

REEXAMINATION OF THE MASTER PLAN AND LAND DEVELOPMENT ORDINANCE



**BOROUGH OF BAY HEAD
OCEAN COUNTY, NEW JERSEY**

**ADOPTED ON
JUNE 6, 2007**

PREPARED BY



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The original of this report was signed and sealed in accordance with N.J.S.A. 45-14-12.
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2007 Bay Head Planning Board

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INTRODUCTION

The Municipal Land Use Law (MLUL) requires every municipality in New Jersey that has adopted a master plan and land development regulations to periodically review and revise, if necessary, those documents every six years (N.J.S.A. 40:55D-89). The Bay Head Master Plan was adopted on July 11, 1990 with subsequent reexamination reports adopted on February 19, 1997 and July 16, 2003.

The purpose of this report is to present a comprehensive overview of the Borough's changes in land use policy since the 2003 Master Plan Reexamination Report, including the Borough's affordable housing plans, and the recommendation of a Historic Preservation Element to the Master Plan and a demolition ordinance to protect the historic character and resources of the Borough.

The Planning Board must adopt, by resolution, a report on the findings of this reexamination, and submit a copy of the adopted report and resolution to the Ocean County Planning Board, and the municipal clerks of Mantoloking, Point Pleasant, and Point Pleasant Beach Boroughs.

The MLUL requires a reexamination report to address five issues relating to the growth and development of the Borough, including (N.J.S.A. 40:55D-89):

- a. *The major problems and objectives relating to land development in the Municipality at the time of such adoption, last revision or re-examination, if any;*
- 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 such plan or regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, and changes in State, County and Municipal policies and objectives;*
- 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; and,*
- e. *The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, P.L. 1992, c. 79 (N.J.S.A.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and*

recommended changes if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

Since 2003, there have been a number of events within the region and the State that bear on land use in the Borough. Several of these events are listed below:

1. Adoption of NJDEP Stormwater Management Rules effective February 2, 2004.
2. Third Round of Cross Acceptance of the Preliminary State Development and Redevelopment Plan and the Preliminary State Plan Policy Map, April 28, 2004.
3. Adoption of COAH's third round substantive and procedural rules effective December 20, 2004.

The findings and recommendations contained in this report are based on the review of the following documents:

1. Bay Head 2006 Housing Element and Fair Share Plan.
2. Bay Head Borough 2003 Master Plan Reexamination Report.
3. The Bay Head Historic District Registry Application.

1.0 PROBLEMS & OBJECTIVES: LAST REEXAMINATION REPORT

A Reexamination Report shall address the major problems and objectives relating to land development in the Municipality at the time of such adoption, last revision or re-examination, if any.

The following is the list of goals and objectives incorporated in the 2003 Borough of Bay Head Master Plan Reexamination:

1. To preserve the single-family residential character and traditions of Bay Head, and to provide zoning, which recognizes the established residential character of the Borough.
2. To maintain the existing character of the commercial districts.
3. To recognize the increasing importance of environmental protection in the establishment of development regulations and in the review of development proposals.
4. To understand the role of Bay Head in the region through an awareness of the plans of adjoining municipalities, the County and the State.
5. To maintain the pattern of development established in the Borough and to avoid those uses which would increase development intensity or density.

6. To review and modernize the Bay Head Borough land development regulations relating to bulk standards and requirements in various zones.

2.0 THE EXTENT OF INCREASE OR REDUCTION OF PROBLEMS & OBJECTIVES

A Reexamination Report shall describe the extent to which such problems and objectives existing at the time of the last Master Plan have been reduced or have increased subsequent to such date;

1. Single Family Residential Character

According to the Borough Tax Assessor, as of May 2007, there are 945 total housing units in Bay Head, of which 910 are single-family detached. There are 15 two-family structures, two multi-family structures with five units or more, and 20 condominiums. Since 1990, there was a 17.9 percent increase in total number of owner-occupied units, and over 15 percent decrease in total number of renter-occupied units. It should also be noted that since 2003, the number of house demolitions has increased. For example, there were 5 demolitions in 2003, seven demolitions in 2004, nine demolitions in 2005, and 11 demolitions in 2006.

**Selected Housing Characteristics
Bay Head Borough, 1990 and 2000**

	1990	2000	% Change
<i>Occupied</i>	541	594	9.8
<i>Owner-Occ</i>	419	494	17.9
<i>Renter-Occ</i>	122	100	-18.0
<i>Vacant</i>	466	466	-
<i>Vacant for seasonal, recreational, or occasional use</i>	403	382	-5.2
<i>Total Housing Units</i>	1,007	1,060	5.2

Source: US Census Bureau, 2000.

In order to maintain the single-family character of Bay Head and avoid conversion of Bed & Breakfast's and multi-family buildings into condominiums, a minimum square footage for dwelling units should be established.

2. Commercial Districts

To promote the existing B-1 General Business zones and generate new businesses within the downtown, the Borough's ordinance should be amended to allow more than one principal business use to occur within a single building, based upon square footage and pending approval by the Planning Board. In addition, it is

recommended that the restriction requiring residential units be occupied by the owner of the business or the owner of the property be removed in order to encourage non-owner occupation of rental units above existing businesses. Additionally, it is recommended that businesses encourage their employees to park in the municipal parking lot in order to make the limited number of on-street parking spaces available for patrons. Finally, it is recommended that the Borough conduct a parking survey showing existing lots and parking stalls and whether they are public, Borough-owned or private.

3. Environmental Protection

The Borough experiences significant flooding. While there is no one set of measures to stop flooding, the Borough should approach mitigation through a combination of local and regional measures. A Flood Mitigation Plan can help evaluate the community's flood hazard and risk, determine mitigation needs and capabilities, examine regional and local mitigation solutions and develop a prioritized list of desired local flood mitigation actions. The goal in developing a plan is to help the Borough of Bay Head become more sustainable so that if and when they are faced by another disaster, they will sustain fewer losses and recover more quickly. A Flood Mitigation Plan should also address the Borough's waterbodies, (lake, ocean and bay) and ways to regionally affect flood conditions.

In addition to preparing a Flood Mitigation Plan, the Borough should reduce the maximum building coverage requirements within the residential zoning districts to allow for greater on-site retention and best management practices.

As noted in the 2003 Master Plan Reexamination Report, concerns still exist regarding the environmental protection of the wetlands and surrounding property at the railroad loop given the historical lack of compliance of New Jersey Transit in self-policing environmental contamination and litter at their facility.

4. Dune Protection

As noted in the 2003 Master Plan Reexamination Report, the Borough adopted a Dune Protection Ordinance to control development or disturbance of dunes thereby furthering shore protection efforts and preserving the dunes as an important environmental resource. The recommendation to consider improvable area of oceanfront properties to attempt to contain some of the overbuilding in evidence on the east side of East Avenue is still valid.

5. Role in the Region

No changes.

6. Maintain Pattern of Development

The pattern of development has been maintained. The Borough has addressed its fair share housing obligation by adopting a Housing Element and Fair Share Plan to its Master Plan on September 5, 2006, which was filed with the Council on Affordable Housing on September 6, 2006.

7. Review and modernization of the Land Use Ordinances relating to bulk standards and requirements in the various zones

The Planning Board is in the process of evaluating the bulk standards and requirements of the various zones. A recent Borough-wide analysis reveals that while most of the remaining undeveloped lots are conforming, a number of the beachfront lots appear to be non-conforming and non-buildable due to the dunes.

Currently, the lot coverage in the residential zones (R-100, R-100-BF, and R-50) is 35 percent. In an effort to better regulate density and overdevelopment, while ensuring quality of natural light and better stormwater management principles, the Borough should consider reducing building coverage from 35 to 30 percent in the R-100, R-100-BF and R-50 zones. For the R-100-OF (Ocean Front Zone), it is recommended to increase the building coverage from 25 to 30 percent, however the non-buildable, riparian rights portion of a lot should be excluded when calculating total building coverage. This recommendation is consistent with the maximum impervious coverage limitations under the CAFRA regulations for Coastal Suburban Planning Area within a sewer service area. Without that exclusion, it is recommended that the building coverage be reduced to 20% in the R-100-OF Zone.

3.0 THE EXTENT OF SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES & OBJECTIVES

A Reexamination Report shall describe the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, and changes in State, County and Municipal policies and objectives;

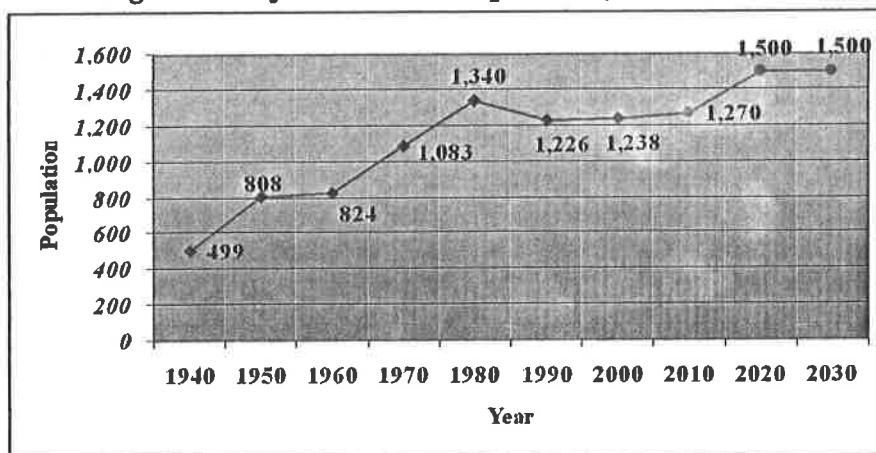
3.1 Demographic Changes

It should be noted that the Census data presented herein for Bay Head is from the Long Form (Summary File 3) of the 2000 U.S. decennial Census. The Long Form surveys a sample population (generally 1 in 6 households) in order to compile more

detailed data. Acknowledging that fact, the Census may significantly underestimate the demographic and housing characteristics of the Borough based upon 1) sampling methods, 2) probability of accuracy, and 3) underestimated population figures. It should be noted that efforts to obtain more accurate information were incorporated into the Master Plan Reexamination document, where available.

Bay Head recorded a total population of 1,238 persons in 2000. This reflects an increase of 12 persons since 1990; a minor population increase compared to the growth from 1940 to 1950 when the Borough's population grew by over 60 percent.

Figure 1. Bay Head Total Population, 1940 to 2030



Source: US Census Bureau, 2000 (historic data).

North Jersey Transportation Planning Authority (projection data)

Table 2. Age Groups and Median Age, 1990 and 2000

Age	1990	2000	Number Change	Percent Change
Under 5	46	39	-7	-15.2%
5 to 19	163	167	4	2.5%
20 to 44	382	303	-79	-20.7%
45 to 59	263	300	37	14.1%
60 to 74	257	302	45	17.5%
75 to 85+	115	127	12	10.4%
Median Age:	46.5	51.5		

Source: U.S. Census Bureau, 2000

Noteworthy statistics from Table 2 include:

- A 15% decrease in the number of children under the age of 5
- A 20% reduction in adults aged 20 to 44-years old
- Greatest increase occurred in adults aged 60 to 74-years old

- 5 years increase in median age

The US Census reported a total of 584 households in 2000. There were more family households than non-family households. Almost 30 percent of the family households in Bay Head Borough had children under the age of 18.

Table 3. Number and Type of Households, 2000

Bay Head Households	Number	%
Total Households	584	100%
Non-family Households	234	40.1%
Family households (families)	350	59.9%
With own children under 18 years	97	28%
Average Household Size	2.12	X

Source: US Census Bureau, 2000.

NOTE: A household includes all the people who occupy a housing unit as their usual place of residence.

The demographic profile changes over the decennial period are not significant enough to warrant any substantial change to the overall goals, objectives and policies of the Borough's Master Plan of 1997. However, updated demographic data can be used as a reference for planning for the Borough's future recreational, educational and other community needs.

3.2 Vacant Land

According to the Vacant Land Survey, which was conducted in April 2007 and utilizing information provided by the Borough Tax Assessor, there are 47 potentially vacant lots totaling 11.19 acres in the Borough. Most lots are isolated, consisting almost exclusively of single building lots.

Of the vacant land, there are four (4) lots that are nonconforming: three (3) lots (0.37 acre) contain insufficient lot area and/or is landlocked, and one (1) lot (0.11 acre) due to inadequate street frontage. There are two (2) lots (1.29 acres) that are privately-owned beachfront property that are non-buildable due to presence of dunes. There is one (1) lot (0.16 acre) that is non-buildable due to easements for JCP&L. Thirteen (13) lots, totaling 4.14 acres, are owned by the Bay Head Improvement Association (BHIA) and are utilized to provide beach access and maintain the beach frontage for recreational purposes, and due to the presence of dunes are non-buildable. It should be noted that most of these beach access lots lack sufficient street frontage for the zone in which they are in. There are twenty-seven (27) lots (5.12 acres) which are conforming and developable, and for the most part scattered throughout the Borough.

3.3 Corner Lots

The Borough forefathers originally designed the residential grid to accommodate larger corner lots, which included two front-yards in order to protect and preserve the corner lot viewshed. For example, the R-100 OF Zone currently requires a minimum lot size of 10,000 square feet for corner lots, and on the east side of East Avenue, the minimum corner lot size was increased to 12,000 square feet. Currently, there are 162 oversized corner lots, 37 conforming corner lots and 31 corner lots that are undersized. Many of what are considered standard-sized corner lots in the R-50 Zone have been created because they were subdivided from the 100 X100 square foot corner lots originally laid out by the Borough forefathers.

In order to curtail subdivisions that create hardships due to setbacks and an increase in density, the minimum lot size for corner lots should be as follows:

- R-100-BF from 10,000 to 12,000 square feet
- R-100 from 10,000 to 12,000 square feet
- R-50 to from 5,000 square feet to 6,000 square feet

As in the case of many other towns, the Borough should consider adjusting the setbacks of corner lots to two full front-yards, with the knowledge that pre-existing corner lots would be able to make alterations and expansions, provided that the improvement does not impede any further into the setback that currently exists. In addition, it is recommended that any existing porch which does not meet all of the current zoning laws in a district be grandfathered and allowed to exist. In the event that structural problems occur, it may be rebuilt, provided that it is consistent with the prior architectural features, it must occur within its current footprint and it must be shown on the current survey of the property. Documentation (photographs at the minimum) of the building's existing façade prior and subsequent to reconstruction must be on file with the Building Department. In the event that demolition or reconstruction occurs, any accessory structure on a site shall be reconstructed to conform with the zoning district's regulations.

3.4 Historic Preservation Element

The Bay Head Historic District, bounded by Delaware Avenue to the north, the Atlantic Ocean to the east, the Borough boundary to the south, and an undefined extent west of Main Avenue, was listed on the New Jersey Register of Historic Places on November 18, 2005, and on the National Register of Historic Places on February 1, 2006.

The Borough has recently lost a number of the significant historic homes. A Historic Preservation Element has been prepared for inclusion within the Borough's Master Plan. It identifies the significance, location and criteria for designating historic sites and the historic district. The Element incorporates all of the

properties identified within the Borough's State- and Federally-approved Historic District. The Element also recommends that additional properties outside of the District will need to be analyzed regarding their historical significance.

Demolition of the important historic structures threaten the integrity of the National and State Register listings and the loss of the housing stock which is traditional to the community affects the quality of life of Borough residents.

As a result, a preservation/demolition ordinance is being prepared to allow public and private entities to purchase a historic property proposed for demolition in order to avoid unnecessary destruction of important resources. The ordinance establishes a Historic Preservation Commission as part of the Planning Board to identify, record, and maintain all buildings, sites, places, landmarks and structures of historical or architectural significance in the Borough based upon the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. The ordinance contains design guidelines to assist in reviewing demolition and relocation proposals. It is recommended that the preservation/demolition ordinance be implemented.

3.5 Recycling Element

In 1988, the Bay Head Borough Council adopted a Recycling Ordinance which established a recycling coordinator, a recycling center, and required that residents, lessees, and occupants of residential property, business and industrial property, private, public and government institutions and buildings separate leaves, brush, garden waste, newspapers, glass bottles, glass jars, plastic containers, aluminum cans, tin-ferrous containers, empty aerosol containers, magazines, telephone directories, catalogs, junk mail, letter mail, office paper, corrugated cardboard, household batteries, and automotive batteries from all other solid waste produced by residential and nonresidential establishments for recycling of materials at the recycling center.

The Borough's recycling center is located at 214 Park Avenue, and is open from 7:30 AM to 3:45 PM Monday through Friday, and 9 AM to 2:45 PM Saturdays and Sundays. Curbside collection is provided by the Borough for such residents who are disabled or who lack means of transport.

Nonresidential establishments are required to provide a record to the Borough quarterly of the types and quantities of materials recycled.

Ocean County manages a disposal program for Household Hazardous Wastes (paints, anti-freeze, motor oil and filters, pesticides, fluorescent lights, drain cleaners, propane cylinders, gasoline, etc.).

No changes to the Recycling Ordinance are deemed necessary at this time.

3.6 COAH

The previous Housing Element (and Fair Share Plan) of the Master Plan of the Borough of Bay Head was last revised in 1999. This plan addressed the second round 1987-1999 fair share obligation assigned by the Council on Affordable Housing (COAH). The Court issued a Judgment of Repose on September 12, 2000.

In response to the adoption of the Third Round substantive and procedural regulations of COAH, the Planning Board adopted an updated Master Plan Housing Element and Fair Share Plan on September 5, 2006. The Borough Council endorsed the Planning Board's Third Round Plan and filed it with COAH on September 6, 2006.

As set forth in the Fair Share Plan submitted to COAH, Bay Head Borough's Third Round Obligation consists of the following

Rehabilitation Share	0
Prior Round Recalculated	69
Growth Share Obligation (projection)	1
Total Obligation	70

Bay Head's prior round obligation (1987-1999), as recalculated by COAH, is 69 units. However, in its Second Round Judgment of Repose, the Superior Court determined that Bay Head lacked sufficient developable land and reduced the Borough's realistic development potential to zero affordable units.

To address its unmet need, Bay Head created a ten-unit accessory apartment program. In accordance with COAH rules at *N.J.A.C.* 5:93-5.9, the program will be funded through the Borough's Affordable Housing Trust Fund.

The Township's Fair Share Plan seeks to fulfill its Growth Share obligation of one unit in one of several possible ways. The option implemented will depend on the availability of state funding.

3.7 Sidewalks

Sidewalks along residential and commercial streets are an important asset to the community for pedestrian circulation and safety. Adding more sidewalks will improve the quality of life and increase pedestrian safety in Bay Head. A survey of existing sidewalks has been conducted.

As a result of the sidewalk survey, the following priority locations in the Borough have been identified for the completion/addition of sidewalks.

- Bay Avenue between Bridge Avenue and Osborne Avenue
- Meadow Avenue (connects Club Drive to the Bay Head School and Public Library)
- Clayton Avenue along the western side of the street
- Osborne Avenue (western part primarily)
- Club Drive (on the eastern side, across from the ball park, south to the walkway to the bridge at Mount Street)
- Any other sidewalks that are in close proximity to community facilities.

It is also recommended that the Borough complete the sidewalk which extends through the Borough Parking Lot and connects Bridge Avenue to Centennial Park. It is further recommended that the Borough review the construction of additional sidewalks and maintenance of curbs around town, and enact an ordinance requiring that all new construction and major renovations include the construction of a sidewalk. In addition, the Borough should consider establishing a sidewalk replacement fund whereby the municipality receives funds from developments where the reviewing body has determined that sidewalks and curbing are not warranted or practical. The funds can be used to install sidewalks and curbs in other locations as deemed most beneficial to the residents.

3.8 State Initiatives

State Plan

The State Development and Redevelopment Plan ("State Plan") has increased in importance over the years, as it becomes further tied to State policies and regulations of all State-level agencies and departments. As such, State funding and approval of permits is now more closely linked to the State Plan than ever, and the Planning Area and Center Designations on the State Plan Policy Map (SPPM) in particular.

The SPPM currently in effect was adopted on March 1, 2001. The Borough is almost entirely situated within the Suburban Planning Area (PA-2) of the State Plan Policy Map (SPPM), with the eastern portion classified as PA-5, an Environmentally Sensitive/ Barrier Island Planning Area. PA 2 is intended to maintain and enhance the viability of natural resources, ecological systems, and associated beneficial growth. The Borough is nearly built-out, and any new development in the Borough is likely to occur in the form of demolitions, infill, or scattered residential projects.

Cross Acceptance III

As a result of the adoption of the State Planning Act of 1985, N.J.S.A. 52:18A-196 et seq., the State Plan is required to be reexamined every three years by the State

Planning Commission via a Cross Acceptance Process in which planning policies are reviewed by government entities and the public to check for consistency with each other and the State Plan.

The Borough of Bay Head participated in this bottom-up process as facilitated by the Ocean County Department of Planning. As part of the process and as documented in the Ocean County Final Cross Acceptance Report dated January 2005, the Borough had no substantive comments on the Preliminary Policy Map.

Plan Endorsement

Pursuant to amendments to the State Planning Rules (N.J.A.C. 5:85-1.1 et. seq.) in May of 2004, the Center Designation process was replaced with the Plan Endorsement process, which seeks to ensure that planning throughout the entirety of a municipality is consistent with the goals and policies of the State Plan. Plan endorsement is also a requirement for retaining Substantive Certification from COAH, and should the Borough receive such certification, it is recommended that the Borough work with the Office of Smart Growth to petition for Plan Endorsement.

Coastal Zone Planning

The New Jersey Department of Environmental Protection (NJDEP) regulates development along the State's coast through the Coastal Area Facilities Review Act (CAFRA). The entirety of Bay Head Borough comes under CAFRA jurisdiction.

Effective February 7, 2000, the Coastal Permit Program rules were amended whereby the maximum impervious coverage requirements for proposed development requiring CAFRA Permits was now tied to the State Plan and the State Plan Policy Map (SPPM). The maximum impervious coverage varies depending on which Planning Area the proposed project is located within and whether the proposed project site lies within a designated center, pursuant to the State Plan. Bay Head is a designated non-mainland Coastal Town¹.

The amended Coastal Permit Program rules, as applicable to the Planning Areas found within the Borough, set forth the following maximum impervious coverage requirements:

¹ It should be noted that the boundaries of coastal centers located on barrier islands, oceanfront splits and peninsulas, which includes Bay Head, were not given an expiration date because these areas are almost completely developed, with very little area for future expansion and their boundaries are unlikely to change. As a result, at this time, there is no expiration for Bay Head coastal town designation.

- Planning Area 2 (Coastal Suburban, within a sewer service area) – 30 percent
- Planning Area 5 (Coastal Environmentally Sensitive) – 3 percent

NJDEP Amended Stormwater Rules

As a result of the United States Environmental Protection Agency's (USEPA) Phase II stormwater rules published in December 1999, NJDEP has developed a Municipal Stormwater Regulation Program and new rules to facilitate implementation of the program.

Under NJDEP's Stormwater Regulation Program, the Borough is classified as a "Tier A" municipality, and is required to prepare a Stormwater Management Plan and ordinance in accordance with NJDEP. The Borough prepared and originally filed a Municipal Stormwater Management Plan and ordinances with NJDEP on July 21, 2006, which were conditionally approved on September 12, 2006. The plan and ordinances were revised and adopted by the Planning on March 21, 2007.

4.0 MASTER PLAN & ORDINANCE CHANGES

The Reexamination shall describe 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.

4.1 Master Plan Recommended Changes

- Update the Borough's Goals and Objectives to reflect the current issues within Bay Head.
- Adopt the Historic Preservation Element and Recycling Element into the Master Plan, as well as the demolition ordinance.
- Prepare and adopt a Flood Mitigation Plan as part of the Borough's Master Plan to help evaluate the community's flood hazard and risk, and determine mitigation needs and capabilities, examine regional and local mitigation solutions and development a prioritized list of desired local flood mitigation actions.
- It is recommended that the Borough's Community Facility Element address the need for public restroom facilities to include a stall (for both male and female and family-friendly/handicapped accessible person), in order to serve both visitors to the business district, as well as the general public. Hours of operation could be restricted to 8:30am to 5:30pm throughout the year, with an extension during seasonal months.

4.2 Land Development Ordinance Changes

- Update the Borough's Development Regulations and Schedule of Area, Yard and Building Requirements to be consistent with the recommendations of the Borough's Master Plan Reexamination Report and the general provisions of the Municipal Land Use Law.
- Update and refine the definitions section of the Borough's Development Regulations.
- Establish a minimum square footage for dwelling units to limit conversion of B&B's and other small apartments to condominiums.
- Revisit the building coverage definition to yield out "critical areas," more specifically the non-buildable portion of oceanfront property which includes the riparian rights and non-buildable land east of the dune line which should not be included within the building coverage calculation.
- Residential uses in the B-1 district should reflect the R-50 district requirements.
- Residential uses in the B-2 district should reflect the R-100BF district requirements.
- Single-family residences in the B&B district should reflect the R-50 district requirements.
- Revisit minimum lot size requirements within the R-100 BF, R-100 and R-50 zones.
- Revisit the corner lot requirements, including front yard setbacks and minimum lot sizes.
- Update the Borough's bulk standards to reflect modified building coverage standards in the R-100, R-100OF, R-100BF and R-50 zones.
- Revisit off-street parking requirements in residential zones.
- Consider adopting a sidewalk replacement fund.
- Consider requiring construction of sidewalk(s) for any new construction or major renovation.
- Update zoning map to reflect locations of R-100BF, R-100OF, and R-100 districts.
- Explore the possibility of rezoning NJ Transit Corp Rail Line ROW as Conservation and encourage use of ROW as a catch basin to collect stormwater run off in accordance with Best Management Practices.

5.0 REDEVELOPMENT PLANS

The Reexamination Report shall include the recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, P.L. 1992, c. 79 (C.40A:12 A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes

if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

At this time, there are no "areas in need of redevelopment" pursuant to the Local Redevelopment and Housing Law that have been considered or potentially meet the Statutory Criteria.