



STAFFORD TOWNSHIP
New Jersey

Land Use Element

Township of Stafford
Ocean County, New Jersey
Prepared by:



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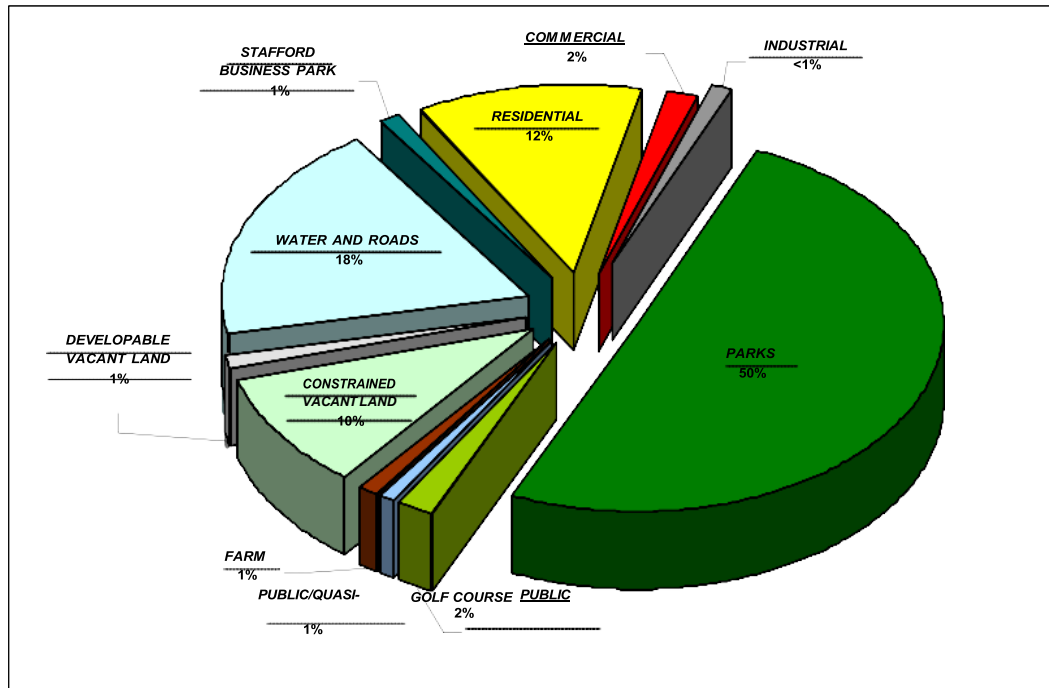
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Introduction

The last comprehensive revision of the Township's Master Plan occurred in 2007. This Land Use Element describes the Township's existing development pattern and changes that have occurred since the prior Master Plan, current or potential redevelopment initiatives, and the Township's zoning districts. The Element also provides recommendations to modify existing land use policy specifically related to Post Sandy Recovery and zoning incorporated into the Land Use Plan discussion.

Existing Development Pattern

A land use analysis of Stafford was conducted using existing mapping and tax records. On page 4 below is an excerpt from the 2007 Land Use Element which shows the Township's land cover in 2007. The following page displays an updated Land Cover Map and Table for 2017. Comparisons between the 2007 and 2017 land cover tables show slight changes in certain categories. It should be noted that percentages are lower with the inclusion of water and wetlands in the calculations. Residential uses increased by 174 acres and is concentrated into residential developments such as the areas west of the Garden State Parkway and north of Route 72 (Ocean Acres/Atlantic Hills/Fawn Lakes); south of Route 72, east of Route 9 (Beach Haven West/Village Harbor); the older "Manahawkin" and Bay Avenue sections of the Township, and newer development on Oak Avenue and newer subdivisions in the northern section of the Township, west of Route 9. Commercial development also increased by 109 acres and is generally found within the neighborhood or highway commercial corridors, concentrated along Bay Avenue, and along Routes 72 and 9. Since the last Master Plan, newer development along Route 72 includes the Market Place at Stafford, BJ's, Lowes, and a new Holiday Inn. Farms have decreased significantly to 83 acres in 2017. The public utilities comprise approximately 1% of the Township's land, consisting of the NJ Natural Gas facility, Bell Atlantic, and the Southern Ocean Treatment Control facility. Today- 18,019 acres, or 66% of the upland area of Stafford is under municipal, county, state and federal jurisdiction, including Edwin Forsythe National Wildlife Refuge, State Stafford Forge Wildlife Management Area, and the Pinelands state lands. At the time of the last master plan, roughly 1/3 of the town was owned by state or federal government.



Existing Land Use 2007	Acres	Percentage
Residential	4,114	15%
Farms	370	1%
Business/Commercial	618	2%
Quarry	63	0.2%
School	391	1%
NJ Natural Lands Trust	30	0.1%
Public Utility	140	1%
Church, Charitable Property & Quasi-Public	81	0.3%
Cemeteries & Graveyards	40	0.1%
Environmental Constrained Vacant Land	3,054	11%
Environmental Unconstrained Vacant Land	192	1%
Business Park	388	1%
Golf Course	493	2%
Municipal Land	607	2%
County Land	655	2%
State Land	9,032	32%
Federal Land	7,695	27%
	27,963	100%

Existing Land Use 2017	Acres	Percentage
Residential	4,288	12.2%
Farms	83	0.2%
Business/Commercial	727	2.1%
Quarry	63	0.2%
School	395	1.1%
NJ Natural Lands Trust	30	0.1%
Public Utility	140	0.4%
Church, Charitable, or Quasi-Public Land	81	0.23%
Cemeteries/Graveyards	40	0.1%
Environmental Constrained Vacant Land	3,054	8.7%
Environmental Unconstrained Land	192	0.54%
Business Park	388	1.1%
Golf Course	493	1.5%
Municipal Land	607	1.8%
County Land	655	2%
State Land	9,032	25.7%
Federal Land	7,695	22%
Water/Wetlands	7,161	20%
TOTAL	35,125	100%

As Stafford Township has continued to grow and develop, even less vacant land is available than when the 2007 Master Plan was completed. Mostly the remaining farmlands have been developed which has reduced vacant developable land. Various environmental constraints including wetlands and tidelands along the Bay and also environmental and developmental constraints in the Pinelands mean over 50% of the Township is undevelopable. As a result, the Township has been committed to focus its growth within the Regional Center and Pinelands Regional Growth areas and has been actively acquiring and preserving open space through the assistance of the County, State, Federal agencies and non-profit groups. As this process continues, Stafford inches closer and closer to 100% full build-out with very limited developable vacant land. This situation will prompt more redevelopment of underutilized parcels as time goes on, especially for land uses that are no longer needed or become obsolete.

Since the last Master Plan, the Township has undergone a number of development activities including:

- Stafford Senior Apartments;
- Additional commercial uses and upgrades such as CVS, Aldi, Wawa, and others;
- Continued big box store and strip mall development along Route 72.
- Stafford Park Redevelopment including affordable housing projects such as Stafford Senior Apartments and the Landfill solar field.

- Sandy Recovery Reconstruction including Beach Haven West community facility reconstruction and thousands of residential rebuilds, raises, or repairs.

Additional development activities include: the Paramount Homes development, which has 120 homes and a clubhouse in Stafford, and the planned Eagles Lake Golf Course, which is located in both Stafford and Eagleswood.

Goals and Objectives

Since the last Master Plan prepared by Stafford Township, several changes and events have occurred, most notably Superstorm Sandy. Superstorm Sandy caused a massive amount of damage to the Township's coastal areas including many private single family homes that were rendered unsuitable for habitation. This has prompted the rebuilding of many homes at a raised elevation above the flood plan which is another notable change in land use. Notable commercial changes since the 2007 Master Plan include improvement to the Route 72 corridor through improved circulation, more commercial space, and other amenities to the public. The Stafford Park Redevelopment Plan has also been substantially implemented and will be discussed on the following pages. The Township recognizes the need to plan for new land use trends while maintaining existing residential neighborhoods and commercial centers while improving hazard mitigation and increasing its resiliency to major storm events and other natural hazards. The need to increase resiliency with respect to natural hazards and extreme precipitation events is of the upmost importance within this land use plan. With this in mind, the Township has established the following goals and objectives to guide future land use and improve resiliency in the Township.

- Provide a land use pattern that preserves residential neighborhoods, strengthens commercial districts, preserves and enhances parks and open spaces, and accommodates community facilities.
- Improve the resiliency of the Township's coastal areas through acquiring at-risk properties to flooding, raise existing residential homes in the floodplain, and implement hazard mitigation techniques including green and grey infrastructure.
- Encourage the adaptive reuse and rehabilitation of older housing in the Township.
- Periodically review land use patterns in all zoning districts to identify necessary amendments to the Township Zoning Ordinance in order to protect the desired character of Stafford.
- Implement more resilient building practices in existing floodplains and more resilient building requirements in areas where Sandy had immense land use impacts.

REDEVELOPMENT INITIATIVES

Stafford Park/Business Park

Stafford Business Park is located at the interchange of Route 72 and the Garden State Parkway and is bordered by those two highways to the north and east respectively and by 17,000 acres of preserved state forest to the south and west. It is within the Regional Growth Area of the New Jersey Pinelands Region. In August 2005, the Stafford Municipal Council adopted a resolution directing the Planning Board to conduct a preliminary investigation into whether the Stafford Business Park site meets the statutory criteria for designating it as an “area in need of redevelopment”. In September of 2005, the Planning Board recommended to the governing body at a public hearing that the area meets the redevelopment criteria. The governing body adopted a resolution designating all of the proposed area a redevelopment area on October 4, 2005. On October 5, the Redevelopment Plan was introduced to the Planning Board at a Public Hearing. The report was amended to reflect the comments provided by the Planning Board, and subsequent amendments in the course of the development process. On November 15, 2005, the Township adopted the Redevelopment Plan for the Stafford Business Park and amended its Zoning Map to reflect the Redevelopment Area. In July of 2006, the Pinelands Commission approved a Memorandum of Agreement, between itself, the Township and Ocean County that enabled the Township to proceed with a plan to redevelop the Stafford Park. In October 2006, the Township adopted an ordinance indicating that all development in the Redevelopment Area is consistent with the Pinelands Comprehensive Management Plan.

Now in 2017, the Redevelopment Plan has undergone several amendments and is substantially complete. The Redeveloped area is now known as Stafford Park. The Redevelopment Plan was able to achieve many of its goals such as traditional architectural vocabulary drawn from nearby seashore communities and has been developed in accordance with LEED green building standards.

The main overall goal of the Stafford Park Redevelopment Plan has been accomplished which is to return vacant, non-productive properties to full productivity by creating new development opportunities for private and public-private investment. The following smart growth planning principles were accomplished through the Stafford Park Redevelopment Plan including:

- Providing opportunities for modern retail and office space;

- Providing opportunities for a mixture of housing stocks, including a provision for affordable housing;
- Ensure a long-term productive reuse of the Township’s landfill site, as well as providing for the remediation of the site; and
- Provide for a mixture of residential uses, supportive neighborhood commercial, and recreational/open space opportunities that have boosted much desired taxable improvements to the Township’s ratable base and advance the revitalization of the Stafford Business Park section of Stafford without adding significantly to the cost of the Township services.

Since its adoption on August 2, 2005 the Stafford Park/Business Park Redevelopment has undergone several amendments. Regardless, the goals and initiatives of the amended Redevelopment Plan have been accomplished by constructing 112 affordable apartments and 216 market rate units in the Stafford Preserve Apartments development. Additionally, approvals have been granted for an additional 100 age-restricted affordable rentals including 10 special needs units that will be constructed in the near future. The site also has constructed approximately 400,000 square feet of retail space with additional lots still available to construct additional retail. County facilities have also been built on both sides of Cook Road, including the Ocean County Animal Facility and the Ocean County Social Service Building. The structures built within the Stafford Park Redevelopment Plan implemented several green building strategies in the form of design, construction, and continued operations.

By utilizing green principles in the design and construction of Stafford Park/Business Park, water and energy use has reduced favorably. There are three design decisions that help in the reduction of water use. These include low flow water fixtures, rooftop runoff capture, and the installation of new wetlands. All three of these reduce water use by reducing the consumption of clean water, eliminating water consumption due to irrigation by only irrigating with recaptured rainwater, and improving bio-retention and infiltration, resulting in retention of 96% of suspended solids in runoff. Also, by using LEED guidelines, the development has been able to reduce up to 30% of its energy use. Solar panels on retailer rooftops also helped to lower grid energy demand.

The office and retail phase of the Redevelopment Plan is almost 100% complete. One more parcel remains to be developed at the corner of Campbell Boulevard and Stafford Park Boulevard. Of the Planned 650,000 square feet of retail and office approximately 400,000 square feet has been built or planned per the amendments to the original Redevelopment Plan. The vision of a “Main Street”

consisting of “lifestyle” retail directly linked to the residential components has been achieved as had the main goals of the Redevelopment Plan. The image below taken from Google Earth represents the progress of the redevelopment for the almost complete Redevelopment Plan.



*Image from Google Earth

Zoning

As shown on the Township's Zoning Map, there are over 30 zoning districts within Stafford:

- **Rural Residential**
 - Rural Residential Zone (RA)
 - Low-Density Rural Residential Zone (RA-4)
 - Environmentally Sensitive Rural Residential Zone (RA-5)
- **Residential**
 - R-2, R-3, R-4, R-75, R-90, RR-1, RR-2A, and RR-2 Residential Zones
 - R-3/PRC Planned Retirement Community Zone
- **Affordable Housing**
 - Age-Restricted, Multi-Family Affordable Housing Zone (ARMFAH)
 - Multi-Family Affordable Housing (MFAH-10 & MFAH-12)
 - Mobile Home Park Zone – Affordable Housing (MHP-AH)
- **Senior Housing**
 - ARMFAH Zone
 - R-3/Planned Retirement Community Zone
- **Commercial**
 - Marine Commercial (MC)
 - Highway Commercial (HC)
 - Neighborhood Commercial (NC)
 - Highway Medical Commercial (HMC)
 - Neighborhood Medical Commercial (NMC)
 - Recreation Marine Commercial (RMC)
 - Local Business (LB)
 - Rural Business (RB)
 - Community Commercial (CC)
 - Mixed Use (MU)
- **Stafford Park Redevelopment Area**
 - Business Park Redevelopment Plan (BP)
- **Recreation-Preservation**
 - Recreation Open Space (ROS)
 - Preservation (P)
 - Conservation (C)

- Public Utility (PU)
- **Special Zoning Districts**
 - Edwin B. Forsythe National Wildlife Refuge (W)
 - Municipal Land (ML)
 - Municipal School (ML-SCH)
 - Municipal Park (ML-P)
 - County Land (CO)
 - County Park (C-P)
 - State Land (S)
 - Cemetery (CM)
 - Southern Regional High School Campus (RGL-SCH)
 - Private School/Church (PS/C)
- **Pinelands Districts**
 - Pinelands Village (PV)
 - Forest Area (FA)
 - Preservation Area (PA)

The image on the following page delineates the most current Zoning Map of Stafford Township.

Residential Districts

There are a total of twelve (12) residential zoning districts, ranging from the rural, lower density, single-family RA-3 and RA districts to the higher density, RR-1, RR-2, R-90, and R-75 districts. The disparity in density is quite significant as the rural residential districts require a minimum lot area between 1 and 4 acres based upon the presence of public sewer service/infrastructure and the higher density districts such as the R-75 district require minimum lot area of 7,500 square feet or 0.17 acres. The RR-1 and RR-2 districts are even denser with minimum lot areas of 4,000 and 5,000 square feet. This fact shows the varying nature of Stafford's housing stock and built landscape in terms of its rural areas that are preserved and it's more suburban neighborhoods along major thruways. The RA district is located in several areas of the Township with the largest RA district located in the Beachview Avenue area between the Garden State Parkway and Route 9. Other locations include small pockets further south off of Route 9 on Green Street and a small subdivision on Cypress Lane.

The RA-4 and RA-5 districts consist of scattered subdivisions in the northern and southern areas of

the Township between the Garden State Parkway and Route 9. Such areas include smaller established residential neighborhoods near Cedar Run just west of Route 9 South. R-2, R-3, and R-4 districts are also scattered in the Township with the largest concentrations being located south of Route 72 scattered between Route 9 and the GSP. The R-4 district is located northwest of Ocean Acres along Route 72 consisting of Paramount homes, Fawn Lakes, and Atlantic Hills.

The R-75 district is located at the heart of the Township along Route 72 and the intersection of Route 9 and Route 72. Additionally, the R-75 district regulates the western section of Beach Haven West. R-75 includes several residential neighborhoods, including the traditional residential neighborhood of Manahawkin, Deer Lake Park, Colony Lakes, and scattered areas south of Bay Avenue. The R-90 district regulates the entire Ocean Acres residential development which is an established neighborhood within the Township built over many phases including the 70's, 80's, and 90's. It is now by far the largest single residential neighborhood within Stafford Township. Additionally, there are some other pockets of R-90 zones located throughout the Township.

Finally, RR-1 and RR-2A residential districts are the densest single family neighborhoods within the Township and are almost exclusively found within the Beach Haven West neighborhood with others including Village Harbour and East Point neighborhoods. These neighborhoods are the densest in Stafford Township because they cover a small land area which contributes to the high density. RR-2 is exclusively found on Mallard Island and Cedar Bonnet Island covering very small land areas. Both islands have been subject to flooding issues from regular and extreme storm events where the Township has or is working to implement hazard mitigation techniques to lower the damage done from extreme natural hazards. The R-3/PRC district consists of 160 acres of land where Perry's Lake adult community is located. The tables below present key information for each of these above referenced residential zones. The purpose of residential categories as shown in the tables below is to guide residential development to the appropriate location, and at the appropriate density.

Permitted Uses for Residential Zones

Table 1.1

Permitted Uses for Residential Zones within Stafford Township												
Permitted Uses	RA	RA-4	RA-5	R-2	R-3	R-4	R-90	R-75	RR-1	RR-2	RR-2A	R-3/PRC
Single-family Detached	x	x	x	x	x	x	x	x	x	x	x	x
Farm and Agricultural	x	x	x									
Stables	x											
Day-Care	x	x	x	x	x	x	x	x	x	x	x	
Community Residences	x	x	x	x	x	x	x	x	x	x	x	
Recreation Facilities		x	x									
Cemeteries		x	x									
Parks and Playgrounds	x	x		x	x	x	x	x	x	x	x	x

Permitted Accessory Uses for Residential Zones

Table 1.2 Permitted Accessory Uses for Residential Zones within Stafford Township												
Permitted Accessory Uses	RA	RA-4	RA-5	R-2	R-3	R-4	R-90	R-75	RR-1	RR-2	RR-2A	R-3/PRC
Private Swimming Pools	x	x	x	x	x	x	x	x	x	x	x	x
Private Tennis Courts	x	x	x	x	x		x	x	x	x	x	x
Storage Sheds	x	x	x	x	x		x	x	x	x	x	x
Detached Garages	x	x	x	x	x		x	x	x	x	x	x
Home Occupations	x	x	x	x	x		x	x	x	x	x	x
Private Recreational Buildings						x ¹						

¹R-4 §211-20(c)(2): private recreational buildings, clubs and activities of a quasi-public, social, fraternal or recreational character, such as golf and tennis clubs or fraternal organizations, provided that the same are clearly accessory or incidental to a permitted use and are not of a commercial character or nature.

The table on the following page represents the bulk and yard standards for all residential zones located within the Township. Some zones may have different figures for each category.

Table 1.3

Bulk Standards for Stafford Township Residential Zones

Bulk Standards	RA	RA-4	RA-5	R-2	R-3	R-4 ^a	R-90 ^b	R-75	RR-1	RR-2	RR-2A	R-3/PRC ^c
ⁱ Minimum Lot Area (Sq. Ft.)	43,560 (1 acre)	174,240 (4 acres)	217,800 (5 acres)	20,000	15,000	10,000	9,000	7,500	6,000	4,000	4,000	15,000
ⁱⁱ Minimum Lot Area (Sq. Ft.)	174,240 (4 acres)	43,560 (1 acre)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width (Ft.)	150	300	400	120	100	90	75	75	75	50	50	100
Minimum Lot Depth (Ft.)	175	350	500	150	125	100	110	100	80	80	80	125
Minimum Front Yard Setback (Ft.)	60	75	100	40	40	25	35	25	20	20	20	40
Minimum Side Yard Setback (Ft.)	20	50	75	20	20	15	10	10	8	4	4	20
Minimum Combined Side Yard Setback (Ft.)	50	100	150	40	40	30	25	20	20	10	10	40
Minimum Rear Yard Setback (Ft.)	40	75	100	30	30	30	30	20	20	20	20	30
Maximum Building Height (Ft.)	35	35	35	35	35	35	35	35	35	35	35	35
ⁱⁱⁱ Maximum Percent of Building/Impervious Coverage (%)	N/A	N/A	3/N/A	20/30	30/45	30/50	40/55	40/55	50/65	40/65	40/65	30/45

^{i&ii}Minimum Lot Area: RA and RA-4 zones have different minimum lot frontage area square footages depending on the properties with or without access to existing public sewer services and properties with or without existing public infrastructure (on septic) and be governed by the area, yard, and building requirements of §211-16F & §211-17E.

ⁱⁱⁱMaximum Percent of Building/Impervious Coverage: All residential zones impervious surface coverage areas can increase upon installation of dry wells for roof runoff, in accordance with standards delineated with §130-72E.

^aR-4 §211-17: This table depicts Bulk Standards for single-family dwellings. Reference Chapter 211 (§211-20) of the R-4 Stafford Township Zoning for Bulk Standards for planned retirement communities two, three, and four family dwellings.

^bR-90 §211-21: This table depicts general Bulk Yard Standards for the R-90 zone. Reference Chapter 211 (§211-21) of the R-90 Stafford Township Zoning for more detailed Bulk Standards for single-family detached dwellings.

^cR-3/PRC §211-25: This table depicts general Bulk Yard Standards for the R-3/PRC zone. Reference Chapter 211 (§211-25) of the R-90 Stafford Township Zoning for Bulk Standards for planned retirement communities, two, three, and four-family dwellings, and planned mobile home retirement communities.

Conditional Uses

The following table outlines conditional uses allowed within the residential districts:

Permitted Conditional Uses	RA	RA-4	RA-5	R-2	R-3	R-4	R-90	R-75	RR-1	RR-2	RR-2A	R-3/PRC
Integrated Commercial Development ²	×											
Churches	×							×				
Soil Removal/Resource Extraction			×									
Forestry Activities			×									
Bed and Breakfasts ³	×											
Planned Retirement Communities						×						×
Planned Mobile Homes												×

In addition to the many residential zones in Stafford, there are four affordable housing zoning districts which technically qualify as residential zones. These zones include the ARMFAH or Age-Restricted, Multi-Family Affordable Housing Zone located adjacent to the municipal complex off of Bay Avenue. The Multi-Family Affordable Housing (MFAH-10 & MFAH-12) zones include low and moderate income housing units located west of Doc Cramer Boulevard. Finally, the Mobile Home Park Zone – Affordable Housing (MHP-AH) consists of existing mobile homes that provide affordable units off of McKinley Avenue known as Pine Crest Village. Additional affordable housing units and developments are found in the Stafford Business Park (BP) zone. The following tables show permitted uses and required bulk standards for affordable housing zone districts in Stafford Township.

Permitted Uses	ARMFAH ^I	MFAH-10 ^{II&III}	MFAH-12 ^{IV}	MHP-AH ^V
Multifamily Dwellings	× ¹	×	×	
Mobile Home Parks				×
^I ARMFAH §211-25.3: Multifamily dwellings limited to age-restricted units for residents who are persons 55 years of age or older, as contained in the Fair Housing Act, as amended in 1988.				
^{II&III} MFAH-10 §211-34.2: Multifamily for-sale dwellings at a density not to exceed 10 units per acre. Twenty percent of the total number of units shall be affordable to low- and moderate-income households, half of which shall be affordable to low-income households and half to moderate-income households. Multifamily rental units at a density not to exceed 10 units per acre. Fifteen percent of the total number of units shall be affordable to moderate-income households, half of which shall be affordable to low-income households.				
^{IV} MFAH-12 §211-34.1: Multifamily dwellings at a density not to exceed 12 units per acres.				
^V MHAH §211-34.2: Mobile home park at a density not to exceed nine units per acre with 60% of the units set aside for low- and moderate-income households, half of which shall be affordable to low-income households and half to moderate-income households.				

Bulk Standards	ARMFAH	MFAH-10	MFAH-12	MHP-AH
Minimum Lot Area (Sq. Ft.)	5 acres	5 acres	5 acres	10 acres
Minimum Lot Width (Ft.)	200	250	150	300
Minimum Lot Depth (Ft.)	500	250	150	300
Minimum Front Yard Setback (Ft.)	100	50	35 ^I	35 ^{II}
Minimum Side Yard Setback (Ft.)	20	50	20	20
Minimum Rear Yard Setback (Ft.)	50	50	20	20
Maximum Building Height (Ft./Stories)	45/3	42/3	42/3	25
Minimum Accessory Building Setback (Ft.)	N/A	50	20	20
Minimum Unoccupied Open Space (%)	N/A	30	30	25
Maximum Percent Impervious Coverage (%)	75	N/A	N/A	N/A
Maximum Building Length (Ft.)	380	N/A	N/A	N/A
Minimum Distance between Principal Structures (Ft.)	40	N/A	N/A	N/A
Maximum Permitted Density (Per Acre)	16 dwelling units	N/A	N/A	N/A
Minimum Distance between Principal Building(s) and Parking Areas (Ft.)	6	N/A	N/A	N/A
Minimum Distance between Principal Building(s) and Driveway Areas (Ft.)	15	N/A	N/A	N/A
<i>^IMFAH12 - The minimum front yard setback shall be 35 feet, except that the minimum front yard setback shall be 50 feet for frontage on Route 9.</i>				
<i>^{II}MHAH - The minimum front yard setback shall be 35 feet, except that the minimum front yard setback shall be 50 feet for frontage on Route 9.</i>				

Infill Residential

Infill development is the process of developing vacant or underutilized parcels within existing areas that are already largely developed. This was addressed in the previous 2007 Master Plan. As the Township is even more built out than compared to 2007, infill development still continues. It is a continued recommendation from the 2007 Master Plan to approve infill residential for each of the Residential Districts. The Township implemented additional design standards for infill development as recommended in the 2007 Master Plan. It is recommended to draft and update these infill design standards for all residential structures within the Township to include architectural guidelines that will serve as a guide to all residential rehabilitation, raising of structures in floodplains, and new construction. For example, rehabilitation should preserve any existing features, such as cornices, windowsills, transoms, and other traditional façade components reflective in the existing neighborhood development. Raising of homes

to above base flood elevation should include design standards that are in keeping with the existing character of the neighborhood and providing aesthetically improved facades and supports when possible. Also design standards can assist the Township in implementing more resilient building techniques and improved hazard mitigation for all residential structures.

Residential Zoning Ordinance Changes Since 2007

Since 2007 the Stafford Township Zoning Ordinance has made three (3) changes to the Residential District.

- Detached single family removed in 2007 by 2007-98 for RMC Zone.
- On June 04, 2012 the Township adopted a Zone Amendment Block to include Block 57, Lot 3.02 in the R-75 (Residential) zone and Block 44.125, Lot 2 within the R-90 (Residential) zone.
- On April 12, 2016 the Township adopted an inclusive Zone Amendment to include Block 44.15, Lots 2-19 within the R-90 (Residential) zone and removing said lots from the NMC (Neighborhood Medical Commercial) zone.

Recommended Zoning Ordinance Revisions for Residential Zones

It is recommended that the Township revisit its Route 9 Corridor zoning requirements with particular attention honed upon density standards for residential uses directly on Route 9. The reasoning behind this recommendation is that Route 9 already experiences a high level of traffic and there has been a concern of increased traffic accidents. Higher density residential may exacerbate this problem and cause a public safety issue. There are several current zoning districts that front directly upon Route 9 that permit residential uses or construction. These zoning districts include RA-4, RA, and R-3 Residential Districts plus Local Business, Rural Business, Mixed Use, and Neighborhood Commercial districts. The four commercial districts permit community residences such as group homes for developmentally disabled and other similar residences, combined residential and commercial, and long term care facilities. Combined residential and commercial uses are allowed a residential density of 16 units per acre in the LB zone and 11 units per acre for the MU zone. This is a significant density and it is recommended that any new combined residential and commercial uses utilize streets connected to existing signaled intersections for ingress and egress to avoid direct traffic demand increases onto Route 9.

Community residences pertain to developmentally disabled, community shelters for domestic violence victims, terminally ill residences, or persons with head injuries. The permitted densities for community residences is of no consequence in terms of traffic increases. However, long term care facilities do not have a density. It is recommended to add a bed per acre requirement to maintain a density that would not significantly increase traffic upon Route 9. Group homes in the MU zone are subject to R-2 requirements and can't front on Route 9 or Bay Avenue. The existing residential zones including the RA at the northern border of the Township and the RA-4 zone at the southern border are built out at the low permitted densities and will most likely not produce many more residential units. There is a small R-3 zone off of Lyle Avenue that is vacant. Given the size of the R-3 area not many homes would be yielded from development however consideration should be given to acquiring for open space.

Based on the review of the existing residential zoning districts, the Township has found several areas or sections of the ordinance that could be improved or rewritten for the benefit of the Township and the public good.

- Setbacks for Bay Avenue need amendments as buffers do not match the setbacks. It is recommended that all setbacks off Bay Avenue be a minimum of 25 feet;
- Decks with respect to impervious coverage and setbacks for roof over porches, screened in porches, and similar accessory uses whether in the front or rear yard of a tax lot need to be addressed. It is recommended to permit specific accessory uses such as decks, porches (with or without roof), patios, or screened-in decks/porches to have less restrictive setback requirements while also still prohibiting these accessory uses from becoming living space and also respecting existing view sheds of neighbors;
- It is recommended to amend the zoning ordinance to be consistent with existing law for Post-Sandy rebuilds. The requirement is that if more than 50% of the structure was damaged, than the home may be built exactly as it was Pre-Sandy.

Commercial Districts

There are ten (10) commercial zoning districts within the Township. The Highway Commercial (HC)

district includes the Market Place at Stafford, BJ's, Lowes and most of the commercial "big box" development along Route 72, from the Garden State Parkway to Mill Creek Road. The Community Commercial (CC) district fronts the northern side of Route 72, west of Neptune Road and east of Atlantic Hills Boulevard and a portion of the Eightmile Branch Tributary. This area contains a Buy Rite, among other establishments that mainly serves the existing residential communities nearby. The rest of the CC district is vacant land that connects to a preservation situated on the eastern portion of the Eightmile Tributary. The Neighborhood Commercial (NC) district contains six (6) separate areas scattered throughout different neighborhoods and areas of Stafford. Two areas front Route 72 just south of the CC district, three (3) other small pockets of the NC district front along the eastern and western side of Route 9 and north of Route 72, and the final portion of the NC district lies southeast of the other districts situated on the southern side of Route 72. Some businesses within this district fronting Route 72 are the Learning Experience, the Ocean County Community Church, and the USPS Collection Box. Small pockets of residences lie just behind these businesses and south of Leeward Road and Admiral Avenue.

Another existing commercial district is known as the Mixed Use (MU) district. In its entirety the MU district includes roughly 150 acres of land in two (2) different sections of the Township. One section of the MU district forms a long segment in the middle of the Township traversing from the northwest to the southeast situated along both sides of Bay Avenue in-between Hilliard Boulevard and Beach Haven West Boulevard. The second portion of the MU district is located just west of its larger counterpart at the southern tip of the Manahawkin Lake. The MU district provides for commercial uses along key arterial roadways while also permitting a residential component within a retail or commercially used structure.

Stafford also contains two medical commercial districts: known as the Highway Medical Commercial (HMC) district which includes the Southern Ocean County Hospital property on both sides of Route 72 just northwest of the Garden State Parkway, and the Neighborhood Medical Commercial (NMC) district, located in the proximity of Beacon Avenue and Nautilus Drive north of the existing HMC district.

The Local Business (LB) and Rural Business (RB) are more small pockets of commercial uses including along Bay Avenue from Route 9 to Indian Road. The two LB districts along Route 9 are found on the

southern side while the RB districts can be found on the northern side with Route 72 splitting the two districts. The Marine Commercial (MC) district is located in four (4) small pockets on the northern portion of Cedar Bonnet Island, and the Recreation Marine Commercial (RMC) district is located along Cedar Dock Run Road which includes several residences and small businesses situated on the Cedar Run Tributary. The table below presents key information for each of these above referenced commercial zones.

Permitted Uses for Commercial Zones

Table 1.7										
Permitted Uses for Commercial Zones within Stafford Township										
Permitted Uses	HC	MC	NC	HMC	NMC	RMC	LB	RB	CC	MU
Detached Single-family										
Marinas, Boat Repair, Outdoor Boat Storage		x				x				
Retail	x	x	x	x	x		x	x	x	x
Major Retail	x									
Personal Service									x	
Aquaculture		x				x				
Restaurants	x	x	x	x	x		x	x	x	x
Hotels/Motels	x	x								
Child-care Centers	x	x	x	x	x		x	x	x	x
Family Day-care		x				x	x	x		x
Bed and Breakfasts		x					x			x
Recreational & Amusement Facilities (For Profit)							x	x		
Combined Residential/Commercial		x ^{II}					x ^I		x ^I	x ^{III}
Inns		x								
Boatels		x								
Offices (Recognized Profession or Business)	x		x	x			x	x	x	x
Veterinaries	x		x				x	x		x
Banks										
Indoor Private Recreational & Amusement Facilities	x									
Churches and Other Places of Worship			x				x	x	x	x
Public Buildings for Local Government							x		x	
Private Recreational Buildings	x						x			
Funeral Homes										x
Hospitals				x	x					
Doctors Office and Associated Uses				x	x					
Long-term Care, Assisted Living, Continuing Care				x	x		x	x		x
Motor Hotels with Amenities				x						
Permitted Uses	HC	MC	NC	HMC	NMC	RMC	LB	RB	CC	MU
Schools and Institutions of Higher Learning				x	x					
Municipal Parks					x					x

Contractors, Lumber Yards, and Self-Storage	x								
Clubs and Activities of a Quasi-public, Social, Fraternal or Recreational Character			x				x	x	x
Car Washes and Auto Body Shops	x						x		
Clinics and Other Therapeutic & Rehab Facilities				x	x				
Community Residence for Developmentally Disabled Domestic Violence, Terminally Ill, and Head Injuries		x				x	x	x	x
Essential Services		x				x			x
Contractors and Builders Offices							x		
Medical Diagnostic Offices and Laboratories				x	x				
Emergency Medical Service Facilities				x	x				
Adult Day Health Care Facilities				x	x		x	x	
Antiques									x
Government Services									x
Retail Commercial Businesses (Medical)				x	x				
Signs	x								
Studios									x
Funeral Homes	x		x				x	x	x
Public and Private Schools							x		x
Financial Institutions	x		x	x	x		x	x	x
Car or Boat Dealerships	x	x							
Microbreweries							x		
Pharmacies	x			x	x				
Motor Vehicle Repair		x							
Outdoor Recreation	x						x		
Billboards									
<i>¹Combined residential and commercial uses, provided only one residential unit shall be allowed on the ground floor, on-site shared parking in conformance with the Residential Site Improvement Standards (RSIS) must be met, requirements of the area and bulk regulations are met, and for properties located along Route 9 from Bay Avenue to Hilliard Boulevard residential density shall not exceed 16 units per acre.</i>									
<i>²Combined residential and commercial uses in one structure, provided that the building has a square footage of 5,000 square feet or less, and only one residential unit is permitted.</i>									
<i>³Maximum density is 6 units to the gross acre, all units must be serviced by public water and sewer, and the minimum tract area is two acres.</i>									

Permitted Accessory Uses for Commercial Zones

Table 1.8
Permitted Accessory Uses for Commercial Zones within Stafford Township

Permitted Accessory Uses	HC	MC	NC	HMC	NMC	RMC	LB	RB	CC	MU
Private Swimming Pools	x	x	x			x	x	x	x	x ^{IV}
^I Outside Storage Uses	x									
Garages	x									
Private Tennis Courts	x	x	x				x	x	x	x ^{IV}
^{II} Motor Vehicle Repair Garages	x									
Detached Garages		x	x			x ^{III}	x	x	x	
Storage Sheds		x	x			x ^{III}	x	x	x	
Home Occupations						x				
Parking Areas										x
^I Outside storage uses, provided that such storage is clearly accessory to the principal use of the site, and further provide that areas devoted to the outside storage of material shall be fenced and screened from adjacent residential zones or uses in accordance with this chapter or, in the case of adjacent businesses, by a dense evergreen screen or masonry wall not less than four nor more than six feet in height.										
^{II} Motor vehicle repair garages, as an accessory component to a retail automotive parts, tires and accessory establishment.										
^{III} RMC §211-15.1: Detached residential garages and sheds.										
^{IV} MU §211-25.2: Private swimming pools and tennis courts as part of a residential development.										

Conditional Uses

The following table outlines conditional uses allowed within the commercial districts:

Conditional Uses	HC	MC	NC	HMC	NMC	RMC	LB	RB	CC	MU
Home Occupations		x								x
Self-storage										
Video Arcades										
Multi-family Dwellings										x ^I
Contractor's Offices										
Motor Vehicle Repair Shop/Service Stations	x									
Combined Residential/Commercial ^{II}			x		x			x		
Sexually Oriented Businesses							x			
Bed and Breakfasts								x ^{III}		
Cemeteries								x		
Auto Dealerships										
Townhouses										x
Helistop		x								
^I Maximum density is 6 units to the gross acre, all units must be serviced by public water and sewer, and the minimum tract area is two acres.										
^{II} Combined residential and commercial uses in one structure or on one lot, provided that the minimum floor area for the residential unit meets the requirements of this chapter, and further provided that only one residential unit shall be permitted in a building which has a square footage of up to 5,000 square feet. In regard to any building which has square footage in excess of 5,000 square feet, no residential unit shall be permitted.										
^{III} With frontage on Route 9 or Bay Avenue.										

Bulk Standards for Commercial Zones

The following table represents the bulk & yard standards for all commercial zones within Stafford.

Table 1.10
Bulk Standards for Commercial Zones

Bulk Standards	HC ^I	MC	NC	HMC ^{II}	NMC ^{III}	RMC ^{IV}	LB ^V	RB ^{VI}	CC ^{VII}	MU ^{VIII}
Minimum Lot Area (Sq. Ft.)	43,560 /87,120	43,560	18,000	43,560	27,000	4,000	20,000	43,560	43,560	20,000
Minimum Lot Width (Ft.)	200	150	100	200	100	50	150	200	200	150
Minimum Lot Depth (Ft.)	200	175	100	200	100	80	100	200	200	100
Minimum Front Yard Setback (Ft.)	90/60/50	40	60	90/60/50	35/60	20/15	60	60	90/50	10-25
Minimum Combined Side Yard Setback (Ft.)	N/A	40	N/A	N/A	N/A	10	N/A	N/A	N/A	N/A
Minimum Side Yard Setback (Ft.)	50	20	20	50	20	4	20	50	50	10-20
Minimum Rear Yard Setback (Ft.)	40/50	30	20	40	20	20	20	40	40	25
Maximum Building Height (Ft.)	50/70	50	40	50	40	35	45	40	50	*
Maximum FAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
Minimum Percentage of Green Space (%)	35-40	35-40	35-40	35	35	N/A	40-45	40-45	55	N/A
Maximum Unoccupied Open Space (%)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	45	N/A
Maximum Percent of Building/Impervious Coverage (%)	65	N/A	65	65	65	40	65	55	N/A	65

^IHC §211-27: minimum lot area can increase to 87,120 sq. ft. for permitted uses delineated under §211-27A(7). Minimum front yard setback of 90 ft. from Route 72 paved road surface; 60 from Route 9 paved road surface; and 50 feet from future rights-of-way on all other streets. Minimum rear yard setback can increase to 50 ft. for permitted uses delineated under §211-27A(7). Maximum height can increase to 70 ft. for permitted uses delineated under §211-27A(7)

^{II}HMC §211-30: minimum front yard setback of 90 ft. from Route 72 paved road surface; 60 from Route 9 paved road surface; and 50 feet from future rights-of-way on all other streets. Minimum requirements for permitted uses pursuant to section 211-30A(7) shall be as follows (Added 10-21-1997 by Ord. No. 97-85) minimum lot area: 3 acres, minimum lot width: 200 ft, minimum lot depth: 200 ft., minimum front, side, and rear yard setback: 50 ft., maximum percent of building/impervious cover: 65%.

^{III}NMC §211-29: minimum front yard setback can increase to 60 ft. when the property fronts on a state highway (Amended 10-06-1990 by Ord. No. 90-58). Minimum requirements for permitted uses pursuant to section 211-30A(7) shall be as follows (Added 10-21-1997 by Ord. No. 97-85) minimum lot area: 3 acres, minimum lot width: 200 ft, minimum lot depth: 200 ft., minimum front, side, and rear yard setback: 50 ft., maximum percent of building/impervious cover: 65%.

^{IV}MC §211-15.1: Minimum front yard setback shall be 20 ft. provided that 15 feet shall be permitted at the end of a cul-de-sac or lagoon end lots. Minimum accessory building side yard setback: 6 ft. and a rear yard setback of 10 ft, provided that lagoon end lots shall provide for a side yard setback of 4 ft. and a rear yard setback of 6 ft. from the bulkhead for aboveground pools and storage sheds under 100 square feet.

^VLB §211-26: Where sanitary sewers are not or cannot be made available, all development other than residential shall comply with the area, yard, and building requirements of the Rural Business Zone (RB) (Added 7-11-1989 by Or. No. 89-43).

^{VI}RB §211-26.1: Minimum requirements for permitted uses pursuant to section 211-26.1A(9) shall be as follows (Added 10-21-1997 by Ord. No. 97-85) minimum lot area: 3 acres, minimum lot width: 200 ft, minimum lot depth: 200 ft., minimum front, side, and rear yard setback: 50 ft., maximum percent of building/impervious cover: 65%.

^{VII}CC §211-14.1: Minimum front yard setback shall be 90 ft. from Route No. 72 paved road surface and 50 ft. from rights-of-way on all other streets.

^{VIII}MU §211-25.2: *Maximum building height shall be 3 stories for lots along Bay Avenue and for lots of 5 acres or more located on Route 9. The maximum building height shall be 2 stories for lots located along Route 9 on sites less than 5 acres. Open space requirements shall be subject to §130-51. Reference §211-25.2(H) for area, yard, and building requirements for multifamily dwellings and townhouses.

Commercial Zoning Ordinance Changes Since 2007

Since 2007 the Stafford Township Zoning Ordinance has made three changes to its existing Commercial Zoning Districts. The first change was adopted on April 14, 2008 where the Township adopted a Zone Amendment Block to include Block 229, Lot 42.01 in the MU (Mixed Use) zone. The second zoning change was introduced on May 01, 2012 and adopted on June 04, 2012 to include Block 60, Lots 15 CO1, 15 CO2, 15 CO3, and 15 CO4 within the Mixed Use Zone, and to also include those same tax lots into the Wellhead Protection Overlay Zone. The most recent amendment was introduced on March 03, 2016 and adopted by the Township on April 12, 2016 to add Block 44.15, Lots 2-19 in the NMC (Neighborhood Medical Commercial) zone and to remove same lots from the R-90 zone.

Recommendations to Commercial Districts

It is recommended that the Township revisit its Route 9 Corridor zoning requirements with particular attention honed upon density standards for residential uses directly on Route 9. This is for the same reason as previously discussed in the Residential section of this Plan. The reasoning behind this recommendation is that Route 9 already experiences a high level of traffic and there has been a concern of increased traffic accidents. Higher density residential may exacerbate this problem and cause a public safety issue. Long term care facilities should have a density assigned to avoid additional traffic. Even though these types of facilities house elderly occupants that usually do not drive, visitors and staff will still add a significant amount of traffic based on the size of any given facility. The density for mixed uses should also be revisited. Also, the front yard setbacks for all commercial districts along Route 9 is recommended to be revised to require a minimum of 25 feet from the Right-Of-Way.

The Township is recommended to review the permitted uses in the Recreation Marine Commercial (RMC) to determine if single family detached homes should be permitted.

The Township is recommended to add self-storage uses as permitted uses within the Local Business (LB) district.

Recreation/Preservation

The Township has four recreation-preservation zones: Recreation Open Space (ROS), the R-5/ROS, Preservation (P), and Conservation (C), in addition to the Special Zoning Districts ML-P and C-P.

Permitted uses within the ROS include: recreational parks, golf courses, and private recreation buildings and clubs. The Preservation and Conservation Districts permit: berry agriculture and

horticulture, fish and wildlife management, forestry and beekeeping. The permitted uses are listed in the table below.

Table 1.11				
Permitted Uses for Recreation/Preservation Zones within Stafford Township				
Permitted Uses	C	P	ROS	R-5/ROS
Cemeteries	x			x
Maintenance Building	x ^I			
Single Family Residential Dwellings				x ^{IV}
Berry Agriculture and Horticulture		x		
Fish and Wildlife Management		x		
Forestry		x		
Beekeeping		x		
Cluster Residential Development		x		
Commercial Farms, Farm Markets, and Pick-your-own Farms				x
Family Day-care Homes				x
Recreational Parks, Playgrounds, and Related Facilities			x	
Golf Courses			x ^{II}	
Recreational Facilities				x ^V
Community Residences				x ^{VI}
Private Recreational Buildings			x ^{III}	
<i>^IMaintenance building relating to the operation of the cemetery only, not to exceed a height of 20 feet.</i>				
<i>^{II}Golf courses and accessory structures and uses to include but not limited to restaurants and banquet halls.</i>				
<i>^{III}Private recreational buildings, clubs, activities of a quasi-public, social, fraternal or recreational character, such as swim or tennis clubs, or fraternal organizations</i>				
<i>^{IV}Detached single-family dwellings.</i>				
<i>^VRecreational facilities; clubs; activities of a quasi-public; social; fraternal or recreational character, such as golf and tennis clubs; or fraternal organizations.</i>				
<i>^{VI}Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, and community residences for persons with head injuries, as defined in N.J.S.A. 40:55D-66.2. The requirements for such residences shall be the same as for single-family dwelling units within this zone.</i>				

Permitted Conditional uses within these zones include:

Table 1.12

Permitted Conditional Uses for Recreation/Preservation Zones within Stafford Township				
Permitted Conditional Uses	C	P	ROS	R-5/ROS
Soil Removal/Resource Extraction				×
Soil Removal/Resource Extraction Processing				×
Forestry Activities				×

The following table represents the bulk and yard standards for all Recreation/Preservation zones located within the Township. Some zones may have different figures for each category. Bulk standards within these zones include:

Table 1.13 Bulk Standards for Recreation/Preservation Zones within Stafford Township				
Bulk Standards	C	P	ROS	R-5/ROS
Maximum Building Height (Ft.)	25	35	35	35
Minimum Front Yard Setback (Ft.)	500	50	25	100
Minimum Side Yard Setback (Ft.)	500	50	25	75
Minimum Rear Yard Setback (Ft.)	350	100	50	100
Minimum Combined Side Yard Setback (Ft.)	N/A	N/A	N/A	150
Minimum Distance from Building or Structure	750	N/A	N/A	N/A
Minimum Lot Width (Ft.)	N/A	400	200	400
Minimum Green Space (%)	N/A	N/A	60	N/A
Minimum Accessory Building Side and Rear Yard Setback (Ft.)	N/A	N/A	N/A	50
Maximum Building and Impervious Coverage (%)	N/A	N/A	40	6 ⁱⁱⁱ
Minimum Lot Area (Acres)	N/A	8 ⁱ	3 ⁱⁱ	5
Minimum Lot Depth (Ft.)	N/A	400	200	500
Maximum Lot Coverage (%)	N/A	5	N/A	3
<i>ⁱMinimum lot area shall be eight acres, provided that sanitary sewer facilities are available. In the even that sanitary sewer facilities are not available, the minimum lot area will be 39 acres.</i>				
<i>ⁱⁱThe Minimum lot area shall be three acres, provided that sanitary sewer facilities are available. In the even that sanitary sewer facilities are not available, the minimum lot area will be five acres.</i>				
<i>ⁱⁱⁱThe maximum percent of impervious surface coverage on any lot shall be 6%. However, the maximum impervious surface coverage allowed shall increase to 9% upon the installation of dry wells for roof runoff in accordance with the standards delineated with §130-72E.</i>				

According to the 2007 Master Plan Land Use Element, an effort was recommended to further protect lands with significant environmental constraints including a recommendation to expand the P Preservation District to lands with threatened and endangered species, C-1 category streams and associated buffers, significant wetlands, lands that are outside of the Regional Center, and lands within the PA-4 and PA-5 zones that have no sewer service. This recommendation was implemented.

Currently it is not recommended to expand the existing preservation zones.

Special Zoning Districts

There are several special zoning districts, as shown on the Township's zoning map, that include lands which are publicly owned, and certain quasi-public lands, including:

- National Wildlife Refuse Zone (W)
- Municipal Land Zone (ML)
- School Zone (ML-SCH, or RGL-SCH)
- Park Zone (ML-P)
- Office Complex Zone (ML-OFF)
- County Park Zone (C-P)
- County Land Zone (CO)
- State Land Zone (S)
- Private School Zone (PS)
- Private School/Church Zone (PS/C)

Permitted uses in these districts include federal, state, county and municipal buildings and grounds, including schools, libraries, museums, parks and playgrounds, offices and related facilities, private and parochial schools and churches associated with private and parochial schools. Where a Special District Zone is located within the Pinelands, the designated permitted uses are authorized only to the extent that the same are in conformance with the Comprehensive Management Plan. It is recommended that all public land, including federal, state, county and municipal lands correspond with their appropriate zoning category.

Wellhead Protection Overlay Zone

The Wellhead Protection Overlay Zone is an overlay zone whereby, in addition to the requirements of the underlying zoning district, specific uses and activities are prohibited, including:

- Permanent storage or disposal of hazardous wastes, industrial or municipal sludge or radioactive materials,
- Collection and transfer facilities for hazardous wastes, solid wastes and radioactive waste landfills,
- Any use or activity requiring the underground storage of hazardous material or waste in

excess of an aggregate total of 300 gallons.

All regulated activities regulated within the zoning overlay district and all site plan and major subdivision applications occurring within this area must submit an environmental impact assessment which demonstrates that the applicant and the proposed use fulfills the best management practices to protect groundwater quality within the WPO zone.

General Ordinance Revisions

- It is recommended to revise Chapter 213 of the General Code to eliminate the need for a survey to obtain a fence permit. Revisions may include submitting a picture of the fence location, if applicant is replacing the fence due to damage, in lieu of a survey and sign an affidavit indicating they will replace the fence exactly as it was prior to any damage.
 - If an applicant is building a new fence it is recommended that the applicant sign an affidavit that requires the applicant to install a fence 6 inches inside the property line.
 - Double fences, including situations of perpendicular intersecting fences, between two properties should be eliminated to the extent possible by allowing coordination between property owners. This revision may require revisions to setbacks related to fencing in the zoning code to allow for fencing near property lines.
- The Township should consider revising Chapter 118-2 or 3 to eliminate the requirement to submit full engineer grading plans for all types of pools.
- The Township is recommended to revise the general ordinance, specifically regarding zoning permits, to eliminate the requirement that two permits of any kind automatically requires a zoning permit.
- Stafford's general ordinances should also be reviewed to evaluate the effectiveness of regulating abandoned properties.
- It is recommended to revise the definitions of Motor Vehicle Service Stations and Motor Vehicle Repair Garages to ensure it is permitted to repair an automobile for said uses.

Recommendations for Zoning Ordinance & Land Use Amendments

The following list briefly summarizes the land use and zoning ordinance recommendations:

- Reevaluate and revise setbacks for sheds in all residential zones to eliminate any excessive accessory use setback requirements applicable to sheds. Revision to side yard setback requirements for accessory uses in residential uses are of note, while revision to accessory use rear yard setbacks should be mindful of view sheds for lagoon properties if changed.
- Update infill design standards for residential development and rehabilitation projects ensuring consistency with the existing fabric and character of the neighborhoods while also including architectural guidelines that will serve as a guide to all residential rehabilitation, raising of structures in floodplains, and new construction with improved resiliency and hazard mitigation for natural hazards.
- The Sign Ordinance is recommended to be revised accordingly:
 - Significant increase to permitted square feet allowed for businesses in all commercial zones by making sign size a function of frontage and/or façade size to permit appropriate sized signs depending on the size of the use or structure housing a business.
 - A similar requirement should be implemented regarding total number of signs based on lot size or frontage for a business in any commercial zone.
 - Sign setbacks are recommended to be revised for commercial zones.
 - Definitions are recommended to be added including but not limited to illuminated signs with interior backlighting or exterior lighting, LED messaging, and any other message changing signs.
 - Flag signs, banner signs, and a-frame foldable signs need to be regulated to be event-oriented, require a permit, install a time limit making them temporary, and only be permitted on specific roadways.
 - Sign regulations for corner lots should be reviewed for potential revisions.
- Continue to protect environmental constrained lands (lands with threatened and endangered species, C-1 category streams and associated buffers, significant wetlands, lands that are outside of the Regional Center, within PA-4 and PA-5 and have no sewer service).
- Ensure environmentally sensitive design and encourage green building such as LEED as part of new development or alteration. This may be accomplished by providing zoning incentives to reduce water usage, reduce energy usage, or similar LEED related goals in exchange for greater permitted density.
- Ocean Acres in the R-90 zone has approximately four blocks of existing duplexes which are not permitted uses. It is recommended to add a provision into the zoning ordinance to grandfather these land uses in only the R-90 zone to reduce the need for duplex owners to go before a planning or zoning board for a rebuild after storm damage or other minor changes to a structure.
- Amend front yard setbacks on Bay Avenue for both residential and commercial zones to a minimum front yard setback of 25 feet.
- It is recommended to reevaluate streetscape design standards within the zoning ordinance.
- Reevaluate specific accessory use setback and impervious coverage requirements for

decks, porches (with or without roof), patios, or screened-in decks/porches to be less restrictive. Any revisions to the ordinance is recommended to continue to prohibit a roofed porch or deck from being transformed into a living space, and view sheds must be respected if applicable;

- Amend the Township ordinance to be consistent with existing law with respect to Post-Sandy rebuilding. The ordinance should state that if more than 50% of any structure was damaged during Superstorm Sandy, than the structure may be rebuilt exactly as it was Pre-Sandy with no increase in footprint or size to the structure in any way.
- It is recommended to review the density requirements for all residential and commercial districts with frontage on Route 9 allowing any type of residential use to ensure traffic is not significantly increased along Route 9.
- It is recommended to add a bed per acre requirement for nursing homes or long term care facilities to maintain a density that would not significantly increase traffic upon Route 9.
- The Township is recommended to review the permitted uses in the Recreation Marine Commercial (RMC) zone to determine if single family detached homes should be permitted specifically along Cedar Run Dock Road.
- The Township is recommended to add self-storage uses as permitted uses within the Local Business (LB) district.
- The Township is recommended to revise the zoning ordinance with respect to pools to increase setbacks for above ground and in ground pools as accessory structures. This recommendation is an effort to ensure there is enough pervious surface between the concrete or surface edge of a pool to avoid stormwater run-off issues between residential properties. This may require separating above ground pools and in ground pools to have different setback requirements in each residential zone to address specific issues such as pools too close to an existing bulkhead.
- It is recommended to reevaluate the fencing requirements for corner lots for height, site triangles, and types of fences.
- The Township is recommended to implement an already planned zoning change adjacent to the BJ Wholesale Club property to permit a medical use.
- It is recommended to revise the internal walkways and patios setback requirement for all residential zones, which was added to the zoning code via Ordinance 2007-34, to include driveways as part of the setback requirement from the lot line.
- It is recommended to reevaluate property maintenance regulations.
- Non-Conforming Uses: Over the years, changes to the Township's Land Use and Zoning Ordinance have created a significant number of non-conforming uses and lots including minimum lot size, bulk and yard standards, and other issues. Additionally, many property owners are attempting to rebuild non-conforming uses. It is recommended to only allow non-conforming uses to be rebuilt exactly the same prior to any Superstorm Sandy damage with no expansions or increased floor area whatsoever.