

City of Long Branch  
Monmouth County, New Jersey

## 2008 COMMUNITY PROFILE

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March 19, 2009



# City of Long Branch 2008 COMMUNITY PROFILE

Prepared for:  
**CITY OF LONG BRANCH PLANNING BOARD**  
*In Support of the 2009 Master Plan Process*

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

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City of Long Branch  
2008 COMMUNITY PROFILE

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## INTRODUCTION

The 2008 Community Profile provides the technical background and baseline information for the preparation of the Long Branch 2008 Master Plan. The profile includes narrative and graphic descriptions of existing demographic, economic, infrastructure and land use conditions in the City based on the most up-to-date information available. In many instances the most up-to-date demographic information is from the 2000 US Census. As we move further away from the year 2000, however, that data becomes less representative of Long Branch today, as projects such as Pier Village and Beachfront North are completed. Whenever possible, the 2000 data has been supplemented with newer data from alternate sources.

Certain sections of this report make reference to the City's "surrounding region." For the purposes of analysis, the surrounding region consists of all municipalities which share a border with Long Branch – Deal, Monmouth Beach, Ocean Township, Oceanport and West Long Branch. Long Branch is also compared to Asbury Park and Red Bank where appropriate; and to Monmouth County and the State in order to provide some context to the discussion. Figure I-1 illustrates the City's geographic location relative to Monmouth County, New Jersey, and the Mid-Atlantic region.

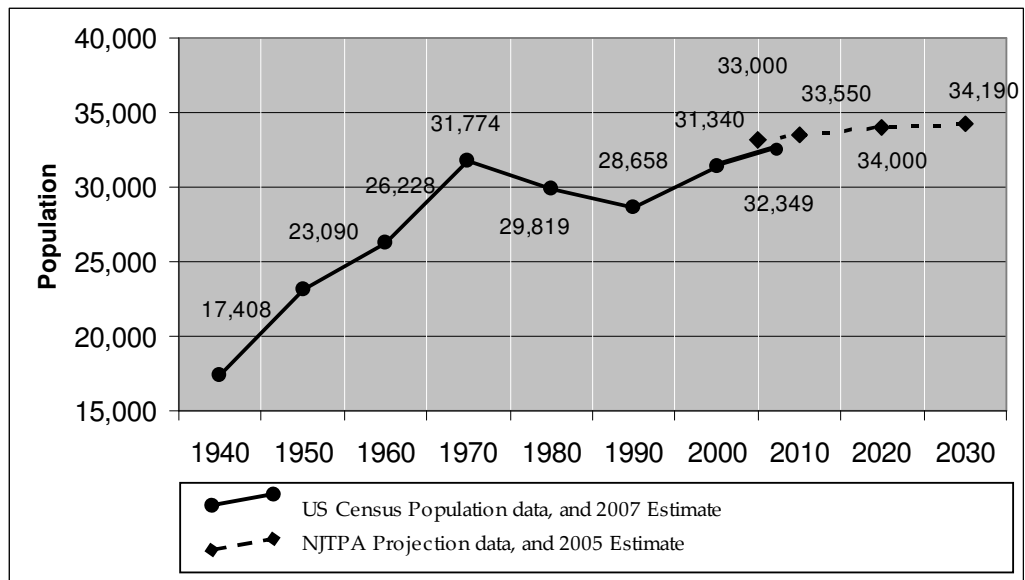
**INSERT Figure I-1 Regional Location**

## I. POPULATION CHARACTERISTICS

### TOTAL POPULATION

The 2000 Census recorded a total population of 31,340 persons in Long Branch. This reflects an increase of 2,682 persons since the 1990 Census, the first population increase since 1970 when the City's population peaked at 31,774. The 2007 Census Estimate reported a population of 32,349 – an increase of 3.2%. The North Jersey Transportation Authority (NJTPA) 2005 estimate of 33,000 is slightly higher than the census estimate and in line with the Monmouth County Planning Board 2008 estimate of 33,504. The NJTPA forecasts a modest population growth of 1,190 people or 3.6% by the year 2030 resulting in a total population of 34,190. The County projects that Long Branch will reach a population of 34,106 by 2025 – basically five years ahead of the NJTPA projection. Figure I-1 illustrates historic population figures recorded by the US Census as well as the latest population forecast adopted by the NJTPA.

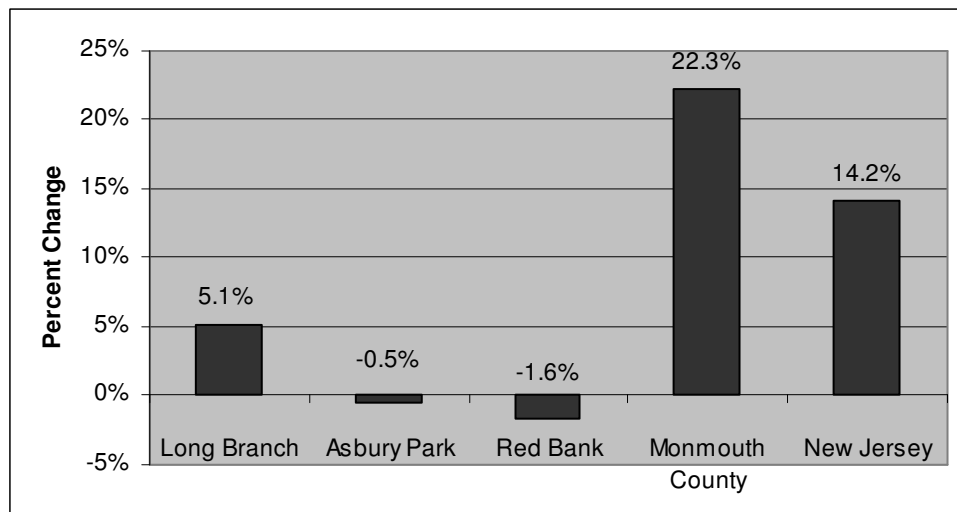
**Figure I-1**  
**Long Branch Population: 1940 to 2030**



Long Branch ranked sixth in total population in 2000 when compared to other Monmouth County towns. Middletown Township had the largest population in the County with 67,480 people and Loch Arbor Village had the smallest with 280 people. According to the Monmouth County Planning Board 2008 population estimates, Long Branch maintained its sixth place rank in the County.

An analysis of population growth between 1980 and 2000 shows that Long Branch's population generally lagged behind the County and the State (see Figure I-2) Although Long Branch gained an additional 5.1% between 1980 to 2000, Monmouth County and New Jersey had larger growth rates, adding 22.3% and 14.2% respectively over the same period. By comparison, both Asbury Park and Red Bank saw a slight decline in population during the same time period.

**Figure I-2**  
**Comparative Population Growth Rates 1980- 2000**

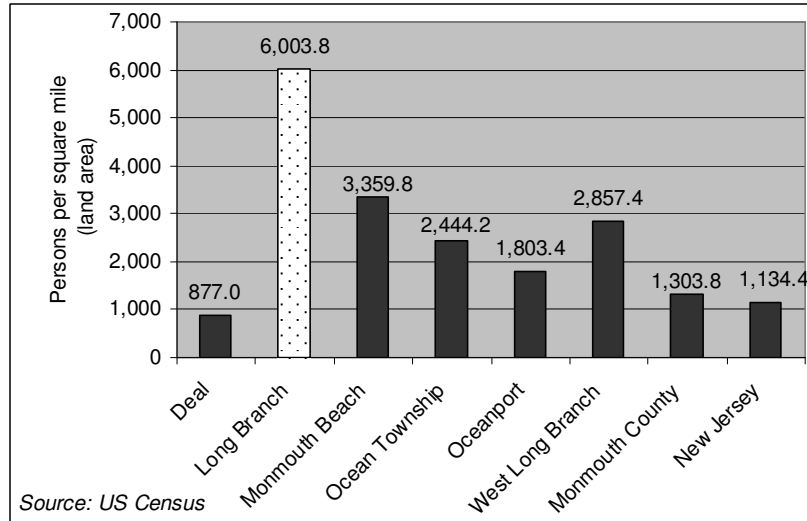


Source: US Census 2000

Long Branch's 2000 population density of 6,003.8 persons per square mile of land area surpassed the density in the County and State, as well as the density of the surrounding municipalities, including Deal, Monmouth Beach, Ocean Township, Oceanport and West Long Branch. Deal was the least densely populated town at 877 persons per square mile, followed by Oceanport at 1,803.4 persons per square mile, comparable to the County and State densities. The City of Asbury Park was the most densely populated municipality in Monmouth County at 11,842 persons per square mile of land area.



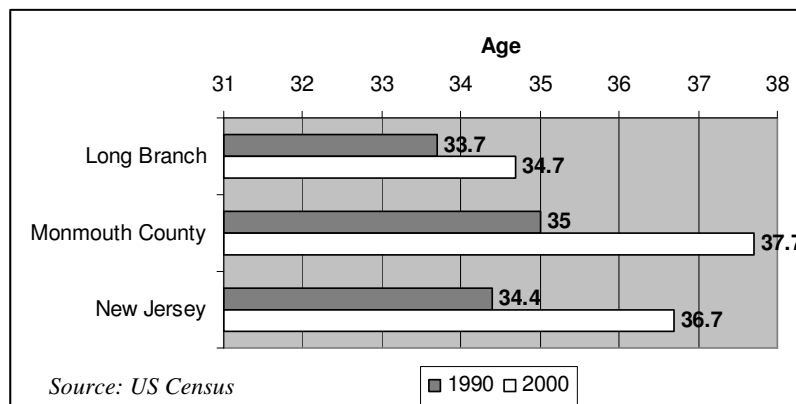
**Figure I-3  
Population Density-2000**



## AGE OF RESIDENTS

The median age in Long Branch rose by exactly one year between 1990 and 2000, from 33.7 to 34.7. The County and State median age rose by slightly greater margins during that time period (see Figure I-4). In both 1990 and 2000, Long Branch's median age was lower than the county- and statewide median.

**Figure I-4  
Median Age Comparison**



Long Branch had the second lowest median age when compared to surrounding towns (see Table I-1). Deal and Monmouth Beach had the highest median age at 44.6 years. Asbury Park's median age was approximately three years younger and Red Bank's median age was approximately three years older than the median age in Long Branch.

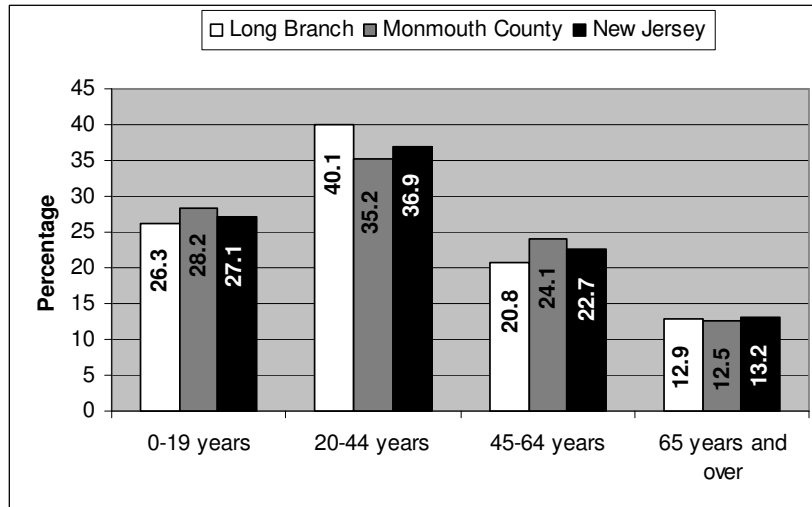
**Table I-1**  
**Median Age – 2000**

<b>Municipality</b>	<b>Median Age</b>
Deal	44.6
Monmouth Beach	44.6
Oceanport	40.5
Ocean Township	38.4
<b>Long Branch</b>	<b>34.7</b>
West Long Branch	33.8
Red Bank	37.5
Asbury Park	30.6
<b>Monmouth County</b>	<b>37.7</b>
<b>New Jersey</b>	<b>36.7</b>

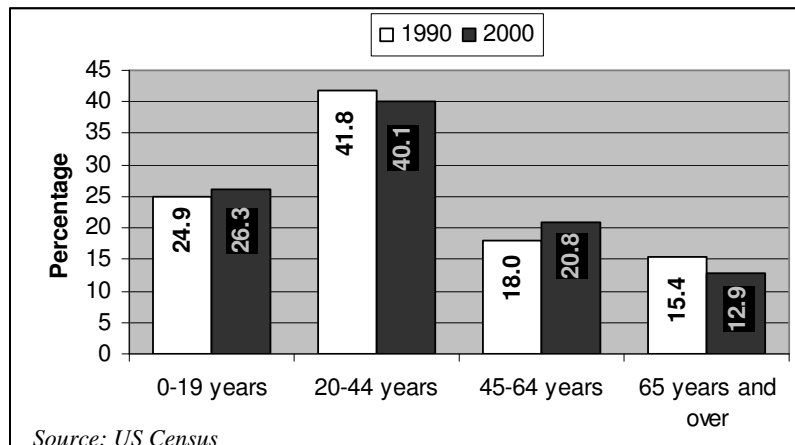
*Source: US Census*

In 2000, Long Branch had a lower percentage of residents under age 20 and between 45 and 64 years old than both the County and State; had a higher percentage of residents between 20 and 44 years old than both the County and State; and had about the same percentage of residents over 65 years old as the County and State (see Figure I-5). From 1990 to 2000, there was a slight increase (1.4%) in the 0-19 year cohort and a 2.5% decrease in the 65 plus age cohort (see Figure I-6) as a percentage of the total Long Branch population. The school-aged cohort, 5 to 19 years old, increased its share of the total population from 17.7% in 1990 to 19.3% in 2000. Although this was not a significant increase in terms of the cohort's share of the total population, the cohort itself grew by 19%; or 975 potential students (see Figure I-7).

**Figure I-5  
Comparative Age Groups, 2000**

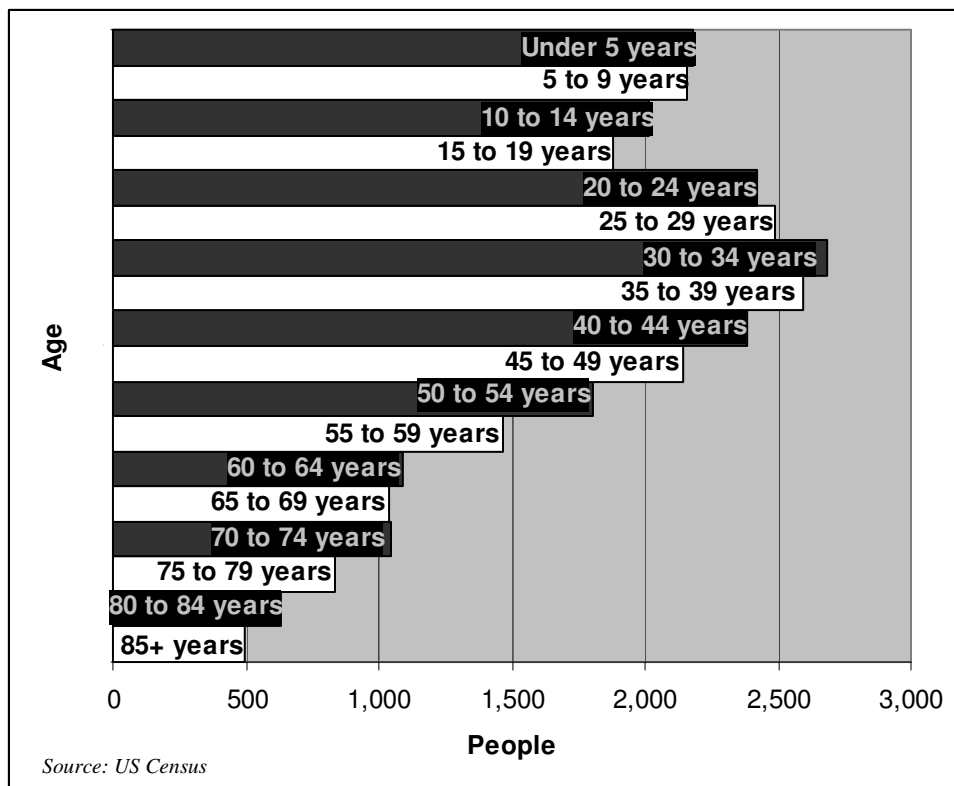


**Figure I-6  
Comparative Age Groups for Long Branch, 1990 & 2000**



Source: US Census

**Figure I-7**  
**Long Branch Age Distribution, 2000**



## INCOME

### Median and Per Capita

Based on two standard measurements of income – median household and per capita income – the County and State surpassed Long Branch's figures in 1999 (the most recent income data available). Long Branch also ranked below the surrounding towns and Red Bank but above Asbury Park. (See Tables I-2 and I-3)

As seen in Figures I-8 and I-9, both median household income and per capita income decreased in Long Branch between 1989 and 1999 (when adjusted for inflation). Adjusted median household income decreased by 6% between 1989 and 1999. During that same time period, Monmouth County's adjusted median income saw an increase (+4.2%) while New Jersey barely kept pace with inflation showing a net increase of only 0.3%. Adjusted per capita income decreased in Long Branch by 5%, and increased in the County and the State by 13% and 7% respectively between 1989 and 1999.

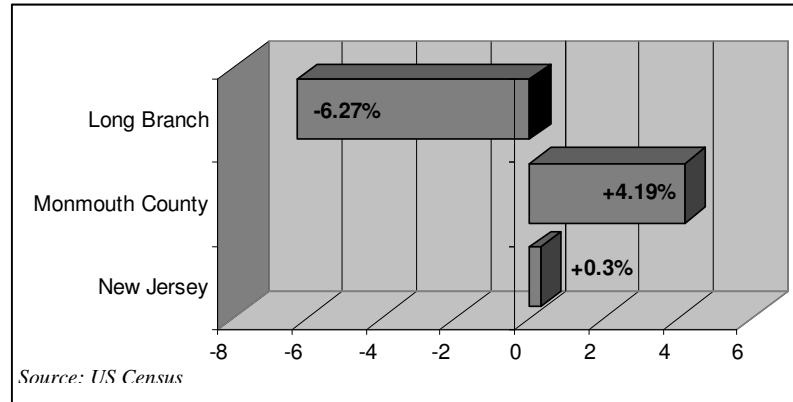
<b>Table I-2 Rank By 1999 Median Household Income</b>	
	<b>Median Household Income (\$)</b>
Monmouth Beach	80,484
West Long Branch	71,852
Oceanport	71,458
Ocean Township	62,058
Deal	58,472
<b>Long Branch</b>	<b>38,651</b>
<i>Red Bank</i>	<i>47,282</i>
<i>Asbury Park</i>	<i>23,081</i>
<b>Monmouth County</b>	<b>64,271</b>
<b>New Jersey</b>	<b>55,146</b>

Source: US Census

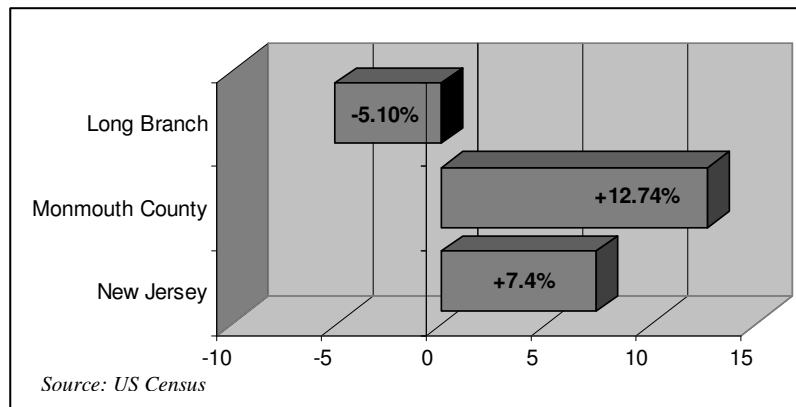
<b>Table I-3 Rank By 1999 Per Capita Income</b>	
	<b>Per Capita Income (\$)</b>
Monmouth Beach	52,862
Deal	38,510
Oceanport	33,356
Ocean Township	30,581
West Long Branch	27,651
<b>Long Branch</b>	<b>20,532</b>
<i>Red Bank</i>	<i>26,265</i>
<i>Asbury Park</i>	<i>13,516</i>
<b>Monmouth County</b>	<b>31,149</b>
<b>New Jersey</b>	<b>27,006</b>

Source: US Census

**Figure I-8**  
**Median Household Income Growth Rates**  
**(1989-1999 adjusted for inflation)**



**Figure I-9**  
**Per Capita Income Growth Rates**  
**(1989-1999 adjusted for inflation)**



## Block Group Distribution

As shown on Figure I-10, the 1999 median household income of block groups in Long Branch ranged from a low of \$13,550 (census tract 8058, block group 2) to a high of \$74,750 (census tract 8061, block group 2). When compared to the 1999 city-wide median household income of \$38,651, median income in the block groups generally bounded by Joline Avenue, Fifth Avenue, Bath Avenue and the oceanfront was lower, and the surrounding block groups were higher. When compared to the county-wide median household income of \$64,271, only the Elberon section of the City ranked higher. It should be noted that although these figures indicate a lower median household income in the downtown and oceanfront, these figures do not account for, or reflect the recent redevelopment activity that has taken place in the City, especially associated with Pier Village.

One-quarter of the block groups in the study area fell within the \$50,000 to \$59,000 range for median household income (Table I-4). The second highest income range was \$30,000 to \$39,999. Only 9.4% of block groups had median household incomes of \$60,000 or more; and 28% were less than \$29,999.

**Table I-4**  
**Median Household Income Range**  
**Long Branch Block Groups, 1999**

<b>Median Household Income</b>	<b>% of Block Groups</b>
\$10,000 to \$19,999	12.5
\$20,000 to \$29,999	15.6
\$30,000 to \$39,999	21.9
\$40,000 to \$49,999	15.6
\$50,000 to \$59,999	25.0
\$60,000 to \$69,999	6.3
\$70,000 to \$79,999	3.1

*Source: US Census 2000*

**INSERT Figure I-10**

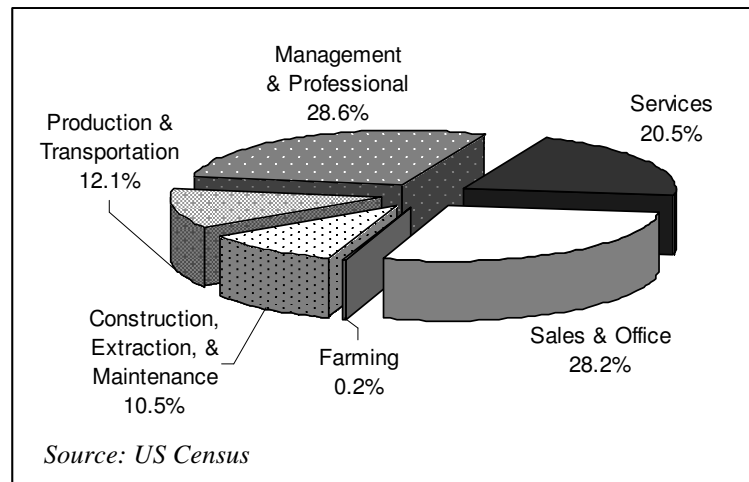


## RESIDENT OCCUPATION

In 2000, the majority of Long Branch residents worked in either management and professional jobs (28.6%) or sales and office jobs (28.2%). 20.5 percent of residents worked in service occupations, 12.1% in production, transportation, and material moving, and 10.5% in construction, extraction, and maintenance (See Figure I-11).

In 2000, Management, Professional and Related Occupations were also the top occupations countywide and statewide. Examples of management, professional and related occupations include financial and computer professions, architects and engineers, legal occupations, and healthcare practitioners. Sales and Office occupations ranked as the second highest occupation in County and the State (See Table I-5). Examples of sales and office occupations include consulting, and administrative support occupations.

**Figure I-11**  
**Employed Labor Force by Occupation, Long Branch, 2000**



**Table I-5**  
**Resident Occupation, 2000**  
**(Expressed as % of Employed Civilian Population 16+)**

Jurisdiction	Management & professional	Service	Sales & office	Farming, Fishing Forestry	Construction, Extraction, Maintenance	Production & Transportation
Long Branch	28.6	20.5	28.2	0.1	10.5	12.1
Monmouth County	41.8	12.4	29.4	0.3	7.7	8.4
New Jersey	38.0	13.6	28.5	0.1	7.8	12.0

Source: US Census

## II. HOUSING CHARACTERISTICS

### HOUSING TYPES

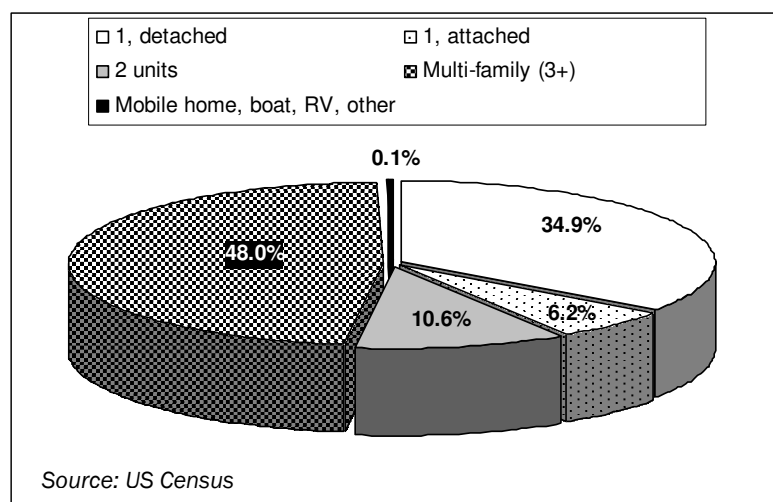
During the 1990's, the City's total housing stock experienced a net gain of 351 dwelling units. Although multi-family units posted a gain at 447 units, two-family dwelling units decreased by 153 (see Table II-1). In 2000, multi-family housing accounted for 48% of the City's total housing stock. Single-family (detached & attached) housing comprised 41% of the housing stock, and two-family dwellings comprised 10.6% (see Figure II-1). These ratios have changed only slightly over the years. In 1990, for instance, single-family homes (detached and attached) comprised the same percentage as in 2000, and multi-family housing comprised 46% of the total stock – only 2% less than in 2000. Unlike Long Branch, the most prominent housing type in the County and State was single-family - attached and detached (see Figure II-2).

**Table II-1**  
**Units In Structure, 1990 to 2000**

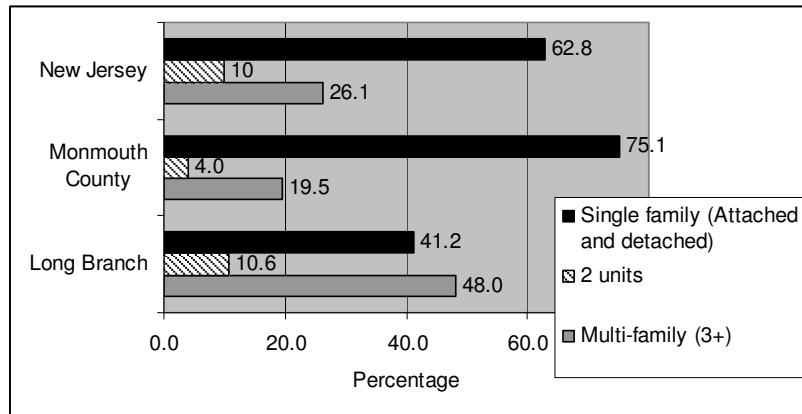
	1990	2000	Difference
Single-family, detached	4,679	4,886	207
Single-family, attached	865	872	7
Two-family	1,642	1,489	-153
Multi-family	6,269	6,716	447
Mobile home, boat, RV, other	177	20	-157
<b>Total</b>	<b>13,632</b>	<b>13,983</b>	<b>351</b>

Source: US Census

**Figure II-1**  
**Distribution of Housing Types, Long Branch 2000**



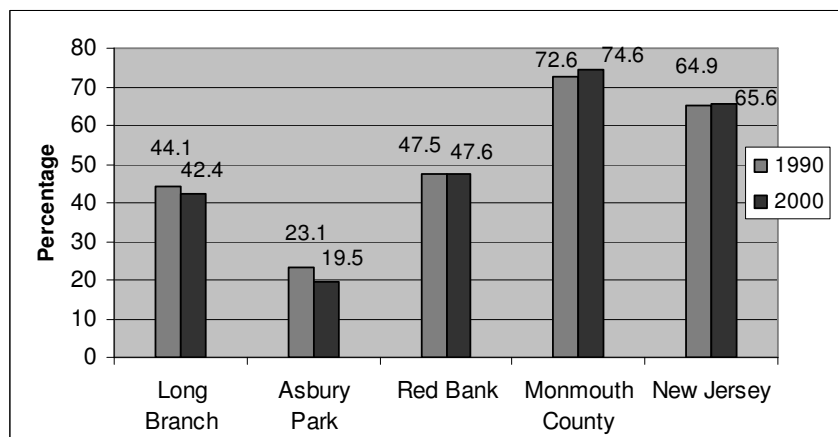
**Figure II-2**  
**Summary of Housing Types, 2000**



Source: US Census

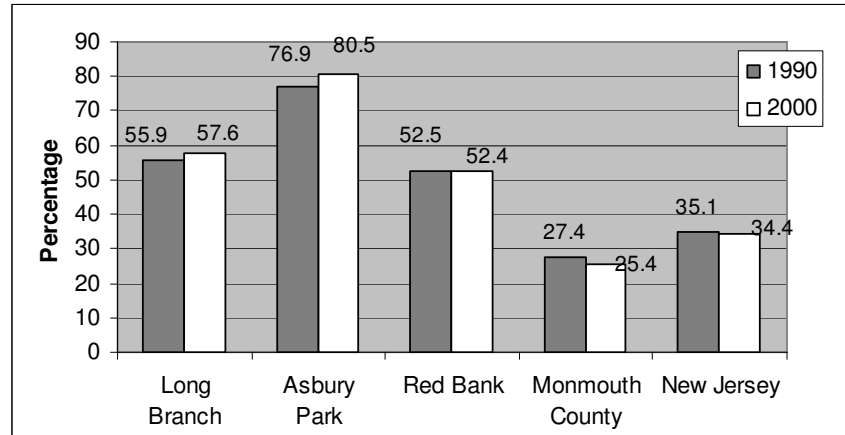
Long Branch and Asbury Park saw a decrease in owner-occupied units between 1990 and 2000, while Red Bank, the County and State saw increases in owner-occupied units during this same timeframe (see Figure II-3). From 1990 to 2000, Long Branch maintained a primarily rental housing market, while Monmouth County and New Jersey became even more oriented toward owner-occupied housing. Reflecting Long Branch's multi-family housing theme, rental units outnumbered owner-occupied housing units in both 1990 and 2000 when rental units accounted for 55.9% and 57.6% of the total housing stock (see Figure II-4). The amount of rental housing in Red Bank is similar to Long Branch's, but Asbury Park had an even larger percent of rentals, increasing to over 80% in 2000.

**Figure II-3**  
**Owner-Occupied Housing Units 1990 & 2000**  
*(Expressed as a %)*



Source: US Census 1990 & 2000

**Figure II-4**  
**Renter-Occupied Units 1990 & 2000**



Source: US Census 1990 & 2000

## AGE OF HOUSING

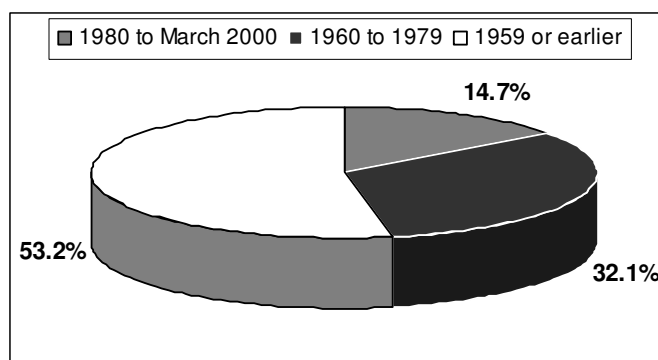
In 2000, approximately 85% of the Long Branch housing stock was built before 1980 (more than 20 years old) and 53% of the housing stock was built before 1960 (more than 40 years old). (See Table II-2 and Figure II-5.)

**Table II-2**  
**Year Structure Built, Long Branch, 2000**

	Housing Units	Percent
1999 to March 2000	131	0.9
1995 to 1998	247	1.8
1990 to 1994	392	2.8
1980 to 1989	1,290	9.2
1970 to 1979	1,980	14.2
1960 to 1969	2,507	17.9
1950 to 1959	2,158	15.4
1940 to 1949	1,639	11.7
1939 or earlier	3,639	26.0
<b>Total</b>	<b>13,983</b>	<b>100</b>

Source: US Census

**Figure II-5  
Age of Housing Stock, Long Branch**



Source: US Census

Although the Long Branch pre-1960 housing stock was a substantially higher percentage than the County and State (see Table II-3), Asbury Park and Red Bank had an even greater percentage of pre-1960 housing, both with approximately two-thirds of structures in this category. In 2000, Long Branch also had an older housing stock than the County and State in terms of median age of housing units; but a younger housing stock than Asbury Park and Red Bank (see Table II-4).

**Table II-3  
Year Structure Built**

Jurisdiction	% 1959 or earlier	% 1960 - 2000
Asbury Park	64.9	35.1
Red Bank	66.0	34.0
Long Branch	53.2	46.8
<b>Monmouth County</b>	<b>38.8</b>	<b>61.2</b>
<b>New Jersey</b>	<b>47.3</b>	<b>52.7</b>

Source: US Census

**Table II-4  
Median Age of Housing, 2000**

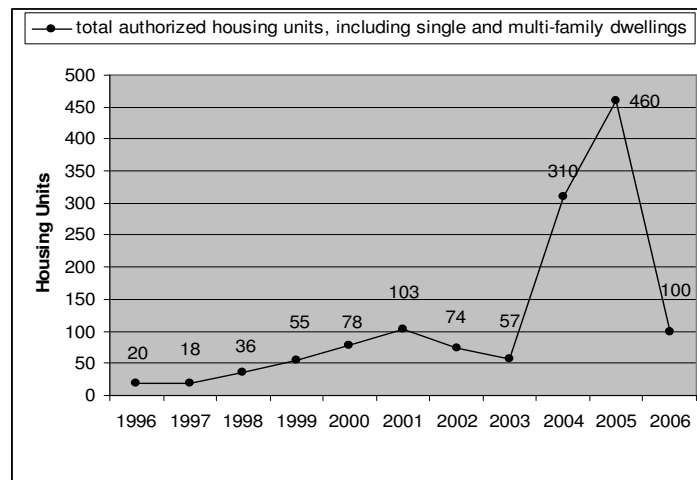
Jurisdiction	Median Year Structures Built	Median Age of Structures
Asbury Park	1951	49
Red Bank	1949	51
Long Branch	1958	42
<b>Monmouth County</b>	<b>1967</b>	<b>33</b>
<b>New Jersey</b>	<b>1962</b>	<b>38</b>

Source: US Census

## HOUSING PRODUCTION

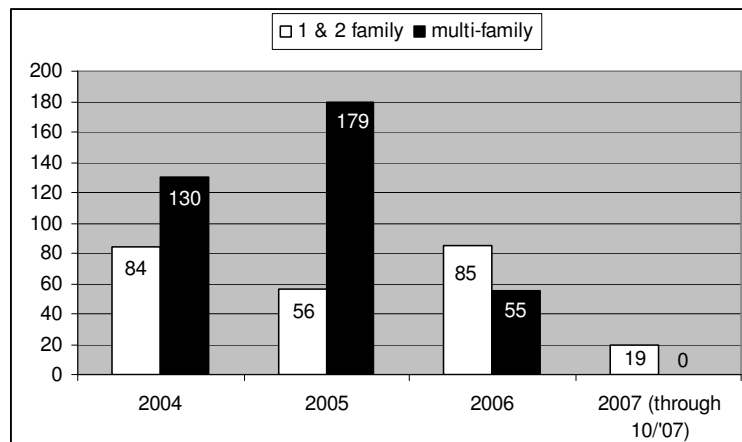
Between 1996 and 2001, residential building permits exhibited modest but steady gains in Long Branch. After a two year drop off, residential permits spiked to 460 in 2005 then fell back to 100 permits in 2006 (see Figure II-6). Multi-family permits outnumbered single-family permits in 2004 and 2005, however 1- and 2-family units led most recently in 2006 and 2007 (see Table II-7).

**Figure II-6**  
**Residential Building Permits in Long Branch, 1996-2006**



Source: Department of Community Affairs, Construction Reporter

**Figure II-7**  
**Long Branch Residential Building Permits, 2004, 2005, 2006 & 2007**



Source: Department of Community Affairs, Construction Reporter

## HOUSEHOLD SIZE

As illustrated in Table II-5, Long Branch's average household size in 2000 was less than the household size in the County or the State. While the average household size in Long Branch has decreased slightly in owner-occupied units, the average renter-occupied household size increased between 1990 and 2000.

**Table II-5**  
**Comparative Average Household Size, 1990 & 2000**

Average Household Size	Long Branch		Monmouth County	NJ
	1990	2000	2000	2000
All Households	2.44	2.47	2.7	2.68
Owner-occupied dwellings	2.69	2.61	2.87	2.81
Renter-occupied dwellings	2.25	2.37	2.21	2.43

Source: US Census

## VACANCY RATE

Between 1990 and 2000, Long Branch's inventory of occupied housing units grew by 1,050 dwellings, reflecting a drop in housing vacancy rates and a gain of 351 total housing units during the same time period. The 2000 vacancy rates were 1.3% for owner-occupied units and 3.6% for rental units. Units that were vacant for seasonal, recreational or occasional use accounted for 50.6% of vacant housing units in 2000 (See Table II-6).

**Table II-6**  
**Housing Occupancy, Long Branch, 1990 & 2000**

Long Branch Housing	1990	2000	Difference
Total housing units	13,632	13,983	+351
Occupied housing units	11,544	12,594	+1,050
Vacant housing units	2,088	1,389	- 699
Seasonal, recreational, or occasional use	569	703	+ 134
Total vacancy rate	15.3%	9.9%	-5.4
Homeowner vacancy rate	7.8%	1.3%	-6.5
Rental vacancy rate	10.1%	3.6%	-6.5

Source: US Census

### III. LAND USE

#### EXISTING LAND USE

The inventory of existing land use is based on Monmouth County GIS parcel data, MOD IV data, City records and field adjustments. Table III-1 shows the distribution of each land use category by parcel acreage and as a percentage of the total City (excluding public streets and rights-of-way). The most prevalent land use category is residential (single, two, and multi-family) accounting for 68% of the City's total parcel acreage. Other than public vacant land and a small parcel of farmland, industrial uses cover the least amount of acres; 21 acres or less than 1% of the City. Existing land use is illustrated on Map 1.

**Table III-1  
2008 Existing Land Use**

<b>Land Use Category</b>	<b>Parcel Acres*</b>	<b>% of Total Acres</b>
Residential	1,496.48	54.4
Multi-Family	380.27	13.8
Commercial	208.01	7.6
Farmland	5.53	0.2
Industrial/Utilities	21.68	0.8
Railroad	45.39	1.6
Public School	100.72	3.7
Public Buildings/Facilities	27.40	1.0
Institutional, Church & Charitable	100.75	3.7
Parks and Public Open Space	242.54	8.8
Public Vacant Land	18.00	0.6
Private Vacant land	102.95	3.8
<b>Total</b>	<b>2,749.71</b>	<b>100.0</b>

*Source: MOD IV tax records and field adjustments*

\* Parcel acres do not include streets and public rights-of-way.



## ZONING COMPARISON

There are 25 zoning districts in Long Branch including six redevelopment zones (see Table III-2 and Map 2). In keeping with the predominant land use in the City, residential zones (R-1 through R-5) cover 71% of the City. Map 3 illustrates the relationship of the zoning districts to the underlying land uses. There does not appear to be any major inconsistencies in terms of the general zoning and land use categories, e.g. residential, commercial, and industrial.

**Table III-2  
Zoning Districts**

<b>Zone</b>	<b>Acres*</b>	<b>% of Total</b>
<b>Residential</b>	<b>2,394.07</b>	<b>71.3</b>
<i>R-1 One-Family Residential</i>	389.52	11.6
<i>R-2 One-Family Residential</i>	550.96	16.4
<i>R-3 One-Family Residential</i>	241.12	7.2
<i>R-4 One-Family Residential</i>	821.24	24.5
<i>R-5 One-Four-Family/Townhouse</i>	391.23	11.6
<b>Mixed-Use</b>	<b>218.18</b>	<b>6.5</b>
<i>R-6 Townhouse/Professional Office</i>	37.88	1.1
<i>R-7 Riverfront Mix</i>	109.36	3.3
<i>R-8 Boulevard Mix</i>	18.75	0.6
<i>RC-1 Beachfront Mix</i>	47.28	1.4
<i>RC-2 Riverfront Residential/Commercial</i>	4.90	0.1
<b>Commercial</b>	<b>473.00</b>	<b>14.1</b>
<i>C-1 Central Commercial</i>	27.73	0.8
<i>C-2 Professional Office Related Services</i>	20.39	0.6
<i>C-3 Neighborhood Commercial</i>	101.27	3.0
<i>C-4 Resort Commercial</i>	87.66	2.6
<i>I Industrial</i>	42.54	1.3
<i>MB Manufacturing/Business</i>	45.14	1.4
<i>S-1 Professional Office</i>	10.35	0.3
<i>S-2 Oceanfront</i>	103.06	3.1
<i>M Medical/Hospital</i>	34.86	1.0
<b>Redevelopment Zones</b>	<b>271.60</b>	<b>8.1</b>
<i>BG Broadway Gateway</i>	53.94	1.6
<i>BN Beachfront North</i>	37.55	1.1
<i>BS Beachfront South</i>	40.25	1.2
<i>HC Hotel Campus</i>	25.93	0.8
<i>P/VC Pier Village Center</i>	39.72	1.2
<i>LBC Lower Broadway Corridor</i>	74.21	2.2
<b>Total</b>	<b>3,356.85</b>	<b>100.0</b>

\*Acres include streets and rights-of-way.

## ENVIRONMENTAL FEATURES

Wetlands, endangered species habitats and 100 year flood hazard areas combined cover 586 acres or 18% of the City.

### Wetlands

As illustrated on Map 4, wetlands are fairly limited in Long Branch. It should be noted that NJDEP offers the following qualifications for their wetlands mapping:

Any wetland boundaries shown on these maps are approximate and are for guidance only. Therefore, these maps are not an accurate indication of whether DEP will classify an area as exceptional resource value wetland under the DEP's freshwater wetland rules. To obtain a determination of whether or where wetlands are located on a property and the resource value classification of a wetland, contact the DEP and apply for a letter of interpretation under the freshwater wetlands rules, N.J.A.C. 7:7A-3.

### Threatened or Endangered Species Habitat

Threatened or endangered species habitats are identified by the NJDEP Landscape Project and ranked on a scale of 1 to 5. **Rank 5** is assigned to areas containing one or more occurrences of at least one wildlife species listed as endangered or threatened on the Federal list of endangered and threatened species. **Rank 4** is assigned to areas with one or more occurrences of at least one State endangered species. **Rank 3** is assigned to areas containing one or more occurrences of at least one State threatened species. **Rank 2** is assigned to areas containing one or more occurrences of species considered to be species of special concern. **Rank 1** is assigned to areas that meet habitat-specific suitability requirements such as minimum size criteria.

Map 5 illustrates the location of Rank 4 and Rank 5 wildlife habitats in Long Branch, which are found along the oceanfront and along creeks and rivers. There are no Rank 1, 2 or 3 habitats identified in Long Branch.

NJDEP may, on a case by case basis, determine that an area documented as threatened or endangered wildlife habitat on the Landscape Project maps is no longer suitable as habitat. In such cases, the area will not be classified as endangered or threatened species habitat for regulatory purposes.

In May 2008, the City in cooperation with NJDEP's Endangered and Nongame Species Program and the US Department of the Interior Fish and Wildlife Service completed a Beach Management Plan. The plan offered the following analysis of the endangered or threatened species habitats in Long Branch.

### *Wildlife Species*

#### Piping Plover (*Charadrius melodus*)

Piping Plovers are small, territorial shorebirds present on the New Jersey shore between March and August. One pair nested in the City in 2003 (in the beachfront area at Pier Village) since the species was first observed nesting in nearby Monmouth County beaches in 1997. This area is no longer suitable habitat. Piping Plovers are federally listed as threatened, State-listed as endangered, and protected by the Migratory Bird Treaty Act (MBTA).

#### Least Tern (*Sterna antillarum*)

Least terns are small, colonial-nesting sea birds, present on the New Jersey shore between April and September. A colony with a peak number of 128 adults was observed in the City in 2003 (in the beachfront area at Pier Village) since the species was observed nesting in nearby Monmouth County beaches in 1996. This area is no longer suitable habitat. Least Terns are State-listed as endangered and protected by the MBTA.

### *Plant Species*

#### Seabeach Amaranth (*Amaranthus pumilus*)

Seabeach Amaranth is an annual plant, visible on New Jersey's Atlantic coastal beaches between May and November. Seabeach Amaranth is usually found growing in nearly pure sand. The species requires sparsely vegetated upper beach habitat that is not flooded during the growing season. Seeds are dispersed by wind and water, and are present on the beach year-round. Seabeach Amaranth populations in Long Branch have ranged from 1-24 plants since the species was first observed in the City in 2000. Seabeach Amaranth is federally listed as threatened and State-listed as endangered.

#### Seabeach Knotweed (*Polygonum glaucum*)

Seabeach Knotweed is an annual plant visible on the New Jersey shore between May and November. Most Seabeach Knotweed occurrences in New Jersey are on sandy beaches where the plants generally occur above the limit of the tide. One plant was documented in the City in 2007. No data was available for 2006. Eleven plants were documented in the City in 2005. From 2001 – 2004, the number of plants ranged from 3 – 10. Seabeach Knotweed is State-listed as endangered.

## Flood Hazard Areas

The current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Long Branch is dated 1996, which reflects data from 1984 (see Map 6). FEMA released a draft revised FIRM for Long Branch in November 2008 (see Map 7). At the time of this report, the City was still reviewing the draft maps to ensure that updated road elevations and drainage improvements have been taken into account. Flood Hazard Areas in Long Branch are found along Branchport Creek, Manahasset Creek, Shrewsbury River, Takanasee Lake, and along the oceanfront. Applicable Flood Hazard Areas are as follows:

- AE: An area inundated by 100 year flooding, for which Base Flood Elevations (BFE) have been determined.
- VE: An area inundated by 100-year flooding with velocity hazard (wave action); Base flood elevations have been determined.
- X500: An are inundated by 500-year flooding; an are inundated y 100-year flooding with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees for 100-year flooding.

## IV. COMMUNITY FACILITIES

The Existing Community Facilities Map (Map 6) shows the location of public buildings and facilities, and public schools in Long Branch. Map 7 shows the location of historic sites and districts; and Map 8 shows the location of existing parks and open space.

### PUBLIC BUILDINGS AND FACILITIES

The Long Branch Municipal Building is located at 344 Broadway and is considered to be in fair condition. The Municipal Building houses the majority of the City's administrative functions including the Police Department. Notable exceptions are the Public Works Department at 636 Joline Avenue, the Department of Recreation at 3 Bay Avenue, and the Municipal Court at 279 Broadway. The Senior Center is located at 85 Second Avenue. The Long Branch Free Public Library operates two facilities – the Main Library at 328 Broadway and the Elberon Branch at 168 Lincoln Avenue. All of the facilities outside of the municipal building are considered to be in good to excellent condition.

The Long Branch Fire Department consists of both full time and volunteer firefighters. The fire companies operate out of eight firehouses located throughout the City. Six of the eight firehouses are privately owned. The two City-owned stations are 29 Norwood Avenue, which is in need of replacement and 199 Union Avenue, which is in good condition. The Long Branch First Aid & Safety Squad operates out of a station on Belmont Avenue. The Elberon First aid Squad operates out of the Elberon Firehouse.

### PUBLIC SCHOOLS

The Long Branch public school system currently consists of three preschools, six elementary schools, one middle school, one high school, one alternative school and one vocational school (see Table IV-1). The District recently opened four new schools – the Anastasia School and the Middle School in 2005, and the Gregory School and High School in 2007. The District's 2005 Long Range Facilities Plan proposed various renovations throughout the school system. According to the Long Range Facilities Plan, public school enrollment has shown modest increases and decreases since 2000 and is projected to remain fairly stable to 2010 (see Table IV-2). This would seem to indicate a leveling off of the growth in the school population that the City experienced between 1990 and 2000 when the 5 to 19 year old cohort grew by 19%; or 975 potential students.

According to the US Census, approximately 19% of all enrolled students in Long Branch attended private schools in or outside of the City in 2000.

**Table IV-1  
Existing Public Schools**

School	Address	Grades	Functional Capacity
Joseph M. Ferraina Early Childhood Center	80 Avenel Boulevard	Pre K	298
Hand-in-Hand Day Care	127 Myrtle Avenue	Pre K	n/a
Lenna W. Conrow Preschool	335 Long Branch Avenue	Pre K	181
Elberon Elementary	240 Park Avenue	Pre K - 2	752
Morris Avenue Elementary	318 Morris Avenue	Pre K - 5	n/a
Gregory Elementary	201 Monmouth Avenue	Pre K - 5	630
West End Elementary	132 West End Avenue	Pre K - 5	n/a
Amerigo A. Anastasia Elementary	92 Seventh Avenue	Pre K - 5	632
Audrey W. Clark Elementary	192 Garfield Avenue	3 - 5	258
Long Branch Middle School	350 Indiana Avenue	6 - 8	1,581
Long Branch High School	404 Indiana Avenue	9 - 12	1,770
Alternative School	3 <sup>rd</sup> and Chelsea Avenue	6 - 12	n/a
HS Annex / Vocational School	255 West End Avenue		n/a

Source: Long Branch Board of Education web site; Long Range Facility Plan 2005-2010

*"Functional capacity" means the number of students that can be housed in a building in order to have sufficient space for the building to be educationally adequate for the delivery of programs and services necessary for student achievement. Functional capacity is determined by dividing the adjusted gross square footage of a school facility by the minimum area allowance per full time equivalent (FTE) student for the students contained therein.*

**Table IV-2  
School Enrollment Trends, 2000-2010**

	School Year	Total Enrollment	Total Enrollment Change (#)	Total Enrollment Change (%)
Historic Data	2000	4,711		
	2001	4,908	197	4.2
	2002	4,825	-83	-1.7
	2003	4,654	-171	-3.5
	2004	5,253	599	12.9
	2005	4,965	-288	-5.5
Projected	2006	5,191	226	4.6
	2007	5,222	31	0.6
	2008	5,158	-64	-1.2
	2009	5,195	37	0.7
	2010	5,140	-55	-1.1

Sources: Long Branch City Long Range Facilities Plan, 2005-2010

## HISTORIC SITES

As indicated in Table IV-3, there are four sites in Long Branch listed on the State and/or National Registers of Historic Places, and six opinioned assets in the City (see Map 9).

**Table IV-3  
State and National Historic Sites – Long Branch**

Site Name or Inventory Number	Location	Designation
"Chauncey Jerome" Shipwreck Site ID #3353	Offshore of Seven Presidents Park	SR: 1/5/96 NR: 3/1/96 (Ref. # 96000205)
Church of the Presidents (St. James Church) ID #2006	1260-1266 Ocean Avenue	SR: 10/17/75 NR: 11/7/76 (Ref. # 76001169)
North Long Branch School (Primary No. 3; Church Street School) ID #48	469 Church Street	SR: 5/27/99 NR: 7/28/99 (Ref. # 99000906) DOE: 3/17/97
Long Branch Post Office ID #2008	60 Third Avenue	SR: 1/31/86 DOE: 6/21/84
ID #2009	468 Ocean Avenue	SHPO Opinion: 12/27/76
Patten Point Yacht Club ID #4014	676 Patten Avenue	SHPO Opinion: 6/5/2002
St. Michael's Roman Catholic Church ID #4647	796 Ocean Avenue	SHPO Opinion: 8/29/2006
Summer Cottage ID #43530	109 Park Avenue	SHPO Opinion: 8/20/2004
US Lifesaving Station #5 & Takanassee Beach Club Historic District ID #4646	805 Ocean Avenue & District	SHPO Opinion: 8/29/2006
Broadway School ID #3352	540 Broadway	SHPO Opinion: 1/3/1985

Source: *New Jersey and National Registers of Historic Places and City field survey*  
NOTES:

1. "COE," or a Certification of Eligibility, is issued by the New Jersey State Historic Preservation Officer. For properties not already listed on the New Jersey Register of Historic Places, a COE satisfies a prerequisite to apply for funds from the New Jersey Historic Trust, as well as several county preservation funding programs.
2. "DOE" is a Determination of Eligibility, issued by the Keeper of the National Register, National Park Service, and Department of Interior. It is a formal certification that a property is eligible for registration.
3. "SHPO Opinion" is an opinion of eligibility issued by the State Historic Preservation Officer. It is in response to a federally funded activity that will have an effect on historic properties not listed on the National Register.

Monmouth County keeps a "Monmouth County Historic Sites Inventory" which includes all properties considered to have historical significance, in addition to those recognized by the National and New Jersey Historic registers. Table IV-4 provides a list the inventoried properties that were still intact as of the date of this report. These sites can also be found on Map 9.

**Table IV-4**  
**Monmouth County Historic Sites Inventory – Long Branch**

Site Name or Inventory Number	Address
(1325-3)	573 Berdan Place
(1325-4)	99 Branchport Avenue
(1325-5)	207 Branchport Avenue
Slocum House (1325-6)	291 Branchport Avenue
Hotel Norwood (1325-7)	336 Branchport Avenue
Long Branch Record Building (1325-9-2)	192 Broadway
St. Luke's M.E. Church (1325-10)	NE cr. Broadway and Washington Street
Garfield Grant Hotel (1325-11)	275 Broadway
(1325-12)	290 Broadway
St. James Episcopal Church (1325-13)	300 Broadway
Long Branch Public Library (1325-14)	328 Broadway
(1325-15)	415 Broadway
(1325-16)	426 Broadway
(1325-17)	479 Broadway
First Reformed Church (1325-19)	646 Broadway
Star of the Sea Lyceum (1325-24)	NE cr. Chelsea Avenue and Third Avenue
(1325-25)	127 Chelsea Avenue
(1325-27)	163 Chelsea Avenue
Benjamin White House (1325-28)	464 Church Street
(1325-29)	25 Fifth Avenue
(1325-31)	77 Grand Avenue
(1325-32)	29 Jackson Avenue
(1325-33)	331 Liberty Street
Gerard House (1325-35)	55 Lincoln Avenue
Fraley House (1325-36)	100 Lincoln Avenue
Elberon Library (1325-37)	168 Lincoln Avenue
(1325-38)	389 Morris Avenue
The Reservation/ Navaho Lodge (1325-39)	NW of Seven Presidents Park
Sea Cliff Villa/James M. Brown House (1325-46)	981 Ocean Avenue
(1325-47)	1035 Ocean Avenue
Elberon Memorial Presbyterian Church (1325-50)	70 Park Avenue
Flinn House (1325-51)	67 Pearl Street
(1325-53)	140 Second Avenue
First Presbyterian Church (1325-55)	SW cr. Third Avenue and Chelsea Avenue
Murray's Inn (1325-56)	103 West End Avenue
Hulick House (1325-57)	119 West End Avenue
Hulick House (1325-58)	123 West End Avenue
Windmill Restaurant (1325-59)	SW cr. West End Plaza & Montgomery Avenue
(1325-60)	692 Westwood Avenue
Asbury M.E. Church (1325-61)	61 Atlantic Avenue
Star of the Sea Church (1325-62)	101 Chelsea Avenue
Simpson Memorial M.E. Church (1325-64)	206 Garfield Avenue
(1325-66)	337 Liberty Street

Source: Monmouth County Historical Commission - *Monmouth County Historic Sites Inventory*, 2005 inventory, updated as of April 29, 2008; City field survey.



## PARKS AND OPEN SPACE

As illustrated on Map 10 and outlined in Table IV-5, there are 25 municipal parks in Long Branch, which together cover 140.5 acres. The municipal parks are complemented by 66 acres of county parkland (Seven Presidents Park and the Skate Park). School facilities are also available for recreation activities. The City Recreation Department offers numerous programs for children, adults, and seniors including youth golf, soccer, wrestling, golf, tennis and sports clinics; after school tutoring; lifeguard tournaments; adult basketball tournaments; senior outings; and youth employment programs.

**Table IV-5  
Municipal Parks and Open Space**

Name	Location	Acres
Bath Avenue Park	NW corner of North Bath Ave. & 3 <sup>rd</sup> Ave.	0.24
Beach	Ocean Avenue & Atlantic Ocean	17.34
Branchport Park	Atlantic Avenue & Branchport Ave.	3.01
Broadway Third Ave. Triangle	Westwood Ave. & 3 <sup>rd</sup> Ave.	.19
Elberon Park (aka Truvax Park)	Truax St. & Eaton Ter.	5.10
Fireman's Park	Hoey Ave. & Overlook Ave.	7.50
Florence Avenue	Florence Ave. & Mac Arthur Ave.	.49
George Naylor Park	Cherry St. & Jeffrey St.	2.38
Great Lawn	Pier Village	2.94
Hoey Avenue Park	Hoey Ave.	6.34
Jackson Woods	Calvert Ave. & Ocean Blvd.	12.78
Jerry Morgan Park	Union Ave. & Monmouth Ave.	3.20
Manahassett Creek Park	Long Branch Ave. & Naberal Ave.	23.85
MLK Memorial	Atlantic Ave. & Atlantic Dr.	.40
Ocean Place Promenade	Ocean Ave. between Madison & Ocean Terr.	5.00
Pinsky Plaza	Broadway & Long Branch Ave.	.60
Pleasure Bay Park	Atlantic Ave. & Pleasure Bay Dr.	5.19
Presidents Promenade	Ocean Ave. between Brighton & S. Bath Ave.	3.64
Slocum Park/Library/City Hall	N. Broadway at Lippincott Ave.	5.58
Takanassee Lake	Takanassee Lake at Lake Dr.	22.46
Third Avenue Park	Third Ave. & Broadway	.19
Troutman's Greenway	Atlantic Dr. at Branchport Creek	2.00
Van Court Park	Van Court Ave. & Overlook Ave.	7.23
West End Park	Ocean Blvd. & Brighton Ave.	.92
Wilbur Ray Avenue Park	Wilbur Ray Avenue & Liberty Street	1.89
<b>Total</b>		<b>140.46</b>

Source: City of Long Branch

Notes:

1. This list does not constitute the official Long Branch Recreation and Open Space Inventory (ROSI).
2. The Beach acreage does not include the recent beach replenishment.

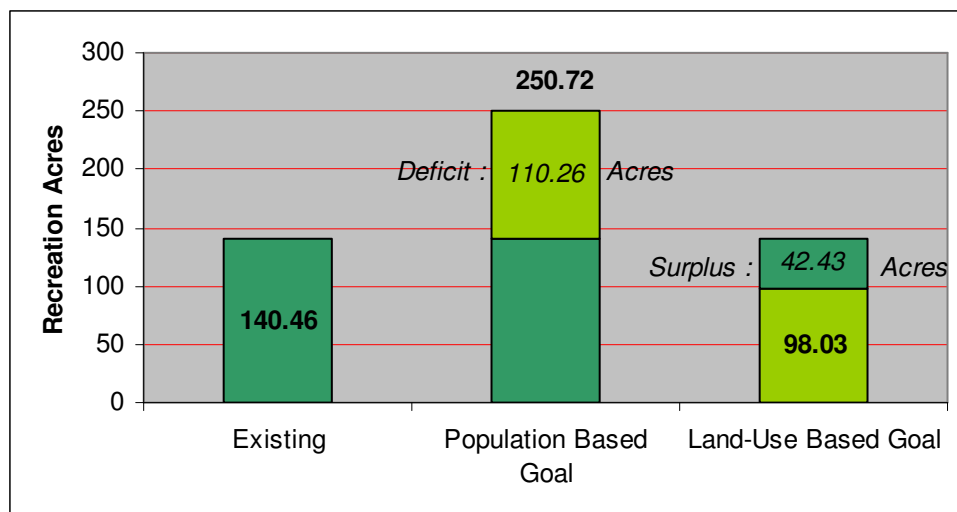
## Needs Assessment

The New Jersey Department of Environmental Protection (NJDEP) established two sets of standards to quantify the recreation land needs for all levels of government – one based on population and one based on land area (See 1977 and 2003-2007 NJ SCORP, and 1984 and 1994 NJ Outdoor Recreation Plans). The standards serve as minimum guides for measuring the effectiveness of recreational open space programs being implemented by the various levels of government. The recreation land needs derived from these two sets of standards represent the amount of land that ought to be dedicated as public open space with the ability to provide direct public recreation use.

It should be noted that the NJDEP standards focus primarily on “recreational” lands and do not factor in open space protected solely for environmental purposes that does not provide for direct public use. Although non-recreation space may protect important resources such as wildlife habitats and areas with natural, scenic, cultural or historic features, they are not used for estimating the amount of open space required for recreation purposes. It should also be noted that these standards are “universal” in that they are applied across the board to urban, suburban and rural municipalities alike. They are not customized to a particular landscape or population and do not account for a community’s specific needs or programs.

As illustrated in Figure IV-1, the population-based methodology yields a deficit of 110 acres while the land use methodology yields a surplus of 42 acres. Each methodology is discussed in more detail below.

**Figure IV-1  
Municipal Recreation Land Needs Assessment Summary**



### *Acres per Population Method*

The first set of standards, *acres per population method*, is used to determine the amount of recreation open space needed to meet short term and immediate demand based on current population figures. This method generates higher recreation land requirements as the population increases. The population standard for the municipal level of government is: **8 acres per 1,000 population**.

The City's 2000 U.S. Census Population of 31,340 residents was used to analyze the present short-term need for open space as follows:

$$\text{Total Population} / 1000 \times \text{Municipal Standard} = \text{Recommended Open Space Goal}$$

$$31,340 / 1000 = 31.34 \times 8 = 250.72 \text{ acres}$$

As indicated earlier, the City maintains 140.46 acres of developed or partially developed acres for recreation and open space activities, thereby creating a current shortfall of 110.26 acres.

### *Balanced Land Use Guidelines*

The second set of standards, *balanced land use guidelines*, is used to determine ultimate public recreation goals as a percentage of land area. This approach calculates the recreation open space needs that will result from existing and new development and should be viewed as a long-term goal for public land acquisition. In contrast to the acres per population technique, the balanced land use approach defines land as a finite resource for which there are other legitimate competing uses. It takes into account the fact that the open space demand is generated by the development of land itself.

The balanced land use approach is based on the amount of *developed* and *developable* land relative to the amount of *non-developable* land. It identifies the proportions of the total land area of the state that should be preserved for state and federal open space and the proportion of developed and developable land within a county or municipality that should be preserved as recreation land by those respective levels of government. These standards assume that municipal governments are responsible for providing recreational open space on land suitable for development and that the land is capable of being acquired by the municipal government.

Land is classified as either developed/developable or undevelopable based on NJDEP criteria. Developed/developable areas include existing development, parks and open space, and vacant land; and exclude federal and state-owned lands, and freshwater wetlands, which make up the undevelopable category. The amount of land in the developed/developable category remains constant regardless of future additions of new municipal parks. The Balanced Land Use Open Space Guidelines call for municipal recreation lands equal to **3% of the developed/developable area of the municipality**.

The City covers 3,319.7 acres. Using the NJDEP formula, it has been determined that of those acres, a total of 3,267.7 acres have been or are capable of being developed. The remaining 52.27 “non-developable” acres include wetlands, Federal and State lands.

The open space need was calculated as follows:

*Developed/Developable Acres x Municipal Standard = Recommended Open Space Goal*

$$3,267.7 \times 3\% = 98.03 \text{ acres}$$

Based on the City’s existing inventory of 140.46 acres of recreation lands, the balanced land use method yields a surplus of 42.43 acres.

## V. ECONOMIC

### AT PLACE EMPLOYMENT

#### Total Jobs

The US Census reported that in 2005, there were 710 businesses located in Long Branch employing 7,517 people (see Table V-1). Construction, retail trade, other services (except public administration), health care & social assistance, and accommodation & food services were the top five industries located in Long Branch accounting for 485 out of the 710 establishments (see Table V-2). Examples of construction include highway, street, and bridge construction contractors, electrical contractors and building finishes contractors, while examples of retail trade include car dealers, furniture sales, food, clothing, and book retail sale. Other services include general automotive repair, computer and office machine repair and maintenance, personal care services (beauty and nail salons), pet care, funeral services, religious organizations, and laundry services. Health care & social assistance examples include ambulance and physician services, outpatient care centers and hospitals. Examples of accommodation & food services are hotels, caterers, and bed-and-breakfasts inns.

In 2005, two thirds (66.6%) of the business establishments in Long Branch employed between one to four persons, a slightly higher percent than the county or state (see Table V-3). Only a small percentage of the businesses (0.8%) employed 100 people or more, a lower percentage than the county or state. According to the 2007 Monmouth County Profile, prepared by the Monmouth County Planning Board, the Monmouth Medical Center in Long Branch ranked as one of the major employers in the County employing 2,050 people.

**Table V-1**  
**At-Place Employment, 2005**

<b>Jurisdiction</b>	<b>Number of Businesses</b>	<b>Number of Employees</b>
Long Branch	710	7,517
Monmouth County	19,666	226,344
New Jersey	242,128	3,594,862

*Source: US Census, NACIS*

**Table V-2**  
**Types of Businesses, Long Branch 2005**

Type of Industry	Number	Percent
Construction	108	15.2
Retail trade	100	14.1
Other services (except public administration)	98	13.8
Health care and social assistance	94	13.2
Accommodation & food services	85	12.0
Professional, scientific & technical services	53	7.5
Admin, support, waste mgt, remediation services	34	4.8
Real estate & rental & leasing	31	4.4
Wholesale trade	31	4.4
Finance & insurance	18	2.5
Transportation & warehousing	18	2.5
Manufacturing	13	1.8
Arts, entertainment & recreation	11	1.5
Educational services	7	1.0
Information	6	0.8
Unclassified establishments	3	0.4
<b>Total</b>	<b>710</b>	<b>100</b>

Source: US Census, NAICS

**Table V-3**  
**Businesses By Employment Size, 2005**  
**(Expressed as a % of total business establishments)**

Jurisdiction	Number of Employees								
	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000 +
	Percent of Total Jobs								
Long Branch	66.6	14.6	10.1	6.3	1.4	0.6	0.1	0.0	0.1
Monmouth County	60.2	17.8	11.2	6.9	2.2	1.3	0.2	0.1	0.1
New Jersey	58.5	17.5	11.3	7.7	2.6	1.6	0.4	0.1	0.1

Source: US Census

## Employment Projections

The North Jersey Transportation Planning Authority (NJTPA) forecasts continued job reduction for the City versus job growth for the County to the year 2030. Between 2000 and 2015, NJTPA forecast a growth rate of - 0.9% for the City and 13.8% for the County. Between 2015 and 2030, the gap narrows but the City is still forecasted to lose jobs while

the County continues to grow (See Table V-4 and Figure V-1). According to the 2006 Demographic and Economic Report: Updates, Estimates, and Projections, prepared by the Monmouth County Planning Board, the County projects that the City will reach a total of 10,122 jobs by the year 2025, slightly lower than the NJTPA projections.

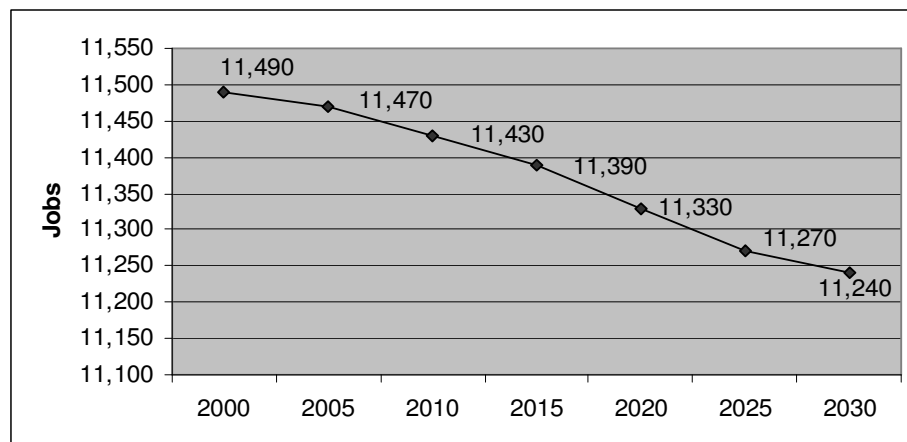
It should be noted that the NJTPA at place employment numbers for 2000 and 2005 are higher than the Census numbers discussed at the beginning of this chapter. The disparity is due to different methodologies used by the two agencies. The NJTPA utilizes what is known as a traffic analysis zone or "TAZ" to collect data. The TAZ is basically an area delineated by transportation officials for tabulating traffic-related data. The NJTPA numbers are presented here due to the fact the NJTPA publishes projections that are generally considered representative of employment trends – if not actual job counts – by other state agencies, such as the Office of Smart Growth.

**Table V-4  
Employment Projections**

	2000	2005	2010	2015	Δ00-15	2020	2025	2030	Δ15-30
Long Branch	11,490	11,470	11,430	11,390	-0.9%	11,330	11,270	11,240	-1.3%
Monmouth County	252,200	259,900	273,000	287,000	+13.8%	308,400	330,500	342,600	+1.9%

Source: Final NJTPA (March, 2005)

**Figure V-1  
NJTPA Employment Projections, Long Branch**



Source: Final NJTPA (March 18, 2005)

As seen in Table V-5, Ocean Township is the only one of the adjacent municipalities with projected employment gains. The remaining towns are all expected to lose jobs. Asbury Park is expected to post employment gains of 5.2% and 8.2% by 2015 and 2030 respectively.

**Table V-5**  
**EMPLOYMENT PROJECTIONS IN THE REGION**

Jurisdiction	2000	2015	% Change 2000-2015	2030	% Change 2015-2030
Deal	310	310	0.0%	290	-6.5%
<b>Long Branch</b>	11,490	11,390	-0.9%	11,240	-1.3%
Monmouth Beach	630	610	-3.2%	590	-3.3%
Ocean Township	10,380	10,860	+4.6%	11,640	+7.2%
Oceanport	1,190	1,150	-3.4%	1,100	-4.3%
West Long Branch	5,090	5,000	-1.8%	4,840	-3.2%
<i>Asbury Park</i>	<i>4,640</i>	<i>4,880</i>	<i>+5.2%</i>	<i>5,280</i>	<i>+8.2%</i>
<i>Red Bank</i>	<i>17,530</i>	<i>17,100</i>	<i>-2.5%</i>	<i>16,400</i>	<i>-4.1%</i>
<b>Monmouth County</b>	<b>252,200</b>	<b>287,000</b>	<b>+13.8%</b>	<b>342,600</b>	<b>+1.9%</b>

Source: Final NJTPA (March 18, 2005)

## LABOR FORCE CHARACTERISTICS

### Employment Rates

According to the 2006 US Population Estimate, about 50% (16,156) of Long Branch's population was in the labor force. According to the NJ Department of Labor, the average unemployment rate was 5.2%. This was a 3.6% improvement over the 1996 unemployment rate of 8.8%. In Monmouth County, the unemployment rate also decreased between 1996 and 2006, dropping from 5.3% to 4.1%. During the same period, unemployment dropped statewide from 6.2 to 4.6. (See Table V-6.)

**Table V-6**  
**Annual Average Labor Force Estimates, 1996 & 2006**

	Long Branch		Monmouth County		New Jersey	
	1996	2006	1996	2006	1996	2006
Labor Force	16,085	16,156	309,831	332,931	4,199,300	4,518,000
Employment	14,676	15,316	293,483	319,313	3,939,200	4,309,000
Unemployment	1,409	840	16,348	13,618	260,100	209,000
Unemployment Rate	8.8%	5.2%	5.3%	4.1%	6.2%	4.6%

Source: New Jersey Department of Labor



## Employment by Industry

The industry groups discussed here represent the places Long Branch residents work, regardless of location, and may or may not be located in Long Branch, the County or the State. The top three employers of Long Branch residents were identical to the County's. In the year 2000, the top three industry groups were: educational, health and social service industries; professional, scientific, management, administration, and waste management industries; and retail trade (see Table V-7). Similarly, residents in the surrounding region were also largely employed by the educational, health and social service industries.

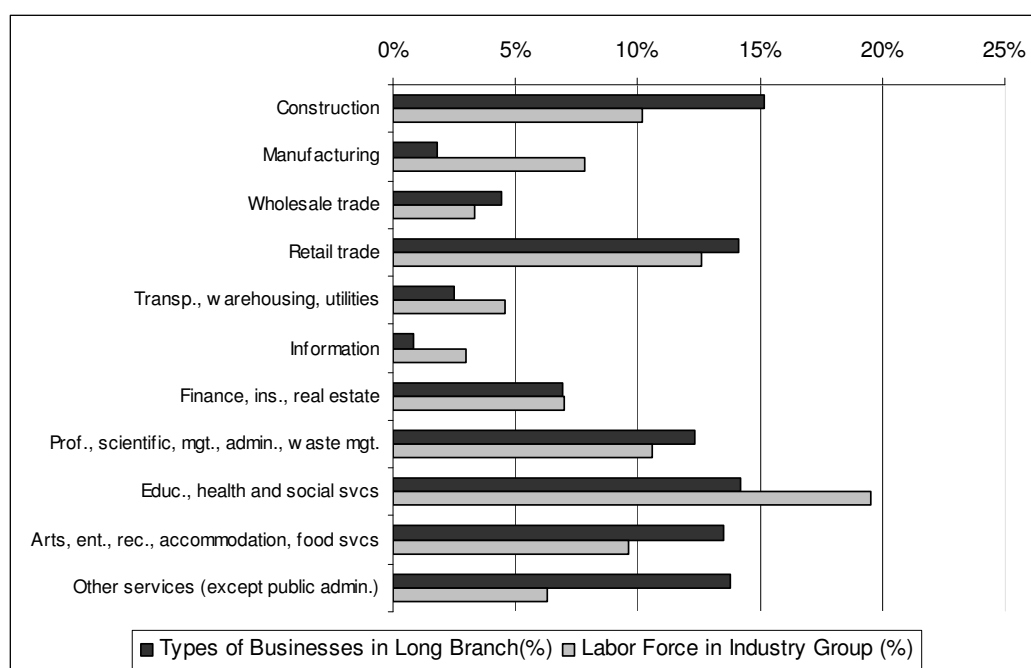
**Table V-7**  
**Employment By Industry Group**  
(Expressed as % of all resident workers)

Industry Group	Deal	LONG BRANCH	Monmouth Beach	Ocean Township	Oceanport	West Long Branch	Monmouth County
Agriculture, forestry, fishing and hunting, and mining	0.0	0.2	0.0	0.2	0.0	0.3	0.4
Construction	4.3	10.2	5.5	5.6	8.5	9.0	6.5
Manufacturing	7.2	7.8	9.0	6.9	6.1	5.0	8.3
Wholesale trade	11.8	3.3	2.7	4.9	2.2	2.4	3.8
Retail trade	21.0	12.6	10.3	13.1	13.6	11.7	12.0
Transportation, warehousing, utilities	2.3	4.6	4.0	4.3	3.5	5.0	5.4
Information	3.2	3.0	4.6	4.2	5.4	2.4	5.2
Finance, insurance, real estate, and rental and leasing	9.5	7.0	10.2	8.9	13.0	8.8	11.0
Professional, scientific, management, administration, waste management	10.9	10.6	16.0	12.0	8.9	10.3	12.2
Educational, health and social services	12.6	19.5	21.4	21.8	18.5	25.2	19.5
Arts, entertainment, recreation, accommodation, food services	8.3	9.6	4.1	7.3	5.3	9.4	6.4
Other services (except public administration)	4.3	6.3	5.8	4.7	8.1	3.1	4.1
Public administration	4.6	5.3	6.7	6.2	6.9	7.5	5.4
<b>TOTAL</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Source: US Census

Figure V-2 presents a comparison between the types of businesses that are located in Long Branch and the industry groups that the City's labor force is employed in – an approximate match of the labor pool to the types of jobs found within the City. Of the top industries in the City, only the Education, Health, and Social Services labor force represented a larger pool of workers compared to the total number of local establishments. In the Finance, Insurance, and Real Estate industry, there was a fair representation of business establishments versus the pool of workers.

**Figure V-2**  
**Employment by Industry Group**  
**(Expressed as % of all resident workers)**



## Labor Force Education

In 2000, the US Census reported that slightly less than one third of the population in Long Branch age 25 and over had a high school diploma (includes equivalency) as the highest form of educational attainment. In the same year, 18% of the 25+ population had an associate or bachelor's degree, and 7% had a graduate or professional degree as the highest form of educational attainment. (See Table V-8.)

In the surrounding region, Monmouth Beach and Oceanport had the largest portion of their residents 25 years+ with an Associate or Bachelors degree as the highest level of educational attainment (approximately one third). Monmouth Beach had the greatest percentage of graduate or professional level education, with approximately 19% of

residents 25 years+ holding this degree. Long Branch had the least amount of people 25 years+ with a graduate or professional degree at 7.2%.

**Table V-8**  
**Educational Attainment, 2000**  
*(Expressed as a % of 25+ population)*

Jurisdiction	High school diploma (includes equivalency)	Some college, no degree	Associate or bachelor's degree	Graduate or professional degree
Deal	33.2	24.9	22.4	8.2
<b>Long Branch</b>	<b>31.3</b>	<b>19.9</b>	<b>18.0</b>	<b>7.2</b>
Monmouth Beach	17.8	22.6	34.9	19.0
Ocean Township	24.6	20.0	29.5	16.1
Oceanport	27.8	18.8	33.2	10.8
West Long Branch	27.6	19.7	25.5	14.3
<b>Monmouth County</b>	<b>27.4</b>	<b>19.5</b>	<b>28.2</b>	<b>12.8</b>
<b>New Jersey</b>	<b>29.4</b>	<b>17.7</b>	<b>24.1</b>	<b>11.0</b>

Source: US Census

## Class of Workers -Private and Public

In 2000, 78% of Long Branch's labor force was employed as private wage and salary workers. 14.8 percent worked in the public sector – similar to the County (14.6%) and higher than the State (13.9%). Seven percent of Long Branch's labor force was self-employed (See Table V-9.)

**Table V-9**  
**Class of Worker, 2000**  
*(Expressed as Percent)*

Jurisdiction	Private Wage & Salary Workers	Government Workers	Self-employed Workers	Unpaid Family Workers
Long Branch	78.0	14.8	7.0	0.2
Monmouth County	79.3	14.6	5.8	0.3
New Jersey	80.8	13.9	5.0	0.2

Source: US Census

## VII. CIRCULATION

### ROADWAYS

The City's roadways are classified in accordance with the Uniform Functional Classification of Streets established by the Federal Highway Administration in conjunction with the New Jersey Department of Transportation (see Table VII-1 and Map 11). The roadway classifications correspond to the functions they perform:

- Principal arterial highways include freeways and expressways. They are characterized by high traffic volumes and long trip lengths at high sustained speeds. Principal arterials create a continuous network of roads, and connect to other major arterials.
- Minor arterial highways interconnect with the principal highway system. They serve trips of moderate length, and the level of travel mobility is considered low.
- Collector roads primarily serve local trips as opposed to statewide trips. The travel speed and volume of a collector road are rated the lowest compared to the principal and arterial roads. Collector roads are designed to connect neighborhoods and other development to the overall arterial system.

**Table VII-1**  
**Functional Classification of Roadways**

Classification	Roadway	Jurisdiction
<i>Principal Arterial</i>	NJ Route 36 (Joline Ave. & Ocean Blvd.)	NJDOT
<i>Minor Arterial</i>	Park Avenue	Long Branch
	County Road 25 (Cedar Avenue)	Monmouth County
	Broadway	Long Branch
	County Road 57 (Ocean Boulevard)	Monmouth County
	Ocean/Seaview Avenues	Long Branch
	NJ Route 71 (Norwood Avenue)	NJDOT
<i>Collector</i>	Brighton Avenue	Long Branch
	Bath Avenue	Long Branch
	Westwood Avenue	Long Branch
	County Road 25 (Norwood Avenue)	Monmouth County
	Branchport Avenue	Long Branch
	Long Branch Avenue	Long Branch
	County Road 33 (Florence Avenue)	Monmouth County
	Patten Avenue	Long Branch
	County Road 29 (Atlantic Avenue)	Monmouth County
	3 <sup>rd</sup> Avenue	Long Branch

Source: NJDOT & Long Branch

## Capital Improvements

The North Jersey Transportation Planning Authority is responsible for the development and management of the Transportation Improvement Program (TIP), a four-year agenda of transportation improvement projects for the region that totals over \$5 billion in state and federal funding. The TIP describes each project's location, phase of work, construction schedule, cost and funding source. Projects must be approved for inclusion in the TIP to qualify for federal funding. Each year the TIP is updated to reflect changing priorities, the addition of new projects, advances or delays in project readiness and federal funding allocation levels.

The 2008-2011 TIP includes two projects in Long Branch.

- Long Branch Ferry Terminal - This project will provide for the design and construction of facilities for ferry service from Long Branch to New York and other destinations.
- Route 36 Drainage Improvements - Drainage improvements in the vicinity of Washington Street, Sixth Avenue, and Florence Avenue will include reconstruction and upgrade of the existing drainage system and the installation of new pipes and inlets. A tideflex valve will be installed on the outfall. In addition the roadway in the vicinity of Lanes Creek will be raised and the existing structure will be replaced with a larger structure.

Over the last 10 years, more than 70 streets were upgraded and resurfaced as supplemental transportation funds became available to the city. The \$500,000 to \$800,000 annual road improvements costs also included required drainage and infrastructure/utility improvements and associated sidewalk repair.

In addition, Monmouth County and NJDOT issued \$5M for the reconstruction of 1.5 miles of Ocean Boulevard. Built prior to the Redevelopment areas in 2005, the roadway is complete with traffic calming and pedestrian improvements to achieve a context sensitive roadway.

## Accident Frequency

Table VII-2 lists the 20 highest vehicular accident counts by intersection in 2005, 2006, and 2007. (Reported accidents include all categories – injuries, fatalities, OUI, pedestrian and bicyclist.) Five intersections fell into this category in all three years: Branchport/Joline; Third/Chelsea; Liberty/Joline; Ocean Blvd N/Joline; and Bath/Westwood.

Map 12 identifies the intersections that had 10 or more accidents in the three year span. Branchport/Joline was the only intersection to have 10 or more accidents in all three years, and in fact had the highest number of accidents in all three years. Four intersections had 10 or more accidents in two of the three years: Third/Chelsea; Liberty/Joline; Ocean Blvd N/Joline; and Bath/Westwood. The total number of intersections with 10 or more accidents increased over the three years from nine to twelve.

**Table VII-2  
20 Highest Accident Counts by Intersection per Year**

2005		2006		2007	
Intersection	Accidents	Intersection	Accidents	Intersection	Accidents
Branchport Ave / Joline Ave	19	Branchport Ave / Joline Ave	32	Branchport Ave / Joline Ave	19
Fifth Ave / Joline Ave	13	Cedar Ave / Norwood Ave	19	Cedar Ave / Norwood Ave	19
Bath Ave / High St	11	Bath Ave / Westwood Ave	16	Seventh Ave / Broadway	14
Rockwell Ave / Joline Ave	11	Myrtle Ave / Joline Ave	14	Norwood Ave / Broadway	13
Third Ave / Chelsea Ave	11	Brighton Ave / Ocean Blvd S	13	Bath Ave / Westwood Ave	12
Liberty St / Joline Ave	10	Myrtle Ave / Broadway	11	Montgomery Ave / Ocean Blvd S	12
Ocean Blvd N / Joline Ave	10	Third Ave / Chelsea Ave	10	Ocean Blvd S / West End Ave	12
Second Ave / Garfield Ave	10	Montgomery / Ocean Blvd S	10	Edwards Ave / Joline Ave	11
Sixth Ave / Joline Ave	10	Ocean Blvd N / Joline Ave	10	Second Ave / Morris Ave	11
Bath Ave / Westwood Ave	9	Second Ave / Cedar Ave	10	Brighton Ave / Ocean Blvd S	10
Branchport Ave / Broadway	9	Third Ave / Morris Ave	10	Liberty St / Joline Ave	10
Florence Ave / Joline Ave	9	Eastborne / Westwood Ave	9	Third Ave / Broadway	10
Long Branch Ave / Joline Ave	9	Cedar Ave / Westwood Ave	9	High St / Norwood Ave	9
Seventh Ave / Joline Ave	9	Second Ave / Morris Ave	9	Laird St / Ocean Blvd S	9
Norwood Ave / Broadway	8	Third Ave / Broadway	9	Cedar Ave / Ocean Ave S	9
Brighton Ave / Ocean Blvd S	8	Atlantic Ave / Liberty St	8	Melrose Terr / Ocean Ave S	9
Cedar Ave / Westwood Ave	7	Edwards Ave / Joline Ave	8	Rockwell Ave / Joline Ave	9
Sairs Ave / West End Ave	7	Fifth Ave / Broadway	8	Washington St / Joline Ave	9
Willow Ave / Broadway	7	Grove St / Broadway	8	Third Ave / Chelsea Ave	8
Grand Ave / Broadway	6	Laird St / Ocean Blvd S	8	Coleman Ave / Joline Ave	8
Myrtle Ave / Joline Ave	6	Liberty St / Broadway	8	Third Ave / Garfield Ave	8
Montgomery Ave / Ocean Ave S	6	Sixth Ave / Joline Ave	8	Liberty St / Broadway	8
Montgomery Ave / Ocean Blvd S	6	Washington St / Broadway	8	Long Branch Ave / Joline Ave	8
Ocean Blvd N / Seaview Ave	6			Myrtle Ave / Broadway	8
Ocean Blvd N / Avery Ave	6			Ocean Blvd N / Joline Ave	8
Second Ave / Cedar Ave	6			Second Ave / S Bath Ave	8
Third Ave / Franklin Ave	6			Ocean Ave S / West End Ave	8

Source: Long Branch Police Department

## MASS TRANSIT

### Rail & Ferry

NJ Transit's North Jersey Coast Line provides rail service at two stations in Long Branch. Service is provided northbound to Newark, Hoboken and New York, and southbound to the terminus of the line in Bay Head. (See Map 13.)

The City is now in the planning stages of a new Ferry Terminal and Pier to be constructed in the Atlantic Ocean for regional commuting and access. The pier is part of Phase III of the Pier Village Redevelopment.

### Bus

Long Branch is served by two NJ Transit local bus routes - Routes 831 and 837. Route 831 provides service from the Monmouth Medical Center to Red Bank. Route 837 connects Long Branch and Asbury Park to the Seaview Square Mall. A private carrier, Academy Bus, provides service on three routes to the Port Authority Terminal and Wall Street in New York City.

Monmouth County operates several public and specialized transportation services countywide. Services are available for seniors and persons with disabilities for medical, nutrition, and shopping trips. Monmouth County Brokered Employment Transportation Services (MCBETS) was established for individuals with disabilities who are engaging in first time or new competitive employment. Work First NJ provides transportation to work and child-care facilities for WFNJ participants to access competitive employment opportunities. Service is available in all areas of the county and is provided through a combination of feeder service to existing bus and rail or direct group or shared ride opportunities.

A shuttle service from the train-to-beach-to businesses is currently being planned by the City.

## JOURNEY TO WORK

### Travel Mode

In 2000, the majority of resident commuters in Long Branch (68.8%) drove alone to work, which was a slightly lower rate than the County and State. Approximately 16% carpooled, 6.6% used public transportation and the remaining 8.2% bicycled, walked to work, or worked from home (See Table VII-3 and Figure VII-1). Between 1990 and 2000, Long Branch saw a decrease in the number of resident commuters using public transportation – dropping from 7.3% to 6.6%. This was contrary to the county and



statewide trends that saw an increased percentage of commuters using public transit. By way of further comparison, the percentage of resident commuters using public transportation in Asbury Park rose from 10.1% in 1990 to 15.5% in 2000.

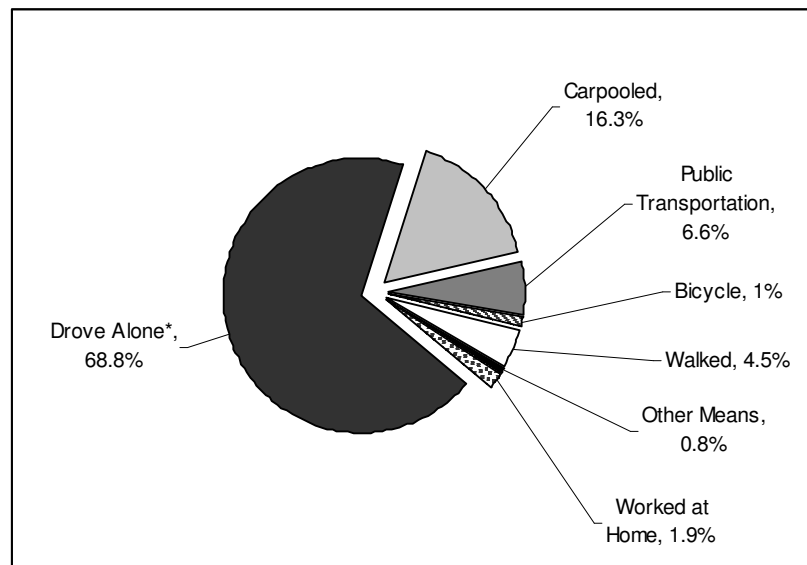
**Table VII-3**  
**Means of Transportation to Work, 1990 & 2000**  
*(Expressed as a % of workers 16+)*

Mode of Travel	Long Branch		Monmouth County		New Jersey	
	1990	2000	1990	2000	1990	2000
Drove Alone*	69.5	68.8	74.7	75.8	71.7	73
Carpooled	14.0	16.3	11.4	9.2	12.4	10.6
Public Transport	7.3	6.6	7.4	8.9	8.8	9.6
Bicycle	0.7	1.0	0.3	0.3	0.2	0.2
Walked	6.3	4.5	3.0	2.0	4.1	3.1
Other Means	0.8	0.8	0.5	0.5	0.6	0.7
Worked at Home	1.5	1.9	2.7	3.3	2.1	2.7

Source: US Census

\*Includes car, truck, van or motorcycle

**Figure VII-1**  
**Commute to Work, Mode of Travel, Long Branch 2000**



Source: US Census

As shown in Table VII-4, about twice as many households in Long Branch were without cars in 2000 when compared to Monmouth County – 15.1% vs. 7.8%. Vehicle availability was, however, on par with Red Bank where 16.3% of households were without a car, and about half that of Asbury Park where 36.3% of the households were without a car. In terms of households with two or more cars, Long Branch was again on par with Red Bank at 38.5% and 37.8% respectively; more than twice the rate in Asbury Park where only 18.6% of the households had multiple cars; and about half the countywide rate of 61%.

**Table VII-4  
Vehicles Available by Household, 2000**

	<b>Long Branch</b>	<b>Asbury Park</b>	<b>Red Bank</b>	<b>Monmouth County</b>
No vehicles available	15.1%	36.3%	16.3%	7.8%
1 vehicle available	46.4%	45.1%	45.9%	31.3%
2 vehicles available	28.5%	14.1%	31.5%	43.4%
3 vehicles available	8.0%	3.3%	4.5%	13.1%
4+ vehicles available	2.0%	1.2%	1.8%	4.5%

*Source: US Census 2000*

## Travel Time

In 2000, the majority of Long Branch commuters (62%) traveled less than one-half hour to work; just over 14% traveled one hour or more to work. Mean travel time for Long Branch commuters increased between 1990 and 2000, reflecting a trend throughout the County and State. (See Table VII-5)

**Table VII-5  
Travel Time to Work, 2000  
(Workers 16+ that did not work at home)**

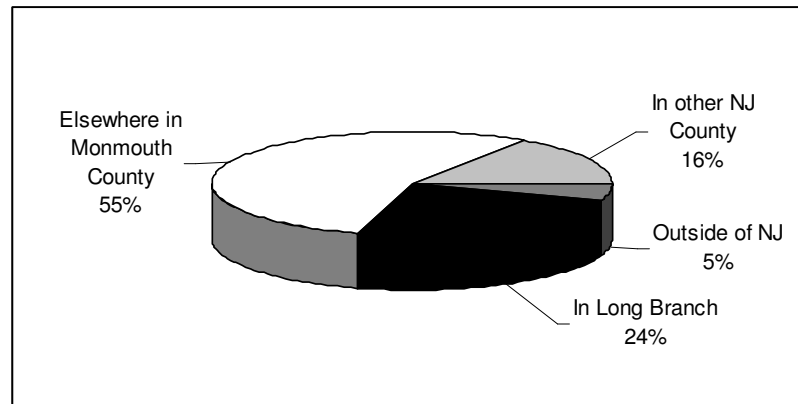
	<b>Number &amp; % of commuters by travel time in minutes</b>						<b>Mean Travel Time</b>	
	<b>0 - 29</b>		<b>30 - 59</b>		<b>60 +</b>		<b>1990</b>	<b>2000</b>
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>		
<b>Jurisdiction</b>								
Long Branch	8,515	62.1	3,250	23.7	1,948	14.2	21.6	28.7
Monmouth County	151,818	53.8	70,095	24.8	60,521	21.4	26.6	34.8
New Jersey	2,148,091	57	1,110,867	29.5	510,919	13.6	25	30

*Source: US Census*

## Job Location

In 2000, over three quarters (79%) of Long Branch residents worked within Monmouth County, with almost one quarter (24%) working in Long Branch (see Figure VII-2.). Only 5% of workers commuted to a job outside of the State. Sixteen percent of Long Branch residents worked in a New Jersey County other than Monmouth.

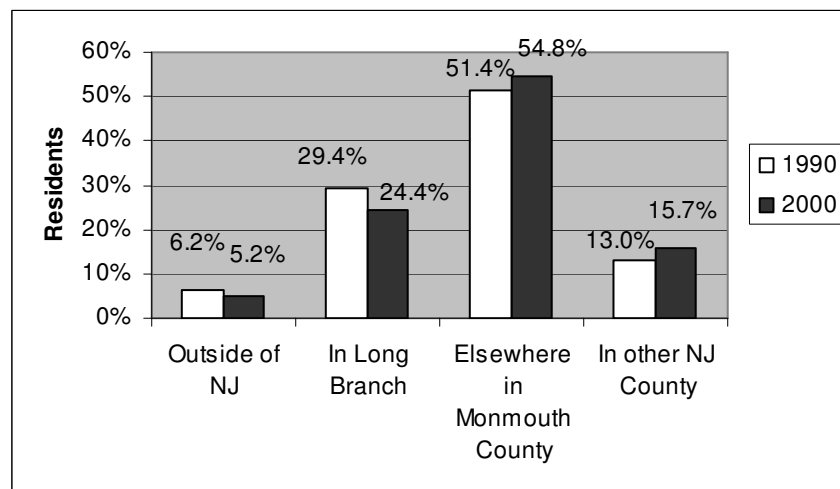
**Figure VII-2**  
**Job Location, 2000**



Source: US Census

From 1990 to 2000, the percentage of residents that worked in Long Branch declined by 5%, which was matched by an increase of 6% in residents that worked elsewhere in New Jersey. The number of residents working outside of NJ declined by 1% between 1990 and 2000. (See Table VII-4)

**Figure VII-3**  
**Job Location 1990 and 2000**



Source: US Census

## VIII. UTILITIES

### WATER SUPPLY

Long Branch receives its potable water from New Jersey American Water Company Monmouth System. Potable water for the Monmouth System comes from a blend of sources that may include the Potomac-Raritan-Magothy Aquifer, the Glendola Reservoir, the Manasquan River/Reservoir, the Shark River, the Swimming River/Reservoir, middle Potomac-Raritan-Magothy Aquifer, and Jumping Brook.

### WASTEWATER COLLECTION AND TREATMENT

The following information is excerpted from the Long Branch Sewerage Authority web site.

The Long Branch Sewerage Authority (LBSA) operates an activated sludge wastewater treatment facility with a permitted design flow of 5.4 million gallons per day of discharged treated wastewater effluent. The effluent is discharged into the Atlantic Ocean, which is designated as SC (Saline Coastal) Waters in New Jersey.

The LBSA currently serves a population of approximately 31,000 people in Long Branch and at Monmouth University in neighboring West Long Branch. The collection system consists of approximately 500,000 linear feet of sewerage lines and six pump stations. The collection system has seen significant upgrades over the past few years, culminating with the Phase II Sewer Rehabilitation Project that was completed in 2003 and a \$12 million sewer line replacement project was completed in 2006. The treatment plant consists of various treatment trains, many that have also seen significant upgrades over the past few years.

### STORMWATER MANAGEMENT

The United States Environmental Protection Agency's (USEPA) published Phase II municipal stormwater regulations in December 1999. In response to the USEPA program, the New Jersey Department of Environmental Protection (NJDEP) developed the Municipal Stormwater Regulation Program and new rules to facilitate implementation of the program. The Stormwater Regulation Program was created to address pollutants entering State-regulated waters from storm drainage systems owned or operated by local, State, interstate or Federal government agencies. The objectives of the program are to improve runoff quality, provide increased groundwater recharge, decrease runoff and protect environmentally sensitive (category one) waterways.

Long Branch adopted a municipal stormwater management plan and stormwater management ordinance in 2006. The plan and ordinance include both structural and non-structural solutions for stormwater management. Long Branch is not covered by a regional stormwater management plan and no Total Maximum Daily Loads (TMDL's) have been developed for waters within the City.

## VIII. BUILD-OUT ANALYSIS

### METHODOLOGY

The purpose of this build-out analysis is to provide an estimate of what the population and job yields might be if all the available developable land outside of the redevelopment zones (which are governed by comprehensive design guidelines and redeveloper agreements) was fully developed to its current zoning capacity. This information would then alert the community to potential future demands on infrastructure and services. It should be noted that the build-out analysis presents the upper limits of development given a gross application of current land use policy and various assumptions as described below. A more definitive build-out would have to be conducted on a site by site basis taking into account all of the physical, regulatory, and design limitations that are peculiar to each site.

The analysis starts with an inventory of all vacant land in the City, which is further refined by deducting environmentally or otherwise constrained lands. In order to arrive at a reasonable estimation of the amount of land that is available for development, the City's land area was categorized as either "unconstrained vacant" or "developed and/or constrained." Land that is considered vacant and unconstrained includes unimproved sites not under public ownership and generally unconstrained by critical natural features. Developed and constrained lands include areas such as preserved open-space, park and recreation areas, wetlands, 100-year flood hazard areas, and developed land. Vacant land that is subject to utility or other easements was also removed from the pool of available land.

Approximately 97% of Long Branch is considered developed and/or constrained or preserved as open space. The remaining 3%, about 78 acres, is considered vacant and unconstrained and theoretically available for development. Only about 45 acres are located outside of the redevelopment zones. Those 45 acres are generally widely scattered and on undersized lots. The available land in each zone was further reduced by removing undersized lots whenever feasible.

As a general rule, available vacant land is reduced by 20% to allow for roads and infrastructure improvements. In this case, however, the City is fully served by infrastructure and the vacant parcels are relatively small and already have street frontage, thereby obviating the need for the 20% reduction.

The next step is to assign a number of housing units or commercial square footage to the available acreage based on the maximum permissible residential density or the maximum permissible building coverage or floor area ratio for commercial uses.

The following assumptions were also applied:

1. Mixed-use zones were included under both the residential and non-residential build-out scenarios and treated as single-use districts as appropriate to arrive at the maximum dwelling unit or commercial square footage for each scenario. In reality, these zones would likely contain a mixture of uses and the dwelling unit and square footage totals would be less;
2. The C-4 Zone, which leans towards residential uses, was included in the residential build-out;
3. CAFRA limitations were not factored into the development potential.

## RESIDENTIAL BUILD-OUT

Residential build-out is based on the highest gross density for each zone district. Full development of the 45.47 acres of residential and mixed-use unconstrained vacant land outside of the redevelopment zones would yield approximately 275 dwelling units. By applying the 2000 Census figure of 2.47 persons per occupied dwelling unit, those units would potentially account for an additional 679 residents.

**Table VIII-1  
Residential Build-Out Summary  
(Outside of Redevelopment Zones)**

	<b>Zoning District</b>	<b>Net Yield (DU/acre)</b>	<b>Developable Parcel Acres</b>	<b>Dwelling Unit Yield</b>
<b>Residential</b>	<i>R-1 One-Family Residential</i>	2.5	16.85	41.9
	<i>R-2 One-Family Residential</i>	3.5	4.71	16.4
	<i>R-3 One-Family Residential</i>	n/a	-0-	-0-
	<i>R-4 One-Family Residential</i>	7.6	14.79	111.9
	<i>R-5 One-Four-Family/Townhouse</i>	14.5	5.71	80.0
	<b>Subtotal</b>		<b>42.06</b>	<b>250.2</b>
<b>Mixed-Use</b>	<i>R-6 Townhouse/Professional Office</i>	10.0	.53	5.3
	<i>R-7 Riverfront Mix</i>	n/a	-0-	-0-
	<i>R-8 Boulevard Mix</i>	7.6	.62	4.7
	<i>RC-1 Beachfront Mix</i>	6.0	1.69	10.1
	<i>RC-2 Riverfront Residential/Commercial</i>	n/a	-0-	-0-
	<i>C-4 Resort Commercial</i>	8.7	.58	5.0
	<b>Subtotal</b>		<b>3.41</b>	<b>25.1</b>
	<b>TOTAL</b>		<b>45.47</b>	<b>275.3</b>

## NONRESIDENTIAL BUILD-OUT

Nonresidential build-out is measured in terms of additional gross floor area and is calculated using Floor Area Ratio (FAR), the sum of the floor area divided by the total land area. Approximately 2.6 acres of unconstrained vacant land are zoned for commercial uses outside of the redevelopment zones. Under current zoning, those 2.6 acres could potentially yield 180,902 square feet of commercial floor area. By applying a factor of 1.7 jobs per square feet of commercial space (based on COAH standards for mercantile use), the potential exists for an additional 307 jobs on the remaining available vacant acreage.

**Table VIII-2  
Commercial Build-Out Summary  
(Outside of Redevelopment Zones)**

	<b>Zoning District</b>	<b>FAR</b>	<b>Developable Parcel Acres</b>	<b>Floor Area Yield (SF)</b>
<b>Commercial</b>	<i>C-1 Central Commercial</i>	n/a	.04	-0-
	<i>C-2 Professional Office Related Services</i>	n/a	-0-	-0-
	<i>C-3 Neighborhood Commercial</i>	2.5	1.14	124,473
	<i>I Industrial</i>	1.2	.30	15,860
	<i>MB Manufacturing/Business</i>	1.2	.62	32,542
	<i>S-1 Professional Office</i>	n/a	-0-	-0-
	<i>S-2 Oceanfront</i>	n/a	-0-	-0-
	<i>M Medical/Hospital</i>	n/a	-0-	-0-
	<b>Subtotal</b>		<b>2.11</b>	<b>172,875</b>
<b>Mixed-Use</b>	<i>R-6 Townhouse/Professional Office</i>	0.4	.53	8,027
	<i>R-7 Riverfront Mix</i>	n/a	-0-	-0-
	<i>R-8 Boulevard Mix</i>	n/a	-0-	-0-
	<i>RC-1 Beachfront Mix</i>	n/a	-0-	-0-
	<i>RC-2 Riverfront Residential/Commercial</i>	n/a	-0-	-0-
	<b>Subtotal</b>		<b>.53</b>	<b>8,027</b>
	<b>TOTAL</b>		<b>2.64</b>	<b>180,902</b>



## IX. MAPS

1. Existing Land Use
2. Existing Zoning
3. Existing Land Use and Zoning Districts
4. Wetlands
5. Threatened or Endangered Species Habitat
6. Flood Hazard Areas
7. Draft Flood Hazard Areas
8. Existing Community Facilities
9. Historic Sites and Districts
10. Existing Parks and Open Space
11. Roadways
12. Accident Locations
13. Mass Transit Service