

# Master Plan Reexamination Report

*Prepared for:*

**The Borough of Spring Lake  
Monmouth County, New Jersey**

**June 2020**

Prepared By:



788 Wayside Road  
Neptune, New Jersey 07753

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12

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Jennifer C. Beahm, PP, AICP  
License No. 05625



# Spring Lake Reexamination Report June 2020

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## **INTRODUCTION**

The Borough of Spring Lake is a picturesque seaside community located in southern Monmouth County, New Jersey. The Borough includes two (2) miles of beachfront and the longest non-commercial boardwalk in New Jersey that has made it a unique resort destination for more than 100 years. The Atlantic Ocean forms the eastern border of Spring Lake. Lake Como borders the Borough to the north and Wreck Pond forms the southern border of the Borough. Spring Lake is located near the center of town and the central business district. Spring Lake is bordered by the Boroughs of Belmar and Lake Como to the north, the Atlantic Ocean to the east, the Borough of Sea Girt to the south, and the Borough of Spring Lake Heights to the west.

Spring Lake's unique residential charm is enhanced by the abundance of parkland, open space, beaches, and its centrally located downtown shopping district. These factors help to create a balanced, walkable, interactive community. The Borough's downtown business district is located along Third Avenue, primarily between Washington Avenue and Passaic Avenue. The New Jersey Transit North Jersey Coast Line forms the western border of the Borough and has a station stop at Warren Avenue in Spring Lake.

The municipal Master Plan is a document that establishes the policies for land development and redevelopment for a municipality. It is the principal document concerning land use, and guides both public and private development in making decisions regarding land use. The Master Plan forms the legal foundation for the zoning ordinance and zoning map. The zoning ordinance and map constitute the primary law governing the use of land at the municipal or local level.

A Re-examination Report is a review of previously adopted master plans, amendments, and local development regulations to determine if the policy guidelines set forth herein are still applicable. The Borough of Spring Lake Master Plan was last adopted in May of 2010. In accordance with the New Jersey Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-89, requires municipalities to reexamine the master plan ever ten (10) years.

## **PURPOSE**

This report constitutes the 2020 Master Plan Reexamination Report for the Borough of Spring Lake, prepared pursuant to the requirements of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89. The Reexamination Report's purpose is to review and evaluate municipal planning documents and development regulations on a periodic basis to reflect the changing needs of the Borough and to affirm the continued relevance of policies that were previously set forth. The Borough has undertaken this Re-examination report to evaluate the goals and objectives found in the 2010 Comprehensive Master Plan.

## **REQUIREMENTS OF PERIODIC REEXAMINATION**

In accordance with N.J.S.A. 40:55D-89, the governing body shall, at least every ten years, provide for a general re-examination of its master plan and development regulations by the planning board. The Re-examination Report is required to contain the following:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last re-examination report;
- B. The extent to which such problems and objectives have been 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 uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives;
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A: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.

- F. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

The following sections of this Reexamination Report address each of these requirements in turn.

## **SECTION A. Goals, Objectives & Issues at the Time of the 2010 Master Plan**

The first provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include the “major problems and objectives relating to land development in the municipality at the time of the adoption of the last re-examination report.” This master plan re-examination initiative will review the 2010 Master Plan. The goals and objectives of the 2010 Master Plan continue to remain valid and are identified below.

### **GOALS:**

1. Advance the purposes of the municipal land Use Law (MLUL) as contained in 40:55 D-2;
2. Preserve the character of existing residential neighborhoods forming the predominant charm of the Borough;
3. Provide a balanced land use pattern and appropriate development controls;
4. Guide appropriate development, redevelopment and growth in a coordinated and managed approach;
5. Strengthen the vitality of existing commercial districts;
6. Preserve, protect and enhance parks and open spaces while protecting environmentally sensitive, natural, and unique physical features;
7. Maintain the historic resources and natural beauty of the Borough;
8. Continue to repair and replace municipal infrastructure;
9. Develop an implementation plan to support the suggested revisions to the current zoning ordinances, and to proceed with additional studies to support the recommendations of the Master Plan.

### **OBJECTIVES:**

1. Ensure practical and appropriate development controls in order to preserve and protect open space, conserve the natural landscape and protect the ecologically sensitive areas of the Borough;
2. Protect neighborhood characteristics including the enforcement of buffer areas between non- residential and residential land uses, between different residential types, and along ecologically sensitive areas of the Borough;

3. Maintain and upgrade the existing system of parks, recreation and open space to provide for Borough residents of all ages, abilities and disabilities consistent with current and project community needs;
4. Preserve the high level of public services and encourage the maintenance and creation of new public facilities in order to accommodate population changes, economic growth and the changing needs of residents;
5. Provide mechanism to encourage the continued upgrade of the existing utility infrastructure, including public water, stormwater management, and existing pump stations;
6. Provide for the Borough's fair share of affordable housing required by law and as set forth in the Housing Plan Element;
7. Preserve and enhance the residential character of established neighborhoods, maintain a reasonable balance of housing choices, and provide for infill development and adaptive reuse;
8. Promote historic preservation efforts that will maintain the Borough's unique historic resources as designated;
9. Promote building and site improvements that adhere to reasonable limitations on size, bulk, and site disturbance in relationship to the existing fabric of the community;
10. Encourage the development of a circulation system that accounts for roadways, mass transit, pedestrian/ bicycle routes and greenway corridors;
11. Coordinate land uses with transportation facilities including, but not limited to, bus stops and parking for resident commuters; to facilitate access; and encourage alternatives to driving;
12. Encourage the sharing of services with neighboring municipalities to lower Borough operating and maintenance costs while maintaining or increasing their effectiveness;
13. Promote a diverse economic base that reflects the market conditions in town and the region, with a focus on maintaining a strong off-season business environment;
14. Support and promote public awareness of and participation in Borough issues, initiatives, boards and commissions,
15. Encourage sustainable "Green" development;
16. Coordinate with local, county, and state environmental efforts to concentrate on regional watershed based planning, with focus on non-point source pollution and flood controls;

17. Encourage the revitalization of vacant buildings and encourage the rehabilitation and restoration of brownfields and other contaminated buildings and land.

## **LAND USE GOALS**

1. Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, preserves and addresses parks and open space, protects environmentally sensitive natural features, accommodates community facilities and enables local/regional circulation.
2. Prevent to the maximum extent practicable, the intrusion of non-residential uses into residential neighborhoods.
3. Maintain existing residential neighborhoods as attractive, high quality areas and ensure that renovations and new construction are compatible with existing neighborhood character.
4. Encourage a mix of quality commercial uses, retail, and entertainment/dining to create a more vibrant Third Avenue District that will service both local and regional markets.
5. Evaluate existing development patterns and zones within established neighborhoods and commercial districts in order to make recommendations for zoning changes if warranted, while paying particular attention to overall residential densities.
6. Encourage participation of adjoining municipalities in Spring Lake's planning process in order to ensure that those planning initiatives that transcend municipal boundaries can be adequately addressed.

## **ECONOMIC DEVELOPMENT GOALS**

1. Continue to concentrate future retail and commercial development in existing retail and commercial zones.
2. Encourage the development and sustainability of a diverse mix of commercial uses and services appropriate to the needs of Spring Lake and current market conditions.
3. Provide multi-modal transportation systems to efficiently move employees, customers, and goods to and from destination points in Spring Lake.
4. Strengthen the vitality of existing commercial areas.
5. Enhance the visual design aesthetic features of existing businesses to attract more consumers.

6. Develop parking strategies for both long and short-term parking needs within and proximate to the Borough's downtown.
7. Develop a Downtown Master Plan.
8. Encourage cooperation and cross marketing efforts between the Business Improvement District (BID) and the Chamber of Commerce.

### **CIRCULATION ELEMENT GOALS**

1. Improve intersections or roadway segments through the implementation of creative engineering, traffic calming and design techniques.
2. Preserve, expand and upgrade pedestrian passageways in the Borough to improve linkages between neighborhoods, community facilities, parks and open space.
3. Utilize traffic calming measures in areas of high pedestrian activity.
4. Create a more bicycle and pedestrian friendly environment in Spring Lake that provides a safe and viable alternative to driving.
5. Balance congestion issue with pedestrian safety and access, both in and around the Borough's downtown.
6. Maintain the Borough's roadways to ensure the highest level of safety for motorists and pedestrians in Spring Lake.
7. Reduce the amount of carbon emissions originating in the Borough through the promotion of alternative, non-automotive forms of transportation, like walking and bike paths.

### **UTILITY PLAN GOALS**

1. Assure the provision of adequate water supply for residential, commercial, industrial and firefighting usage.
2. Encourage public and private actions that will conserve the Borough's nonrenewable energy resources.
3. Promote and advance the integration of green technologies into the Borough's land use planning and building construction process.
4. Ensure an adequate Capital Improvement Program to maintain existing infrastructure and replace or modernize obsolete facilities.

## **COMMUNITY FACILITIES GOALS**

1. Maintain the existing system of community facilities in order to preserve the current standards for public services, and provide new facilities where necessary to accommodate growth as well as the changing needs of the population.
2. Ensure an adequate Capital Improvement Program (CIP) to maintain existing infrastructure and replace or modernize obsolete facilities.
3. Provide for a continuity of services under emergency conditions.
4. Advocate the use of Sustainable Design and Leadership in Energy and Environmental Design (LEED) Green Building Rating System for the construction and renovation of public buildings and parks in the Borough of Spring Lake.
5. Coordinate Borough planning efforts with Spring Lake Board of Education to promote the most efficient utilization of the Borough's educational facilities.
6. Upgrade the Borough's infrastructure, as necessary.

## **CONSERVATION, RECREATION AND OPEN SPACE GOALS**

1. Promote conservation of water and other natural resources and promote sustainable "Green" (LEED) development.
2. Set aside open space areas wherever possible so as to maintain the appropriate balance between developed and undeveloped areas of the Borough.
3. Protect and preserve Spring Lake's vast natural resources and environmentally sensitive lands including its wetlands, waterways, habitats for threatened and endangered species, and rare flora.
4. Promote and advance new technologies that serve to improve water quality and reduce the risk of flooding in the Borough of Spring Lake.
5. Protect Spring Lake's vital open space and recreational areas and promote the expansion of recreational services at Marucci Park.

## **HISTORIC PRESERVATION GOALS**

1. Acknowledge the importance of historic resources in providing a link to the past, and their ability to preserve appearances and enhance economic development.
2. Preserve the Borough's unique character, enhance the visual appearance of neighborhoods, and promote economic development.

3. Encourage an appropriate and harmonious setting for the historic and architecturally significant facilities within the Borough of Spring Lake.
4. Promote aesthetically pleasing human scale development that recognizes the historical character and varied architectural tradition of the Borough of Spring Lake.
5. Encourage the continued use of historic properties and resources. Promote their appropriate reuse to improve property values and discourage the unnecessary demolition of historic resources.
6. Encourage private investment in existing or new structures in a manner that preserves, restores, or repairs the original architecture styling of a building.

### **RECYCLING ELEMENT GOALS**

1. Promote recycling to reduce solid waste stream and increase the reuse of natural resources.
2. Expand recycling services throughout the Borough.
3. Provide services that promote efficiencies and create a system that is user friendly.
4. Maximize the amount of recycled materials collected from residential and non-residential properties.
5. Encourage existing commercial and industrial uses to recycle and support the development of “green” industries that incorporate recycling into the production process.
6. Continue to increase recycling awareness through community outreach.

**SECTION B. Extent to Which Problems Have Been Reduced or Increased**

The second provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include the extent to which such problems and objectives have been reduced or have increased since the last Master Plan or Reexamination. The Borough's 2010 Comprehensive Master Plan included a thorough examination of the Borough's planning goals and objectives, upon review of said goals, objectives and recommendations they remain valid.



### **SECTION C. Significant Changes in Assumptions, Policies and Objectives**

The third provision of 40:55D-89 of the MLUL requires that a Reexamination Report address the “extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives.”

Since the Borough adopted its 2010 Master Plan, the overall character of the Borough has not changed significantly, nor have there been substantive changes in land use, environmental conditions or circulation patterns in the Borough. However, there have been some significant changes at the state, county and local level affecting the assumptions, policies and objectives forming the basis of the Master Plan.

### **DEMOGRAPHIC CHARACTERISTICS**

The demographic information contained here was obtained from the Census. All information may be subject to updating if and when more accurate data becomes available.

#### **Population**

In 2018, the Borough of Spring Lake had a total population of 2,945. This number represented a decrease of 147 individuals or - 4.75 percent since 2010, when the total population was 3,092 individuals. The Borough of Spring Lake’s population peaked in 1980 at 4,215 residents. Since that time, the general population trend within the Borough has been of decline, except for the decades between 1980 and 2000, which showed a small increase in population. The total population pattern for both Spring Lake and Monmouth County are detailed below.

**TABLE 1: POPULATION TRENDS, 1930-2018**

Year	Spring Lake			Monmouth County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1930	1,745	-	-	147,209	-	-	4,041,334	-	-
1940	1,650	-95	-5.44%	161,238	14,209	9.50%	4,160,165	118,831	2.94%
1950	2,008	358	21.70%	225,327	64,089	39.70%	4,835,329	675,164	16.22%
1960	2,922	914	45.52%	334,401	109,074	48.40%	6,066,782	1,231,453	25.46%
1970	3,896	974	33.33%	461,849	127,448	38.10%	7,171,112	1,104,330	18.20%
1980	4,215	319	8.19%	503,173	41,324	8.90%	7,365,011	463,899	6.46%
1990	3,499	-716	-16.99%	553,124	49,951	9.90%	7,730,188	365,177	4.95%
2000	3,567	68	1.94%	615,331	62,207	11.24%	8,414,350	684,162	8.85%
2010	3,092	-475	-13.32%	630,380	15,049	2.44%	8,791,894	377,544	4.48%
2018*	2,945	-147	-4.75%	623,387	-6,993	-1.11%	8,908,520	116,626	1.33%
2045^	3,115	170	5.78%	671,946	48,559	0.08%	---	---	---

Sources: U.S. Census Bureau, Decennial Census

\*U.S. Census Bureau's Annual Estimates of Resident Population, 2018

^ Population Projections from North Jersey Transportation Planning Authority (NJTPA)

### Population Composition by Age

The age composition of Spring Lake has shifted noticeably since 2010. According to the American Community Survey 5-Year Estimates, 2018, significant changes occurred in many age groups. The number of children under the age of 19 and the number of adults over the age of 60 have decreased significantly over this time period. Conversely, the Borough has seen a significant increase in the number of residents aged 25 to 34 years. The greatest percentage increases occurred in the 25 to 34 years age cohort, which increased by 113.39 percent, and the 20 to 24 years age cohort which grew by 47.37 percent over the same timeframe.

**TABLE 2: POPULATION BY AGE COHORT, SPRING LAKE, 2010-2018**

Population	2010		2018		Change 2010-2018
	Number	Percent	Number	Percent	
Total population	3,092	100.0%	2,945	100%	-4.75%
Under 5 years	207	6.7%	45	1.5%	-78.26%
5 to 9 years	133	4.3%	194	6.6%	45.86%
10 to 14 years	197	6.4%	147	5.0%	-25.38%
15 to 19 years	194	6.3%	251	8.5%	29.38%
20 to 24 years	95	3.1%	140	4.8%	47.37%
25 to 34 years	112	3.6%	239	8.1%	113.39%
35 to 44 years	264	8.5%	74	2.5%	-71.97%
45 to 54 years	358	11.6%	328	11.1%	-8.38%
55 to 59 years	280	9.1%	357	12.1%	27.50%
60 to 64 years	278	9.0%	172	5.8%	-38.13%
65 to 74 years	529	17.1%	587	19.9%	10.96%
75 to 84 years	322	10.4%	320	10.9%	-0.62%
85 years and over	123	4.0%	91	3.1%	-26.02%
U.S. Census Bureau, American Community Survey 2018 and 2010, 5- Year Estimates (table DP-05)					

Monmouth County also experienced shifts in the age make-up of its population. The County experienced a significant decrease in children under the age of 19. The 20 to 24-year-old and 55 and over age cohorts experienced population increases between 2010 and 2018, with the largest increases in the older age cohorts, suggesting that the County has an aging population.

**TABLE 3: POPULATION BY AGE COHORT, MONMOUTH COUNTY, 2000-2018**

Population	2010		2018		Change 2010-2018
	Number	Percent	Number	Percent	
Total population	630,380	100.0%	623,387	100.0%	-1.1%
Under 5 years	34,755	5.5%	31,241	5.0%	-10.1%
5 to 9 years	41,128	6.5%	37,145	6.0%	-9.7%
10 to 14 years	45,551	7.2%	40,403	6.5%	-11.3%
15 to 19 years	44,044	7.0%	41,748	6.7%	-5.2%
20 to 24 years	34,185	5.4%	37,802	6.1%	10.6%
25 to 34 years	64,860	10.3%	65,673	10.5%	0.2%
35 to 44 years	86,499	13.7%	72,460	11.6%	-11.9%
45 to 54 years	110,979	17.6%	98,425	15.8%	-1.8%
55 to 59 years	44,570	7.1%	52,037	8.3%	16.8%
60 to 64 years	37,118	5.9%	42,774	6.9%	15.2%
65 to 74 years	44,342	7.0%	59,286	9.5%	15.8%
75 to 84 years	28,598	4.5%	29,454	4.7%	-3.0%
85 years and over	13,751	2.2%	14,939	2.4%	8.6%
2010 US Census Bureau (table DP-1)					
U.S. Census Bureau, American Community Survey 2018 5- Year Estimates (table DP-05)					

The median age of Spring Lake residents has increased between 2010 and 2018. This trend is consistent with the general “graying” of America as the Baby Boomer generation continues to age. While the State, County, and Borough have all experienced increases in median age between 2010 and 2018, the Borough’s median age increased slightly more than the State of New Jersey’s but less than the increase experienced by Monmouth County. However, the median age of residents in Spring Lake is considerably higher than that of the County or the State.

**TABLE 4: MEDIAN AGE**

Year	Spring Lake	Monmouth County	New Jersey
2010	54.3	41.3	39
2018	55.5	43.2	40
Change	1.2	1.9	1
U.S. Census Bureau, American Community Survey 2010 and 2018 5- Year Estimates (table DP-05)			

## Households

A household is defined as one or more persons, either related or not, living together in a housing unit. 2018 ACS 5-Year Estimates note that there were approximately 1,211 households in the Borough. Approximately 69.2 percent of the Borough's households were comprised of one or two persons, and only 18.8 percent of all Borough households consisted of four (4) or more persons. Approximately 58.1 percent of Monmouth County households were comprised of one and two-person households. The Borough exhibited a higher percentage of two-person households than the County. Spring Lake's average household size was 2.43 while the County's average household size was 2.64 according to these estimates.

**TABLE 5: HOUSEHOLD CHARACTERISTICS  
SPRING LAKE AND MONMOUTH COUNTY, 2018**

	Spring Lake		Monmouth County	
	Number	Percent	Number	Percent
<b>Total Households</b>	<b>1,211</b>	<b>100%</b>	<b>233,874</b>	<b>100.0%</b>
1-person	330	27.3%	60,771	26%
2-persons	507	41.9%	74,973	32.1%
3-persons	146	12.1%	38,634	16.5%
4 or more persons	228	18.8%	59,496	25.4%
<b>Average Household Size</b>	<b>2.43</b>		<b>2.64</b>	
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (tables S2501 & B25010)				

Family households are defined as two or more persons living in the same household, related by blood, marriage or adoption. Most households in Spring Lake were families, comprising 68.2 percent of all households. Approximately 83.2 percent of all family households were family households with married couple householders, while 1.1 percent and 15.7 percent of family households, respectively, were family households consisting of single parent male or female householders. The average family size in Spring Lake was 3.03 persons. Of all Borough households, 31.8 percent were non-family households.

**TABLE 6: HOUSEHOLDS BY TYPE (2018)**

Households	Total	Percent
	1,211	100%
Average Household Size	2.43	
Average Non-Family Household Size	1.14	
<b>Family households</b>		
Married Couple Family	687	83.2%
With own children under 18 years	136	19.8%
No children under 18 years	551	80.2%
<b>Other Family</b>		
Male householder, no wife present	9	1.1%
With own children under 18 years	9	100%
No own children under 18 year	0	0%
Female householder, no husband present	130	15.7%
With own children under 18 years	93	71.5%
No own children under 18 year	37	28.5%
<b>Nonfamily Households</b>	<b>385</b>	<b>31.8%</b>
<b>Average Family Size</b>		
		<b>3.03</b>
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table S1101)		

**Income**

Spring Lake experienced an 8 percent decrease in per capita income between 2010 and 2018, while Monmouth County experienced a 19.5 percent increase, and the State’s per capita income increased by 16.4 percent increase over the same period. However, although the Borough experienced a decrease in per capita income, while the County and State experienced increases, the Borough’s per capita income of \$65,895 is much higher than the County’s \$48,959 per capita income figure and is substantially more than the State’s \$40,567 per capita income.

**TABLE 7: PER CAPITA INCOME AND MEDIAN HOUSEHOLD INCOME**

	<b>2010 Per Capita Income</b>	<b>2018 Per Capita Income</b>	<b>Percent Change</b>	<b>2010 Median Household Income</b>	<b>2018 Median Household Income</b>	<b>Percent Change</b>
Spring Lake	\$71,661	\$65,895	-8.0%	\$97,885	\$97,668	-0.2%
Monmouth	\$40,976	\$48,959	19.5%	\$82,265	\$95,699	16.3%
New Jersey	\$34,858	\$40,567	16.4%	\$69,811	\$74,176	6.3%
U.S. Census Bureau, 2010 ACS Selected Population Tables (table DP03)						
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (tables S1902 and S1903)						

The income distribution for the Borough is similar to that of the County. In both Spring Lake and the County, the \$150,000- plus range income bracket contained the largest percentage of households. The percentage of households in this income bracket was slightly larger in Spring Lake than in the County overall. However, the percentage of households in the \$100,000 to \$149,999 range was higher in the County than for the Borough. The median income in Spring Lake was \$97,668 approximately \$2,000 more than the county median household income and \$23,500 more than the state median household income. Between 2010 and 2018, the median household income in Spring Lake decreased by 0.2 percent, while the median household income in Monmouth County increased by 16.3 percent and by 6.3 percent for the State overall.

**TABLE 8: HOUSEHOLD INCOME DISTRIBUTION  
SPRING LAKE AND MONMOUTH COUNTY, 2018**

	<b>Spring Lake</b>		<b>Monmouth County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Total Households</b>	<b>1,211</b>	<b>100%</b>	<b>233,874</b>	<b>100.0%</b>
Less than \$10,000	55	4.54%	9,200	3.93%
\$10,000 to \$14,999	31	2.56%	6,489	2.77%
\$15,000 to \$24,999	114	9.41%	14,796	6.33%
\$25,000 to \$34,999	56	4.62%	14,648	6.26%
\$35,000 to \$49,999	63	5.20%	18,503	7.91%
\$50,000 to \$74,999	187	15.44%	31,453	13.45%
\$75,000 to \$99,999	162	13.38%	26,869	11.49%
\$100,000 to \$149,999	147	12.14%	43,374	18.55%
\$150,000 or more	396	32.70%	68,542	29.31%
U.S. Census Bureau, American Community Survey 2011-2015 (table B19001)				

## Household Costs

The tables below show housing expenditures for owner- and renter-occupied units in Spring Lake in 2018. The first table shows the housing costs of owner occupants as a percentage of total income. A total of 340 households (35.6%) were devoting more than 30 percent of their annual income to housing costs. The State affordability threshold for housing as a percent of income suggests that not more than 28 percent of gross income should be allocated for housing costs.

The second table shows rental costs as a percentage of household income. A total of 138 households renting in Spring Lake, or 65.7 percent, were spending over 30 percent of their incomes on rent. The State affordability threshold for housing as a percent of income suggests that not more than 30 percent of gross income should be allocated for rent.

**TABLE 9: MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2018**

	Spring Lake		Monmouth County	
	Number	Percent	Number	Percent
Total Owner-Occupied Housing Units	956	100.0%	171,266	100.0%
Less than 20%	455	47.6%	74,111	43.3%
20 to 24%	66	6.9%	23,643	13.8%
25 to 29%	90	9.4%	18,115	10.6%
30 to 34%	16	1.7%	12,237	7.1%
35% or more	324	33.9%	43,160	25.2%
Not computed	5	0.5%	1,056	0.6%
U.U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table DP04) (table B25091)				

**TABLE 10: GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2018**

	Spring Lake		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter-Occupied Housing Units	210	100.0%	57,887	100%
Less than 15%	9	4.3%	6,511	11.2%
15 to 19%	56	26.7%	5,943	10.3%
20 to 24%	7	3.3%	7,149	12.3%
25 to 29%	0	0.0%	6,236	10.8%
30 to 34%	18	8.6%	4,731	8.2%
35% or more	120	57.1%	27,317	47.2%
Not computed	45	21.4%	3,665	6.3%
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table DP04)				



## EXISTING HOUSING CONDITIONS

### Housing Unit Data

Spring Lake's housing stock is predominantly owner occupied and slightly more than half was built prior to 1950. According to the 2018 ACS, the Borough had a total of 1,211 occupied housing units. Most occupied units (78.9%) were owner-occupied, while 21.1 percent were renter-occupied. The median year a structure was built in Spring Lake is 1945.

**TABLE 11: HOUSING UNIT DATA, 2018**

Housing Units in Spring Lake	Number	Percent
Total Housing Units	2,091	100%
Vacant Housing Units	880	42.1%
Occupied Housing Units	1,211	57.9%
Owner Occupied	956	78.9%
Renter Occupied	255	21.1%
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table DP04)		

	Number	Percent
Built 1939 or earlier	1,013	48.4%
Built 1940 to 1949	60	2.9%
Built 1950 to 1959	228	10.9%
Built 1960 to 1969	213	10.2%
Built 1970 to 1979	83	4.0%
Built 1980 to 1989	133	6.4%
Built 1990 to 1999	117	5.6%
Built 2000 to 2009	166	7.9%
Built 2010 or later	78	3.7%
<b>Total</b>	<b>2,091</b>	<b>100.0%</b>
<b>Median Year Structure Built</b>	<b>1945</b>	
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table DP04 and B25035)		

### Housing Type and Size

The majority (82.7%) of housing stock in Spring Lake consists of single-family detached dwellings. Multi-family dwellings consisting of 20 or more units comprise 5.9% of the Borough's housing stock and buildings containing two (2) units and 3 or 4 units each comprise 3.4% of the Borough's housing stock. The median number of rooms per unit was 7.9.

**TABLE 12: HOUSING UNITS BY TYPE, 2018**

<b>Units in Structure</b>	<b>Total</b>	<b>Percent</b>
Total	2,091	100.0%
1 Unit, detached	1,729	82.7%
1 Unit, attached	52	2.5%
2 Units	72	3.4%
3 or 4 Units	71	3.4%
5 to 9 Units	22	1.1%
10 to 19 Units	0	0.0%
20 Units or more	124	5.9%
Mobile home	21	1.0%
Boat, RV, van, etc.	0	0.0%
<b>Rooms</b>	<b>Total</b>	<b>Percent</b>
1 room	9	0.4%
2 rooms	83	4.0%
3 rooms	86	4.1%
4 rooms	145	6.9%
5 rooms	94	4.5%
6 or more rooms	1,674	80.0%
<b>Median number of rooms</b>	<b>7.9</b>	
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (DP04)		

**Housing Values and Contract Rents**

According to ACS 5-Year Estimates, most housing units in Spring Lake (74.4%) were valued at over \$1,000,000. Table 13 provides a breakdown of home values for owner-occupied units within the Borough. Only nine (9) owner-occupied housing units in Spring Lake were worth less than \$50,000. The median value of an owner-occupied housing unit was \$1,588,700 at the time of the survey.

**TABLE 13: VALUE OF OWNER-OCCUPIED HOUSING UNITS, 2018**

	Spring Lake		Monmouth County	
	Number	Percentage	Number	Percentage
<b>Total</b>	<b>956</b>	<b>100%</b>	<b>172,322</b>	<b>100%</b>
Less than \$50,000	9	0.9%	3,319	1.9%
\$50,000 to \$99,999	8	0.8%	2,279	1.3%
\$100,000 to \$149,999	17	1.8%	4,221	2.4%
\$150,000 to \$199,999	8	0.8%	7,031	4.1%
\$200,000 to \$299,999	0	0.0%	28,884	16.8%
\$300,000 to \$499,999	42	4.4%	67,448	39.1%
\$500,000 to \$999,999	161	16.8%	50,085	29.1%
\$1,000,000 or more	711	74.4%	9,055	5.3%
<b>Median Value</b>	<b>\$1,588,700</b>		<b>\$408,400</b>	
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table DP04)				

With respect to renter-occupied units, there are a range of rents, with most rental units in the Borough carrying rental costs either within the \$1,000 to \$1,499 range or the \$1,500 to \$2,000 range per month. At the time of the ACS 5-Year Estimates, the median gross rent in Spring Lake was \$1,797. Zero units in the Borough carried rental costs less than \$1,000 per month, and only 45 units did not require cash rent payments.

**TABLE 14: GROSS RENT PAID**

	Spring Lake		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter Occupied Units	210	100%	59,065	100%
Less than \$500	0	0.0%	4,304	7.3%
\$500 to \$999	0	0.0%	8,306	14.1%
\$1,000 to \$1,499	67	31.9%	21,893	37.1%
\$1,500 to \$1,999	64	30.5%	12,946	21.9%
\$2,000 to \$2,499	41	19.5%	7,598	12.9%
\$2,500 to \$2,999	17	8.1%	2,372	4.0%
\$3,000 or more	21	10.0%	1,646	2.8
No cash rent	45	21.4%	2,487	4.2%
<b>Median Contract Rent</b>	<b>\$1,797</b>		<b>\$1,372</b>	
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table DP04)				

### Housing Conditions

According to the 2018 ACS, there were a minimal number of units exhibiting overcrowding

(more than one person per room), lacking complete plumbing facilities or lacking complete kitchen facilities. Table 15 details the condition of housing within Spring Lake based on plumbing facilities, kitchen facilities, and overcrowding. These factors are utilized in determining housing deficiency and general housing problems and are used as the basis to calculate the municipal rehabilitation obligation. According to the data, zero percent of occupied housing units experienced over-crowding, zero percent of occupied units lacked complete plumbing facilities, and 7.1 percent of units lacked complete kitchen facilities.

**TABLE 15: HOUSING DEFICIENCY CHARACTERISTICS**

	<b>Count</b>	<b>Percent</b>
<b>Housing Units with 1.01 or More Persons Per Room</b>		
1.01 to 1.5 occupants per room	0	0.0%
1.51 or more occupants per room	0	0.0%
<b>Plumbing Facilities</b>		
Total Occupied Housing Units	1,211	100%
Lacking complete plumbing facilities	0	0.0%
<b>Kitchen Equipment</b>		
Total Occupied Housing Units	1,211	100%
Lacking complete kitchen facilities	86	7.1%
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table DP04)		

### **Projected Housing Stock**

According to New Jersey Department of Community Affairs, the Borough of Spring Lake has issued building permits for 409 residential dwelling units between 2000 and 2018. During that same time period, the Borough issued 340 residential demolition permits. The Borough has added 69 dwelling units over this time period. Building permit data by year is summarized in Table 16 below.

**TABLE 16: BUILDING PERMITS AND DEMOLITION PERMITS ISSUED,  
2000 - 2018**

<b>Year</b>	<b>Residential Building Permits Issued</b>	<b>Residential Demolitions</b>	<b>Total Added</b>
2000	26	15	11
2001	27	18	9
2002	28	20	8
2003	19	17	2
2004	19	18	1
2005	19	22	-3
2006	20	14	6
2007	19	14	5
2008	17	19	-2
2009	18	21	-3
2010	23	18	5
2011	15	10	5
2012	21	16	5
2013	14	9	5
2014	22	16	6
2015	33	27	6
2016	28	19	9
2017	21	21	0
2018	20	26	-6
<b>Total</b>	<b>409</b>	<b>340</b>	<b>69</b>
Source: New Jersey Department of Community Affairs Construction Reporter			

**EMPLOYMENT DATA**

The 2018 ACS reports on work activity of residents aged 16 years and older. While the Borough's working age population was 2,452 residents, Spring Lake had an approximate labor force of 1,269 residents. Approximately 48.2 percent of the Borough's working age residents were not participating in the labor force at the time of the estimates. The vast majority of the Borough's labor force was employed in civilian jobs, with zero (0) residents reporting being members of the armed forces. Approximately 3.3 percent of Borough residents reported being unemployed.

**TABLE 17: EMPLOYMENT STATUS**

	Spring Lake		Monmouth County	
	Number	Percent	Number	Percent
Population 16 years and over	2,452	100%	506,127	100%
In labor force	1,269	51.8%	333,518	65.9%
Civilian Labor Force	1,269	51.8%	333,155	65.8%
Employed	1,187	48.4%	315,831	62.4%
Unemployed	82	3.3%	17,324	3.4%
Armed Forces	0	0.0%	363	0.1%
Not in labor force	1,183	48.2%	172,609	34.1%
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table DP03)				

Approximately 79 percent of the Borough’s workers were employed in private wage and salary positions, while 8.4 percent of workers are self-employed. Government workers comprise about 12.6 percent of the Borough’s workforce. Table 18 provides a breakdown of worker classifications.

**TABLE 18: CLASSIFICATION OF WORKERS IN SPRING LAKE, 2018**

	Number	Percent
Total	1,187	100%
Private Wage and Salary Worker	938	79.0%
Government Worker	149	12.6%
Self-Employed Worker	100	8.4%
Unpaid Family Worker	0	0.0%
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table DP03)		

An analysis of employees (over the age of 16) by economic sector indicates that employed working age individuals in Spring Lake were involved in a range of economic sectors. As depicted in Table 19 below, the highest concentration of workers (23.9%) are employed in the educational services, health care, and social assistance sectors. The finance, insurance & real estate and professional scientific, management, administrative and waste management services each employ more than 15 percent of the Borough’s workforce and employ the next highest concentrations of Borough workers respectively.

**TABLE 19: WORKFORCE BY SECTOR**

<b>Sector</b>	<b>Number</b>	<b>Percent</b>
Civilian employed population 16 years and over	1,187	100%
Agriculture, forestry, fishing and hunting, mining	0	0.0%
Construction	125	10.5%
Manufacturing	55	4.6%
Wholesale Trade	68	5.7%
Retail Trade	16	1.3%
Transportation and Warehousing, and Utilities	47	4.0%
Information	34	2.9%
Finance and insurance, and real estate and rental and leasing	200	16.8%
Professional, scientific, and management, and administrative and waste management services	186	15.7%
Educational services, and health care and social assistance	284	23.9%
Arts, entertainment, and recreation, and accommodation and food services	136	11.5%
Other Services, except public administration	22	1.9%
Public administration	14	1.2%
U.S. Census Bureau, American Community Survey 2011-2015 (table DP03)		

Table 20 provides a percentage comparison of the Borough's workforce against that of the County. The Borough's profile of employment by sector generally mirrors that of the County. However, a higher percentage of the Borough's workforce is employed in finance and insurance, and real estate and rental and leasing and construction sectors; while a higher percentage of the County's workforce was employed in the retail trade sectors and public administration sectors.

**TABLE 20: COMPARISON OF WORKFORCE BY SECTOR  
SPRING LAKE BOROUGH AND MONMOUTH COUNTY, 2018**

<b>Sector</b>	<b>Spring Lake</b>	<b>Monmouth County</b>
Civilian employed population 16 years and over	1,187	315,831
Agriculture, forestry, fishing and hunting, mining	0.0%	0.2%
Construction	10.5%	7.2%
Manufacturing	4.6%	5.9%
Wholesale Trade	5.7%	2.9%
Retail Trade	1.3%	11.1%
Transportation and Warehousing, and Utilities	4.0%	4.8%
Information	2.9%	3.5%
Finance and insurance, and real estate and rental and leasing	16.8%	10.2%
Professional, scientific, and management, and administrative and waste management services	15.7%	13.4%
Educational services, and health care and social assistance	23.9%	24.0%
Arts, entertainment, and recreation, and accommodation and food services	11.5%	8.7%
Other Services, except public administration	1.9%	4.0%
Public administration	1.2%	4.2%
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table DP03)		

Table 21 provides a breakdown of occupations by type for the Borough’s employed civilian labor force. Over half of the Borough’s employed civilian labor force was employed in management, professional, or related occupations while a little less than one fifth of the Borough’s labor force was employed in sales and office occupations.

**TABLE 21: OCCUPATIONS BY TYPE**

<b>Occupation</b>	<b>Number</b>	<b>Percent</b>
Employed Civilian population 16 years and over	1,187	100%
Management, business, science and arts occupations	741	62.4%
Service occupations	71	6.0%
Sales and office occupations	195	16.4%
Natural resources, construction and maintenance occupations	46	3.9%
Production Transportation and material moving occupations	134	11.3%
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table DP03)		

As indicated in Table 22 below, it is projected that Monmouth County will add 26,620 jobs by 2026. The Arts, Entertainment, and Recreation; Ambulatory Health Care Services; and



Healthcare and Social assistance sectors are poised to experience the greatest increase in number of jobs over the course of the projection period.

**TABLE 22: PROJECTED EMPLOYMENT, MONMOUTH COUNTY, 2026**

Industry Title	2016 Actual Employment	2026 Projected Employment	Numeric Change	Annual Growth Rate	Percent Change	Outlook
Mining	10	10	0	0.0	0.0%	Stable
Utilities	1,470	1,540	70	0.5	4.8%	Growing
Construction	14,520	17,210	2,690	1.9	18.5%	Growing
Manufacturing	9,550	10,400	850	1.0	8.9%	Growing
Wholesale Trade	8,900	10,080	1,180	1.4	13.3%	Growing
Retail Trade	38,760	38,560	-200	-0.1	-0.5%	Declining
Transportation and Warehousing	4,710	5,510	800	1.8	17.0%	Growing
Postal Service	1,080	1,040	-40	-0.4	-3.7%	Declining
Information	6,310	6,100	-210	-0.4	-3.3%	Declining
Finance and Insurance	10,520	10,090	-430	-0.5	-4.1%	Declining
Real Estate and Rental and Leasing	3,530	3,650	120	0.4	3.4%	Growing
Professional, Scientific, and Technical Services	20,490	21,980	1,490	0.8	7.3%	Growing
Management of Companies and Enterprises	3,220	3,580	360	1.2	11.2%	Growing
Administrative and Support and Waste Management and Remediation Services	12,720	14,070	1,350	1.1	10.6%	Growing
Educational Services	27,830	28,700	870	0.3	3.1%	Growing
Health Care and Social Assistance	44,900	53,400	8,500	1.9	18.9%	Growing
Ambulatory Health Care Services	18,980	23,680	4,700	2.5	24.8%	Growing
Hospitals	11,390	12,910	1,520	1.4	13.3%	Growing
Nursing and Residential Care Facilities	8,760	10,100	1,340	1.6	15.3%	Growing
Social Assistance	5,770	6,710	940	1.7	16.3%	Growing
Arts, Entertainment, and Recreation	8,910	11,750	2,840	3.1	31.9%	Growing
Accommodation and Food Services	26,400	30,300	3,900	1.5	14.8%	Growing
Other Services (except Government)	13,970	16,060	2,090	1.6	15.0%	Growing
Government	15,240	13,580	-1,660	-1.3	-10.9%	Declining
Total Federal Government Employment	2,030	1,950	-80	-0.4	-3.9%	Declining
State Government, Excluding Education and Hospitals	1,920	1,890	-30	-0.2	-1.6%	Declining
Local Government, Excluding Education and Hospitals	11,290	9,740	-1,550	-1.6	-13.7%	Declining
Federal Government, Excluding Post Office	950	910	-40	-0.5	-4.2%	Declining
Total Self Employed and Unpaid Family Workers, All Jobs	17,710	19,720	2,010	1.2	11.3%	Growing
<b>Total All Industries</b>	<b>289,660</b>	<b>316,280</b>	<b>26,620</b>	<b>1.0</b>	<b>9.2%</b>	<b>Growing</b>

Source: 2016-2026 Industry Employment Projections, NJ Department of Labor and Workforce Development

## SUSTAINABILITY AND RESILIENCY

In the wake of Superstorm Sandy, municipalities in New Jersey are following national and global trends towards planning for enhanced environmental sustainability and community resiliency. Land use planning and land development policies play a key role in advancing resiliency and sustainability initiatives because land development policies often mediate the natural and built environments.

Sustainability is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Many municipalities have started to address sustainability issues by forming a citizen-led Green Teams and participating in *Sustainable Jersey*, the statewide program that has established a framework for implementing sustainable practices across many development dimensions. Spring Lake is an actively participating community in Sustainable Jersey, receiving bronze certification in 2013. A resolution was also passed in 2013 forming a Green Team and appointing members to the team.

Resiliency is defined as the capacity of a system to withstand disturbance while still retaining its fundamental structure, function, and internal feedbacks. In many municipalities, community resilience to natural disaster was put to the test like never before when Superstorm Sandy hit New Jersey in October 2012. Shore communities such as Spring Lake faced staggering levels of damage from wind, storm surge, wave action, and riverine flooding.

One pillar of resiliency is the use of mitigation techniques before disaster strikes in order to anticipate and potentially avoid likely threats to life and property. In June 2015, Monmouth County adopted a FEMA-approved Multi-Jurisdictional Natural Hazard Mitigation Plan, which includes municipal-level analyses of risk. At the time of this Reexamination Report, the County is in the process of updating the Hazard Mitigation Plan. The Draft County Plan ranked local susceptibility to hazards on a low-medium-high scale for each municipality. High risk hazards identified for Spring Lake were hurricane and tropical storm, Nor'easter, flood, storm surge, and pandemic. Medium-risk hazards for Spring Lake include extreme temperatures, extreme wind, tornado, winter storm, coastal erosion, wave action, and economic disruption.<sup>1</sup> The County Plan included estimates of potential damage for some of these hazards, including the following for Spring Lake:

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<sup>1</sup> Multi-Jurisdictional Hazard Mitigation Plan – Monmouth County, New Jersey, Table 4.15-12

To combat these issues, the Borough proposed ten Hazard Mitigation Actions that were included in the Draft County Hazard Mitigation Plan, summarized in the chart below.

<b>Mitigation Action or Program</b>	<b>Target Locations / Effects</b>	<b>Status</b>
Wreck Pond- Sluice Gate Installation	The installation of sluice gates on the existing Wreck Pond outlet control structure. Prior to a major storm event, the gates would be closed to prevent flooding.	<b>Complete</b>
Dredging of Wreck Pond: Phase III	The dredging will result in the removal of approximately 20,000 cubic yards of material. Work will be performed by Monmouth County as a shared service.	<b>Complete</b>
Reconstruct the Sand Dune at Pier Beach	Reconstruct the 20-foot-high mature sand dune for protection from tidal flooding and will provide a buffer against wave action and over-wash.	<b>Complete</b>
Improve Water Quality of Wreck Pond	Project will use dedicated funding to implement Flood \$500,000.00 1 year Ongoing improvements identified in the Wreck Pond Infrastructure Assessment. The improvements include repair of piping defects of the 5,000 acres watershed.	<b>On Going</b>
Bypass Culvert from the Emergency Spillway to Ocean	Install an additional outflow pipe from Wreck Pond to the Atlantic Ocean. Project will double the current outflow capacity of the Pond during a heavy rainfall event.	<b>Complete</b>
Lake Como Outflow Reconstruction Project	Project will consist of construction of new outfall structure(s) from Lake Como to Ocean.	<b>Complete</b>
Acquire, elevate, or relocate buildings and infrastructure in flood prone areas, with a focus on Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties	Elevate approximately 100 flood-prone structures that are below the approved base flood elevations, specifically RL/SRL properties	<b>On Going</b>
Removal of Dredge Materials from Wreck Pond to Another Location	Materials dredged from the middle of the pond cannot be reused on the beach and must be trucked out. This results in higher costs for the Borough.	<b>On Going</b>
Purchase and Install Generators for Critical	Generators for Borough Hall, HW Mountz School, and the fire house/ first aid stations	<b>Proposed</b>
Target Harden Police Headquarters with Bollards and Surveillance Cameras	Install bollards and surveillance around Police Headquarters to increase security.	<b>On Going</b>

Additionally, the Borough of Spring Lake is a participating community in the National Flood Insurance Program's (NFIP) Community Rating System (CRS), voluntary program which rewards local floodplain management activities exceeding the minimum standards of the NFIP. Spring Lake is rated as a Class 6 community in the program, enabling flood insurance policy holders in the Borough to receive up to a 20% reduction on the flood insurance rates.

The effects of Superstorm Sandy provided an opportunity for coastal municipalities to reexamine policies related to flooding and natural disasters as well as resiliency towards future storm events. Spring Lake does have an adopted Flood Damage Prevention Ordinance in place. The ordinance acknowledges that flood losses are caused by the cumulative effect of obstructions in areas of special flood hazard, which increase flood heights and velocities. The 2012 Advisory Base Flood Elevations, released in December 2012, to aid with the post-Sandy rebuilding process are established as defining the extent of the Special Flood Hazard Area, where the code regulates the method, material, elevation, and other attributes of new construction and substantial rehabilitation. The goals of these efforts, driven home by the devastation of Sandy, are to protect human life and health, minimize expenditure of public money for costly flood control projects, and to minimize the need for rescue and relief efforts during flood events, among others. The Borough has revisited the wastewater pump station in the north end of the Borough and has implemented a portable mechanism that can be moved to a higher elevation in order to ensure that service doesn't become interrupted during storm events.

Now in reexamining Spring Lake's Master Plan, the Borough has the opportunity to:

- Promote the public's awareness of their flood risks and mitigation strategies to protect themselves and their community;
- Introduce ordinances and design standards that will better enable homes and businesses to withstand the effects of coastal storms;
- Focus public agencies on community vulnerabilities to hazards such as flooding;
- Ensure that future capital projects are designed and constructed to incorporate features that are resilient to storm- and flood-related impacts;
- Integrate hazard mitigation into Master Plan elements; and
- Provide greater awareness of environmental protection and stewardship to provide for a more sustainable future.

## **LOCAL REDEVELOPMENT AND HOUSING LAW**

On September 6, 2013, Chapter 159 was signed into law, which stipulates that a municipality's decision to reserve the power of eminent domain shall be moved to the very beginning of the redevelopment process. When asking the local planning board to investigate whether an area should be designated as in need of redevelopment, the municipality must now indicate whether it is seeking to designate a "Non-Condensation Redevelopment Area" or a "Condensation Redevelopment Area." The criteria for each type of area are the same; the only difference is the power to use eminent domain.

Additionally, Chapter 159 revised the "e" criterion for designating an area in need of redevelopment. The "e" criterion reads: "A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general."

## **STORMWATER MANAGEMENT**

On January 5, 2004, the New Jersey Department of Environmental Protection (NJDEP) adopted new rules to establish and implement a Municipal Stormwater Regulation Program. The rule is part of a comprehensive approach being taken by the State to address the water quality and the water quantity problems that arise from nonpoint pollution and the loss of groundwater recharge areas. The rules set forth at N.J.A.C. 7:8- 4.3(a) required that a municipality adopt a municipal stormwater management plan as an integral part of its master plan. The New Jersey Stormwater Best Management Practices Manual (BMP) was created to provide guidance in order to address the standards in the Stormwater Management Rules, N.J.A.C. 7:8. This manual provides examples of ways to meet the standards contained in the rule.

## **GREEN BUILDINGS AND ENVIRONMENTAL SUSTAINABILITY ELEMENT**

Many New Jersey municipalities have made efforts to reduce their carbon footprint, decrease greenhouse gas emissions, encourage the use of renewable energy sources, conserve energy, and minimize the use of natural resources. Federal and state programs have been established to assist municipalities to address these goals. In the private sector, the US Green Building Council, a private organization, has established the Leadership for Energy and Environmental Design (LEED) certification programs to encourage and standardize the certification of buildings which are energy efficient and incorporate sustainable environmental design concepts.

Recognizing the importance of green building and sustainability, the New Jersey Legislature amended the New Jersey Municipal Land Use Law (MLUL) in 2009 to add the Green Building and Environmental Sustainability Plan Element to the list of optional elements of a municipal master plan. The scope of the new element is as follows: “A green building and environmental sustainability plan element, which shall provide for, encourage and promote the efficient use of natural resources and the installation and usage of renewable energy systems, consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on site; and optimize climatic conditions through site orientation and design.

## **STATE DEVELOPMENT AND REDEVELOPMENT PLAN**

The State Planning Commission adopted the most recent State Development and Redevelopment Plan (SDRP) on March 1, 2001. The SDRP contains a number of goals and objectives regarding the future development and redevelopment of New Jersey. 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 developed or developing suburbs, and in urban areas. Concentrated growth will have the positive effects of consuming less land, depleting fewer natural resources and using the State's infrastructure more efficiently.

Since the Borough's last Master Plan in 2010, the State released the final draft of the State Strategic Plan in 2011, meant as an update to the 2001 SDRP. While the State Strategic Plan has not been officially adopted, and the SDRP is still the official State Plan, it is still prudent to plan with updated State goals and objectives in mind so as to be prepared for its eventual implementation, or the implementation of a State Plan with similar goals. The 2011 State Strategic Plan articulates a number of goals as Garden State Values (GSV), stated as follows:

- GSV #1: Concentrate development and mix uses.
- GSV #2: Prioritize Redevelopment, infill, and existing infrastructure.
- GSV #3: Increase job and business opportunities in priority growth investment areas.
- GSV #4: Create High-Quality, Livable Places.
- GSV #5: Provide Transportation Choice & Efficient Mobility of Goods.
- GSV #6: Advance Equity.
- GSV #7: Diversify Housing Options.
- GSV #8: Provide for Healthy Communities through Environmental Protection and Enhancement.
- GSV #9: Protect, Restore and Enhance Agricultural, Recreational and Heritage Lands.
- GSV #10: Make Decisions within a Regional Framework

## **AFFORDABLE HOUSING**

In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act in 1985 (Chapter 222, Laws Of New Jersey, 1985). The Fair Housing Act established a Council on Affordable Housing (COAH) as an administrative alternative to the courts. COAH was also given the responsibility of establishing various housing regions in the state, determining regional and municipal fair share affordable housing obligations and adopting regulations establishing the guidelines and approaches that municipalities may use in addressing their affordable housing need. Due to inaction by the State to promulgate new third round rules, on March 10, 2015, the New Jersey Supreme Court stripped the Council on Affordable Housing (COAH) of jurisdiction of municipal housing plans, ruling that the determination of affordable housing obligations would now be administered by the trial courts. This nullified the State's administrative remedy to the Fair Housing Act of 1985 and replaced it with a court remedy for affordable housing compliance. The Supreme Court directed municipalities to appear in trial courts beginning on June 8, 2015 to show how they intended to provide their fair share of their region's need for affordable housing, requiring municipalities to now petition the court for declaratory judgements actions and allowing builders, developers and other interested parties to intervene in the proceedings. Spring Lake has successfully participated in the affordable housing process and enjoys a Judgement of Repose until July 2025.

## **MONMOUTH COUNTY MASTER PLAN UPDATE 2016**

The most recent Monmouth County Master Plan was adopted in 2016. The County Plan establishes a new regional land use planning system called the Monmouth County Framework for Public Investment. The entirety of Spring Lake is located within the Priority Growth Investment Area (PGIA), with the exception of the beachfront, which is located in a Priority Preservation Investment Area (PPIA) in a PGIA. The following descriptions are taken from the 2016 County Plan to describe the investment framework for areas located within the Borough of Spring Lake.

### Priority Growth Investment Area (PGIA)

The PGIA is situated where there is either existing or planned infrastructure that lend to development and redevelopment opportunities. PGIAs are considered the locations for meeting most of the county's future population and employment growth. Public investments related to the efficient development and redevelopment of previously developed sites and optimization of existing settlement patterns should be encouraged. However, the PGIA also includes many established communities seeking to maintain their existing development pattern and character.

Priority Preservation Investment Area (PPIA)

An area or site where an investment in land preservation, agricultural development and retention, historic preservation, environmental protection and stewardship is preferred and encouraged. Supports the use of land conservation methods, techniques, and best management practices.



**SECTION D. Specific Changes Recommended for the Master Plan and/or Development Regulations**

The following are additional Goals and Objectives recommended by the Planning Board and Key Stakeholders for consideration:

***Goals and Objectives***

1. To assure high quality of life for present and future residents of the Borough.
2. To provide for and encourage the use of lands within the Borough consistent with neighborhood characteristics, land capability, while maintaining sensitivity to the Borough's environmental resources.
3. Re-evaluate the impacts that current residential and commercial enterprises have on Borough resources to ascertain whether adjustments and improvements in the Borough's infrastructure is appropriate.
4. Maintain open space in a quantity and at locations in accordance with accepted standards.
5. Provide conservation areas as well as passive and active recreation facilities.
6. Establish corridor links between open space, mass transportation and the downtown.
7. Continue to establish walkable and bikeable linkages within the Borough as well as maintaining safe and accessible walking and bicycle paths for people of all ages and abilities.
8. Support economic development by facilitating the continued viability of existing and future development in the downtown as well as other commercial areas of the Borough.
9. Continue to review the opportunities for shared services where appropriate.

***Land Use Recommendations***

1. Preserve the residential character of the Borough's neighborhoods.
2. Evaluate the existing zoning standards within the Borough to determine if the uses permitted in said zones are appropriate.

3. Evaluate the current bulk standards to ensure that adequate development controls are in place.
4. Encourage the retention of existing Bed and Breakfast Inn's as an important contributor to the maintenance of Spring Lake's historic identity and charm. An evaluation of including a residency requirement for the operator of the facility should be undertaken.
5. Review of the Borough's current sign ordinance.
6. Continue to evaluate the revitalization of the commercial core proximate to the train station.
7. Evaluate the current parking requirements in the Borough, particular attention should be paid to the area of the Borough in and around the downtown.
8. Review the opportunity for making mixed-use development a conditional use in the downtown business district. Architectural design standards for height, setback and parking as well as streetscape standards should be evaluated as conditions for this use.
9. Review the zoning standards for Houses of Worship and Schools within the Borough. Consideration of making said uses a Conditional Use within the Borough should be evaluated.
10. Evaluate the potential for a redevelopment initiative in and around the Ice House property for potential residential development alternatives.

### ***Economic Development Recommendations***

1. Establish design guidelines and streetscape standards for the business district.
2. Encourage the continued viability of the downtown business district by evaluating increasing the uses permitted within the zone.
3. Improve the accessibility to the downtown business district through improved wayfinding, increasing linkages from mass transportation as well as walking and bicycle paths.
4. Evaluate parking in and around the downtown business district while investigating opportunities to increase the number of parking spaces available for the businesses.
5. Evaluate the opportunity for outdoor seating and dining in the downtown business district

***Circulation Recommendations***

1. Continue to evaluate the traffic and parking patterns within the Borough.
2. Facilitate development that adequately addresses traffic concerns within the Borough.
3. Maintain striping of both the curbs and streets throughout the Borough.

***Utilities Recommendations***

1. Continue to upgrade existing utilities to ensure that the Borough maintains adequate drainage and minimizes flooding.
2. Discourage the installation of new utility poles and promote the installation of underground utility conduit.

***Community Facilities Recommendations***

1. Evaluate the adequacy of facilities throughout the Borough, including the adequacy of restroom facilities around recreation areas including the beach and parks throughout the Borough.
2. Continue to encourage residents in the Borough to volunteer for organizations within the community.

***Conservation, Recreation and Open Space Recommendations***

1. Evaluate the opportunity to create stronger linkages between parks and the downtown business district.
2. Increase the opportunity for outdoor seating throughout the Borough.
3. Continue to work toward enhancing our parks and recreation facilities throughout the Borough.

4. Continue to work toward mitigating flooding and storm water management at both the North and Southern ends of the Borough along Wreck Pond and the Lake Como border.
5. Continue to protect the Borough's natural resources.
6. Evaluate the species of shade trees recommended for planting throughout the Borough.
7. Prepare a green buildings and environmental sustainability element of the Borough's Master Plan, which can provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems, consider the impact of buildings on the local, regional and global environment which allow ecosystems to function naturally; conserve and reuse water; treat stormwater on-site; and, optimize climatic conditions through site orientation and design.
8. Establish creative zoning techniques to encourage the use of green technology.
9. Maintain appropriate environmental standards consistent with County and State requirements.
10. Maintain an updated Recreation and Open Space Inventory.
11. Review stormwater management techniques and requirements while maintaining consistency with all applicable State regulations.
12. Continue to encourage both walkable and bikeable connectivity to the local, County and State parks and recreation areas throughout the Borough.

### ***Historic Preservation Recommendations***

1. Encourage the Borough to undertake an updated comprehensive Historic Preservation Element of the Borough's Master Plan to incorporate the continued efforts to promote and preserve the historic character of the Borough of Spring Lake.
2. Continue to encourage the establishment of a comprehensive marketing and public information program to help facilitate the preservation of historic structures and properties throughout the Borough.

3. Encourage the continued acknowledgement of the importance of historic resources within the Borough, providing a link to the past and their ability to preserve appearances and enhance economic development.
4. Continue to preserve the Borough's unique character and enhance the visual appearance of neighborhoods, downtown, parks and beachfront as well as promoting economic development.
5. Encourage an appropriate and harmonious setting for historic and architecturally significant facilities within the Borough.
6. Continue to promote aesthetically pleasing development that pays particular attention to the historical character and varied architectural tradition of the Borough.
7. Encourage the continued use of the Borough's historic properties and resources such as has been done with Duggan Hall, Borough Hall and the Spring Lake Train Station. Also where appropriate, promote their adaptive reuse to help improve property values and discourage the unnecessary demolition of historic resources.
8. Encourage private investment in existing or new structures in a manner that preserves, restores or repairs the original architectural styling of a building.
9. Continue to strengthen the harmony and appearance of the downtown streetscape where appropriate by establishing design guidelines and encouraging the preservation of existing buildings as well as ensuring that all new construction and alteration fit harmoniously within the framework established by the architectural character of the downtown business district.
10. Evaluate the opportunity to complete a historic resource survey and the potential for the establishment of a historic district within the Borough.
11. Continue to encourage the preservation of historic structures within the Borough.
12. Encourage the updating and upgrading of existing historic buildings that have been altered, restoring them to their original historic state.
13. Increase awareness about historic preservation in the Borough.
14. Encourage municipal action that will result in long-range preservation of historic structures.

15. Promote energy efficiencies in older homes without taking away from the historic and architectural integrity.
16. Continue to pursue public funding for preservation projects as was done for the Ocean Avenue Gates and Duggan Hall. Participation in the Monmouth County, State and Federal Community Block Grant Programs is recommended along with private fund-raising efforts for matching funds.

***Recycling Recommendations***

1. Continue to encourage recycling within the Borough in accordance with all local, County and State regulations.

**SECTION E. Recommendations Concerning the Incorporation of Redevelopment Plans into the Land Use Element and Local Development Regulations**

Currently, there are no Redevelopment Areas in the Borough, but it should be recognized that this is still a viable tool to stimulate private investment, economic development and reconstitute otherwise stagnant buildings, structures, properties and or areas of the Borough. As such, it is recommended that the Borough consider utilization of this tool in the future, in appropriate areas of Spring Lake. One area that it is recommended to review for potential redevelopment opportunities is the area of the Borough in and around the location of the Ice House property.

**SECTION F. Recommendations of the Planning Board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure**

It is recommended that the Borough consider the adoption of ordinances to accommodate and permit electric charging stations in locations found to be appropriate.