996

Birth and Death Statistics: The number of births is also important in assessing future needs for community facilities and services, particularly in respect to school systems and recreational facilities. As shown in Table 2, from 1984 to 1996, the borough had a natural increase in population of 1,203. However, as indicated above, the borough's population has declined by more than this figure during the same period, indicating that the decline is due to out migration of the population. The borough's birth rate has remained relatively stable over the years. The death rate has also been stable, except for the last three years in which there has been a substantial decline.

Table 2
Births And Deaths: 1984 - 1996
Carteret, New Jersey

Year	Births	Deaths	Change In Births/Deaths
1984	280	220	60
1985	277	209	68
1986	269	226	43
1987	270	196	74
1988	284	222	62
1989	242	204	38
1990	259	197	62
1991	304	205	99
1992	278	199	79
1993	230	187	43
1994	236	52	184
1995	269	65	204
1996	239	52	187
Total	3,437	2,234	1,203

Source: State of New Jersey Department of Health, New Jersey Health Statistics

Age Characteristics: The age characteristics of the borough's population is presented in Table 3. Data from the 1980 and 1990 census indicates that the borough's population is getting older, with the median age increasing from 33.0 years of age in 1980 to 35.0 years in 1990. This is slightly above the median age in Middlesex County of 33.4 years. The percentage of those over the age of 65 also increased from 9.8 percent of the population to 14.9 percent. These increases are directly attributable to the aging "baby boomer" generation and the increasing life expectancy rates of individuals 65 years of age and older. These trends may have an impact on community planning over the next two decades in addressing the needs of an increasing senior population, such as zoning for assisted living facilities and nursing homes, adult care, transportation, etc. There was also a slight increase in those 5 years and under.

Table 3
Age Distribution: 1980 and 1990
Carteret, New Jersey

Age Group	Population 1980	% Of Total Population	Population 1990	% Of Total Population
under 5	1,201	5.8	1,160	6.1
5-19	4,749	23.1	3,600	18.9
20-24	1,978	9.6	1,315	6.9
25-34	3,006	14.6	3,364	17.7
35-44	2,022	9.8	2,568	13.5
45-54	2,857	13.9	2,004	10.6
55-64	2,769	13.4	2,163	11.4
65+	2,016	9.8	2,821	14.9
Total	20,598	100.0	19,025	100.0
1980 Median Age:			1990 Median Age: 35.0	

Source: U.S. Bureau of the Census 1980 and 1990, Characteristics of the Population.

Household Size: The borough's household size has continually declined over the past six decades, from 4.13 persons in 1940 to 2.79 persons per dwelling unit in 1990. This decline is consistent with state and national trends. Similar declines in household size have been registered in most municipalities in Middlesex County.

Table 4
Average Household Size: 1940 - 1990
Carteret, New Jersey

Year	Population	Number Of Dwelling Units	Household Size: Carteret
1940	11,976	2,899	4.13
1950	13,030	3,593	3.63
1960	20,502	6,041	3.39
1970	23,137	7,099	3.26
1980	20,598	7,135	2.89
1990	19,025	6,811	2.79

Source: U.S. Bureau of the Census, 1940-1990

Income Characteristics: Table 5 below provides data for household income, by income category, as reported in the 1980 and 1990 U.S. Census. The median household income in Carteret for 1980 was \$21,196. By 1990, the median household income had increased to \$40,268. This income level was lower than that for Middlesex County which was \$45,623 in 1990. The 1990 Census also reported that the percentage of the population below the poverty level was 8.4 percent.

Table 5
Household Income: 1979 and 1989
Carteret, New Jersey

Income Category	1979		1989	
	Number	Percent	Number	Percent
Less than \$5,000	708	10.3	397	5.9
\$5,000 to \$9,999	887	12.9	367	5.5
\$10,000 to \$14,999	760	11.1	469	7.0
\$15,000 to \$24,999	1,777	26.0	762	11.4
\$25,000 to \$34,999	1,522	22.1	878	13.2
\$35,000 to \$49,999	883	12.9	1,425	21.4
\$50,000 to \$74,999	266	3.9	1,612	24.2
\$75,000 to \$99,999*	59	0.8	518	7.8
\$100,000 to \$149,999			192	2.9
\$150,000 or more			45	.7
Total	6,862	100.0	6,665	100.0
Median Household	\$21,196		\$40,268	

Source: U.S. Bureau of the Census, Housing and Population Characteristics, STF-3A; 1980 & 1990

*1979 Category was \$50,000 or more.

Housing Characteristics: This section provides a brief overview of the characteristics of Carteret's housing stock. (A more comprehensive analysis is contained in the borough's 1992 Housing Element.) The 1990 U.S. Census of Housing indicated there was a total of 6,811 housing units in the borough, including 210 vacant units, representing a 3.1 percent vacancy rate. (See Table 6) A sizeable percent of the housing stock was rental (28.3%). Between 1990 and 1995 a total of 183 residential building permits were issued by the borough. Permits for the demolition of 71 units were also issued during this time period. Therefore, we can estimate that there was a total of 6,923 housing units in Carteret at the beginning of 1996. (See Table 13.)

Table 6
Year Round Housing Units By Tenure And Occupancy Status: 1990
Carteret, New Jersey

Category	Number Of Units	Percent
Owner Occupied	4,675	68.6
Renter Occupied	1,926	28.3
Vacant Units	210	3.1
Total	6,811	100.0

Source: U.S. Bureau of the Census, 1990.

Table 7 indicates the age of the borough's housing stock. The data reveals that most of the housing units were constructed during the 1950's . Over 66 percent of the housing stock was built prior to 1960. The median year for when structures were built was 1955, as compared to 1963 for Middlesex County.

Table 7
Year Structure Built For All Housing Units: 1990
Carteret, New Jersey

Year Constructed	Number	Percent
1989 to March 1990	17	.3
1985 to 1988	168	2.5
1980 to 1984	89	1.3
1970 to 1979	595	8.7
1960 to 1969	1,425	20.9
1950 to 1959	2,120	31.1
1940 to 1949	857	12.6
1939 or earlier	1,540	22.6
Total	6,811	100.0
Median year built	1955	

Source: U.S. Bureau of the Census, Housing Characteristics, STF-3; 1990.

1945	REVISION
1946	NOV
1947	NOVEMBER
1948	NOVEMBER
1949	NOVEMBER
1950	NOVEMBER
1951	NOVEMBER
1952	NOVEMBER
1953	NOVEMBER
1954	NOVEMBER
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2095	NOVEMBER
2096	NOVEMBER
2097	NOVEMBER
2098	NOVEMBER
2099	NOVEMBER
2100	NOVEMBER

LAND USE PLAN BOROUGH OF CARTERET MIDDLESEX COUNTY NEW JERSEY

PLAN
ESSEX COUNTY, NEW JERSEY
SHEET NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 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The majority of the borough's housing is single-family detached dwellings. There are a total of 3,913 single-family detached dwellings, or 57.5 percent of the housing in the community. Two-family dwelling units account for 21.1 percent of the housing stock and structures with 3 or more units account for 10.1 percent of the housing stock.

Table 8
Units In Structure: 1990
Carteret, New Jersey

Units In Structure	Number	Percent
Single Family, Detached	3,913	57.5
Single Family, Attached	485	7.1
2 Family	1,435	21.1
3 or 4 Family	342	5.0
5 to 9	155	2.3
10 to 19	161	2.4
20 to 49	30	.4
50 or more	0	.0
Mobile Home or Trailer	213	3.1
Other	77	1.1
Total	6,811	100.0

Source: U.S. Bureau of the Census, 1990

Housing Values: Housing values and rentals have increased significantly in Carteret and throughout the state between 1980 and 1990. Shown in the following two tables are the renter-occupied contract rents and the owner-occupied housing values from 1980 and 1990. The average contract rent in 1990 of \$587 was a 120 percent increase from the average contract rent of \$267 in 1980. However, this is below Middlesex County's average contract rent in 1990 of \$667.

Similarly, housing values of owner-occupied units increased from 1980 to 1990. The median value of such housing was \$148,000 in 1990, a substantial increase from the 1980 median value of \$52,500. The median value of homes in Carteret in 1990 was 10 percent lower than the county average of \$164,100.

Table 9
Specified Renter-Occupied Housing Units: 1980 and 1990
Carteret, New Jersey

1980		1990	
Rent	Units (%)	Rent	Units (%)
Less than \$100	185 (8.8%)	Less than \$100	44 (2.3%)
\$100 to \$149	125 (5.9%)	\$100 to \$149	63 (3.3%)
\$150 to \$199	247 (11.7%)	\$150 to \$199	109 (5.7%)
\$200 to \$299	736 (34.8%)	\$200 to \$299	139 (7.3%)
\$300 to \$399	533 (25.2%)	\$300 to \$399	159 (8.3%)
\$400 to \$499	163 (7.7%)	\$400 to \$499	144 (7.5%)
\$500 or more	28 (1.3%)	\$500 to \$599	318 (16.6%)
		\$600 to \$699	299 (15.6%)
		\$700 to \$749	200 (10.5%)
		\$750 to \$999	308 (16.1%)
		\$1,000 or more	65 (3.4%)
No cash rent	97 (4.6%)	No cash rent	66 (3.4%)
Total	2,114 (100.0%)	Total	1,914 (100.0%)
Median Rent	\$267	Median Rent	\$587

Source: U.S. Bureau of the Census, Housing and Population Characteristics, STF-3A; 1980 and 1990.

Table 10
Value Of Specified Owner-Occupied Housing Units: 1990
Carteret, New Jersey

1980		1990	
Value Range	Units (%)	Value Range	Units (%)
Less than \$30,000	167 (4.6%)	Less than \$75,000	54 (1.4%)
\$30,000 to \$49,999	1,360 (37.8%)	\$75,000 to \$99,999	265 (7.0%)
\$50,000 to \$99,999	2,053 (57.1%)	\$100,000 to \$124,999	551 (14.6%)
\$100,000 to \$149,000	18 (.5%)	\$125,000 to \$149,999	1,102 (29.3%)
\$150,000 to \$199,000	1 (.0%)	\$150,000 to \$174,999	1,072 (28.5%)
\$200,000 or more	0 (.0%)	\$175,000 to \$199,999	554 (14.7%)
		\$200,000 to \$249,999	135 (3.6%)
		\$250,000 to \$299,999	24 (.7%)
		\$300,000 to \$399,999	8 (.2%)
		\$400,000 or more	0 (.0%)
Total	3,599 (100.0%)	Total	3,765 (100.0%)
Median Value	\$52,500	Median Value	\$148,000

Source: U.S. Bureau of the Census, Characteristics of Population and Housing, STF-3A; 1980 and 1990.

Employment In Carteret: Between 1990 and 1995, Carteret's employment changed very little. The total employment in 1990 was 8,987. The total employment in 1995, was 8,890.

Resident Employment Characteristics: Table 11 describes employment characteristics by industry of Carteret residents. In 1980 there were 9,809 residents in the work force. The work force declined 6 percent to 9,230 in 1990. The industry category with the largest decline was in manufacturing. In 1990 sixty-seven percent of the residents were concentrated in four industries: manufacturing (23.2%), retail trade (17.3%), professional and related services (14.3%) and transportation, communication and other public utilities (12.5%).

Table 11
Employed Persons 16 And Over By Industry: 1980 and 1990
Carteret, New Jersey

Industry	1980		1990	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fisheries, Mining	57	0.6	60	0.7
Construction	333	3.4	594	6.4
Manufacturing:				
Durable Goods	1,713	17.5	937	10.2
Non-Durable Goods	1,677	17.1	1,201	13.0
Transportation, Communication, Other Public Utilities	1,154	11.8	1,157	12.5
Wholesale Trade	669	6.8	757	8.2
Retail Trade	1,607	16.4	1,600	17.3
Finance, Insurance, Real Estate	435	4.4	538	5.8
Business and Repair Services	474	4.8	506	5.5
Personal Services, Entertainment, and Recreation	248	2.5	253	2.7
Professional and Related Services:				
Health Services	380	3.9	475	5.2
Educational Services	387	3.9	417	4.5
Other Professional, Related Services	335	3.4	420	4.6
Public Administration	340	3.5	315	3.4
Total	9,809	100.0	9,230	100.0

Source: U.S. Census of General Social and Economic Characteristics; 1980 and 1990.

Table 12 identifies resident employment by occupation for employed persons. Information outlined in this table indicates that in 1980, 60 percent of the resident employment was concentrated in two categories; operators, fabricators, and laborers and managerial/professional specialty. The figure declined slightly to 56 percent in 1990.

Table 12
Employed Persons 16 And Over By Occupation: 1980 and 1990
Carteret, New Jersey

Industry	1980		1990	
	Number	Percent	Number	Percent
Managerial and Professional Specialty:				
Executive, Administrative, Managerial	760	7.8	980	10.6
Professional Specialty	659	6.7	718	7.8
Technical, Sales, Administrative Support:				
Technicians and Related Support	236	2.4	266	2.9
Sales	740	7.5	845	9.2
Administrative Support (Clerical)	2,417	24.6	2,080	22.5
Services:				
Private Household	1,089	11.1	12	.1
Protective Services			251	2.7
Service Occupation			871	9.4
Farming, Forestry, Fishing	44	0.5	28	.3
Precision Production, Craft, Repair	1,361	13.9	1,235	13.4
Operators, Fabricators, Laborers:				
Machine Operators, Assemblers, and Inspectors	1,207	12.3	739	8.0
Transportation and Material Movers	642	6.5	569	6.2
Handlers, Equipment Cleaners, Laborers	654	6.7	636	6.9
Total	9,809	100.0	9,230	100.0

Source: U.S. Census of General Social and Economic Characteristics; 1980 and 1990.

Recent Development Activity: Table 13 provides data on the amount of residential development which has occurred in the borough over the past decade. The data reveals that of 183 residential building permits issued, 73 percent were for single-family dwellings, the majority of which was built between 1985 and 1989. During this same period of time 71 dwellings have been demolished. This translates into an average net increase of 10 units per year

Table 13
Residential Building And Demolition Permits Issued: 1985 - 1995
Carteret, New Jersey

Year	Single Family	Multi- Family (2 or more)	Total	Demolition Permits Issued
1985	15	12	27	26
1986	24	4	28	4
1987	43	4	47	0
1988	25	0	25	9
1989	12	8	20	4
1990	0	2	2	2
1991	0	0	0	4
1992	5	0	5	0
1993	2	2	4	18
1994	5	10	15	0
1995	2	8	10	4
Total	133	50	183	71

Source: Middlesex County Dept. of Planning & Economic Development; July 1996.

Table 14
Non-Residential Development: 1985-1991
Site Plan Approvals (1,000's square feet)
Carteret, New Jersey

Year	Commercial	Industrial, Utility and Warehouse	Total
1985	0	55,258	55,258
1986	5,000	0	5,000
1987	5,500	1,415,918	1,421,418
1988	0	96,754	96,754
1989	0	0	0
1990	1,962	0	1,962
1991	0	670	670
Total	11,962	1,568,600	1,581,062

Source: Middlesex County Planning Board.

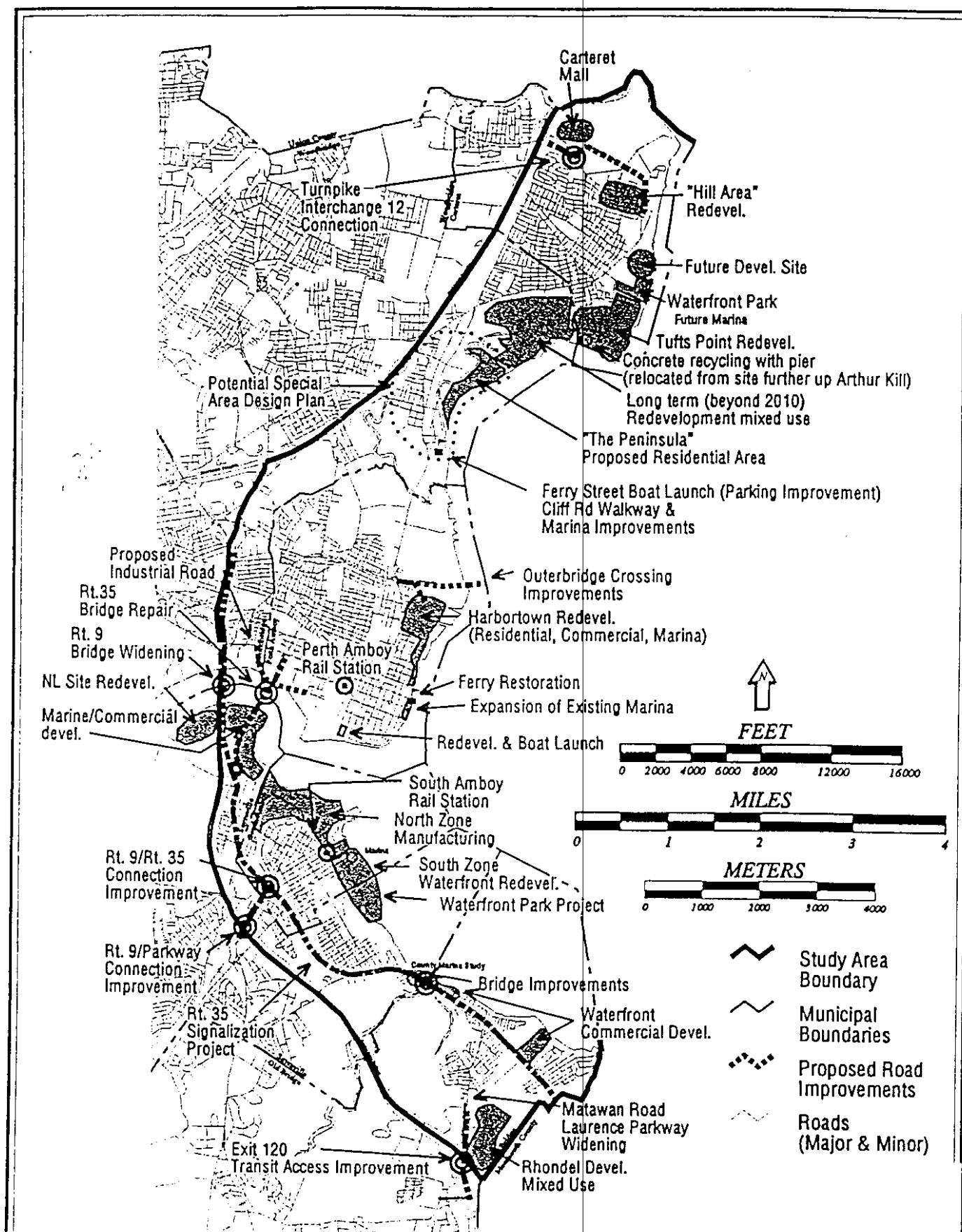
2. Changes at the County Level

In December 1995, the Middlesex County Planning Board adopted its Phase III Growth Management Strategy Report. The Phase III report is part of a comprehensive analysis of the infrastructure capacity and planning issues facing anticipated growth areas in the county. The Phase II and III Growth Management Strategy Reports identified and analyzed eight case study areas that were determined to be major economic and population growth areas within the county, including the Arthur Kill and Raritan Bay Shore area. (See Map 1)

The Arthur Kill and Raritan Bay Shore area includes the portion of the Borough of Carteret east of the New Jersey Turnpike. Major redevelopment projects and infrastructure improvements identified to take place within Carteret include the proposed Carteret regional mall, improvements to the Turnpike interchange, redevelopment within the borough's Hill section, a Arthur Kill waterfront park and the Tufts Point redevelopment area. (See Map 2) These projects are consistent with the borough's overall land use plan and strategy for redevelopment and revitalization of the borough.

The major conclusions and recommendations from the report are consistent with the goals and policies contained in this reexamination report and the recommended Land Use Plan presented in Section Two. The specific recommendations are summarized below:

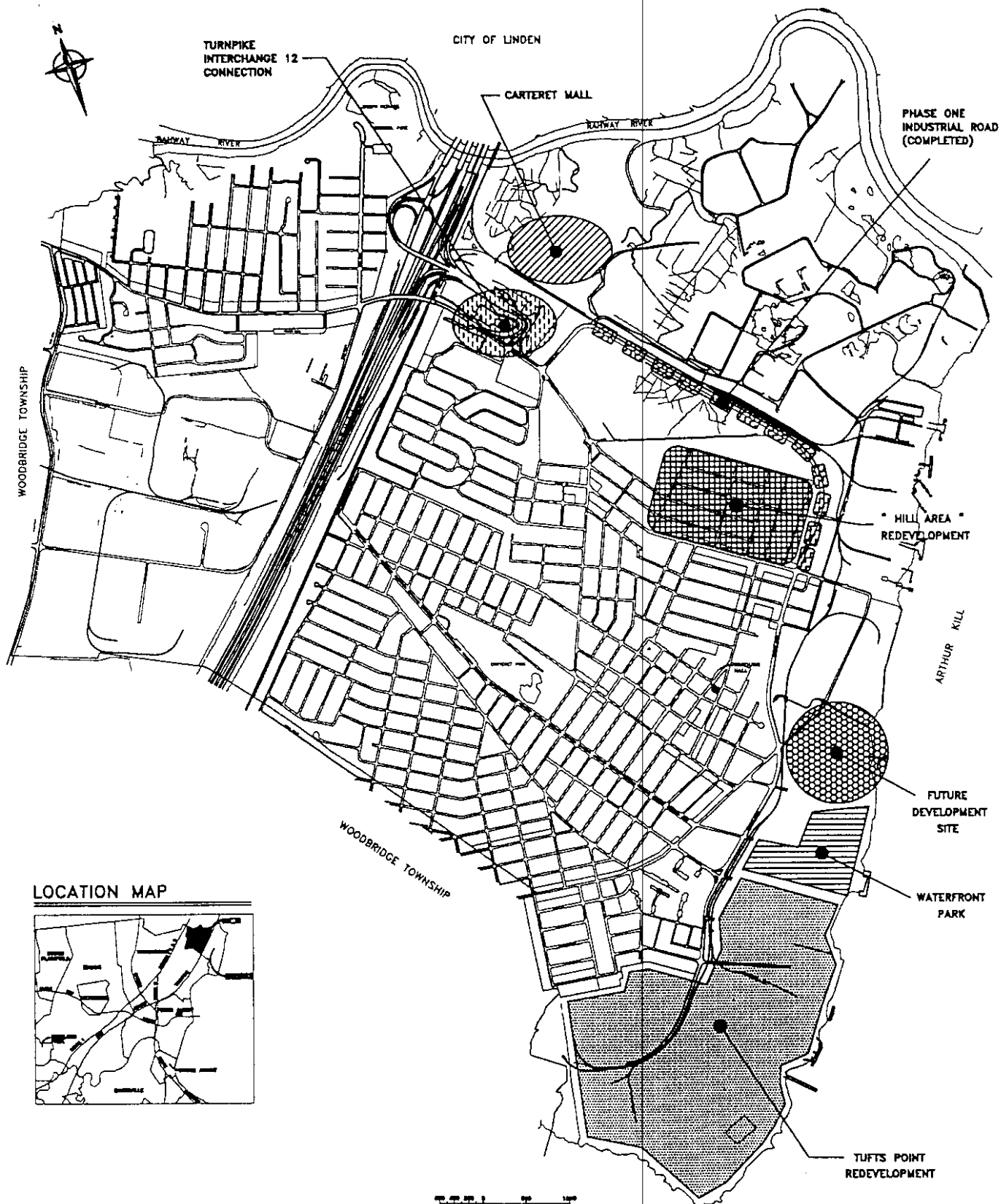
- The Arthur Kill shoreline would benefit from the redevelopment of underutilized and abandoned heavy industrial sites as business, residential and recreational sites. Redevelopment planning also needs to address environmental concerns regarding past contamination of land, water, and air quality along the shoreline.
- Improved road access is needed between redevelopment/development parcels and major highways, in order to avoid burdening local roads while providing needed accessibility.
- Because several areas along the Raritan estuary, Raritan Bay, and Arthur Kill are subject to tidal flooding, a shore protection master plan should be extended for this area.



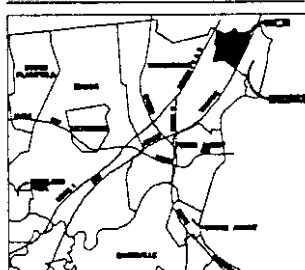
Drawing Name MAP NO. 1	ARTHUR KILL & RARITAN BAY SHORE STRATEGIC PLANNING AREA	Project No. 96.492.01	Drawing Date 5.21.98	Addendum No. X of X
 BURGIS ASSOCIATES, INC. PROFESSIONAL PLANNERS / LANDSCAPE ARCHITECTS 22 WESTWOOD AVENUE WESTWOOD, N.J. 07675 201-994-1811 FAX 201-994-2299	Project Name CARTERET MASTER PLAN	Drawing Scale N.T.S.	Sheet No. X of X	Drawing No. X

DATA SOURCE: CAMP DRESSER & MCKEE, MIDDLESEX COUNTY GROWTH MANAGEMENT STRATEGY REPORT, 1995

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LOCATION MAP



COUNTY PLANNING STRATEGIES
IDENTIFIED WITHIN CARTERET
BOROUGH OF CARTERET
MIDDLESEX COUNTY - NEW JERSEY

DATA SOURCE: MIDDLESEX COUNTY GROWTH MANAGEMENT STRATEGY
PHASE II REPORT, DECEMBER, 1988; CAMP DREXLER & MOORE
Original Base Map: Frank Pomeroy, Borough Engineer



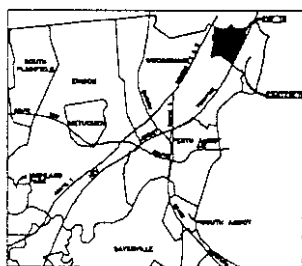
The Growth Management Report identifies and supports many of the actions currently being undertaken in Carteret. This includes the redevelopment of Tufts Point and the offering of tax exemptions and abatements at the Port Carteret development area, the planned development of a new waterfront park, the extension of the Carteret Industrial Road from Interchange 12 of the NJ Turnpike into Woodbridge, the closure of the landfill and its redevelopment into a retail facility and the establishment of an Urban Enterprise Zone to further encourage redevelopment of these areas.

In addition to the Growth Management Plan, the County Planning Board adopted an Open Space and Recreation Plan in October 1995. In this plan, the county identified a series of proposed greenways which would link existing parks and open space areas throughout the county. According to the plan, the greenways network is intended to provide for natural habitat linkages, stream corridor protection and the opportunity for the development of a system of trails where appropriate. The implementation of a greenway would require the ability of public entities to either acquire ownership of the greenway or dedicate lands through the establishment of easements. While the plan illustrated the proposed locations of greenways, it was acknowledged that their actual alignment and width would be subject to a site specific analysis and feasibility studies.

Within Carteret, two potential greenways are identified in the County Open Space Plan. (See Map 3) The first is located along the Rahway River linking the Joseph Medwick County Park with the Boynton Park in Woodbridge through a continuation of the greenway along the Woodbridge Creek. The purpose of this greenway is stream corridor, flood plain, wetlands and habitat protection with an additional goal of the establishment of a possible trail system to link the Joseph Medwick and Boynton Parks. The second greenway is located along the Arthur Kill waterfront from Perth Amboy through Woodbridge and in Carteret to the Rahway River. The purpose of this greenway is for flood plain and habitat protection and to provide for a waterfront trail or promenade allowing public access to the waterfront similar to the Hudson Waterfront in Hudson and Bergen counties.

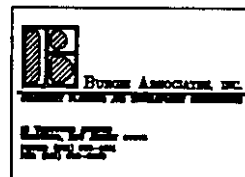


LOCATION MAP



SCALE IN FEET

PROPOSED GREENWAY
(COUNTY OPEN SPACE PLAN)
BOROUGH OF CARTERET
MIDDLESEX COUNTY - NEW JERSEY



DATA SOURCE: OPEN SPACE & RECREATION PLAN
MIDDLESEX COUNTY, N.J. DRAFT REPORT, JUNE, 1987
Original Base Maps: Prater, Prater, Borough Engineer

3. Changes at the State Level

The State Development and Redevelopment Plan: A significant shift in state land use policy on June 12, 1992, when the New Jersey State Planning Commission adopted the State Development and Redevelopment Plan (SDRP).

The SDRP enumerates a number of goals and objectives regarding the future development and redevelopment of the state. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in urban centers and in developed or developing suburban areas. The SDRP actively encourages development be located in "centers", which are "compact forms of development that, compared to 'sprawl' development, consume less land, deplete fewer natural resources and are more efficient in the delivery of public services." The SDRP states that these land use development policies will ensure the most efficient use of state's existing infrastructure systems and, in so doing, protect the state's environmental, fiscal and economic resources.

In order to implement its general statewide policies and objectives, the SDRP divides the state into five land use "Planning Areas." The SDRP has adopted a set of policy objectives to guide local planning in each planning area. These policy objectives are designed to implement the statewide goals and objectives of the SDRP in the context of the unique qualities and conditions in each of the five planning areas.

Carteret has been classified in the Metropolitan Planning Area (PA-1) in the SDRP. The Metropolitan Planning Area encompasses large urban centers and developed suburbs. These areas are fully developed with significant investment in existing, but aging, infrastructure systems. There is little vacant land available for development and, as such, much of the development activity is infill development or redevelopment. The SDRP states that public and private investment in PA-1 should be the "principle priority" of state, regional and local planning agencies, with the intent being to direct development and redevelopment into these portions of the state. Within this framework, the recommended policy objectives for PA-1 are summarized to include the following:

- Land Use: Guide new development and redevelopment in PA-1 in a manner which ensures an efficient use of remaining vacant parcels and existing infrastructure.
- Housing: Preserve the existing housing stock through a program of maintenance and rehabilitation. Provide a variety of housing choices through new development and redevelopment.
- Economic Development: Promote economic development by encouraging redevelopment, infill development, public-private partnerships, and infrastructure improvements.
- Transportation: Encourage the use of public transit and alternative modes of transportation.
- Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate impacts on remaining environmental and natural resources, including wildlife habitats. Special emphasis should be on air quality, preservation of historic sites, the provision of open space and recreation.
- Recreation: Maintain existing parks and open space and expand system through redevelopment and additional land dedications.
- Historic Preservation: Integrate and reconcile historic preservation with new development and redevelopment efforts.
- Public Facilities and Open Space: Complete, repair or replace existing infrastructure systems to enable future development and redevelopment.
- Intergovernmental Coordination: Provide for regionalization and intergovernmental coordination of land use and development policies.

As noted above the Plan also provides for the designation of centers to further delineate the allocation of growth. The Plan describes Centers as "central places within Planning Areas where growth should be attracted or not attracted, depending upon the unique characteristics and growth opportunities of each Center". The Borough of Carteret has been designated as an existing "Town Center". Towns are freestanding, existing places that are traditional centers of commerce or government. They are characterized by:

- A traditional, compact, mixed use core of development, providing all of the commercial, industrial, office, cultural and governmental functions commonly needed by residents on a daily basis; including neighborhoods providing a mix of housing types and infrastructure that serves both the Town core and the neighborhoods; and
- An existing population of more than 1,000 but less than 10,000 people within the Community Development Boundary; and
- A population density of more than 1,000 people per square mile, excluding water bodies; and
- Service by an arterial highway.

The borough's master plan is consistent with the statewide goals and objectives of the SDRP and the policy objectives of the various planning areas.

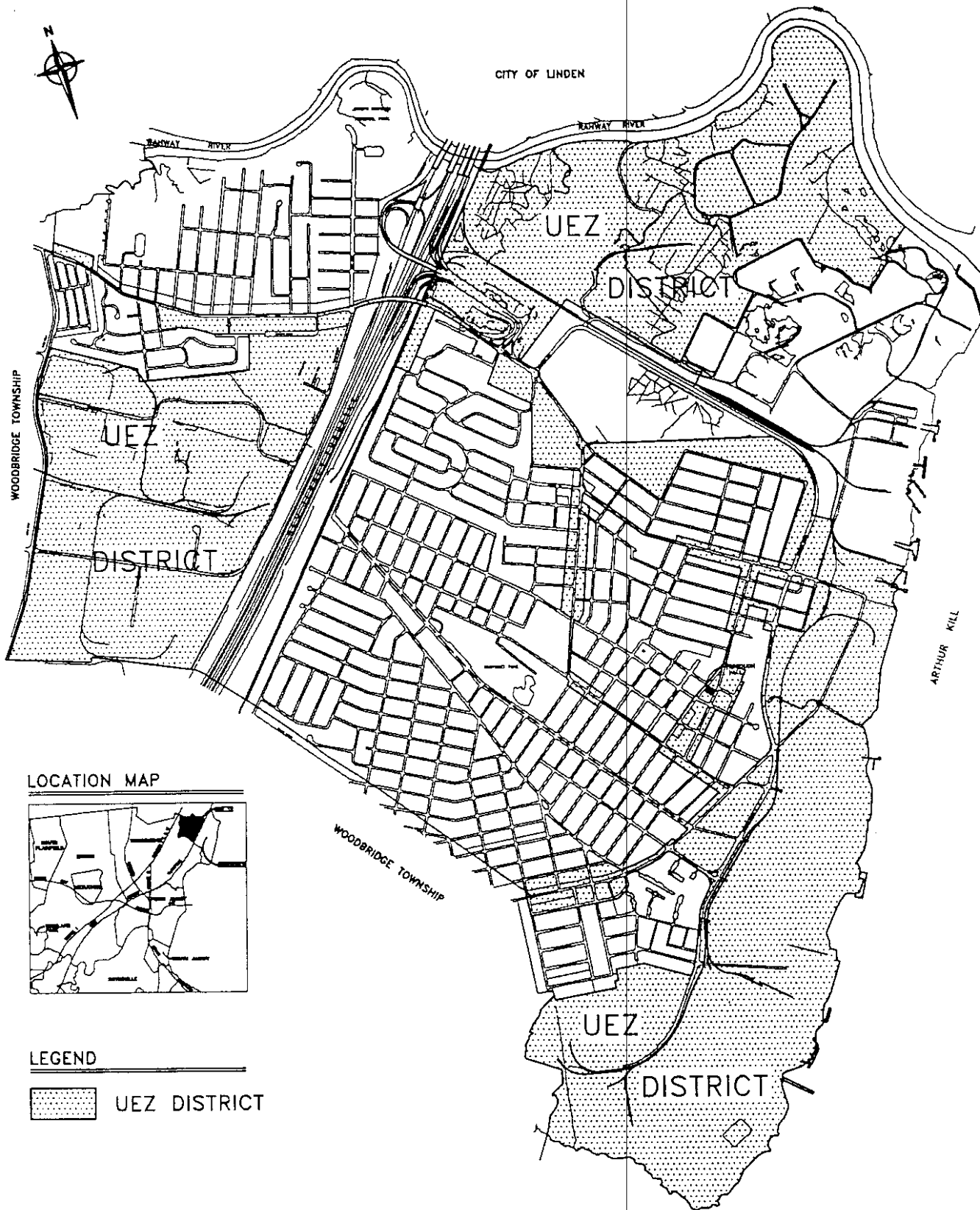
The 1992 SDRP is now in the process of being re-examined by the State Planning Commission. A Reexamination Report and Preliminary Plan was issued in June, 1997. The Middlesex County Planning Board is currently undertaking a cross-acceptance process within Middlesex County pursuant to the regulations of the Office of State Planning. This process is defined in the State Planning Act as: "a process of comparison of planning policies among governmental levels with the purpose of attaining compatibility between local, county and State Plans. The process is designed to result in a written statement specifying areas of agreement or disagreement and areas requiring modification by parties to the cross-acceptance." The Borough of Carteret should actively participate

with the county in this cross-acceptance process and explore the possibility of obtaining a formal designation as a town center within the SDRP.

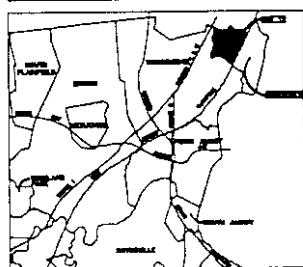
Housing Issues: In 1986, the State of New Jersey established the Council On Affordable Housing (COAH) which was directed to prepare a comprehensive planning and implementation response to the constitutional obligation to provide, through municipal land use regulations, a realistic opportunity for the construction of low and moderate income housing to accommodate the needs of the State's lower income households. Every municipality is obligated, by virtue of a 1987 amendment to the Municipal Land Use Law, to prepare and adopt a Housing Plan Element as part of its master plan. Municipalities have the discretionary authority to seek substantive certification of its Housing Element and Fair Share Plan from COAH. The major benefit of achieving certification is the protection it offers municipalities in the event of a Mount Laurel lawsuit.

The Borough of Carteret adopted its most recent housing plan in 1992 in conjunction with the adoption of the Master Plan Reexamination Report. In March, 1993, the Council granted Carteret substantive certification of the borough's housing element and fair share plan. The borough's fair share obligation was determined to be zero based on eligible credits. Thus, Carteret has and will continue to provide a balanced housing supply for its residents. The certification enabled Carteret to be eligible to receive Regional Contribution Agreement (RCA) funds from other communities to provide low and moderate income housing. The Borough of Carteret will continue to seek RCA funds.

Urban Enterprise Zone: The borough established an Urban Enterprise Zone District encompassing the borough's commercial and most of the borough's industrial areas. (See Map 4)



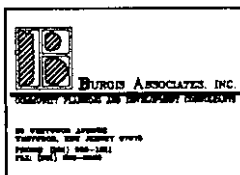
LOCATION MAP



LEGEND

 UEZ DISTRICT

URBAN ENTERPRISE ZONE BOUNDARY
BOROUGH OF CARTERET
MIDDLESEX COUNTY - NEW JERSEY



Original Base Maps: Protap Primmer, Borough Engineer

SCALE IN FEET

Landfill Reclamation & Improvement District: In 1996 the State Legislature enacted the Large Site Landfill Reclamation and Improvement Law which amends and supplements P.L. 1995, c.173. The law enables municipalities to establish, by ordinance, one or more Landfill Reclamation and Improvement Districts within a redevelopment area. Once a district is created, the municipality is further enabled to provide for tax abatement and for a payments in lieu of taxes (PILOT) agreement in accordance with the Long Term Tax Abatement And Improvement District Act (NJSA 40:56-1) et seq.; and to secure revenue bonds issued by the New Jersey Economic Development Authority, either through application by the governing body or an authorized redevelopment entity, with revenues from such PILOTs and special assessments to fund the closure, remediation, redevelopment and construction of infrastructure improvements.

Municipalities are further enabled to provide by ordinance for the levy of franchise assessments for the privilege of transacting business within the district, for use in compensating the municipality for loss of tax revenues assigned to securing bonds for reclamation improvement districts of 150 acres or more with at least 100 acres formerly used as a landfill site.

Other sections and provisions apply, but in particular, it requires that the redevelopment plan adopted by the municipality that includes the reclamation and improvement district be in compliance with P.L. 1995, c. 173, Section 3.

The Borough of Carteret, shortly after the law was enacted in 1996, adopted a redevelopment plan and established a Landfill Reclamation and Improvement District in the proximity of the Exit 12 interchange to the New Jersey Turnpike. This will allow the borough to acquire the property and implement the Regional Mall Ordinance which is included as part of the borough's zoning ordinance. The underlying goals and objectives for the Landfill District are included in the section which addresses the plan's overall recommendations objectives, policies and standards.

Residential Site Standards Act: The Residential Site Standards Act, P.L. 1993, c. 32, created a Site Improvement Advisory Board (SIAB) and provided the SIAB with the authority to recommend to the Commissioner of the Department of Community Affairs (DCA) mandatory statewide site improvement standards that are to be applicable to residential development in New Jersey. The SIAB promulgated regulations establishing residential site improvement standards in June 1996. These regulations went into effect on June 3, 1997.

The adopted rules establish technical standards for streets and parking, water supply, sanitary sewers and stormwater management relating to residential development. (A recent court ruling overturned the stormwater management component of the rules) The standards are the minimum requirements for site improvements that must be adhered to by all applicants for residential subdivision and site plans before planning boards and zoning boards of adjustment. They also represent the maximum that such boards can require of an applicant.

Pursuant to the Act, the adopted standards supersede any local standards established for these systems. However, they do not supersede local ordinances regulating the use, height, bulk, density or design of residential development. The standards also do not include requirements for landscaping, shade trees, transit stops, noise barriers, snow removal guarantees or assessments for off-tract improvements. These issues remain the purview of the local reviewing agencies. The regulations also provide for special planning areas where the municipality may adopt standards that recognize existing local conditions.

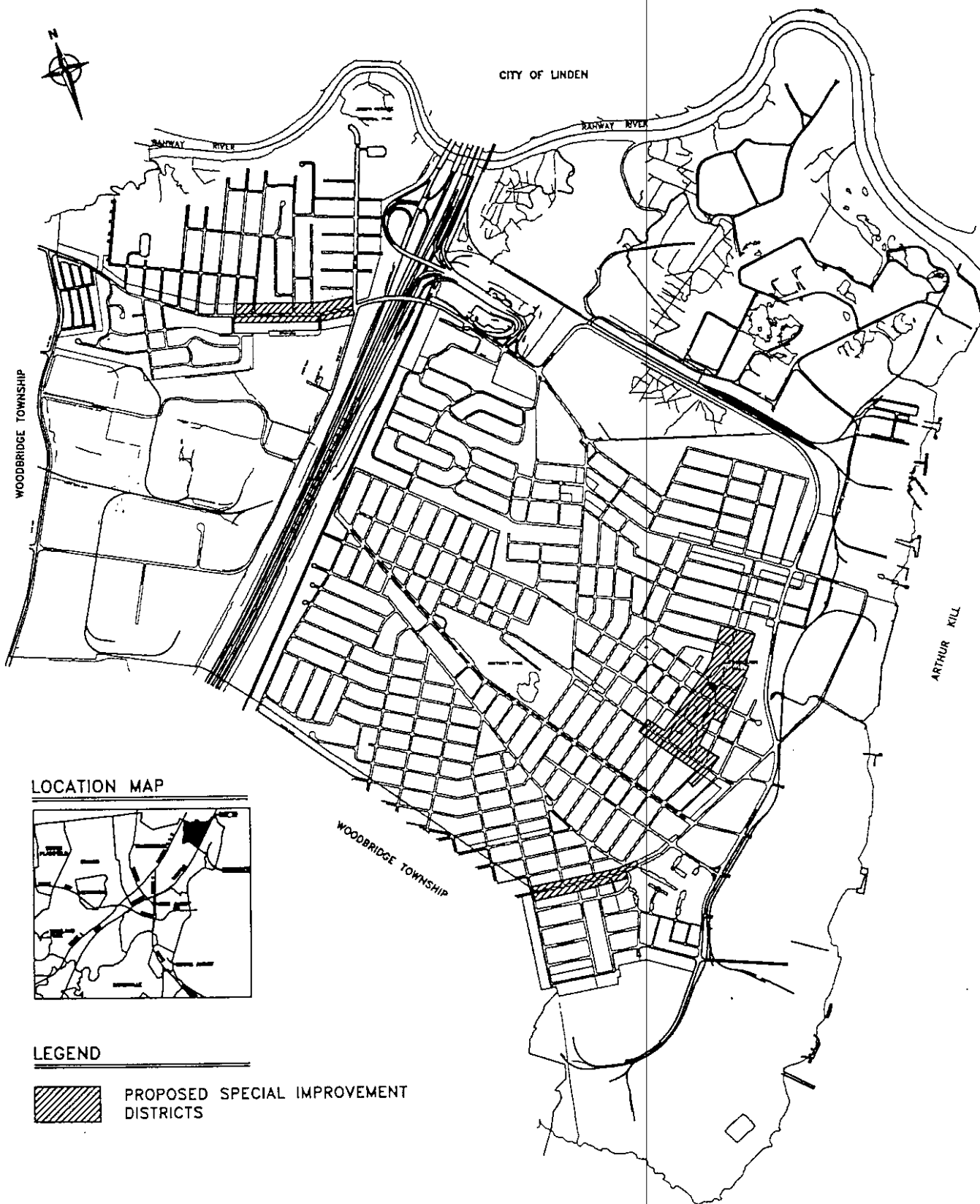
The Borough should be implement the adopted residential site standards as required by the statute. It should also be noted that these standards govern residential development only. Any local standards governing nonresidential development are not affected.

Recycling: The state amended the Municipal Land Use Law to require a Master Plan Recycling Plan element which incorporates the State Recycling Plan goals and is in compliance with the provisions of the Solid Waste Management Act. The Borough of Carteret adopted a Recycling Plan Element in the 1992 Master Plan Reexamination Report and a Mandatory Recycling Ordinance which is incorporated herein by reference.

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 REGULATIONS SHOULD BE PREPARED

This periodic reexamination report points out a number of factors influencing the planning process and its implementation in the Borough of Carteret. The planning review indicates that it is appropriate for the borough to prepare an update to its land use plan, including detailed planning goals, objectives, and policy statements, and clearly identify the basis for the borough's various land use categories. In addition, the following specialized land use planning policies and issues should be identified as part of the plan:

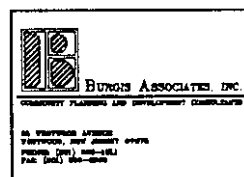
1. Special Improvement Districts. The plan recommends the creation of three new Special Improvement Districts within the borough. These areas include Roosevelt Avenue in West Carteret between Frederick Street and Minue Street, the area surrounding the Borough Hall and encompassing properties located along Pershing, Cooke and Washington Avenues and the commercial portion of Roosevelt Avenue located in the Chrome section of the Borough. (See Map 5) These districts shall be designed to utilize funds generated from the UEZ to encourage the private revitalization of these important centers of community activity. The purpose is to implement an enhanced and coordinated planning approach, including the development and implementation of streetscape improvements to enhance the aesthetic character of the area and tie existing uses and facilities into an integrated development scheme.
2. Urban Enterprise Zone. The UEZ has been an important tool in the borough's efforts to revitalize and redevelopment its community. Therefore, it is recommended that the borough's UEZ District and Landfill Reclamation District formally be incorporated into the land use plan of the borough.
3. Tax Abatement Districts. The plan also recommends the incorporation of the five-year tax abatement and improvement district into the borough's overall land use plan.



PROPOSED SPECIAL IMPROVEMENT DISTRICTS
BOROUGH OF CARTERET
MIDDLESEX COUNTY - NEW JERSEY

Original Base Maps: Prelop, Planner, Borough Engineer

SCALE IN FEET



4. Regional Mall Ordinance. The plan recommends the development of regional malls as a conditional use with the Heavy Industry A District in association with the borough's Landfill Reclamation and Improvement District. The Regional Mall Ordinance should be consistent with the goals and objectives of the Landfill Reclamation District plan, but also provides waterfront access and views and aesthetic improvement along the Rahway River waterfront. The regional mall should be developed pursuant to a comprehensive development plan that is designed to minimize traffic impacts on the borough's local road network by providing direct access to the regional and interstate highway network through arterial roads. Further, the regional mall shall be designed to enhance the aesthetic character of the borough through the use of quality site design, pedestrian amenities and extensive landscaping and buffer areas. The regional mall shall include at least one pedestrian oriented area or distinctive design feature which includes such pedestrian amenities as patio or seating area, pedestrian plaza with benches, transportation center including public transportation pick-up and drop-off area, window shopping walkway, playground area, kiosk area, water feature, clock tower or other such focal feature or amenity. These should be coordinated and linked with design elements that provide views of the river and other natural features.
5. Land Use Plan Map Changes. This report and the attached land use map incorporate recent amendments to the borough's zoning ordinance and development regulations. The intent is to make changes in the borough land use plan map so that it is consistent with adopted zoning ordinance.

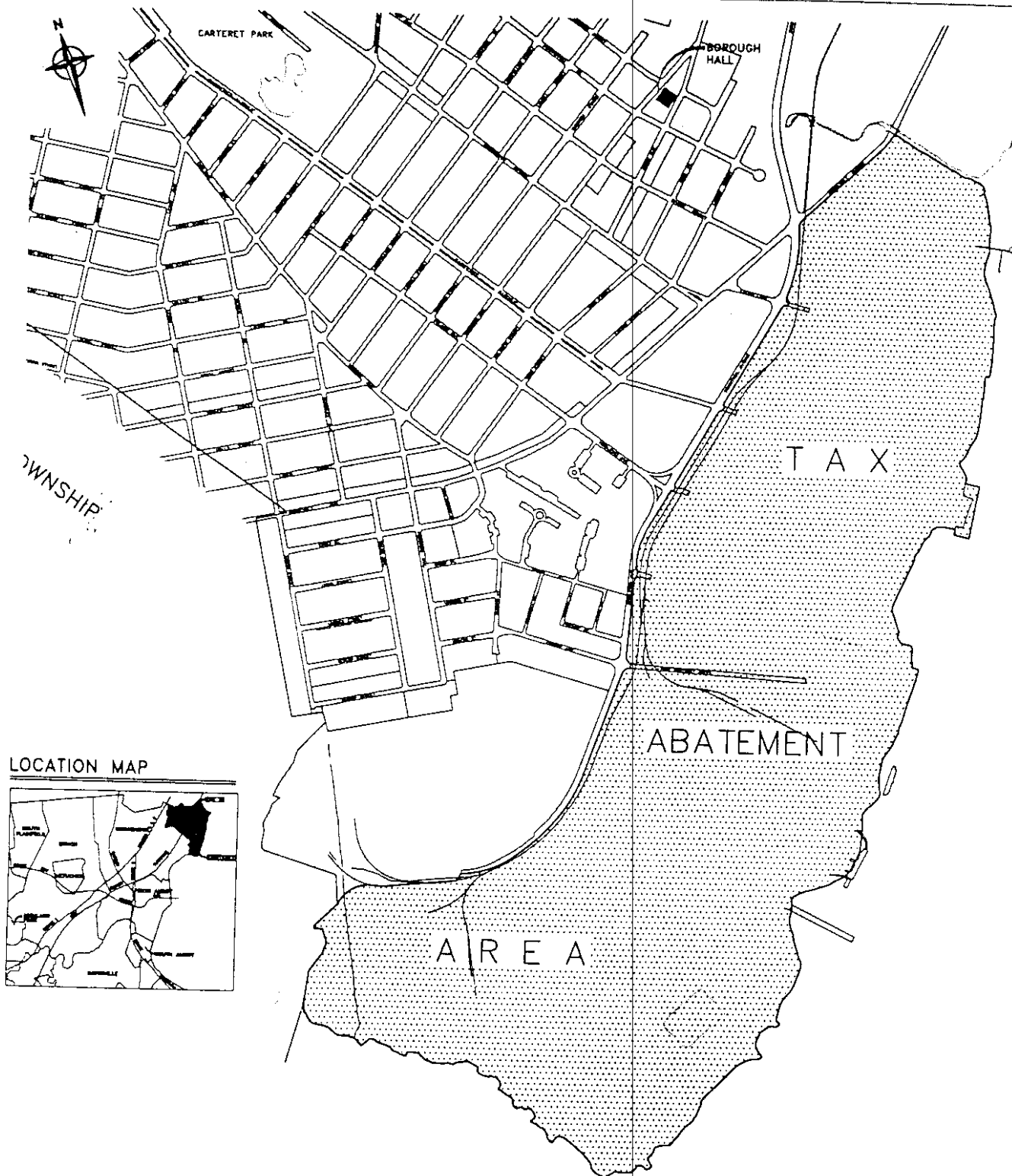
E. RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE PLAN ELEMENT AND RECOMMENDED CHANGES IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY

In 1992, the Local Redevelopment and Housing Law (LRHL) was enacted into law. The LRHL replaced a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute. At the same time, the MLUL was also amended to require, as part of a master plan reexamination, that the issues raised in the LRHL be addressed.

The LRHL provides the statutory authority for municipalities to designate areas in need of "redevelopment," prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the governing body has the power to initially cause a preliminary investigation to determine if an area is in need of redevelopment, determine that an area is in need of redevelopment, adopt a redevelopment plan, and/or, determine that an area is in need of rehabilitation.

A planning board has the power to conduct, when authorized by the governing body, a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The planning board is also authorized to make recommendations concerning a redevelopment plan, and prepare a plan as determined to be appropriate. The board may also make recommendations concerning a determination if an area is in need of rehabilitation.

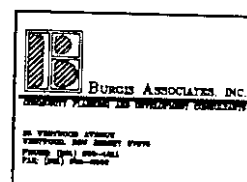
The statute provides that "a delineated area may be determined to be in need of redevelopment if "after investigation, notice and hearing...the governing body of the municipality by resolution concludes that within the delineated area "any of the following conditions are found:



TAX ABATEMENT AREA
BOROUGH OF CARTERET
MIDDLESEX COUNTY - NEW JERSEY

SCALE IN FEET

Original Base Maps: Protap Premier, Borough Engineer



1. "The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;
2. "The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable;
3. "Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital;
4. "Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;
5. "A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;
6. "Areas in excess of five contiguous acres, whereon buildings or improvements have been have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated".

Paragraph 'g' of this section of the LRHL specifies that areas that have been designated as Urban Enterprise Zones pursuant to the New Jersey Urban Enterprise shall be considered an area in need of redevelopment for the purpose of granting tax exemptions. However, to utilize other redevelopment powers, the governing body must designate the area in need of redevelopment pursuant to the procedures in the act. The statute also permits the inclusion of land "which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of the area."

The statute defines redevelopment to include "clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan".

In 1993, the Borough of Carteret established a redevelopment area generally located in the southeast portion of the industrial riverfront area, and shown on Map 6. This area is located within the borough's UEZ and, pursuant to the LRHL qualifies as an area in need of redevelopment for the purposes of providing tax abatements and exemptions. The redevelopment area designation allows for the five year abatement of property taxes in order to encourage investment within the district. No redevelopment plan was adopted for this area. Therefore, no changes to the borough's land use regulations are necessary.

The borough has established a Landfill Reclamation District located within the UEZ boundary and is proposing the development of a regional mall on this site. To implement this proposal, the borough will amend its zoning ordinance to permit a regional mall as a conditional use within the Heavy Industrial A District. The regional mall should be developed in accordance with the design recommendations suggested in this report and incorporated into the borough's ordinance.

SECTION III
LAND USE PLAN

A. Goals, Objectives and Policy Statements

The Municipal Land Use Law requires that all municipal master plans set forth a statement of objectives, principles, assumptions, policies and standards upon which the master plan recommendations are based. This section of Carteret's land use plan update sets forth the borough's goals, objectives and supportive policy statements.

1. General Goals

The Master Plan is predicated on the following general objectives:

1. To encourage Borough actions to guide the appropriate use or development of all lands in Carteret, in a manner which will promote the public health, safety, morals and general welfare.
2. To secure safety from fire, flood, panic and other natural and man-made disasters.
3. To provide adequate light, air and open space.
4. To ensure development within the Borough does not conflict with the development and general welfare of neighboring municipalities, Middlesex County, and the State as a whole.
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions and preservation of the environment.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.

7. To provide sufficient space in appropriate locations for a variety of uses and open space, both public and private, in a manner compatible with the character of the Borough and the environment.
8. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging the location of such facilities and routes which would result in congestion blight, or unsafe conditions.
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
10. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land.
11. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more effective use of land.
12. 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.

2. Specific Goals and Policy Statements

The Plan's residential and non-residential goals and planning policies are as follows:

Goal 1: To maintain and enhance the existing areas of stability in the borough; to encourage a proper distribution of land uses by designating areas which have their own uniform development characteristics. A principal goal of this plan is to preserve and protect the residential character and existing density of the borough's residential neighborhood's by restricting incompatible land uses from established residential areas and limiting densities and intensities of use to the levels, and locations, prescribed herein.

Policy Statement: The Borough of Carteret recognizes that one of its most significant attributes is its residential neighborhoods, with limited intrusions of non-residential development in residential neighborhoods. The Plan's land use recommendations are designed to protect and reinforce the prevailing residential development patterns, permit attached and multi-family residential development only in those areas specified in the plan and preclude them from other areas, prohibit incompatible land use arrangements, and reinforce the types of uses and intensities and densities of development recommended in this plan.

Goal 2: To continue to support the economic and physical revitalization of the borough through the coordination of public and private redevelopment efforts.

Policy Statement. The borough proposes to continue its efforts to revitalize the economic base of the borough through the coordination of all public initiatives designed to promote redevelopment within the borough, including the use of the UEZ, Landfill Reclamation District, tax abatement area, proposed Special Improvement Districts, as well as residential rehabilitation and new construction funded through Community Development monies and RCA recipient funds.

Goal 3: To ensure that any prospective development is responsive to the borough's environmental features, and can be accommodated while preserving these physical characteristics. The borough also seeks to balance recreational and preservation needs through the

Policy Statement: The Borough of Carteret seeks to limit development to that which is sensitive to the borough's particular physical characteristics, and preserves the borough's sensitive environmental features. In particular, the borough seeks to limit development to that which preserves steeply sloped areas (defined to include any slope of minimally fifteen percent grade), wetlands, and flood plains, and retains existing vegetation and trees where appropriate. The borough also supports efforts to protect and preserve meadows, stream corridors, wetlands and floodplains associated with the Rahway River and Arthur Kill watersheds.

Goal 4: To provide a variety of housing types, densities and a balanced housing supply, in appropriate locations, to serve the Borough.

Policy Statement: The Borough contains a broad and varied housing stock consisting of detached dwellings, townhouses and multi-family units. Consequently, the Borough policy is designed to acknowledge and continue to accommodate this broad array of housing pursuant to the specific delineations depicted on the land use plan map. The Borough has affirmatively addressed its low and moderate income housing obligation, as defined by the New Jersey Council On Affordable Housing, through the preparation and adoption of a Housing Element and Fair Share Housing Plan, which received certification from COAH in 1993.

Goal 5: To promote the continued maintenance and rehabilitation of the Borough's housing stock.

Policy Statement: The Borough seeks to encourage improvements in the existing housing stock. The Borough should continue its participation in State and County rehabilitation programs.

Goal 6: To protect and enhance the Borough's commercial areas through the implementation of a plan for the upgrade and revitalizing these areas through continued redevelopment.

Policy Statement: The borough proposes to continue its efforts to revitalize its commercial areas through the use of the UEZ revenues. In addition, the borough proposes the creation of three new Special Improvement Districts to encourage the private revitalization of these important centers of community activity. The purpose is to implement an enhanced and coordinated planning approach, including the development and implementation of streetscape improvements to enhance the aesthetic character of the area and tie existing uses and facilities into an integrated development scheme. Additionally, the plan encourages the continued private investment and development within of the borough's highway and neighborhood commercial areas for retail and service commercial uses to serve the needs of the borough's residents. This should be achieved within a manner which protects and promotes the physical and aesthetic character of the borough. Consideration should be given to design features which enhance the physical character of the community, and encourage the use of the highest quality of building, parking, landscaping and signage design.

Goal 7: To regulate the development of billboards and off-premises signs should in a manner which protects the aesthetic character the borough and the value of its residential neighborhoods while providing opportunities for advertising consistent with First Amendment protections.

Policy Statement: It is the intent of the borough to limit the erection of billboards and off-premises signs to areas along the New Jersey Turnpike that are not visible from residential areas. Billboards should only be permitted as a conditional use within any Industrial or Commercial Zoning District in the Borough and be only located at a sufficient distance from residential districts to ensure no adverse impacts result. Regulations should also be established for area, height and illumination of the signs consistent with applicable state and federal requirements.

Goal 8: To regulate the development of adult entertainment facilities and limit their location to those areas appropriate for such uses.

Policy Statement: Adult entertainment establishments, bookstores and novelty shops should be a conditional use the borough's light industrial district and prohibited in the borough's commercial districts. They should also be located at a sufficient distance from residential areas, houses of worship and schools to minimize potential adverse impacts to the borough's residents. In addition, appropriate standards for screening and landscaping, parking, coverage and signage should be provided to ensure that the proposed use is as unobtrusive as possible.

Goal 9: To regulate the development and use of commercial antennas to protect surrounding residential areas.

Policy Statement: It is the intent of the borough to limit the number and mitigate impacts resulting from the erection of commercial antenna arrays, including dish antennas and cell towers. Antenna towers should not be visible from residential areas or be designed to be as unobtrusive as possible. In particular, it is recommended that large satellite dish antennas be effectively screened from surrounding properties. The co-location of antennas on borough property is encouraged.

Goal 10: To encourage and provide buffer zones to separate incompatible land uses.

Policy Statement: The Borough recognizes the need to buffers separating residential and non-residential uses. Appropriate buffer/screening devices are to be encouraged to separate incompatible land uses in order to minimize adverse impacts on residential and other properties. This should be accomplished primarily within the framework of appropriate open space buffer widths containing suitable planting elements (incorporating such elements as multiple rows of plant material, planting clusters, etc. as a means to provide suitable buffer protection) , with supplemental (aesthetically pleasing) fencing when appropriate.

Goal 11: To encourage new development to take into account the aesthetic character of the community in an effort to enhance the visual and aesthetic appearance of the borough.

Policy Statement: The borough recognizes that the visual and aesthetic character of a community is impacted by site design, including building design, location and orientation, as well as the type and design of landscape elements that comprise development sites. The borough site plan review process shall actively encourage developments which incorporate the highest quality of design and aesthetic elements to enhance the visual character of the borough, including the use of extensive landscaping treatments and screening and buffering.

Goal 12 To ensure that traffic and pedestrian circulation issues are affirmatively addressed on a local and regional scale.

Policy Statement: The Borough recognizes that traffic is of particular concern within the borough. The Borough policy shall be to encourage an assessment of each development application's impact on the borough's road system, and determine the need for necessary roadway improvements and pedestrian amenities in an effort to affirmatively address the issue of traffic congestion in the borough. The intent of the Plan is to improve the effectiveness and safety of intersections, improve roadway alignments and implement the provision of improved traffic signage and signalization as necessary.

Goal 13: To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) and the county's Phase III Growth Management Strategy Report as a means of providing growth management on a state-wide and regional basis while retaining the principles of home-rule.

Policy Statement: The Borough maintains that the general intent of the SDRP and the county plan, to manage growth within the framework of an assessment of needs and infrastructure capabilities, the SDRP's specific planning area designation for Carteret, and the strategies proposed in the county's Phase III Strategy Report represent a reasonable approach to growth management and planning.

B. Land Use Plan

The Borough of Carteret's Land Use Plan indicates the proposed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, business, recreational and other public and semi-public purposes. (See Map 7) The plan is intended to guide the future development for the next six-year period in accordance with the provisions of the Municipal Land Use Law, in a manner which protects the public health, safety and general welfare of the residents of the borough. This plan is designed to serve as the basis for revisions to the borough's land use ordinances including zoning, subdivision, and site plan codes. The intent is to protect the integrity of the borough's established zoning districts by providing for development consistent with the intent of the land use development districts and categories as enumerated below.

The Borough Land Use Plan is based on 11 categories of land use development. These categories do not fundamentally alter the borough's former land use plan as depicted in the prior master plan reports, although some modifications are suggested. The land use categories in the plan include:

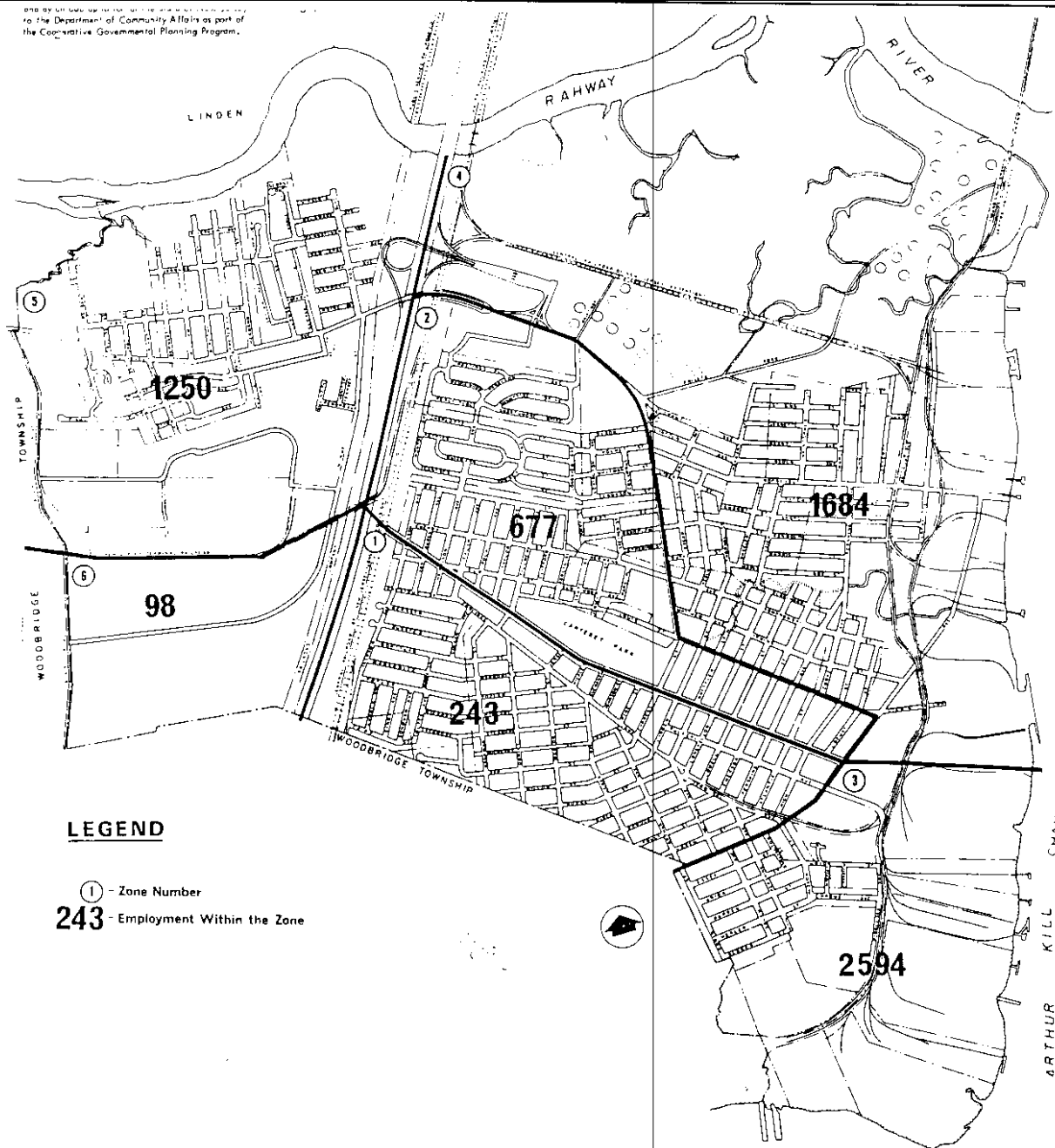
1. **Moderate Density Residential:** This land use category is designed to permit single-family detached dwellings on a lot with a minimum area of 5,000 square feet corresponding to a density of approximately 8.7 dwelling units per acre. It corresponds to the borough's R-50 Zone District, which is generally found in the western portions of the municipality and generally corresponds to more recently developed residential areas of the borough. In general, the current standards for development should remain. The intent is to protect the existing residential character of these areas and provide for development that is consistent with the established single-family development pattern within these neighborhoods. In this regard, it is the intent of borough not to encourage the subdivision of existing single family lots in a manner inconsistent with the requirements of the district and to further discourage the subdivision of existing single-family dwellings into two-family homes. In addition, multi-family development is to be excluded from this district.

2. **High Density Residential:** The medium density residential category is designed to permit one and two-family detached dwellings on lots with a minimum area of 5,000 square feet or 2,500 square feet per dwelling for a housing density of 8.7 to 17.4 dwelling units per acre. This designation corresponds to the R-25 District and generally encompasses those older residential areas in the central and eastern portions of the borough. Future residential development should be in accordance with the established pattern, intensity, and type of residential development. The intent is to provide for opportunities for infill development and redevelopment consistent with the existing character of these residential areas including the housing rehabilitation, particularly in the Hill and Chrome sections of the borough.
3. **Multi-Family Housing:** The multi-family residential category encompasses those portions of the municipality that are developed with garden apartments and townhouse developments. It corresponds with the R-M(G) and R-M(T) Districts. The recommended density of 10 units per acre for townhouses and 17 units per acre for garden apartments is consistent with the historic zoning of these areas and current zoning regulations. New multi-family districts are shown adjacent to the intersection of Middlesex and Roosevelt Avenue
4. **Neighborhood Commercial /Business:** This designation encompasses the neighborhood commercial districts and recognizes the location of existing neighborhood retail commercial and business areas and the borough's commercial corridors. Neighborhood commercial uses consist of small retail and service commercial establishments and small professional uses that provide for the daily needs of people within the surrounding neighborhood. These commercial areas are characterized by small lot arrangements with modest sized buildings which are readily accessible to the surrounding residential neighborhoods they serve. This designation encompasses the borough's GB Zones. The intent is to upgrade these areas and facilitate continued investment in the borough's businesses and commercial establishments.

5. **Highway Commercial/Business.** Highway commercial retail and service commercial activities are located along the community's major arterials and corresponds to the HB District. These areas include the Carteret Shopping Center and other retail establishments located along Roosevelt Avenue near the Turnpike Interchange. An additional highway commercial area is located along the southern side of Roosevelt Avenue in West Carteret. The prospective development should include single-occupancy buildings as well as multi-use retail buildings. The objective of the plan is to support an aesthetic and functional upgrade of these areas and encourage attractive site design for all new commercial development to enhance the character of the borough, including shopping center design which provides for integrated parking, circulation, access, landscaping and related features on large lots which enables a comprehensive and unified approach to land development.
6. **Heavy Industry A:** The Heavy Industry A designation encompasses existing heavy industrial uses located in the northern and northeastern portions of the borough along the Rahway and Arthur Kill waterfront. Included in this area are the various petroleum storage "tank farms" in the northern portion of the borough. The eastern portion of the area near the Turnpike interchange is located within the borough's newly created landfill reclamation district. It is the intent of the borough to encourage the development of this area as a regional retail mall consistent with the borough's recently adopted regional mall ordinance. The intent is to support existing industrial development and encourage new development which is sensitive to and protects the critical environmental features along the Rahway River and Arthur Kill watersheds. Regional commercial development should be designed to provide access to and views of water and other natural features in the area.

7. **Heavy Industry B:** The Heavy Industry B designation includes industrial areas located along the Arthur Kill waterfront in the eastern and southeastern portions of the borough. The designation includes the tax abatement area located to the south of Noe's Creek and encompassing the industrial park located at the former site of U. S. Metals refinery. As with the Heavy Industrial A District, the intent is to support existing industrial development and encourage new development which is sensitive to and protects the critical environmental features along the Rahway River and Arthur Kill watersheds. The borough also plans to locate new public recreational facilities along the waterfront in this area of the borough.
8. **Light Industry:** The Land Use Plan delineates existing light industrial districts which are located in West Carteret along Blair Road, Minue Street and Federal Boulevard, as well as smaller areas located in the northern and eastern portions of the borough. These latter areas provide a transition from residential areas to heavier industrial uses. This category essentially affirms the community's existing light industrial zoning. These areas provide for warehousing, light manufacturing and fabrication, and related business activities. No significant change in the community's approach to regulating industrial development is contemplated, although it is suggested that adult entertainment uses be permitted as a conditional use in this district.
9. **Parks:** This designation encompasses the Joseph Medwick County Park and the borough's parks and recreation facilities. No additional parks are currently proposed. However, the borough is reviewing the establishment of a new waterfront recreation facility on the Arthur Kill waterfront and implementation of the proposed greenway system proposed in the County Open Space Plan.

10. **Public Buildings:** This land use category recognizes existing public facilities within the borough including the Borough Hall, Borough Hall Annex, fire houses, police headquarters and public works facilities. New public facilities include a new recreation building at the corner of Harris and Pershing Avenues and a proposed library and senior citizen center which will be located with the proposed Town Center Special Improvement District located in the area surrounding the existing Borough Hall.
11. **Semi-Public Buildings:** This land use category recognizes existing semi-public buildings, such as churches, parochial schools, clubs and facilities of non-profit organizations. It not intended that this category represent a separate zoning designation, but that these uses shall be permitted in various zoning districts in he borough as currently set forth in the borough's zoning ordinance.



MASTER PLAN
BOROUGH OF CARTERET, MIDDLESEX COUNTY, NEW JERSEY
2400 1600 800 0 1600 2400 FT.
KEHAYAS ASSOCIATES, INC. SOMERSET, NEW JERSEY

**DISTRIBUTION OF
EMPLOYMENT, 1966**

PLATE NO
21
AUGUST, 1970