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**Borough of Farmingdale
Monmouth County, New Jersey**

Master Plan

**Prepared For:
Borough of Farmingdale Planning Board**

**Prepared By:
James W. Higgins, Associates
901 West Park Ave.
Ocean Twp., NJ 07712**

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Borough of Farmingdale Planning Board

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Introduction

The Borough of Farmingdale is a .5 square mile community located in southern Monmouth County. It is completely surrounded by the Township of Howell.

The character of the Borough evolved to that of predominantly single family residential community, although the Borough's small commercial area serves as a commercial hub for both the Borough and surrounding areas.

It is the intent of this Master Plan to assess the past development in the Borough, including land use, traffic circulation systems, municipal facilities and services and trends. Based on these and current and anticipated future trends, a plan for future development of the Borough will be provided. It is the intent that this plan be a detailed plan of development which will provide specific guidelines for infill, redevelopment, and new development. These guidelines will then be implemented through the Borough's land development ordinances.

Goals and Objectives

In order to provide a guideline for the various decisions which are made in the Master Plan, it is necessary to establish goals and objectives which reflect the general needs of the Borough as they relate to future development. These goals and objectives should relate generally to the Borough's overall development, as well as specifically to each of the elements of the master Plan. They should reflect the goals and objectives of the New Jersey Municipal Land Use Law, where they apply, as well as items which reflect specifically upon the Borough.

General Goals and Objectives

- To encourage municipal action to guide the appropriate use or development of all lands in Farmingdale in a manner which will promote the public health, safety, morals, and general welfare;
- To secure safety from fire, flood, panic, and other natural and manmade disasters;
- To provide adequate light, air, and open space;
- To ensure that the development of individual neighborhoods does not conflict with the development and general welfare of adjacent neighborhoods;
- To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, and preservation of the environment;
- To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- To provide sufficient space in appropriate locations for Farmingdale residents for a variety of land uses both public and private, according to their respective environmental requirements;
- To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which will result in congestion or blight;

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- To analyze the impact of increased development in neighboring municipalities on the Borough street system and recommend measures to reduce that impact.
- To provide for safe ingress and egress from specific sites to and from major streets in the Borough.
- To explore opportunities for public transportation routes to serve the Borough.

Utility Service Plan

- To insure that supplies of water, natural gas, and electric are available to support the needs of the citizens of Farmingdale.
- To insure that storm drainage systems in the Borough are adequate to support the needs of the citizens of Farmingdale.
- To insure that the sanitary sewer system is adequate to meet the needs of the citizens of Farmingdale.
- To identify existing areas of the Borough, if any, where utilities do not adequately serve the needs of the citizens of Farmingdale and recommend a course of action to improve such conditions.

Community Facilities Plan

- To analyze the existing municipal facilities and services, including administrative offices, police protection, and fire and rescue squads to determine if they are adequate to serve the existing and future population of the Borough.
- To ensure that future residential development of the Borough is consistent with the ability of the school system to provide a quality education to all children in the Borough.
- To examine the existing recreation facilities to determine if they are adequate to serve the existing and future population of the Borough.

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Land Use Plan

- To recognize and maintain the primarily residential character of the Borough in order to maintain the existing quality of life within the Borough for all of its current and future citizens.
- To insure that future industrial/commercial development and redevelopment in the Borough does not adversely impact existing and future areas of residential land use.
- To insure that future development occurs in an orderly manner and is consistent with other planned development in the Borough.
- To ensure that future development in the Borough provides for the protection of environmentally sensitive land.
- To insure that future development within the borough does not exceed the capacity of public facilities and utilities to support such development.

Population

Current Population and Growth Trends

The Borough's current population, as indicated by the 1990 census is 1,462, which is approximately 2.5 times the 1940 population. The trend toward population growth in the Borough has gradually decreased since 1960. Trends over the past fifty years are shown in the following chart.

<u>Year</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Population	609	755	959	1,148	1,348	1,462	1,587
Population Change		+ 146	+ 204	+ 189	+ 200	+ 114	+125
Per Cent of Change		24.0%	27.0%	19.7%	17.4%	8.5%	8.5

The population of the Borough has dropped off significantly since 1980, due to the reduced amount of land available for development and the nationwide trend towards smaller family size. Between 1980 and 1990, the Borough's rate of increase was slightly less than the County's and was considerably greater than that of the State. During that period the State of New Jersey experienced 5.5% increase, and Monmouth County's growth rate was 9.9%.

Projected Population

The lack of available vacant land, and the declining family size within the State and County, make it likely that the Borough will not experience any significant year round population growth in the future. Consequently, it is anticipated that the Borough's year round population will remain at between 1,450 and 1,500.

Density

The 1990 density of the Borough was approximately 2.5 times the 1990 density for the County. The 1990 density for the Borough was 2924 persons per square mile, as compared to a density of 1173 persons per square mile for the County.

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Distribution

The following chart is a compilation of age groups for the Borough according to the 1990 Census. The population has been grouped in such a way as to represent certain specific age group characteristics, i.e. preschool, school aged, working age and senior citizens. Monmouth County percentages for the same age groups are indicated in parenthesis.

<u>Age</u>		<u>Number</u>	<u>% of Total</u>
Pre School	0 - 4	115	7.9 (7.0)
School Age	5 - 19	290	19.8 (19.9)
Working Age	20 - 64	924	63.2 (60.3)
Senior Citizens	65+	133	9.1 (12.7)
Total		1,462	100.0

The chart indicates that the Borough's population, when broken down by age, is not substantially different than the County.

Summary

Population in the Borough is approximately 2.5 times that of 1940, but has leveled off at between 1,450 and 1,500.

Housing

Analysis of Existing Housing

A review of the existing housing types, distribution, and quality in the Borough provides a sound base for planning for the future housing in the Borough. Examination of the present situation aids in determining future trends by studying the past trends of development, type, distribution, quality, and location.

Housing Types

A survey of the existing housing types in the Borough indicates that there are 599 year round housing units within the Borough, of which 328 (54.8%) are single family detached dwellings; 44 (7.3%) are 2 family dwellings; 11 (1.8%) are in 3 or 4 family dwellings; 205 (34.2%) are in multi family units; and 11 (1.8%) are in apartments above commercial units.

Housing Occupancy

The U.S. Census indicates that approximately 53% of the Borough's dwelling units are owner occupied and 47% are renter occupied.

Housing Quality

The quality of housing in the Borough is considered to be good. There are no specific areas that could be considered as dilapidated or deteriorated with regard to housing.

The high quality of housing in Farmingdale can be expected to continue.

Housing Density and Demand

The current density of housing in the Borough is 1.9 units per acre as compared to the Monmouth County density of 0.7 units per acre.

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Although all present residents in Farmingdale are living in some housing unit or another, there still exists a demand for housing. This demand is not specific to Farmingdale, and is generated by two needs: the need for better quality housing; and the need for new houses to house the planned population increase.

Housing need based upon low quality housing, and the accompanying demand for better housing, is minimal in Farmingdale. Within the Borough there are few dilapidated, deteriorated, or overcrowded units. The New Jersey Council on Affordable Housing has indicated that there is a need for rehabilitation of 7 housing units. A survey of housing in the Borough indicates that it is a realistic figure.

Housing Market Conditions

With the recent fluctuations in housing prices, including the excessive increases in the 1980's and the recent leveling off of prices in the early 1990's, the lack of Federal subsidy programs, and with the ambiguous outlook caused by other factors including the energy crisis, it is difficult to explicitly assess the present and future housing market in Farmingdale. There is a need and there is a demand. While the prices of single family homes are getting beyond the reach of the majority of the people they are still substantially below the County average. Rental prices are still reasonable. The lack of availability of vacant land for residential construction will likely increase the cost of housing.

The Monmouth County Planning Board indicates that the median value of owner occupied single family residential housing units in Farmingdale was \$155,700, which is considerably less than the Monmouth County median value of \$180,400. By comparison, the median monthly rental cost of housing in Farmingdale in 1990 was \$550, which was similar to the County median of \$567.

Low and Moderate Income Housing Demand

There is currently a substantial amount of affordable housing in the Borough. Nearly 1/2 of the Borough's housing units are rental units, and they have a median rent of \$550, which is well within the range of moderate income families.

The New Jersey Council on Affordable Housing indicates that there is a calculated precredited need for 25 affordable housing units in Farmingdale. Of this, 7 units are

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existing units in need of rehabilitation, and the remaining 18 units are prospective need.

Availability of Vacant Land

Due to the fact that all vacant land in the Borough is Freshwater Wetlands, there is no suitable vacant land available in the Borough for the construction of low and moderate income housing.

Projection of Future Housing Stock

The extremely limited availability of land in the Borough will result in the production of a minimal amount of future housing within the Borough in the future. The land use plan designates approximately 60 acres of vacant land for residential use, with most being at one unit per acre. If developed, this land would generate approximately 50 dwelling units, however due to the environmental limitations, it is probable that most of this housing will not be built.

Recommendations

Housing within Farmingdale consists of a mix of housing types which provides an adequate choice of housing for existing and future residents of the Borough. Approximately 1/2 of the housing in the Borough is rental housing with a median rental which is lower than the moderate income rental as established by the Council on Affordable Housing. Due to the limited availability of suitable vacant land, and the affordable nature of the Borough's housing stock, it is not recommended that additional multi-family residential housing units be constructed. It is recommended that the Borough attempt to address its affordable housing need of 25 units thru housing rehabilitation, utilizing Monmouth County's Housing Improvement Program.

Circulation Plan

Introduction

The safe and efficient transportation of people and goods is necessary for the proper development of every community. The Master Plan should consider such transportation within the community as well as how the community's transportation systems relate to the surrounding region.

Regional Transportation System

General

Access to surrounding communities, and the regional transportation system, is provided by the local and county street system, and railroads. The primary access to the Borough is via Main St. (Monmouth County Route 524), Asbury Rd. (Monmouth County Route 547), Southard Ave. (Monmouth County Route 21), and North Main St. (Monmouth County Route 35). These County roads provide convenient access to N.J. Routes 9, 33 and 34, the Garden State Parkway, and Interstate 195.

The existing rail system provides access to regional rail systems to the north, west, and south.

Bus Service

Regional and local bus service is not available within the Borough. The nearest bus service is located along Route 9 in Howell and Freehold.

Train Service

Train service is available only to industrial uses at this time. However, a current study by New Jersey Transit proposes establishing a commuter rail link between Lakewood and points north. Farmingdale is proposed to be a stop along this commuter rail line, with the northern segment of the line running to Freehold

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and then to Matawan or Jamesburg. The proposed commuter rail link will utilize existing rail lines.

Regional Transportation Summary

Farmingdale has no direct access to regional transportation routes. However, indirect access to these routes is sufficient to meet the needs of the Borough's motoring residents. No mass transit is currently available within the Borough, however, the proposed commuter rail line will substantially improve regional access.

Local Transportation System

General

Due to the small size of the Borough, the local transportation system is limited. The primary means of transportation is by automobile, although walking is also prevalent. No intra-borough bus or rail systems exist or are necessary.

Local Street System

The local street system consists of the four primary streets which provide access to and from the Borough, as well as a number of local streets.

The four primary streets, as discussed above in the regional transportation system, are Main St., Asbury Rd., Southard Ave., and North Main St.

All of the above streets are classified as Major streets, which provide a network between arterial streets and major traffic generators, such as the Farmingdale business district. In many cases, Major streets are County roads, as is the case with all four of the above streets.

A second category of streets in Farmingdale is Minor streets. These are generally local streets which provide access to residential neighborhoods. They may interconnect, but do not serve as preferred routes of access to or from specific

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generators or arterials. The majority of streets in Farmingdale fall into this category.

Rights-of-way

The rights-of-way on Farmingdale's streets vary. In particular, the right-of-way width on many streets is 50'. Some streets have rights-of-way of less than 50', or varying widths.

Rights-of-way of Major streets include:

Major Street	Existing Right-of-Way
Main St.	40'-66'
Asbury Rd.	40'-60'
North Main St.	40'-50'
Southard Ave.	40'

The preferred right-of-way width for Major streets varies from 50' to 60', depending upon the function and traffic volumes of the street. In this instance, due to the nature of the existing development along these 4 streets, widening of the street right-of-way would not be practical unless the properties were redeveloped.

Rights-of-way of Minor streets include:

Minor Street	Existing Right-of-Way
Academy St.	40'-45'
Boud Ave.	40'
Central Ave.	33'-50'
Chestnut St.	40'
Emmons Ave.	45'
Grant St.	40'-50'
Grove St.	40'
Hall St.	41'-50'
Maple Ave.	40'
Second Ave.	33'
Third Ave.	33'
Walnut St.	40'-50'
Water St.	30'-45'

All other Minor streets in the Borough have widths of 50'.

The preferred right-of-way width for Minor streets is 50'. In most instances, due to the developed nature of the Borough, widening of street rights-of-way would not be feasible to 50' would not be feasible.

Intersections

Intersections, particularly intersections of major streets, are the primary locations of traffic conflicts and accidents. There is one major intersection in Farmingdale which is signalized. This is the intersection of Asbury Rd./Main St./Southard Ave. Problems exist at this intersection due to the heavy volumes of traffic on these streets, the narrow street widths, and the offset nature of the intersection.

The Monmouth County Department of Engineering is undertaking a project aimed at improving the function of this intersection. It is anticipated that the design of the project will be advertised in late 1994 or early 1995, and that construction will begin in late 1995 or early 1996. Improvements will include improved signalization and street widening at the intersection. It is not anticipated that the offset nature of the intersection will be eliminated due to the high cost of property acquisition which would be necessary to correct this condition.

Recommendations

Due to the developed nature of the Borough, and the generally adequate nature of the street system, there are few recommendations which are necessary or practical which would improve the street system.

- It is recommended that these intersection improvements for the Main St./Asbury Rd./Southard Ave. intersection be undertaken as planned.
- It is recommended that the Borough support the planned commuter rail line with the proposed stop in Farmingdale. The implementation of this project will be a substantial convenience to Borough residents, and will provide a substantial economic benefit to the business district.

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- It is recommended that street right-of-way widths be increased to 50' where practical, and that setbacks for future development be determined from a point a minimum of 25' from the center line of the adjacent street.

Community Facilities, Services, and Utilities Plan

Introduction

Adequate community facilities, services and utilities are an essential ingredient in the makeup of any community. Municipal administrative and maintenance services, police protection, fire and rescue services, recreational facilities, and schools all play vital roles in the function of a community. In Farmingdale, the roles that these facilities and services occupy are complicated in some instances by the small size of the Borough and its relationship to surrounding Howell Township.

Municipal Administrative Services

Municipal administrative offices are situated in the Borough Hall located on Asbury Ave. in a converted residence. The configuration of the building interior is not efficient use of available space, which results in office space being inadequate to meet the current need. It is anticipated that additional space will be needed to accommodate future needs. Consequently, it is the intent of the Borough that the interior of the 2 story building be rearranged to provide a more efficient use of available space. In the event that the planned renovations are not sufficient to accommodate future needs, it is recommended that the building be expanded if funds become available.

The Borough Community Center is located adjacent to the Borough Hall. The Community Center functions as a part of the administrative offices in that meetings of the Municipal Council, Planning Board, and other municipal organizations are conducted in the one story structure. In addition, civic organizations such as the 4-H Clubs, Boy Scouts, and Girl Scouts also utilize the Community Center for meetings and special events. The building is adequate to meet current and anticipated future needs.

Public Works

The Department of Public Works employs a total of 3 employees. Equipment includes 2 one ton dump trucks, a 22 year old chipper, and a 15 year old leaf vacuum, as well as various smaller tools and equipment, all of which are housed in the Public Works Garage located behind the Borough Hall. There is currently a need for one additional

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truck to improve the efficiency of the operation.

Police Protection

Farmingdale does not currently have a police department. Police services are provided by the New Jersey State Police out of the Wall Township Barracks, located on Allenwood Rd. near Interstate 195.

Fire Department

The Borough is served by the Farmingdale Hook & Ladder Company No. 1, located on a 7,800 sq. ft. parcel on Main St. adjacent to the N.J. Bell building. The Company has approximately 35 members at this time. The Company services both Farmingdale and Howell, with the majority of calls being located in Howell Township. Approximately 1/2 of the members are over 50 years of age, which is a cause for concern. ?

The fire department has 5 trucks: a 1961 Mack Pumper; a 1967 International Pumper; a 1975 Chevrolet Rescue Vehicle; a 1977 Ford Pumper; and a 1977 Dodge "Quick Attack" truck. At this time there is a need for a new pumper to replace the 1967 International Pumper. ?

The current facilities of the fire department are inadequate for the following reasons: the building is too small in terms of width and height to properly accommodate the vehicles; there is no space available within the building for fund raising activities; windows in the building are in need of repair; due to the small size of the site parking is in short supply, causing members to park on the street or in the Bell parking lot when responding to calls; and it is often difficult for fire trucks to exit the building due to heavy traffic on Main St.

First Aid Squad

The Farmingdale-Howell First Aid Squad is located in a facility on the Corner of West Main St. and Smith Rd. and has an annex in Howell Township. Membership, currently at 18, is marginally adequate.

The Squad has 4 ambulances and 1 rescue utility vehicle, all of which are adequate to

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meet current needs.

Currently, the facilities of the Squad are adequate.

Emergency Management

Schools

Due to the small size of the Borough, only one school is located within the Borough. The school is an elementary school which serves grades K thru 8. High school students attend public school at Howell Township High School or attend private or parochial school within the area.

The Farmingdale Elementary School is a 2 story brick structure located on the north side of Southard Ave. between Walnut St. and Academy St. It has a capacity of 369 students, and consists of 14 classrooms, a gymnasium, a library, and administrative offices.

Current enrollment in the school is at 199 students. It is anticipated that the school facility is adequate to meet the Borough's needs for the foreseeable future.

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Recreation

The recreation facilities of the Borough consist of the playground area at the Farmingdale School. Due to the small population of the Borough, the cooperative recreation programs between the Borough and the Township of Howell, and the abundance of Monmouth County Park facilities in the area surrounding Farmingdale, there is no need for additional recreational facilities.

Water Supply

The Borough supplies its own water via wells and treatment plants located on Walnut St. and Main St., and a water tower located on Walnut St. The water is drawn from the Englishtown Aquifer. At present, the Borough's water demand substantially exceeds the quantity that the State permits the Borough to withdraw from the aquifer. In

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order to meet it's present needs, the Borough has entered into a contract with the Township of Wall to purchase additional water rights. This contract begins on Jan.1, 1995 and extends for a period of 5 years. It permits the Borough to utilize an additional 50,000 gallons of water per day from the aquifer. This is sufficient to meet the current needs of the Borough, but may not be sufficient to accommodate additional growth. In addition, the 5 year limitation on the contract does not accommodate the long term needs of the Borough.

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In addition to the wells and treatment facilities, the Borough maintains a distribution system of water lines. This system is currently inadequate. The system contains a number of water distribution lines which are 4" in diameter or less, which require replacement under current State standards. In addition, a number of lines dead-end, requiring connection to other lines to create loops.

Still remain

Sanitary Sewer System

Sanitary sewer system consists of a collection system and a treatment system. The Borough's collection system is a gravity system which serves the entire Borough, with no areas having to rely on septic systems. The collection system was constructed in the late 1970's and is adequate.

Sewage collected in the Borough's system is conveyed to the lines of the Manasquan River Regional Sewage Authority, which in turn pumps the sewage to the Ocean County utilities Authority for treatment. The facilities for both of these agencies are adequate to meet the Borough present and future needs.

Summery and Recommendations

Facilities and services in Farmingdale are generally adequate to meet the small size and population of the Borough. Two exceptions include:

There is a need to increase the efficiency of the use of space in the Municipal Building.

There is a need to provide an adequate fire station for the Farmingdale Hook & Ladder Company #1. Due to the limitations of the size of the site of the existing Fire Station, it is recommended that an alternative site be selected for the construction of a new fire station. Due to the limited availability of land in

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Farmingdale, it is possible that such a site would be located in Howell Township. One possible site in Farmingdale is located on W. Main St., approximately across from Smith Rd., and it is recommended that approximately 1 acre be designated as a future fire station in this location. In the event that this site is not developable due to Freshwater Wetlands constraints, it is recommended that an alternative site be selected in Howell Township. It is also recommended that a new pumper truck be purchased to replace the inadequate 1967 International Pumper.

Utilities are adequate to meet immediate needs. However, the limitations regarding water supply, including the 5 year limitation on the contract with Wall Township for water rights to the Englishtown Aquifer, should be addressed in the Land Use Plan. Specifically future development in the Borough, particularly residential development, should be limited until an adequate, long term water supply is available.

Land Use Plan

The existing character of the Borough is that of a primarily residential community which is nearly fully developed. It can best be characterized as a village with a small commercial core, substantial single family residential neighborhoods, and a small peripheral industrial area.

Existing Land Use

The Borough consists of approximately 353 acres of land (.55 square miles). Individual land uses in the Borough and the land area occupied by those land uses consist of the following:

Land Use Type	Acreage	% of Total
Residential		
Single Family	122.10	34.56
Two Family	7.28	2.21
3 and 4 Family	0.56	0.16
Multi Family	15.40	4.36
Commercial		
Retail	13.08	3.70
Office	5.81	1.64
Industrial	27.17	7.69
Public	26.47	7.49
Semi-Public	2.43	0.69
Vacant	89.72	25.40
Railroad	13.70	3.88
Streets	<u>29.00</u>	<u>8.21</u>
Total	353.26	99.94*

* Due to rounding

The table indicates that the residential uses occupy the largest area of the Borough's land, totaling 145.88 acres, or 41.29% of the Borough's land area. Vacant land occupies the second largest land area, 89.72 acres or 25.40%.

It should be noted that nearly all of the vacant land consists of freshwater wetlands, according to maps provided by the Monmouth County Planning Board. Consequently, the development potential of the vacant land is extremely limited. The attached Map #1 - Existing Land Use - indicates the various land uses and wetlands areas within the Borough.

Existing Community Characteristics

The Borough can best be described as a somewhat densely populated village surrounded by rural residential areas of Howell Township. While the surrounding areas of Howell Township are rapidly changing to be less rural in character, the Borough has remained relatively unchanged, with the only significant recent development being the construction of single family residences in the northern part of the Borough on either side of North main Street.

The focus of the Borough is its small business district located on either side of Main St. primarily to the south of Asbury Ave. While this area has not developed a distinct character, it may generally be described as a village commercial district, consisting of a mixture of: general commercial retail and service uses; specifically commercial uses; offices; and residential uses.

The only other substantial areas of land use in the Borough, other than single family residential, are the industrial area in the southwest portion of the Borough, and the Farmingdale Apartments in the extreme western portion of the Borough on West Main Street.

Historic Sites

This Master Plan recognizes the historic nature of the Farmingdale business district, located on Main St. between North Main St. and the southern end of the Borough. In addition, the Farmingdale Historical Society has identified 4 buildings which are of

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exceptional historical significance. These are: the Megill House, located at 2 Goodenough Rd.; the M. Zalespi house, located on Asbury Ave.; the Wainright House, located on Main St.; and the Yard House, located at 13 Yard Ln..

Land Use Plan

The attached Map #2 - Land Use Plan - indicates the primary land use areas designated for the future land use of the Borough. The plan basically reflects the existing land use patterns, while attempting to provide a transition between conflicting land uses where possible. It is the intent of the plan that, where transitional land uses are not possible, development regulations provide for appropriate transitional or buffer areas between conflicting land uses such as single family residential and light industrial. Another concern governing the Land Use Plan is the limited water supply, resulting from the State-imposed limits on the amount of water that the Borough can draw from the Englishtown Aquifer. This limitation effectively prohibits the designation of any additional vacant lands for housing at moderate or high densities.

Land use areas are designated as: Single Family Residential; Multi Family Residential; General Commercial; Village Center; Light industrial; public; and Semi-Public

Single Family Residential

The plan provides for 3 single family residential use designations at moderate densities which generally reflect existing lot sizes, and 1 low density designation, primarily for large vacant tracts. Moderate density single family residential areas include: R7.5 (minimum 7,500 sq. ft. lots); R10 (minimum 10,000 sq. ft. lots); and R15 (minimum 15,000 sq. ft. lots). The low density single family residential area is designated R40 (minimum 40,000 sq. ft. lots).

A total of 350 dwelling units currently exist within these 4 designated areas, most of which are single family residences. There exists the potential of an additional 19 units to be constructed in the R7.5, R10, and R15 designated areas. In addition, the potential exists for a total of 56 single family residential units to be constructed on the R40 designated areas, although the bulk of the vacant land is freshwater wetlands and it is likely that no additional units will be built.

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R7.5 - A total of 19.83 acres is designated for R7.5 Single Family land use. A total of 100 residential units exist within this area and the potential exists for the construction of an additional 3 units. All R7.5 areas are located west of Main St. between the railroad and West Main St.

R10 - A total of 59.52 acres of land exist within areas designated for R10 Single Family land use. This is the largest area designated for moderate density single family residential use. A total of 194 dwelling units exist within this area, and the potential for an additional 11 new units exists. All residential areas to the south of the railroad are designated R10, as well as substantial areas on either side of North Main St.

R15 - Areas designated R15 Single Family Residential occupy 22.18 acres. They have a total of 51 existing dwelling units and the potential for 5 additional units. R15 areas are located primarily in the area bounded by Asbury Ave., Main St., and North Main St. A small area is also located at the northwest corner of the intersection of Southard Ave. and Walnut St.

R40 - R40 designated areas primarily occupy large vacant tracts of land in the northern section of the Borough. A total of 71.27 acres exist within this designated area, of which approximately 63 acres are vacant. A total of 5 dwelling units currently exist in these designated areas, and a maximum of 56 additional units could be constructed if wetlands limitations are set aside. Due to the wetlands limitations, it is probable that the number of units constructed in these areas will be substantially less than 56.

Multi Family Residential

A total of 15.17 acres on 3 sites are designated for Multi Family Residential use. The largest of these is the Farmingdale Apartments complex on West Main St. The 2 smaller sites are located at the intersection of North Main St. and Main St., and at the intersection of Walnut St. and Wall St. A total of 201 dwelling units exist on these 3 sites, and no additional units are proposed.

Village Commercial

The village Commercial designation is intended to provide for a mixed use "Village" type atmosphere along Main St., and to help preserve the historical nature of the

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Borough in the area. A total of 24.02 acres are designated for Village Commercial use. Recommended uses within the Village Commercial area include: small specialty commercial uses such as antique stores, clothing store, gift stores, and similar retail stores; professional office uses; service uses such as banks, beauty parlors, tailors, dance studios, and similar uses; single family residential uses; and larger retail uses such as shopping centers subject to certain conditions controlling appearance and design.

It is recommended that a colonial design theme be established for the Village Commercial area, with any new construction being encouraged to maintain a colonial design. Zoning incentives should be provided to achieve this goal.

General Commercial

General Commercial areas exist to the west of Academy St. along West Main St. A total of 7.7 acres exist in this area, of which approximately 4.8 acres is currently vacant land. Permitted land uses within the General Commercial area should consist of retail, service, and office uses which would serve the residents of the Borough as well as immediate surrounding areas in Howell Township.

Light Industrial

Areas designated for Light Industrial use consist of those properties which border the railroad along the westerly boundary of the Borough. A total of 57.88 acres is designated for Light Industrial uses, of which approximately 18 acres is vacant. Permitted uses in the LI district should include warehousing, distribution centers, light manufacturing such as assembly of small machines or appliances, and offices. Retail sales could be permitted as accessory uses to Light Industrial uses.

It is recommended that development standards for uses within the Light Industrial district provide for adequate protection for adjacent residential uses. Such protection should include requirements for adequate buffering, the location of loading areas on the railroad side of building where possible, and adequate provision for screening of trash and materials storage areas, including requirements for such storage to be indoors where possible.

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Public

Public lands account for a total of 29.41 acres and include the Municipal Building, Public Works Garage, Water Works, existing and proposed Firehouses, First Aid Squad, Farmingdale Elementary School, and the existing and proposed parklands. All designated public lands currently exist, with the exception of the proposed firehouse site and proposed parklands along Mingamahone Brook immediately north of the railroad.

Semi-Public

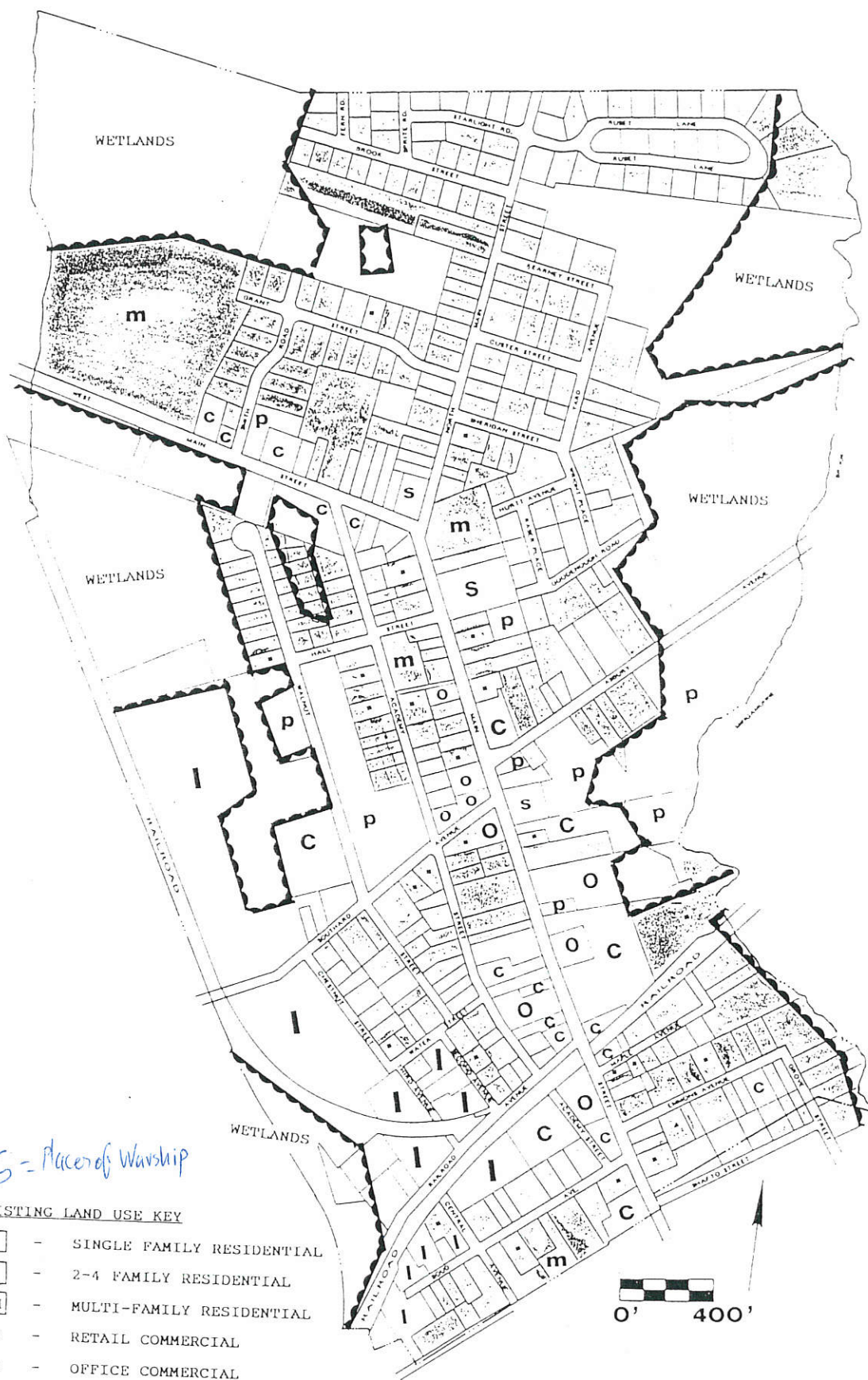
Semi-Public land use consists of approximately 2.3 acres on 3 church sites. It is recommended that churches be permitted as conditional uses in residential and Village Commercial districts to accommodate these existing churches in the Borough.

Summary

The Land Use Plan provides for a balance of residential, commercial, industrial, public, and semi-public land uses throughout the Borough, utilizing the existing land use patterns and community characteristics as a framework. Residential designation would permit a total of 75 additional residences, however limitations posed by freshwater wetlands will substantially reduce the number of units that could actually be constructed.

The proposed Village Commercial district will draw upon the unique character of the existing business district.

The land development regulations of the Borough should reflect this plan and attempt to minimize conflicts between uses thru the provision of appropriate development standards.



MAP 1

EXISTING LAND USE AND WETLANDS

BOROUGH OF FARMINGDALE
MONMOUTH COUNTY, NEW JERSEY
FEBRUARY 7, 1995

MAP 2

LAND USE PLAN

LAND USE PLAN KEY

SINGLE
FAMILY
RESIDENTIAL

R7.5	Medium Density
R10	Medium Density
R15	Medium Density
R40	Low Density

MULTI
FAMILY
RESIDENTIAL



COMMERCIAL



Village Commercial
General Commercial

INDUSTRIAL



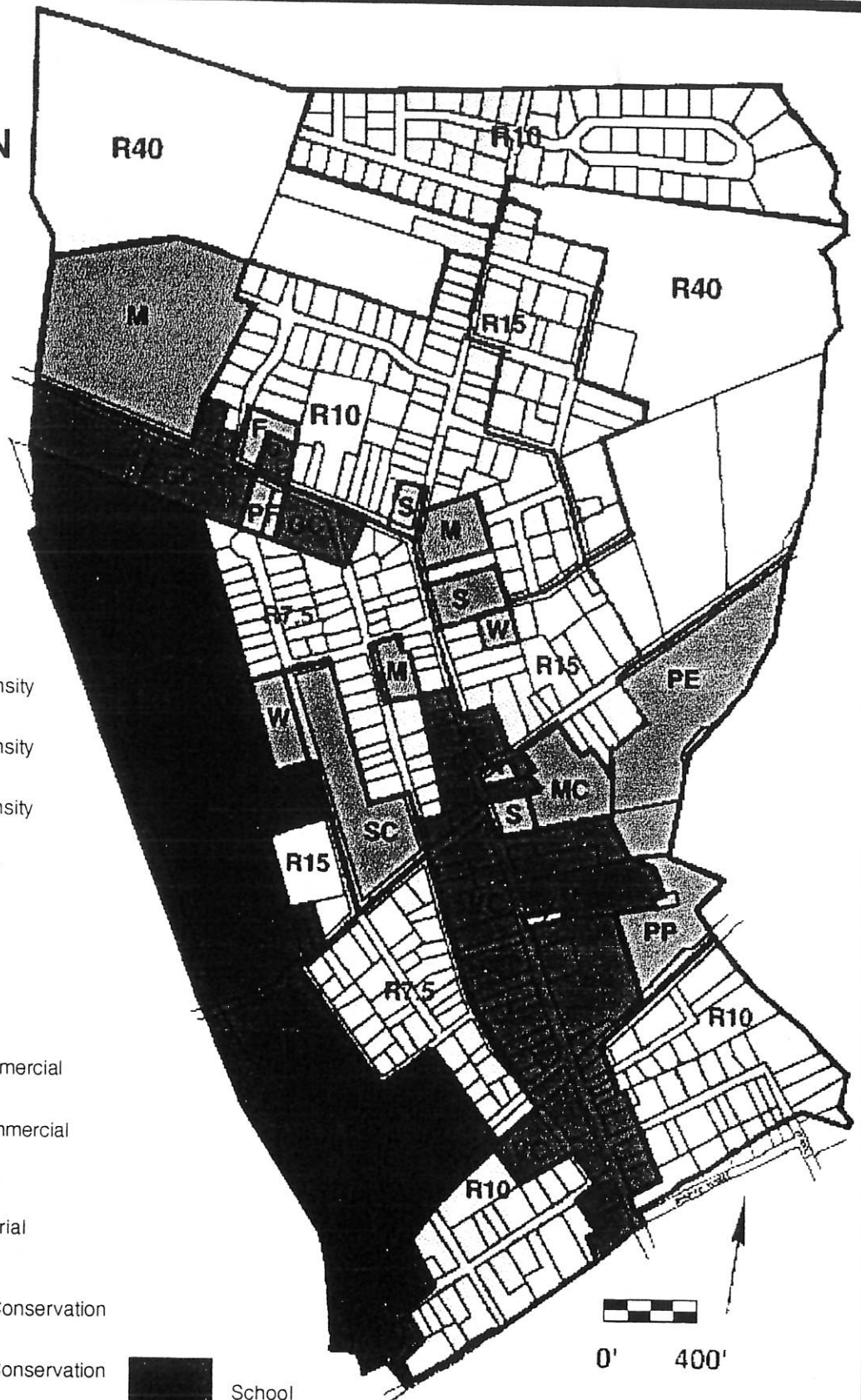
Light Industrial

PUBLIC/
SEMI PUBLIC



Parks and Conservation
- Existing
Parks and Conservation
- Proposed
Municipal Complex
Firehouse
-Existing
Firehouse
-Proposed

School
First Aid Squad
Water Works
Semi-Public



0' 400'

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Relationship To Other Plans

The Municipal Land Use Law requires that a Master Plan include a policy statement regarding the relationship of the proposed development of the municipality as developed in the Master Plan to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, the State Development and Redevelopment Plan as currently adopted, and the district solid waste management plan of the county in which the municipality is located.

Relationship to Howell Township Master Plan

The Borough is adjacent to only one municipality, which is Howell Township. While Howell Township currently has a Master Plan in effect, it is in the process of revising that Master Plan. It is the Borough Planning Board position that the development patterns of Farmingdale are currently in place, and that this Master Plan does not appreciably alter those patterns as they relate to adjacent properties in Howell Township. Consequently, it is anticipated that the proposed land use patterns in Howell Township's new Master Plan will recognize the existing land use patterns in Farmingdale so as not to create any significant incompatible land use patterns.

Relationship to Monmouth County Master Plan

The Monmouth County Master Plan recognizes the existing land use patterns in Farmingdale and is therefore consistent with the proposed land use patterns of this Master Plan. This Master Plan also recognizes important planned County projects such as the improvement to the intersection of Asbury Ave. and Main St., and the proposed new commuter railroad.

Relationship to State Development and Redevelopment Plan

The State Development and Redevelopment Plan designates Farmingdale as a "Regional Town" with portions of the Borough and immediate surrounding areas designated as "Rural/Environmentally Sensitive Planning Areas" and "Suburban Planning Areas". This Master Plan recognizes the importance of Farmingdale as a commercial district, designating the Village Commercial and General Commercial

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districts to acknowledge the Borough's relationship to surrounding communities. The Master Plan also recognizes the environmentally sensitive nature of undeveloped wetlands areas within the Borough, as well as the impact that additional development will have on the Englishtown Aquifer. Finally, the suburban nature of the existing developed areas of the Borough and surrounding areas is recognized by the Master Plan through the maintenance of the existing land use patterns.

Relationship to Monmouth County Solid Waste Management Plan

This Master Plan endorses the Monmouth County Solid Waste Management Plan and is intended to be consistent with the goals and objectives of that Plan.