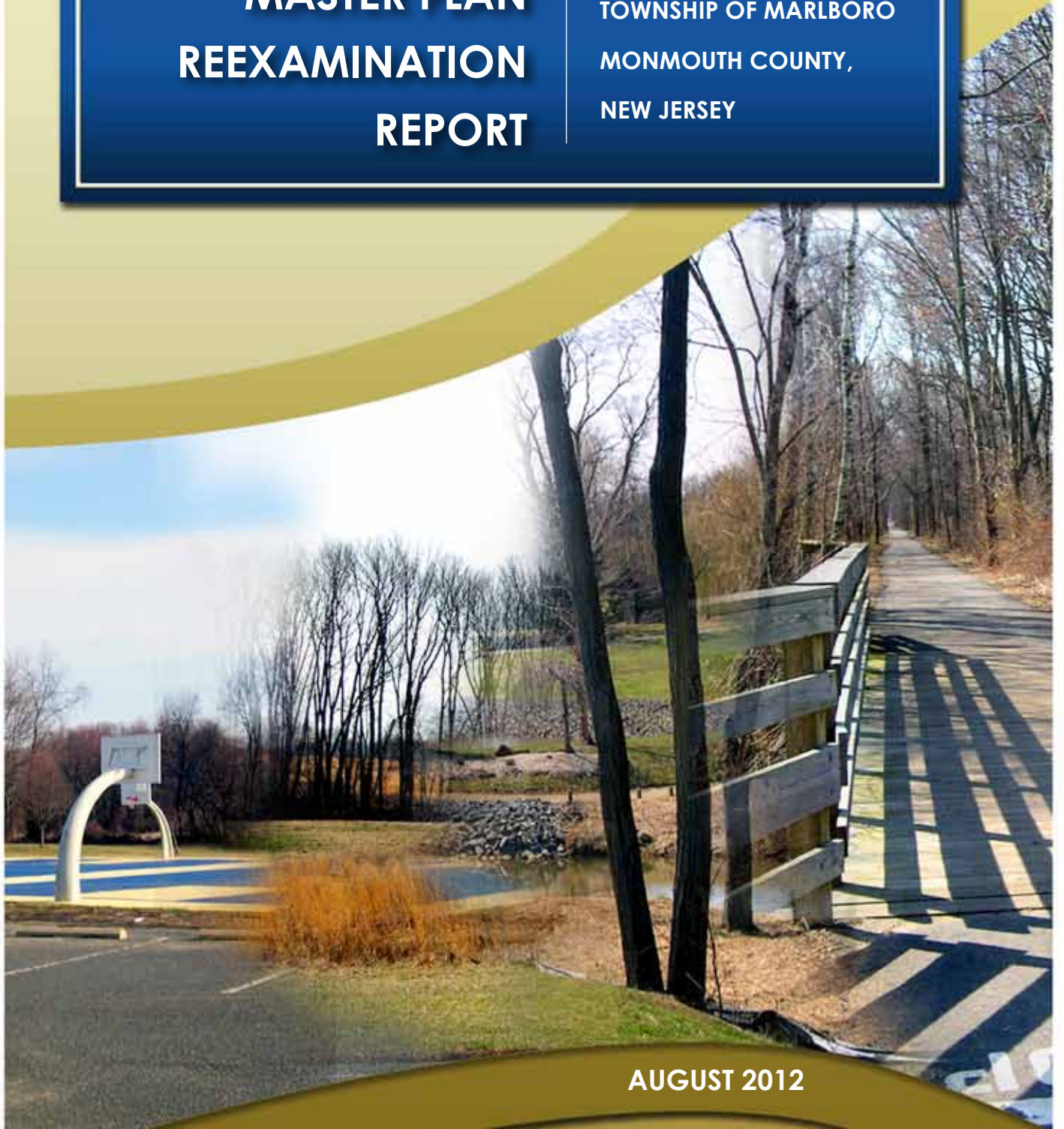


MASTER PLAN REEXAMINATION REPORT

TOWNSHIP OF MARLBORO
MONMOUTH COUNTY,
NEW JERSEY



AUGUST 2012

Prepared by Heyer Gruel & Associates

MARLBORO TOWNSHIP MASTER PLAN REEXAMINATION REPORT

Marlboro Township
Monmouth County, New Jersey

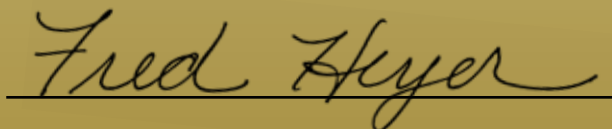
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Adopted by Marlboro Township Planning Board
on August 15, 2012

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



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ACKNOWLEDGEMENTS

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I. INTRODUCTION

This report constitutes a Master Plan Reexamination Report for the Township of Marlboro as defined by the New Jersey Municipal Land Use Law (N.J.S.A.40:55D-89). The purpose of the Reexamination Report is to review and evaluate the local Master Plan and Development Regulations on a periodic basis in order to determine the need for update and revisions. The Township last adopted a Reexamination Report in March, 2008.

Section III of this report identifies the goals and objectives established in the 1997 Master Plan and the 2008 Master Plan Reexamination Report. Sections IV and V describe what changes have occurred in the Township, the County and the State since the adoption of the 2008 Master Plan Reexamination Report. Finally, Sections I and III discuss recommended actions to be addressed by the Township in the future.

According to the Planning Board resolution adopting the 2008 Reexamination Report, the Board voted to approve the Reexamination Report of 2003 without endorsing the recommendations detailed in the 2003 Report. In 2003, a draft Master Plan Reexamination Report was prepared and the draft report was filed with the County Planning Board with a public hearing notice of November 5, 2003. There is no record, however, that the Planning Board took any action to adopt the 2003 Report.

It is important to note that the Township adopted a Vision Plan in July 2010 as an element of the Township Master Plan. This Plan establishes a comprehensive long term Township wide strategic vision that reinforces the continued implementation of smart Growth principles.

II. PERIODIC REEXAMINATION

The New Jersey Municipal Land Use Law (NJSA 40:55D-89) requires that the Reexamination Report contain the following:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c. 79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

III. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF MARLBORO AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT.

The 2008 Reexamination Report relied upon the major goals and objectives detailed in the 1997 Master Plan. The 2002 Master Plan Amendment did not identify revised goals and objectives but instead also identified the 1997 goals.

The major objectives identified in the 1997 Master Plan, listed in order of relative importance were:

- Determine the viability for additional aged-restricted housing in the Township. If viable, potential locations should be investigated.
- Consider alternative uses/zoning for Marlboro Airport and adjacent lands should it cease operation.
- Retain and augment the low density policy in the east and west central portions of the Township consistent with the State Development and Redevelopment Plan Planning Area 5 designation.
- Establish criteria and standards and appropriate locations for corporate headquarters facilities.
- Provide for the Township's fair share of low and moderate income housing and improve the existing housing stock through rehabilitation as set forth in the Housing Element and Fair Share Plan adopted in March, 1995. The use of Regional Contribution Agreements should be maximized. Once the Housing Plan Element is certified by COAH it should be incorporated into the Master Plan.
- Develop a list of recommended uses and proposed standards for Marlboro Hospital lands including campus-style corporate headquarters, higher education facilities, low density residential uses and a golf course. Because of the environmental sensitivity of this area high density residential and commercial uses are to be discouraged.
- Review zoning criteria and permitted uses for Marlboro Village area.
- Develop a Recreation and Open Space Plan that provides recreation facilities for Township residents of all ages consistent with projected population growth and proposals of the Recreation Commission.

- Work closely with the Historic Commission to develop a Historic Preservation Plan.
- Endorse development of a storm water management master plan.
- Encourage controlled and properly designed commercial and industrial development in areas so designed on the Master Plan. The extension of sewers should be encouraged to the LI Zone on Vanderburg Road and the CIR Zone along Route 79.
- Establish a conservation Plan that will protect environmentally sensitive areas of the Township including wetlands, floodplains and steep slopes.
- Propose local road improvements in order to alleviate specific problem areas.

IV. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED.

The Township has addressed many of the issues identified in the Reexamination Report.

Community Vision Plan

The Township adopted the Community Vision Plan as an element of the Township's Master Plan in July 2010. The purpose of the Community Vision Plan was to provide a framework for the coordination of key planning initiatives, to coordinate the Town's planning efforts with regional planning entities and State agencies, and to provide recommendations for enhancing existing connections and creating new connections. The Community Vision Plan provides a unified, long-term Township-wide strategic vision that reinforces the continued implementation of Smart Growth principles in the Township.

A key component of establishing the Community Vision was an extensive public outreach process. The outreach process included a series of well advertised public meetings where issues and opportunities were identified. A Vision Plan committee was also established that met periodically throughout the process and provided insight and general guidance.

The following issues were identified through the visioning process in order of importance:

- **Limit residential development:** There has been an increasing amount of residential development throughout the Township in the past. Therefore, the impacts of additional residential development in the Township were a major concern. In addition, the balanced provision of affordable housing while limiting residential development is critical.
- **Mixed-use village center:** The lack of an "identified center," with pedestrian-friendly mixed-uses including restaurants/shops was one of the key land use issues identified. A pedestrian friendly Village Center should be created to incorporate a mixture of residential and retail options along with distinctive restaurants, coffee shops, antique and specialty shops. This invigorated "Center" should be located in a centralized area of the Township, include

mixed commercial/residential uses and be a walkable and attractive meeting/gathering area, with availability of public transportation. Historically, the "Village Center" was located in the area of the intersection of School Road and Route 79.

- Economic/commercial: Promoting, expanding, and diversifying the existing businesses and the overall economic development of Marlboro was a key issue. The Route 9 Corridor which stretches from Old Bridge, through Marlboro, into Manalapan, is a major commercial corridor for the Township and the existing development located along Route 9 generates an uncoordinated atmosphere, creates traffic congestion, lacks a variety of non-chain restaurants and requires better pedestrian connections. Providing economic development opportunities and businesses throughout the Township was also a key issue.

- Circulation: The Township faces a wide variety of circulation issues ranging from a lack of pedestrian-friendly sidewalks to a lack of commuter parking. All of the issues are primarily related to the functionality of the Township.
 - Traffic Congestion – Circulation in the Township primarily suffers from traffic congestion at major Township intersections was the main circulation issue. Specific "hot spots" of congestion identified during the public outreach process included Route 9, Route 79 and Route 520, Union Hill Road/Pleasant Valley Road, and Tennant Road.
 - Public Transit – The accessibility of available public transit locations, including the Matawan train station, as well as the expansion and rescheduling of the shuttle service to accommodate rail schedules was identified.
 - Parking availability – Insufficient commuter parking and park-and-ride lots, and the use of public transportation for commuting, shopping and other daily trips was a concern.
 - Sidewalks – The lack of sidewalks especially on major routes and the need to create linkages for the benefit of pedestrians and bicyclists between existing residential developments, recreational facilities, community facilities, and commercial establishments was noted.

- Parks and Recreation: The existing parks in the Township could benefit from better linkages between parks, community facilities, schools, residential developments, and commercial areas. Other concerns include:
 - Due to the popularity of the sports programs, the recreational facilities within the Township are becoming overcrowded. In addition, the problem is worsened due to the increasingly year-round nature of organized sports programs.
 - Parking and maintenance associated with the Township's recreation facilities and playing fields have become difficult due to the heavy use and expense of maintaining these amenities.
 - Completion of the Henry Hudson Trail, improving accessibility to the trail and the provision of sufficient parking to access the trail are important in creating additional recreation opportunities.

- Environmental Issues: The main issue related to the preservation of natural resources and the environment is the regulation of land development in order to preserve wetlands, streams and stream buffers.
 - Overdevelopment has placed stress in the Township's natural resources which creates flooding and affects the overall quantity and quality of surface water.
 - The Township also plans to become more sustainable through adopting the principles of "green" development and to reduce the environmental impacts that buildings have on their surroundings.

- Open Space/Farmland Preservation: A major issue is the potential loss of a substantial amount of open space due to additional development. There is a need for continued preservation and expansion of open space and farmland, including large existing farms.

- Historic Resources: The Township contains several historic resources, including listings on the State/National Registers, dating between the 1700's to the early-mid 20th century, many concentrated in the existing Historic Village. Issues include conversion of buildings into businesses and apartments and the continued preservation of remaining historic buildings as well as a general lack of awareness by the public of the location of historic resources.

- **Education:** The public and private school systems in Marlboro offer excellent education programs and should continue to be promoted and maintained; however, the school systems face increasing demands from additional residential development. Some of the facility needs include separate programs or facilities for Special Needs children, the need for full day kindergarten and the introduction of a Pre-K component into the public school system.

- **Industrial Uses:** Light industrial uses within the Township, range from warehousing and distribution to a mix of indoor commercial and recreation activity uses within industrial buildings. Most of these industrial uses are located within the LI – Light Industrial Zone along Vanderburg Road. Issues include:
 - Concerns about the effects of recreation/commercial uses in close proximity to light industrial uses.
 - Potential conflicts including parking, loading, circulation, and timing created by varying parking standards within shared developments.
 - The overall safety of the children using these services.
 - There is also concern over the narrow turning radii for large scale trucks at the intersection of Vanderburg Road and Route 79. This is the main access to the industrial uses located along Vanderburg Road. Concerns included the traffic congestion and safety concerns created from truck traffic.

- **Emergency Services:** Generally, the types and amount of emergency services are adequate throughout Marlboro. The key difficulty is recruiting additional volunteers for the First Responders program and other emergency services, especially during the work day when most of Marlboro's residents have significant work commutes.

- **Utilities:** Presently, the capacities for both potable water and sanitary sewer are sufficient. The Township has been actively working with Monmouth County, the Western Monmouth Utility Authority, and the Bayshore Regional Sewer Authority in updating their sewer service areas.

Farmland Preservation

The Township Planning Board adopted a comprehensive Farmland Preservation Plan in August 2011. This Plan replaced the 2006 Township Farmland Preservation Plan and refined the Agricultural Preservation Project Areas and Target Farms for preservation programs. The Township worked closely with Monmouth County to coordinate farmland preservation efforts and leverage funding. Monmouth County adopted a County Farmland Preservation Plan in 2008 which reinforced the Township's farmland preservation policies.

There have been several farmland preservation purchases during the past several years. The Monmouth County Agriculture Development Board purchased an agricultural easement on the 79 acre F&F Nurseries Farm on Schank Road in September 2008. Marlboro Township and the State Agriculture Development Committee (SADC) also contributed funds. In 2011, the State Agriculture Development Committee (SADC) granted final approval through the Planning Incentive grant program for the purchase of a development easement on 14 acres of the Peppadew Fresh LLC Farm on Harbor Road. Closing on the property is still pending. The property is adjacent to the preserved Airport property and on the Township's Target Farms list.

The Township also conveyed a development easement in 2010 to the County Agriculture Development Board for the McCarron Farm property (Block 155 Lot 13.03). The Monmouth County Park System is working towards the purchase of an agricultural and conservation easement on the 18 acre Eckel farm, which is adjacent to Peppadew Fresh LLC. The purchase of 30 acre Smith/Baymar Farm on Harbor Road is another active application in the Municipal Planning Incentive Grant Program.

Open Space/Recreation

The Township has been successfully receiving funding to acquire open space throughout the Township. The Township also maintains a one penny open space tax which allows the Township to qualify for planning incentive grant funding from the State Green Acres program. Last summer, the Township was awarded \$416,442 in Green Acres funding. Marlboro has over \$1.4 million in funds for open space preservation.

During the Fall of 2011, the Township purchased a 30 acre undeveloped parcel on Tennent Road for open space. The parcel is adjacent to the Morganville First Aid Squad, and existing open space. The 16 acre Smith Farm on Tennant Road will be funded with a grant from the County Open Space fund and with State Green Acres funds.

The Township is also partnering with Monmouth County and the State to acquire open space in the Township. In November 2011 an agreement was reached with the State to cleanup and preserve the Marlboro State Hospital property as open space. The cleanup of the 411 acre property will be paid for by the State and is scheduled for completion in 2014.

In 2010, Monmouth County purchased the former airport property on Route 79. The site has become part of the County open space network and is adjacent to the Henry Hudson Trail.

A section of the Henry Hudson Trail between Texas Road in Matawan and Greenwood Road in Marlboro had been closed for almost two years due to the environmental cleanup of the Imperial Oil superfund site. The cleanup of the site is complete and that section of the Trail has been reopened.

Circulation

The Township is often characterized as a "bedroom community" or "commuter Town". A significant percentage of resident workers commute by automobile. The most common work destination is North Jersey followed by New York City. Public transportation is provided at the Matawan train station or by bus along Routes 9 and 79. There are four park and ride lots in the Township, mostly along US Route 9.

Monmouth County adopted a Route State 79 Transportation Study in 2007 which analyzed the existing land uses along the corridor and its impact on the transportation network. State Route 79 is a major north-south route traversing the Township. The study concluded that there were existing operational shortcomings. There were a number of recommendations in the Study that were also identified in the 2010 Vision Plan and are currently being implemented. These include:

- encouraging center based development strategies
- increasing connectivity of uses
- extending the sidewalk and bicycle network and increasing transit service and connection with the corridor.

One of the recommendations contained in the 2010 Vision Plan was the preparation of a Township wide Bike and Pedestrian Plan. The plan was completed in December 2009. The purpose of the Study was to increase the safety of pedestrian crossings to establish sidewalk continuity throughout the Township. The Plan assesses the functionality of existing facilities, identifies deficiencies and proposes actions to improve connectivity. It is being used to prioritize sidewalk construction and coordinate with road construction projects.

Infrastructure

Sewers

Marlboro Township is located within the sewer service areas of the Western Monmouth Utilities Authority (WMUA) and the Bayshore Regional Sewerage Authority (BRSA). The WMUA services the southern portion of the Township while the BRSA services the northern section. The Central portion of the Township is not located within any sewer service area. BRSA has a contractual agreement with the WMUA to service Marlboro.

Monmouth County is the designated Wastewater Management Planning Agency. The County has been preparing a comprehensive revision to the WMP in coordination with the NJDEP and the member municipalities including Marlboro. A public hearing was held in June 2011 on a proposed amendment to the Monmouth County Water Quality Management Plan known as the draft Wastewater Management Plan. The Board of Chosen Freeholders approved a resolution consenting to the proposed amendment as required by NJDEP.

The Township considers defining the sewer service boundaries as a key growth management tool. As a general Township policy, parcels located in the LC and A/LC zones should not be serviced or located in the sewer service area. As the next step in the process, the County preformed a build out analysis based upon existing zoning for each municipality.

Water

The majority of the Township is serviced with potable water. Approximately 60% of the Township is served by Marlboro Township Division of Water Utility and the remaining portion is serviced by Gordon's Corner Water Company.

The Township dissolved the Marlboro Utilities Authority in December 2009 and created the Division of Water Utility within the Township Department of Public Works. The Division assumed all the services previously operated by the Utility.

Affordable Housing

The Township adopted a Housing Element/Fair Share Plan on December 17, 2008 and filed a petition under protest with COAH for substantiative certification. At that time, the Township had a fair share obligation of 1,673 units before exclusions. The Township subsequently adopted an amended Fair Share Plan in July 2010.

The Township affordable housing startgey in both Plans was to focus on existing disturbed sites with respect to affordable housing. Minimizing the use of "Greenfield" sites was reinforced through the visioning process as well as limiting the number of "new roofs" in the Township. The Township is currently involved in litigation regarding affordable housing.

Economic Development

The Economic Development Committee has been working with local businesses to stimulate local economic development. One initiative has been the "Shop Marlboro" campaign. Started in 2010, it is a public relations effort targeted to residents to shop at businesses in Marlboro. Discounts and other incentives are part of the program.

Sustainability

The Town established a "Green Team" which is composed of residents. The purpose of the Team is to identify actions that can be implemented so that the Township becomes a green sustainable community. In 2010, the Township attained Sustainable Jersey certification. The Township recently received a Sustainable NJ grant in order to implement the Village Center.

V. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS, AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

Current, Historic and Projected Population Growth

The 2010 population of Marlboro Township was 40,191, which was an increase of 3,793 people from the 2000 population. The population trends experienced in Marlboro Township, Monmouth County and the State of New Jersey from 1930 through 2010 are shown below. Marlboro has experienced steady growth since 1940, with a noticeable increase of 10,414 people from 1980-1990, however the pace of growth has slowed in the last decade. Monmouth County and the State of New Jersey have both seen steady growth since the 1930's, with large population swells occurring during the sixties and seventies.

<i>Populations Trends, 1930 to 2010</i>									
Year	Marlboro Township			Monmouth County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1930	NA	-	-	147,209	-	-	4,041,334	-	-
1940	5,015	-	-	161,238	14,209	9.7%	4,160,165	118,831	2.9%
1950	6,359	1,344	26.8%	225,327	64,089	39.7%	4,835,329	675,164	16.2%
1960	8,038	1,679	26.4%	334,401	109,074	48.4%	6,066,782	1,231,453	25.5%
1970	12,273	4,235	57.7%	461,849	127,448	38.1%	7,171,112	1,104,330	18.2%
1980	17,560	5,287	43.0%	503,173	41,324	8.9%	7,365,011	463,899	6.5%
1990	27,974	10,414	59.3%	553,124	49,951	9.9%	7,730,188	365,177	5.0%
2000	36,398	8,424	30.1%	615,331	62,207	11.2%	8,414,350	684,162	8.9%
2010	40,191	3,793	10.4%	630,380	15,049	2.4%	8,791,894	377,544	4.5%

Source: US Census 2010

Population and Household Composition

Census data indicates several noteworthy shifts in the age composition of Marlboro. Analysis of age group characteristics provides insight in the actual changes in population. The age composition of Marlboro has shifted since 2000, with the largest increases in the Township occurring in the 55 and over age cohorts, while under 5 and the 25-44 age cohorts saw decreases in population. These comparisons are helpful in determining impacts these changes may have on housing needs, as well as community facilities and services for the municipality. The median age of Marlboro residents in 2010 was 40.8 years.

<i>Population by Age 2000 and 2010, Marlboro Township</i>						
Population	2000		2010		Change, 2000 to 2010	
	Number	Percent	Number	Percent	Number	Percent
Under 5	2,723	7.4%	2,034	5.1%	-689	-25.3%
5 to 14	6,509	17.8%	7,267	18.1%	758	11.6%
15 to 24	3,781	10.3%	4,798	11.9%	1,017	26.9%
25 to 34	3,450	9.4%	2,351	5.8%	-1,099	-31.9%
35 to 44	7,041	19.3%	6,108	15.2%	-933	-13.6%
45 to 54	6,384	17.5%	7,892	19.6%	1,508	23.6%
55 to 64	3,303	9%	5,197	12.9%	1,894	57.3%
65 and over	3,207	8.8%	4,544	11.3%	1,337	41.7%
Total	36,398	100%	40,191	100%	3,793	10.4%

Source: US Census

<i>Population, Household, and Income/Employment Characteristics Marlboro Township, 2000 and 2010</i>				
	2000		2010	
	Number	Percent	Number	Percent
Population	36,398	-	40,191	-
Race				
White	30,487	83.8%	31,587	78.6%
Black or African American	752	2.1%	841	2.1%
Asian	4,612	12.7%	6,939	17.3%
Hispanic or Latino (of any race)	1,051	2.9%	1,619	4.0%
Households				
Total Households	11,478	-	13,001	-
Married Couple Households	9,326	81.2%	10,121	77.8%
Female Householder, no husband present	646	5.6%	798	6.1%
Single-person Household	1,110	9.7%	1,560	12.0%
Income/Employment				
Median Household Income	\$101,322	-	\$130,802	-
Per Capita Income	\$38,635		\$51,168	
Population in Poverty	1,256	3.4%	595	1.5%

Source: US Census

Married couple made up 77.8% of households in 2010, while single female householders made up 6.1%. Approximately 12% of households consisted of persons living alone.

<i>Per Capita and Household Income 2010</i> <i>Marlboro Township, Monmouth County, New Jersey</i>		
	2010 Per Capita (\$)	2010 Median Household (\$)
Marlboro Township	\$51,168	\$130,802
Monmouth County	\$40,976	\$82,265
New Jersey	\$34,858	\$69,811

Source: US Census

The median household income for 2010 in Marlboro was \$130,802, almost \$50,000 more than the County and nearly double the State's median household income. Ninety percent of the households within the Township had a household income greater than \$35,000; almost 2/3 of the Township (64%) had incomes greater than \$100,000. Of the 40,191 persons in Marlboro in 2010, 595 or 1.5% lived in poverty. According to the New Jersey Department of Labor Workforce and Development, the unemployment rate in Marlboro was 3.6% in 2008.

Housing Characteristics

As shown in the table below, the total number of housing units in Marlboro increased from 11,895 units in 2000 to 13,436 units in 2010, an increase of 1,541 units (or about 13% - similar to the rate of population growth, which was 10.4%). In 2010, the vast majority of units (96.8%) were occupied, with an overwhelming amount of these units (95.4%) being owner-occupied. While the number of owner-occupied units increased slightly between 2000 and 2010, the percentage of owner occupied units in the Township decreased. The number of renter-occupied units increased from 386 units in 2000 (3.4% of occupied units) to 594 units (4.6% of occupied units) in 2010.

<i>Housing Characteristics</i> <i>Marlboro Township, 2000 and 2010</i>				
	2000		2010	
	Number	Percent	Number	Percent
Total Housing Units	11,895		13,436	
Occupied housing units	11,478	96.5%	13,001	96.8%
Owner occupied	11,092	96.6%	12,407	95.4%
Renter occupied	386	3.4%	594	4.6%
Vacant	418	3.5%	435	3.2%
Built between 1990 and 2000	3,852	32.4%		
Built between 2000 and 2010			2,167	16.1%

Source: US Census

In direct correlation with the significant growth the Township had experienced, the housing stock within Marlboro is relatively new. The highest percentage of structures (3,793 structures or 28.2%) were built between 1980-1989. Similarly, from 1990-1999, a steady rate of construction continued at 23.5% or 3,160 structures. The median age of the housing structures in Marlboro is 1987.

<i>Housing Data Marlboro Township</i>		
	Total	Percent
Total Housing Units	13,436	-
Total Occupied Housing Units	13,001	-
Tenure		
Owner occupied	11,092	95.4%
Renter occupied	386	4.6%
Year Structure Built		
Built 2005 to 2010	549	4.1%
Built 2000 to 2004	1,618	12.0%
Built 1990 to 1999	3,160	23.5%
Built 1980 to 1989	3,793	28.2%
Built 1970 to 1979	1,609	12.0%
Built 1960 to 1969	1,155	8.6%
Built 1950 to 1959	341	2.5%
Built 1940 to 1949	197	1.5%
Built 1939 or earlier	299	2.2%
Median year built	1987	

Source: US Census

Marlboro Township's housing stock includes a high percentage of single-family detached housing. In 2010, there were 10,843 one-family structures representing 85.2% of the housing stock. The second largest type was single-family attached with 9.2%. Multi-family housing (3 or more units) represented a total of 5.3% of the housing stock within the Town.

Housing Type and Size Marlboro Township 2008-2009		
Units in Structure	Total	Percent
Total	12,721*	
1, detached	10,843	85.2%
1, attached	1,175	9.2%
2	35	0.3%
3 or 4	83	0.7%
5 to 9	148	1.16%
10 to 19	336	2.6%
20 or more	0	0
Mobile home	101	0.8%
Boat, RV, van, etc.	0	0

Source: US Census

*Data collected from 2008-2009 American Community Survey, not 2010 decennial census.

Age Restricted Housing – “Sarlo” bill

This state legislation permits developers to convert age restricted units to non age restricted units subject to the following conditions:

- (1) Preliminary or final approval for construction of the development has been granted prior to July 2, 2009.
- (2) The developer of the age-restricted development is not holding a deposit for, or has not conveyed, any dwelling unit within the development;
- (3) The developer of the age-restricted development agrees that 20 percent of the units in the development will be provided as affordable housing units in accordance with regulations promulgated by the Council on Affordable Housing pursuant to the “Fair Housing Act”.

This has particular significance to Marlboro since there are age restricted approvals that may be subject to the law. In addition, a number of the rezoning requests by property owners were to rezone to age restricted housing.

Time of Decision

A May 2010 amendment to the Municipal Land Use Law permits developers as of May 2011 to file land development applications and, with limited exception, get the benefit of the zoning ordinances in effect at the time of filing. In effect, this amendment addresses the practice of some municipalities in amending the zoning after an applicant has filed an application, particularly on controversial applications. This law will protect developers from municipal zone changes.

Inherently Beneficial Uses- Wind, Solar, Photovoltaic Energy facilities

The Municipal Land Use Law was amended in 2009 to amend the definitions section to include wind, solar and photovoltaic energy facilities or structures as inherently beneficial uses. An inherently beneficial use is defined as one that is "universally considered of value to the community" and by its very nature "fundamentally serves the public good and promotes the general welfare". A 2010 state law also excludes solar panels from the calculation of impervious coverage.

The Municipal Land Use Law was also amended in 2011 to permit as of right renewable energy facilities when the property is located in an industrial zone and at least 20 acres is in common ownership.

Permit Extension Act

In response to the economic recession, the State Legislature passed the Permit Extension Act in 2008. The Act tolled the expiration of all development approvals that were granted during the extension period. The Act was modified in January 2010 and extends some permits until June 30, 2013.

Affordable Housing/COAH

After the Appellate Division invalidated the third round growth share regulations in 2007, COAH proposed a "revised" set of third round regulations. Numerous appeals followed and in October 2010, the Appellate Division struck down portions of the regulations, invalidated the growth share methodology and directed COAH to develop new regulations. The NJ Supreme Court granted all petitions for certification in October 2010 and is set to hear the appeals.

In addition, in June 2011, the Governor issued a Reorganization Plan which eliminated the 12 member COAH effective August 29, 2011. The Plan consolidated and transferred all duties of COAH to the NJDCA Commissioner. The Courts however have recently reinstated COAH.

State Strategic Plan

The draft Final State Strategic Plan: New Jersey's State Development and Redevelopment Plan and the draft Infrastructure Needs Assessment was released for public comments and hearings in November 2011. The Plan is "to focus the State's policies and investments on vibrant regions by fostering targeted job growth, supporting effective regional planning and preserving the State's critical resources". A total of six public hearings have been scheduled throughout the State for February and early March.

VI. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

Goals and Objectives

Based upon the extensive public outreach and visioning process that occurred between 2008 and 2010, changes in underlying objectives and policies were identified. As a result, the following goals and objectives are recommended to replace the objectives identified in the 1997 Master Plan and carried forward in the 2002 Master Plan amendment, the 2003 draft Reexamination Report and the 2008 Reexamination Report.

Goals

- Promote a land use policy designed to create a "sense of place" in designated centers of activity, particularly in the Village Center.
- Balance development opportunities with the established pattern of development and existing infrastructure, where appropriate.
- Coordinate land use and transportation planning.
- Create pedestrian and bike connections within the Township between and among residential neighborhoods, community resources, commercial areas, and the Henry Hudson Trail.
- Create attractive gateways at entrances to identify the Township through upgraded land uses, streetscape improvements and signage.
- Simplify the Township land use regulations.
- Balance economic development with conservation/open space.
- Use infrastructure (sewer service areas/water service areas) as a growth management tool.
- Develop a comprehensive strategy for balanced development in the Township for affordable housing.

Objectives*Land Use*

- Maintain, preserve, and enhance the existing established residential character of Marlboro.
- Avoid strip commercial development along Route 79 and other major streets.
- Prevent continued residential sprawl.
- Limit future residential growth.
- Encourage properly designed commercial and industrial development.
- Retain, and where appropriate, expand the low-density policy in the east, north and west central portions of the Township consistent with the sewer service areas.

Circulation

- Take necessary measures to mitigate the effects of increased regional traffic.
- Employ traffic calming measures to retain the character of the Township.
- Ensure that the needs of bicyclists and pedestrians are met.
- Provide wayfinding signage on major roads and at gateway locations to facilitate circulation and identify the route to key activity centers and destinations in the Township.
- Monitor the effects of continued development on Township roadways.
- Prepare a Township wide traffic study which should identify opportunities to implement context sensitive improvements.
- Any future roadway improvements along Route 79 should maintain the character of Route 79 particularly within the Village Center as a two lane roadway.

Community Facilities

- Maintain and enhance the existing high level of community facilities consistent with the character and development of the Township.
- Explore the possibility of creating a multipurpose community center.
- Coordinate with the Board of Education to jointly use schools as community centers wherever feasible.
- Continue to explore shared services opportunities.

Parks and Recreation

- Maintain and expand the Township's parks and recreation system to meet the recreation needs of Marlboro residents.
- Preserve and enhance existing park and recreation facilities.
- Support the completion of the "missing link" in the Henry Hudson Trail in order to create a continuous accessible trail.
- Identify locations for possible acquisition and/or development in order to address identified needs.
- Encourage the creation of pedestrian and bicycle trails for recreation purposes as well as well as to provide linkages throughout the Township including the Henry Hudson Trail.
- Continue to encourage the preservation of open space.
- Explore the need for additional active recreation facilities.
- Coordinate park and recreation plans with existing and planned Board of Education facilities.
- Protect the most viable farm properties from development.
- Investigate the use of Transfer of Development right for farmland preservation.
- Promote agri-tourism and farm markets.

Conservation

- Identify, protect and preserve environmentally sensitive natural features through sound planning and land use regulations.
- Encourage the use of conservation easements on environmentally sensitive lands in private ownership to protect future disturbance.
- Encourage the remediation of contaminated sites to enhance the local environment, protect residents and return vacant sites to productive use.
- Promote energy conservation programs at the residential and Township level through the use of efficient energy consuming devices.
- Promote and develop active and passive energy conservation approaches to reduce energy usage by the Township and new developments.
- Create Green Building Standards and a Green Development Ordinance.

Historic Preservation

- Encourage awareness and protection of Marlboro's cultural, social, and historic heritage.
- Respect the Marlboro Village Historic District when making land use policies and decisions.
- Recognize and preserve the historic character of the Township and continue to support the Historic Preservation Commission.
- Encourage historic programming to educate residents and visitors about the Township's history.

Economic

- Promote continued growth and development of the Township's economic base.
- Plan for continued economic viability by strengthening the tax base through the encouragement of continued private investment and tax producing uses, which are consistent with community needs, desires, and existing development.
- Encourage future commercial businesses and economic opportunities to locate along Route 9, within the proposed Village Center, along Route 34, and other identified areas on Route 79.
- Ensure that transportation, business and economic development retain a healthy relationship with the residential character of the Township.

Land Use/Zoning

There were a series of rezoning recommendations from property owners/developers that were detailed in the 2003 draft Reexamination Report and referenced in the 2008 Reexamination Report. There has also been a rezoning request since 2008. This request for Block 213 Lots 3 and 4 is located on Route 79 near the intersection of Route 520. There are no environmental constraints on the site and the area is located in the sewer service area. The area which is 4 acres in size is currently zoned OPT-2. The request is to rezone to C-2 which is consistent with the adjacent property at the intersection. It is recommended that this property be rezoned to C-2.

A rezoning request matrix (see Appendix A) has been prepared that lists relevant information for each parcel including:

- Block and lot
- Address
- Acreage
- Existing zoning
- Existing Land use
- Environmental constraints
- Sewer service area status
- Farmland status
- State Planning Area
- Development approvals
- Other relevant information
- Recommendations

An overarching Township policy is to limit residential development. The key growth management technique is to carefully define sewer service areas. As a general policy, parcels located in the LC and A/LC zones should not be serviced or located in the sewer service area. The primary focus of these zones is conservation, not development. These Township policies were used in evaluating rezoning requests. In addition, the recent change in the State law with respect to the conversion of age restricted to non age restricted housing was considered as well as the factors detailed in the matrix.

Village Center

It is also recommended that the Township continue to implement the "Village Center" through rezoning and the creation of a form based code approach.

The creation of a pedestrian friendly mixed use Village Center which builds on the existing Marlboro Village was a key land use recommendation identified in the 2010 Township Vision Plan. The success of the Village Center will require the establishment of strong connections to the existing residential neighborhoods with emphasis on walkability, traffic calming and building on the current commuters in the Area.

The Township received a Sustainability grant to continue its efforts in creating a Village Center. It is recommended that the Township Land Development ordinance be amended in the future to incorporate the results of the Village Center efforts.

Additional Recommendations

- Continue to coordinate with the State and County to implement the Route 79 Plan improvements.
- Collaborate with and seek funding through the County's Open Space Program and any other County, State affiliated programs.
- Promote existing farmland as both an economically beneficial use and an attractive amenity ("agri-tourism")
- Continue to support the Historic Preservation Commission.
- Create programs for better awareness of historic resources present in the Township and their importance to the community. Support school-based programs.
- Partner with the Board of Education both in terms of facility use and maintenance and long term planning.
- Continue to seek remediation of contaminated sites.
- Continue to support the Recreation Improvement Committee by identifying the need for a new facility, appropriate location, facilities inventory, & evaluation of condition of existing parks/facilities/fields.
- Complete the "missing link" of the Henry Hudson Trail and coordinate with the county and other participating municipalities to complete the entire network.
- Prepare and adopt a Sustainability Element as part of the Township Master Plan.
- Create and adopt Green Building Standards and a Green Development Ordinance.
- Continue to educate the public through "Sustainable Jersey" and partnering with other "green" organizations in the area, which provide educational programs.
- Support the works of the Environmental Commission and the "Green Team," established through participation in "Sustainable Jersey."
- Work with NJ Transit to identify underserved areas of the Township, so that bus routes could be adjusted accordingly.

- Partner with NJ Transit and the County to identify and develop a plan that provides shuttle services and expanded bus service.
- Conduct a comprehensive review of the Township's road network & identification of opportunities to implement contextually sensitive improvements.
- Conduct a study for the need for additional park and ride or commuter lots and shared services with adjacent towns.
- Develop a parking strategy that balances employee, merchant, and commuter parking (shared services).
- Consider establishing a Parking Committee to develop and manage Town parking resources.
- Collaborate with the County in implementing their Regional Vision (Western Monmouth Development Plan) for expanding commuter parking.
- Continue to work closely with the Economic Development Committee (EDC) to identify specific types of businesses & develop specific strategies to attract commerce.
- Coordinate with the Greater Monmouth Chamber of Commerce, business programs at local colleges, and the NJ Small Business Development Center.

VII. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," P.L.1992, C. 79 (C.40A:12A-1 ET SEQ.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

There are currently three redevelopment areas in the Township: the Marlboro Hospital Redevelopment Area, Block 180 Lot 14 Redevelopment Area off Tennant Road and the Entron Redevelopment Area.

Both the Marlboro Hospital and Entron areas have adopted Redevelopment Plans. As previously noted, the Marlboro Hospital site is being purchased for preservation as open space which is consistent with the Redevelopment Plan. The Entron area has received development approvals consistent with the Redevelopment Plan. The remaining redevelopment area is municipally owned and has limited development potential due to environmental constraints and a deed restriction. The deed restriction limits uses to open space conservation and recreation purposes.

Requests for Age-Restricted Multi-Family Housing

Reexam Name*	Block	Lot	Address	Owner	Acreage	Existing Zoning	Land Use	% Env. Constrained	SSA In/Out	State Planning Area	Approvals/Other information	Rezoning
Entron	132	18	418 Route 79	Entron Industries Ltd. Prtn.	18	LI	Industrial	1	IN	PA2	Site Plan Approvals; Affordable Housing Site	NA
Airport				Monmouth County						NA	County Purchased for Open Space	
Meiterman	415	22	Route 79	Fieldcrest Holdings, LLC	34	C-5	Farm	18.8	IN	PA2		No
Meiterman	421	3	96 Buckley Road	Buckley, Lila Et als	31	R-80	Farm	0.0	IN	PA2		No
Meiterman	421	8	110 Buckley Road	Sulinski, Joseph & Dolores	12	R-80	Farm	11.7	IN	PA2 & 5		No
Casola	415	24	Route 79	Route 79 11.2, LLC	11.2	C-5	Farm	12.5	IN	PA2	Targeted farm	No
Casola	415	27	125 South Main St	Casola, Carmine Jr & C Jr & Danielle	19	C-5	Farm	16.3	IN	PA2	Targeted farm	No
K. Hovnanian	207	5	194 Route 79	Windridge Manor, L.L.C.	19.4	LC	Farm	51.5	O U T	PA2 & 5	Targeted farm	No
W.H.S.	171	33	Station Road	W H S Inc C/O Atlantic Realty	19.5	R-80	Farm	86	IN	PA2		No
Elon	299	33	475 Union Hill Rd	Elon Associates, LLC	11.6	R-20	Farm & Residence	23.0	IN	PA2		No
Byron Hill	355	6, 7, 11	19 South Main St	Buckdale Associates LLC	10.2	C-2	Vacant & Residential	9.3	IN	PA2 & 3	Currently in litigation; located in Village Center	No
Stillwell	172	33	142 Amboy Road	Stillwell Capital, LLC	32.5	LC	Vacant (Forested)	36.0	O U T	PA3		No
Fox	157	39.03	134 Conover Road	Fox, Jill	3.8	LC	Residential	76.8	O U T	PA5		No
C-1 District	213	41	62 North Main Street	Fontanes, Ricardo	5	C-1	Residential	100	IN	PA5	abuts Henry Hudson Trail	No
C-1 District	213	43	52 North Main Street	Giunco, John A. T/A Giunco Realty	14.3	C-1	Commercial (Warehousing)	12.2	IN	PA2 3 & 5	abuts Henry Hudson Trail	No
C-1 District	213	44.01	Route 79	Richter, Gerald N (Retirement Trust	6	C-1	Farm (Vacant)	65.7	IN	PA2	abuts Henry Hudson Trail	No

Reexam Name*	Block	Lot	Address	Owner	Acreage	Existing Zoning	Land Use	% Env. Constrained	SSA In/Out	State Planning Area	Approvals/Other information	Rezoning
C-1 District	213.01	44	Route 79	Marlboro Development Gr C/O Bathgate	13.8	C-1	Vacant	23.7	IN	PA2	abuts Henry Hudson Trail	No

*Refers to Marlboro Reexamination 2003. Reference Name is often the name of the property owner; however, in some instances ownership has changed since the Reexamination Report.

Reexam Name*	Block	Lot	Address	Owner	Acreage	Existing Zoning	Land Use	% Env. Constrained	SSA In/Out	State Planning Area	Approvals	Rezoning
Alisady / Zaheer/ Azer	153	39.01	Conover Rd	Alizaigy, Syed	5.3	LC	Vacant	33.9	OUT	PA 5		No
Alisady / Zaheer/ Azer	153	39.02	39 Conover Rd	Azher, Sarwat	5.3	LC	Residential	28.3	OUT	PA 5		No
Alisady / Zaheer/ Azer	153	39.03	Conover Rd	Zaheer, Syed	10.4	LC	Vacant	16.3	OUT	PA 5		No
Wilfredo and Ann Figueroa	146	22	31 Falson Lane	Figueroa, Ann M. & Wilfredo	7.4	LC	Residential	40.1	OUT	PA 2		No
Louis and Helen Sona	146	20	45 Falson Lane	Sona, Andrew J & Jeanne N.	6.8	LC	Residential	3.2	OUT	PA 2		No
Ram Bady	147	15.01	389 Texas Road	Bokkism, Pallavi	5.1	LC	Residential	0.0	OUT	PA 2 & 3		No
Ram Bady	147	15.02	39 Wooleytown Road	Badey, Ramchandrar & Jyothi	4.7	LC	Residential	0.0	OUT	PA 2 & 3		No
Ram Bady	147	16	385 Texas Road	Badey, Ramchandrar & Jyothi	1.9	LC	Residential	0.0	OUT	PA 2		No
H.K. Management	157	21.01	199 Route 520	Eckel, Timothy	6.5	LC	Vacant	96.9	OUT	PA 5	#940-05 Minor Subdivision	No
H.K. Management	157	21.02	199 Route 520	Buchman, Adam	6.4	LC	Residential	10.9	OUT	PA 5	#940-05 Minor Subdivision	No
H.K. Management	157	21.03	199 Route 520	Buchman, Adam	73.7	LC	Vacant	44.1	OUT	PA 5	#940-05 Minor Subdivision	No

Reexam Name*	Block	Lot	Address	Owner	Acreage	Existing Zoning	Land Use	% Env. Constrained	SSA In/Out	State Planning Area	Approvals	Rezoning
Vastola	157	9	Route 520	Vastola, Dorothy & Etals	25.6	LC	Vacant	21.0	OUT	PA5	#945-05 Subdivision Approval (7 lots)	No
Kawe			Route 520									
Schuster			Route 520									
Manzo	157	27	Orchard Hills Road	Manzo, Joseph & Phyllis	6.1	LC	Vacant	7.7	OUT	PA5		No
Manzo	157	29	Route 520	Manzo, Joseph & Phyllis	6.1	LC	Vacant	37.4	OUT	PA5		No
Manzo	157	31	Route 520	Manzo, James	0.3	LC	Residential	0.0	OUT	PA5		No
Manzo	157	32	Conover Road	Manzo, Joseph	2.1	LC	Vacant	0.0	OUT	PA5		No
Manzo	157	33	Conover Road	Manzo, Joseph & Phyllis	23.5	LC	Vacant (Utility Power Lines)	24.4	OUT	PA5	Adjacent To Minor Sub (Case#940-05)	No

*Refers to Marlboro Reexamination 2003. Reference Name is often the name of the property owner; however, in some instances ownership has changed since the Reexamination.

Requests for Increased Density in the R-80 Zoning District (Page 24 of Reexam, Subsection C)

Reexam Name*	Block	Lot	Address	Owner	Acreage	Existing Zoning	Land Use	% Env. Constrained	SSA In/Out	State Planning Area	Approvals	Rezoning
Matchaponix Associates			Tennent Rd									
Greenwood Holdings	268.07	6	Route 520	Knopf, Antoinette & Carissimo, Vito	7.0	R-80	Vacant	0.0	IN	PA2		No
Angelo D'Arpa	160	9	Route 79 & Pleasant Valley Road	D'arpa, Angelo & Giacchino V	72.6	LC	Farm	62.2	OUT	PA	County Targeted Farm	No

*Refers to Marlboro Reexamination 2003. Reference Name is often the name of the property owner; however, in some instances ownership has changed since the Reexamination.

Review Rezoning of Split-Zoned Lot from LC and C-2 to all C-2 (Page 24 of Reexam, Subsection E)

Reexam Name*	Block	Lot	Address	Owner	Acreage	Existing Zoning	Land Use	% Env. Constrained	SSA In/Out	State Planning Area	Approvals	Rezoning
Split Zone - Modern Construction	147	37	164 Tennent Road	Glowacka, Gregory	21.2	LC / C-2	Residential & Forest	63.1	OUT	SPA2		No

*Refers to Marlboro Reexamination 2003. Reference Name is often the name of the property owner; however, in some instances ownership has changed since the Reexamination.

Zone District Boundary Modifications to be Reviewed (Page 25 of Reexam, subsection F)

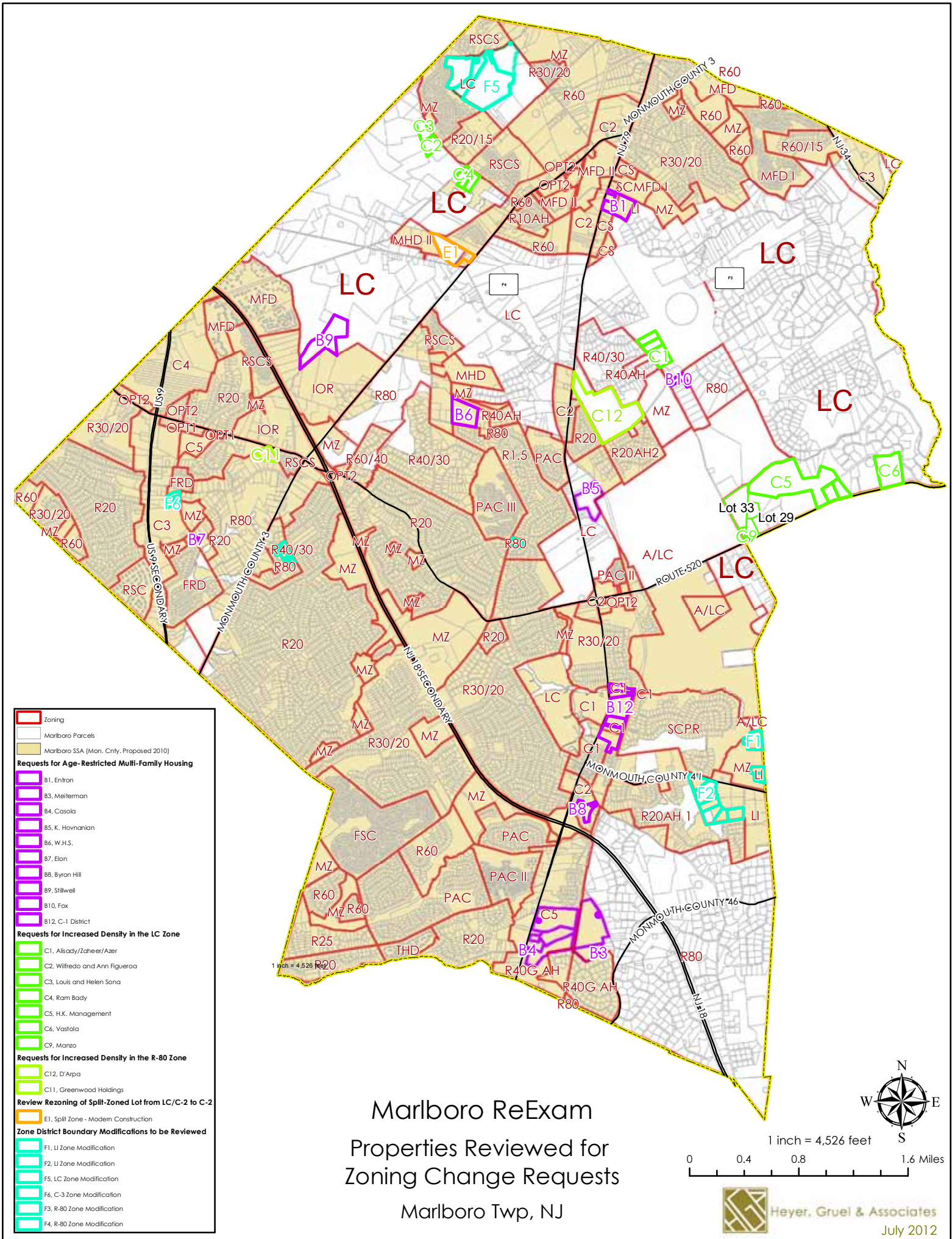
Reexam Name*	Block	Lot	Address	Owner	Acreage	Existing Zoning	Land Use	% Env. Constrained	SSA In/Out	State Planning Area	Approvals	Rezoning
LI Zone Modification	214	50	156 Boundary Road	Vams Brook, LLC	9.5	LI	Vacant (Tennis Courts)	66.7	I N	PA-3		No
LI Zone Modification	214	51.01	186 Boundary Road	Boundary Road LLC	3	LI	Industrial	0.0	I N	PA-3		No
LI Zone Modification	214	52	184 Boundary Road	Lucol Co., LLC	3	LI	Commercial	0.0	I N	PA-3	Built (Case #1007-08 - Office Addition)	No
LI Zone Modification	360.02	11	10 Timber Lane	Timberlane Partners, LLC	6.3	LI	Industrial	0.0	I N	PA-3		No
LI Zone Modification	360.02	12	6 Timber Lane	MCS Realty Corp.	4.5	LI	Industrial	0.0	I N	PA-3		No
LI Zone Modification	360.02	13	6 Timber Lane	MCS Realty Corp.	7.6	LI	Industrial	69.7	I N	PA-3		No
LI Zone Modification	360.02	14	4 Timber Lane	Dadekian Marlboro Partnership	5.4	LI	Industrial	1.9	I N	PA-3		No
LI Zone Modification	360.02	15	2 Timber Lane	Timber Associates LLC	12.4	LI	Industrial	85.5	I N	PA-3	Built (Case #933-05 Office/Warehouse)	No
LI Zone Modification	360.02	17	94 Vanderburg Road	C & L Real Estate, LLC	6.2	LI	Commercial	29.0	I N	PA-3		No
R-80 Zone Modification	206	27	Wyncrest Rd	Maghan, James H	3.1	LC	Farm	0.0	I N	PA2		No
R-80 Zone Modification	300.01	14	28 Church Road	Twp Of Marlboro	0.8	R-80	Vacant	0.0	I N	PA2		No
R-80 Zone Modification	300.01	15	38 Church Road	Hunter, Eli & Hope	0.7	R-80	Residential	0.0	I N	PA2		No
												No
R-80 Zone Modification	300.01	16.01	36 Church Road	Knight, Robert & Mary Ann	1.0	R-80	Residential	0.0	I N	PA2		No
R-80 Zone Modification	300.01	16.02	36 Church Road	Lourenco, Jose & Amanda	1.4	R-80	Residential	0.0	I N	PA2		No
R-80 Zone Modification	300.01	17	40 Church Road	Barba, Carlos Alex	0.9	R-80	Residential	0.0	I N	PA2		No
R-80 Zone Modification	300.01	6	328 Timber Hill Drive	Rinder, Robert & Nancy	0.7	R40	Residential	0.0	I N	PA2		No
R-80 Zone Modification	300.01	7	334 Timber Hill Drive	Pearlman, Charles & Ellen	1.0	R40	Residential	0.0	I N	PA2		No
R-80 Zone Modification	300.01	8	340 Timber Hill Drive	Nadrich, Beth	0.9	R40	Residential	0.0	I N	PA2		No
LC Zone Modification	119	4	189 Ticetown Rd	Strawberry Fields NJ LLC C/O Hayes	20.5	LC	Residential	2.0	O U T	PA2		No
LC Zone Modification	119	11	157 Ticetown Rd	Riker, Gary J Sr & Debra	14.3	LC	Farm	42.6	O U T	PA2		No
LC Zone Modification	119	12	141 Ticetown Rd	Terzulli, Paul L & Carola	51.3	LC	Residential	55.9	O U T	PA2		No

Reexam Name*	Block	Lot	Address	Owner	Acreage	Existing Zoning	Land Use	% Env. Constrained	SSA In/Out	State Planning Area	Approvals	Rezoning
LC Zone Modification	119	13	133 Ticetown Rd	Vigliante, Virginia	1	LC	Vacant	26.0	O U T	PA2		No
LC Zone Modification	119	14	211 Greenwood Rd	Fariello Estate, C/O WM.J. Wolf, Esq.	18.9	LC	Farm	99.7	O U T	PA2		No
C-3 Zone Modification	269	17	1 Pin Oak Road	Andreadis, Arlene L.	1.8	C-3	Residential	44.4	I N	PA2		No
C-3 Zone Modification	269	18	2 Pin Oak Road	Feather, Frank & Cassini, Paula	1.5	C-3	Residential	20.0	I N	PA2		No
C-3 Zone Modification	269	19	3 Pin Oak Road	Zinna, Domenico	2.4	C-3	Residential	4.2	I N	PA2		No

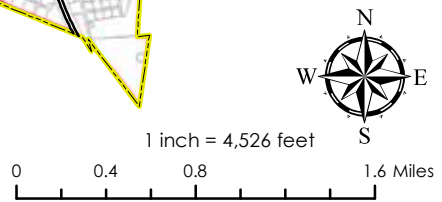
*Refers to Marlboro Reexam 2003. Reference Name is often the name of the property owner; however, in some instances ownership has changed since the reexam.

Other Zoning Changes (Page 25 of Reexam, Subsection G)

Rezone	Rezoning
Establish C-2 Zone on Tennent Road between Brown Rd and Harbor Rd.	No
Assisted living as a conditional use in the CIR Zone District.	No



Marlboro ReExam
 Properties Reviewed for
 Zoning Change Requests
 Marlboro Twp, NJ



- Zoning
- Marlboro Parcels
- Marlboro SSA (Mon. Cnty. Proposed 2010)
- Requests for Age-Restricted Multi-Family Housing**
- B1, Entinon
- B3, Meilerman
- B4, Casola
- B5, K. Hovnanian
- B6, W.H.S.
- B7, Elon
- B8, Byron Hill
- B9, Stillwell
- B10, Fox
- B12, C-1 District
- Requests for Increased Density in the LC Zone**
- C1, Alisady/Zaheer/Azer
- C2, Wilfredo and Ann Figueroa
- C3, Louis and Helen Sona
- C4, Ram Bady
- C5, H.K. Management
- C6, Vastola
- C9, Manzo
- Requests for Increased Density in the R-80 Zone**
- C12, D'Arpa
- C11, Greenwood Holdings
- Review Rezoning of Split-Zoned Lot from LC/C-2 to C-2**
- E1, Split Zone - Modern Construction
- Zone District Boundary Modifications to be Reviewed**
- F1, LI Zone Modification
- F2, LI Zone Modification
- F5, LC Zone Modification
- F6, C-3 Zone Modification
- F3, R-80 Zone Modification
- F4, R-80 Zone Modification