

MASTER PLAN

BOROUGH OF ALLENTOWN Monmouth County, New Jersey



Scenic views of Allentown courtesy of Allentown Borough website

BOROUGH OF ALLENTOWN

Monmouth County, New Jersey

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June 5, 2018

On behalf of the 2017 and 2018 Planning Board members and on behalf of the Environmental Commission, Historical Preservation Review Commission, Shade Tree Commission, Ad Hoc Traffic and Parking Committees and the individual members of other Borough advisory boards and committees, we are pleased to present this 2018 Master Plan which was adopted on June 4, 2018.

This Master Plan replaces the original Master Plan adopted in 1978 and incorporates mandatory Master Plan Elements that have been adopted by the Planning Board in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) including a Recycling Plan Element, a Stormwater Management Plan Element and a Housing Plan Element. The Plan includes updated background planning data. Other planning documents that were prepared and reviewed through the years were reviewed and, where appropriate, incorporated into various elements of the Master Plan.

The Master Plan maps utilize a Geographic Information System (GIS) format that incorporates the digitized Borough Tax Maps and digitized geographical, environmental and other compatible digitized mapping prepared by Federal, State and County agencies. As a result, the Master Plan provides land use, environmental and other planning information on a lot-by-lot basis throughout the Borough. The GIS mapping program will permit future updating of the Borough Tax Maps expediting of applicable data as it becomes available by Borough, County, State and Federal agencies.

The process of updating the 1978 Master Plan and the various master plan documents adopted through the years was initiated in January 2016 when the Planning Board began a comprehensive reexamination of the Master Plan documents and the Borough land development regulations. The Planning Board welcomed comments from other Borough boards and agencies and the public. The Planning Board adopted the Reexamination Report on September 12, 2016.

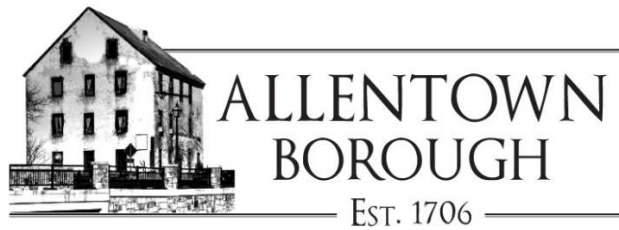
The 2018 Master Plan has been amended as needed to meet requirements of future Municipal Land Use and other State statutory requirements. The Borough Housing Plan Element has also been updated in accordance with the New Jersey Fair Housing Act, regulations established by the New Jersey Department of Community Affairs and the Monmouth County Superior Court and decisions by the New Jersey Supreme Court.

The Planning Board welcomes comments from Borough residents, property owners and the boards, agencies and advisory committees that help maintain Allentown Borough as the historical and charming community in which we live.

LYNNE MEARA

Chairperson

ALLENTOWN BOROUGH PLANNING BOARD



ALLENTOWN BOROUGH PLANNING BOARD¹

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¹ The Allentown Borough Planning Board consists of nine (9) members and four (4) alternates. The Borough Code, §28-3 Board of Adjustment, provides that the Planning Board has the right to exercise, to the same extent and subject to the same restrictions, all the powers of a Zoning Board of Adjustment in accordance with N.J.S.A. 40:55D-25. (1975 Allentown Borough Code § 77-3A; Ord. No. 103-78; Ord. No. 05-81; Ord. No. 010-86)

ACKNOWLEDGEMENTS

**This is to acknowledge the many Borough volunteers for their contributions to developing the
2018 Master Plan**

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MASTER PLAN

Adopted: June 4, 2018

MASTER PLAN AMENDMENTS

AMENDMENT ADOPTION DATE	AMENDMENT

PLANNING BACKGROUND

I INTRODUCTION

The Borough of Allentown adopted its first Master Plan on October 17, 1978 in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1) enacted by the State Legislature by Chapter 291 Laws of 1975 that became effective on August 1, 1976. The Master Plan was prepared by Gill Chin Lim and Ronald Pushcak of Princeton in association with Carl Lindbloom, a Professional Planner, from Princeton. The Master Plan was divided into four sections: (I) Background Analysis, (II) Planning Goals and Development Alternatives, (III) Master Plan Proposal and (IV) Suggestions for Implementation.

When the Master Plan was adopted in 1978, the Borough was still a developing community with 56 acres of vacant land. Based on past development trends, the Monmouth County Planning Board projected that the Borough population could reach 3,500 by 2000. The Master Plan recognized that past growth rates were not realistic given the limited amount of developable land in 1978 and suggested a “low growth rate” of 15.1 percent over 10 years for a total of 2,486 by 1985. Based on U.S. Census data, the Borough population reached a peak of 1,962 in 1990 and declined to 1,828 by 2010.

While the Borough did not develop as projected in the 1978 Master Plan, the Master Plan identified several major goals and objectives that were addressed by the Borough through the subsequent four decades including acquiring additional recreation land, cleaning the Conines Millpond, upgrading the sewage treatment plant, improvement of the commercial core, protection of remaining environmental resources and preserving “the residential, historical and small town community character of Allentown.”

During the period 1978 – 2016, Allentown undertook several studies and adopted specific Master Plan Elements consistent with the requirements of the Municipal Land Use Law, the Fair Housing Act and New Jersey Department of Environmental Protection environmental regulations. The various Master Plan studies and elements adopted through the years have never been combined into a comprehensive Master Plan document. These included:

- Open Space and Recreation Plan (2003)
- Natural Resource Inventory (prepared 2003, adopted 2006)
- Critical Natural Resources Project (prepared 2005)
- Historic Preservation Element (adopted 1989 and 2006)
- Housing Element and Fair Share Plan (adopted 2003, 2004, 2005, 2006 and 2008)
- Stormwater Management Plan (adopted 2006)
- Recycling Plan Element (adopted 2010)

The primary purpose of the 2018 Master Plan is to update planning background sections and plan elements of the 1978 Master Plan and to incorporate applicable adopted studies and plan elements into one comprehensive document. Preparation of the 2018 Master Plan included the preparation of a geographic information (GIS) computerized mapping program that includes the latest tax map parcels in a format that is compatible with the Monmouth County GIS program, the New Jersey Department of Environmental Protection aerial photography and natural resources mapping and other State and Federal computerized mapping programs.

The 2018 Master Plan is divided into two broad sections: Planning Background and Master Plan Elements.

The Planning Background section includes chapters on

- I. Introduction
- II. Existing Land Use
- III. Population, Employment and Housing
- IV. History of Allentown

The Master Plan section includes chapters on:

- V. Principles, Objectives, Assumptions, Policies
- VI. Land Use Plan Element
- VII. Historic Preservation Plan Element
- VIII. Conservation Plan Element
- IX. Housing Plan Element
- X. Circulation Plan Element
- XI. Recycling Plan Element
- XII. Stormwater Management Plan Element
- XIII. Park, Recreation and Open Space Plan Element
- XIV. Policy Statement of Plan Relationships
- XV. Statement of Strategy: Smart Growth, Storm Resiliency and Environmental Sustainability

Planning for the Borough of Allentown in 2018 includes many of the same overall goals and objectives of the 1978 Master Plan and the planning studies and master plan elements that have been prepared and adopted since 1978. Of major significance in terms of planning in 2018 is the fact that there are only a few vacant developable parcels remaining in the Borough.

The lack of vacant developable land has a direct bearing on the preparation of updated Housing Plans that are required pursuant to the Fair Housing Act and New Jersey Supreme Court mandates. The 2018 Master Plan does not project substantial new development or population growth. The goals and objectives of the 2018 Master Plan include continued preservation and protection of the natural resources of the Borough including the Conines Millpond, Doctors Creek and Indian Run¹; continued preservation of the Allentown Mill and the Allentown Historic District that are on the New Jersey and National Registers of Historic Places including the 226 historic sites and structures that were inventoried in the Borough Historic Sites Survey in 1978-79; upgrading the commercial district structures; and improving parking in the commercial district.

¹ Conines Millpond, Doctors Creek and Indian Run are spelled in the Master Plan in accordance with the U.S. Department of Interior Geographic Names Information System (GNIS), which is the Federal and national standard for geographic nomenclature. The GNIS nomenclature is also utilized by the NJDEP, NJDOT and other State agencies.

II EXISTING LAND USE

Allentown originated as a rural service center within an agricultural area but later shifted its orientation to a residential community and service center during the 1960's and 1970's. The land use patterns today reflect this change. In the 1978 Master Plan vacant land accounted for 56.2 acres and farmland accounted for 55.8 acres. By 2018 the amount of vacant land had been reduced to 5 acres and farmland to less than one acre. Most of the vacant land that remained in 1978 has been transformed into single family residential development

The existing land uses in the older, historic portions of the Borough centering on Main Street between Church Street and Conines Millpond, are remnants of the former rural service center land use pattern with narrow storefronts along the thoroughfares and the crossroads of County Routes 524 and 539 as the focal point. Land uses surrounding the Main Street commercial and service areas are comprised of historic single family residences. Extending beyond the historic residential area are newer single family houses and developments that were built after World War II through the 1980s. The newer areas have a typical suburban character consisting of more uniform rectilinear lots and curved streets. Allentown is bordered by newer and more affluent residential areas within Upper Freehold and Robbinsville Townships.

The existing land uses of the Borough are described in this section. Land uses have been separated into several categories, which include: Residential (1 to 4 Family); Apartments; Commercial; Houses of Worship and Quasi-Public Facilities; Cemeteries; Public Schools; Public Property, Park and Open Space; Farm; Vacant Private Land; and Streets and Right-Of Ways.

EXISTING LAND USE TABLE AND MAP

The existing land uses as of 2018 are presented in Figure II-1 below. There are ten separate land use categories including roadways and right-of ways that total 395 acres. Figure II-3 at the end of this section presents the existing land uses within each of the categories and provides the specific names of the community facilities, parks, schools, houses of worship, cemeteries and apartments.

RESIDENTIAL (1 to 4 FAMILY)

Single family housing units and housing units occupied by two to four families comprise 50.7 percent of the total land area, or just over 200 acres. Residential uses are located throughout the Borough. The dominant dwelling type in the Borough is detached single family housing.

**Figure II-1
Existing Land Use - 2018
Acreage and Percent of Total**

Land Use	Acres	Percent of Total Land
Residential (1 to 4 family)	200.4	50.7%
Apartments	10.0	2.5%
Commercial	17.7	4.5%
House of Worship / Quasi-Public	9.2	2.3%
Cemeteries	14.2	3.6%
Farm Qualified	0.9	0.2%
Public School Property	19.3	4.9%
Public Property, Park and Open Space*	80.1	20.3%
Vacant (Private)	5.1	1.3%
Roadways (Right-of-way) approx.	38.1	9.6%
Total Land Acres	395.0	100.0%

* Includes Conines Millpond +/- 12.9 acres

APARTMENTS

There are two (2) apartments within the Borough of Allentown with five or more apartments. The apartment land use category comprises 10.0 acres or 2.5% of the land total within the Borough.

The Towne Mews Apartment contains 9.6 acres and is located at 55 Breza Road along the western Borough border. There are a total of 80 residential units within eight separate two-story buildings comprised of 1 and 2 bedroom units.

A second smaller apartment building comprised of 8 units is located in the Historic District at 30 South Main Street. There is no designated name for the apartment building.

COMMERCIAL

Commercial land uses include retail and personal service businesses, mixed commercial/residential uses and professional services and offices.

The main commercial area is located generally along Main Street between Conines Millpond and Broad Street and accounts for 17.7 acres or 4.5 percent of the land total.

A variety of different types of business and professional services are located in the downtown area. The uses include a spa, gas station, restaurants, liquor store, bakery, pharmacy, professional and medical offices, dry cleaners, retail stores and a florist. Other non-commercial uses located in the downtown include the Borough municipal and police building, post office, library, apartment and some single family residential uses.

HOUSES OF WORSHIP AND QUASI-PUBLIC FACILITIES

The quasi-public land uses include places of worship, private school facilities and community and fraternal organizations. These uses occupy approximately 9.2 acres or 2.3 percent of the Borough land area.

Houses of worship located in Allentown include the following and account for nearly all of the acreage in this existing land use category:

1. Allentown Presbyterian Church (20 High Street)
2. Allentown United Methodist Church (23 Church Street)
3. Union African Methodist Episcopal (AME) Church (72 Church Street)

There are five additional parcels of property that are utilized for parsonages included in the houses of worship and other church facilities category total acreage; the Presbyterian parsonage on South Main Street (Block 18 Lot 44); the Crossroads Youth Center and associated Presbyterian Church property located on South Main Street just south of Sensi Park; the United Methodist parsonage at 23 Church Street (Block 7 Lot 53); the AME parsonage at 72 Church Street (Block 17 Lot 84.11) and the Baptist parsonage at 18 Broad Street (Block 7 Lot 23).

The single quasi-public facility in the Borough is the Allentown Public Library Association (APLA) located at 16 South Main Street, which accounts for 0.38 acres. This is a public-private association between Monmouth County Library, which pays for the library staff, books and inter-library loans and the APLA, which pays for the costs of the building and other operating expenses.

CEMETERIES

There are five cemetery properties located within the Borough that total 14.2 acres or 3.6 percent of the total land area. All the cemeteries are located within the Allentown Historic District. The cemeteries include:

- Allentown Methodist Cemetery on Broad Street (Block 21 Lot 54 - 5 acres) 1837
- Allentown Presbyterian Cemetery on High Street (Block 14 Lot 40 (part) – 4.5 acres) 1756
- St. John's Cemetery on South Main Street (Block 18 Lot 41 - 4.68 acres) 1885
- Lakeview Cemetery (aka Old Episcopal Cemetery or Old Burying Ground) on Lakeview Drive (Block 9 Lot 29 - 0.27 acres) 1730

- African Methodist Cemetery on Hamilton Street (Block 7 Lot 15 - 0.23 acres)

PUBLIC SCHOOLS

There are two (2) public school properties located in Allentown; the Allentown High School and the Newell Elementary School, both of which are located on High Street in the west central area of the Borough. These schools account for a total of 19.3 acres or 4.3 percent of the total land area within the Borough. The Borough municipal boundary that is shared with Upper Freehold Township bisects each of the school properties. Both schools are part of the Upper Freehold Regional School System, which also includes the Stone Bridge Middle School in Upper Freehold Township.

Allentown High School - serves students in 9th to 12th grades from three municipalities including Allentown Borough, Upper Freehold Township and Millstone Township, which sends students to the High School as part of a sending/receiving agreement. The High School has been accredited by the Middle States Association of Colleges and Schools Commission on Secondary Schools since 1959. As of the 2015-2016 school year, the school had an enrollment of 1,291 students.

Newell Elementary School - serves students in grades pre-K through fourth. As of the 2015-16 school year, the school had an enrollment of 509 students, the lowest enrollment in nearly 30 years.

Allentown Borough and Upper Freehold Township students attend Stone Bridge Middle School for grades five (5) through eight (8). This school is located at 1252 Yardville Allentown Road in Upper Freehold Township.

PUBLIC PROPERTY, PARK AND OPEN SPACE and VACANT LAND

Public property, park and open space and vacant land account for 80.1 acres within the Borough. Land uses within this category include the following subcategories:

Public

Municipal Building – Located at 8 North Main Street (Block 7, Lot 39) includes the Borough administrative facilities, council room and police headquarters.

- Municipal Annex Building – Located at 14 Church Street (Block 17, Lot 46). The municipal annex building is presently being utilized by the Department of Public Works.
- Sewer Plant – The sewer plant is located on a 5 acre parcel in the northwest corner of the Borough (Block 17, Lot 1.01). Access is from Breza Road through the Township of Upper Freehold.

- Water Pump Station and Tower properties – A water pump station is located on Block 17, Lot 98 on Church Street along the border of Robbinsville Township and opposite Indian Run Lake (aka Patterson Pond). The Allentown Water Tower is located just south of the Allentown High School property south of High Street.

Parks and Open Space

Recreation and open space includes park and recreation facilities within the Borough and in Upper Freehold Township. The Borough filed a Recreation and Open Space Inventory (ROSI) with the New Jersey Department of Environmental Protection (NJDEP) Green Acres Program in 2003. At that time a total of 50.5 acres was classified as park recreation and open space within the Borough and jointly with Upper Freehold Township. An updated ROSI list was submitted to the NJDEP Green Acres Program in January 2017. The 2017 Allentown Borough ROSI included open space owned jointly by the Borough, Upper Freehold Township and the NJDEP and now totals 203.8 acres. The ROSI is summarized in Figure XIII-1 in Chapter XIII, Park, Recreation and Open Space Plan Element. Facilities within the Borough and owned jointly with Upper Freehold Township and the NJDEP include:

- Conines Millpond – (Block 14 Lot 33) totals 35 acres and extends along Doctors Creek from South Main Street east into Upper Freehold Township. The portion within the Borough is 12.91 acres.
- Byron Johnson Park is owned by the Township of Upper Freehold. A 5.0 acre portion of the park (Block 15, Lot 26.02) is located within the Borough on Ellisdale Road.
- Farmer Park/Lakeview Shoreline – (Block 14, Lots 22 and 23) totals approximately 2.8 acres and is located along Lakeview Drive along the east bank of Conines Millpond.
- Heritage Park – (Block 17, Lots 30.02, 35.02) is comprised of two lots with the largest parcel of land in the Borough being Block 17 lot 30.02 at 33.6 acres. Lot 30.02 is located in the north central portion of the Borough along Doctors Creek, extending northwest of South Main Street to the Robbinsville Township and Upper Freehold Township borders. The parcel adjacent to the east of lot 30.02 is Block 17, Lot 35.02 that contains just over 5 acres and is located within the Historic District. In total Heritage Park contains 38.6 acres.
- Sara Barnes Playground – (Block 6, Lots 14 and 15) formerly known as Pearl Street Playground, was renamed in October 1992 for Councilwomen Sarah Barnes.
- Pete Sensi Park – (Block 14, Lot 34, 35 and 33) is approximately 0.33 acres and located at South Main Street at the northern end of Conines Millpond.
- Sgt. George Ashley Memorial Park (undeveloped) – (Block 7, Lots 18 and 35) contains approximately 2.8 acres and was acquired by the Borough on December 12, 2016. This property has access from Hamilton Street and is located between Hamilton and North Main Streets.

- Breza I (Block 17, Lots 1 and 100) contains 6.32 acres located along the borders of Upper Freehold Township and Robbinsville Township. These properties are jointly owned by the Borough of Allentown, Township of Upper Freehold and the NJDEP.
- Phase I – Breza (Block 44, Lots 1.02 and 2 and Block 45, Lots 1.03 and 1.05 in Upper Freehold Township) contains a total of 134.1 acres (not located in the Borough). These parcels are located in the Township of Upper Freehold and are not shown on the Land Use Plan Map but are part of the Borough’s official Recreation and Open Space Inventory (ROSI) filed with the New Jersey Department of Environmental Protection Green Acres Program. These parcels are jointly owned by the Borough of Allentown, Township of Upper Freehold and the New Jersey Department of Environmental Protection.

FARM

Despite its beginnings as an agricultural center, there was only one “farmland assessed property” remaining within the Borough in 2018. This farm property accounts for nine-tenths (0.9) of an acre and is located on the west side of North Main Street. The parcel is shown on Figure IX-2, Vacant Land Inventory map, and identified on the list of private vacant parcel in Figure IX-3, Vacant Land Inventory and RDP, in Section IX, Housing Plan.

VACANT PRIVATE LAND

There are only a few privately owned vacant parcels scattered throughout the Borough. Except for one parcel, vacant parcels are less than one acre and most are less than one-half acre and located within the Allentown Historic District. The single parcel of undeveloped vacant land greater than one acre is a 3.3 acre undeveloped portion of the Towne Mews Apartments property. A vacant land inventory comprised of a list of vacant and underdeveloped parcels is included in Figure IX-3, Vacant Land Inventory and RDP, and keyed to the Vacant Land Inventory map, Figure IX-2, in Section IX, Housing Plan.

Development of single family home subdivisions within the Borough during the past 40 years reduced the amount of private vacant land to the point where vacant private land accounts for only 5.1 acres or 1.3 percent of the Borough in 2018. The reduction in vacant land within the Borough in the past 40 years is clearly evident when compared to the 1978 Master Plan land use totals. In 1978 vacant land accounted for 124 acres or more than 32 percent of the total land area in the Borough. Vacant land in 1978 was broken down into three categories including vacant land, 56.2 acres; woodland, 12.3 acres; and farmland, 55.8 acres¹.

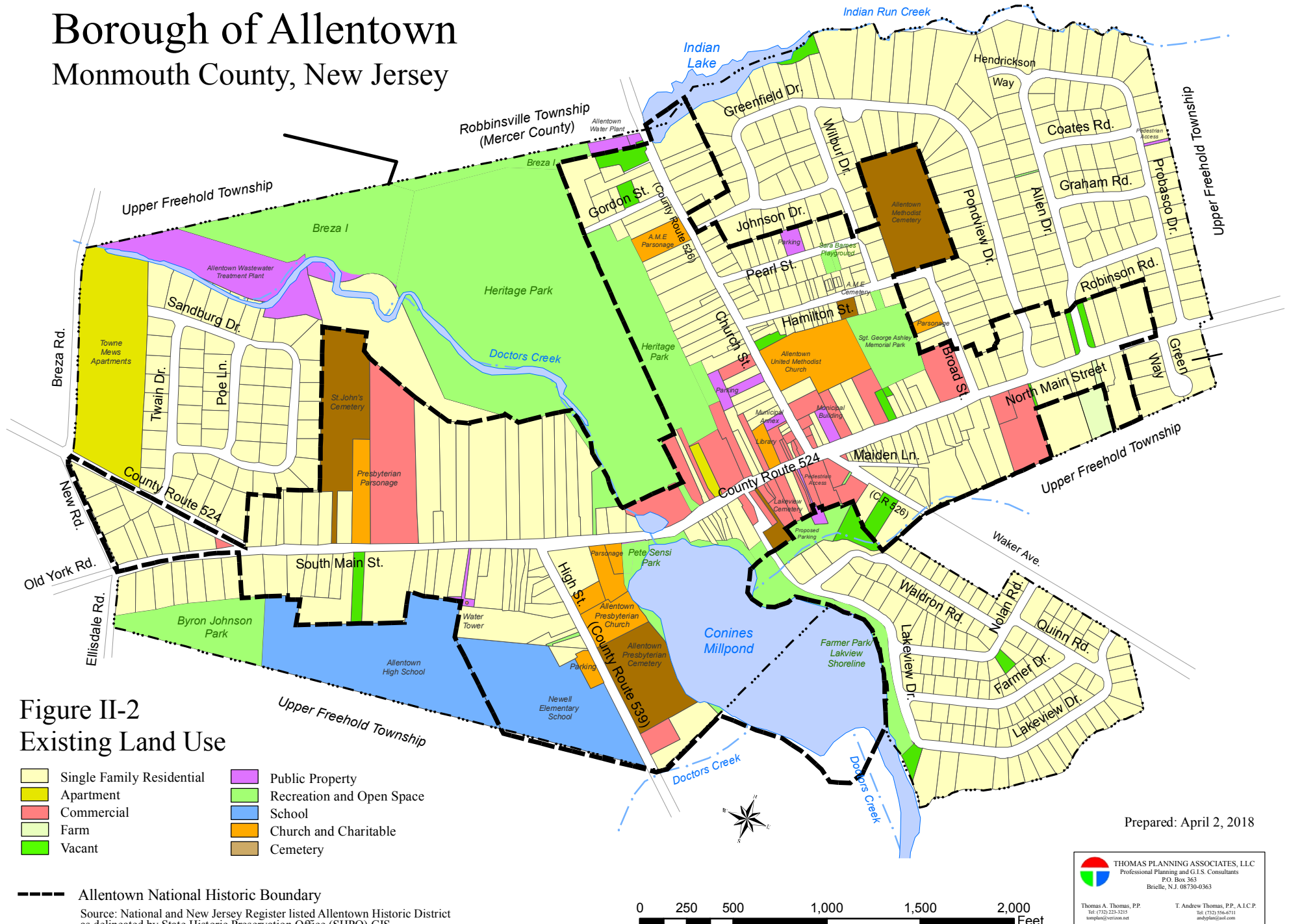
¹ (Borough Master Plan 1978 – Table 3-1, page 7).

STREETS AND ROADWAY RIGHTS-OF-WAY

Streets and roadway rights-of-way account for approximately 38.1 acres or approximately 9.6 percent of the total land area within the Borough. Monmouth County Roadways consist of approximately 9.5 acres and Borough Roadways consist of approximately 28.6 acres.

Borough of Allentown

Monmouth County, New Jersey



III POPULATION, EMPLOYMENT AND HOUSING

POPULATION

Allentown traces its founding to 1706, when Nathan Allen purchased a 520 acre parcel on Doctors Creek from his father-in-law, Robert Burnett, a Proprietor who had a 4,000 acre Patent. He built a gristmill that became a rural center at the western edge of Freehold Township and later Upper Freehold Township when it was formed from Freehold Township in 1731. Originally known as “Allen’s Town” the settlement was formally designated as Allentown by the U.S. Post Office on January 1, 1796. By 1840, Allentown contained a grain and saw mill, six stores, a Methodist Church, an African Methodist Episcopal Church, a Presbyterian Church, 100 dwellings and an estimated 600 inhabitants.

On January 29, 1889 the Borough of Allentown was formed as a municipality from Upper Freehold Township. The first official census for the Borough was undertaken in 1890 but due to a major fire at the U.S. Census Bureau nearly all of the Census records for New Jersey were destroyed. The earliest available official population records for Allentown date to the 1900 U.S. Census when 695 residents were recorded. At the time of its incorporation in 1889, it is estimated that Allentown accounted for approximately 20 percent of the population in Upper Freehold Township.

During the period 1900 to 1920 the Borough of Allentown experienced a loss of population from 695 to 634. The population increased gradually from 1920 through 1950 to 766. Beginning in 1950, the Borough experienced its greatest growth when the population increased by 156 percent to 1,962 in 1980 when the population peaked. Since 1980 the population declined 7.0 percent to 1,828 in 2010. The U.S. Census Bureau estimates that the population was 1,825 in 2015. The New Jersey Department of Labor estimated that the population as of July 1, 2016 was 1,810.

The decline in population from 1980 through 2016 occurred as a result of a declining birthrate, a declining average household size and an increasingly elderly population with fewer children living at home. It is estimated that in 2010 11.3 percent of the Allentown population was aged 65 and older. The Borough has experienced an increasingly aging population for the past 40 years and it is expected that this trend will continue through the next decade.

Population trends are influenced by a variety of factors, including national, state and regional economic conditions, social changes and government policies. Changing birth rates, employment trends, consumer preferences and numerous other factors can affect future development and the number of residents within the Borough. Since the Borough is nearly completely developed, it is unlikely that there will be a substantial increase of population in the future.

DEMOGRAPHIC DATA SOURCES

The demographic data used in this section are derived from a variety of sources. The U.S. Census Bureau provides data on general population characteristics including the number of persons, households and families and housing units within the State, Monmouth County and the Borough. Historical and geographical comparisons are possible through the use of Census data. In addition, the New Jersey Department of Labor and Industry, Office of Demographic and Economic Analysis, compiles demographic data and provides estimates on population characteristics of the State, metropolitan regions, counties and municipalities.

Figure III-1, Historic Population: 1900 – 2015 compares population changes numerically and by percentage on a decennial basis for Allentown, Monmouth County and the State. While Allentown has experienced a modest loss in population since 1980, Monmouth County experienced its first recorded estimated loss of population between 2010 and 2015. The State of New Jersey experienced a modest increase of only 4.5% between 2000 and 2010, the third lowest decennial increase since 1880. The post-World War II population growth in Monmouth County reached a peak between 2000 and 2010 while Allentown reached its population peak in about 1980.

The lack of vacant, developable land coupled with the environmental restrictions on development established by the State in wetland areas, wetland transition areas, floodplains, flood prone areas and steep slope areas further restricts future development in the Borough.

COMPONENTS OF POPULATION CHANGE: 1960-2010

Population changes occur from two basic factors:

- Natural increases or decreases (births versus deaths)
- In and out migration (the movement of residents into or out of the Borough)

Following World War II, population growth in Allentown resulted from both a high birth rate and an in-migration of population as evidenced by the fact that the population increased approximately 2½ times from 1940 to 1980. In the decades that followed, 1980 to 2015, the population decreased as a result of a reduction in the birth rate and a modest net out-migration of population. Since the New Jersey Department of Health changed its method of recording births and deaths in the 1990s, it is not currently possible to calculate natural increases or decreases based on annual birth and deaths by municipality.

Figure III-1
Historic Population: 1900 to 2015
Allentown Borough, Monmouth County and New Jersey

Year	Allentown Borough		Monmouth County		New Jersey	
	Census	Percent Change	Census	Percent Change	Census	Percent Change
1900	695		82,057	18.7	1,883,669	30.4
1910	634	-8.8	94,734	15.4	2,537,167	34.7
1920	634	0.0	104,925	10.8	3,155,900	24.4
1930	706	11.4	147,209	40.3	4,041,334	28.1
1940	766	8.5	161,238	9.5	4,160,165	2.9
1950	931	21.5	225,327	39.7	4,835,329	16.3
1960	1,393	49.6	334,401	48.4	6,066,782	25.5
1970	1,603	15.1	461,849	38.1	7,364,158	2.7
1980	1,962	22.4	503,173	8.9	7,168,164	18.2
1990	1,828	-6.8	553,124	10.0	7,730,188	5.0
2000	1,882	3.0	615,303	11.2	8,414,378	8.9
2010	1,828	-2.9	630,380	2.5	8,791,894	4.5
2015*	1,825	-0.2	628,715	-0.3	8,958,013	1.9

Source: United States Census of Population: 1890-2010

* United States Census Bureau, Census Estimates for New Jersey, April 1, 2010 to July 1, 2015

AGE, GENDER AND RACE CHARACTERISTICS

The U.S. Census provides population data on racial, age and gender characteristics on a municipal basis. Figure III-2 provides the data pertaining to the Borough population by race. The 2010 Census includes a breakdown of Non-Hispanic individuals.

Figure III-3 provides age and gender characteristics for the 2010 population of Allentown Borough. The Borough population of 1,828 in 2010 consisted of 958 females representing 52.40% of the population while males totaled 870 or 47.60 % of the population. The median age of the Borough population was 42.4 years in 2010. The median age of Allentown is higher than Monmouth County at 41.3 years, the State at 39.0 years and the United States at 37.2 years.

Figure III-2
Racial Characteristics-2010
Allentown Borough

	Total	Percent
White Alone	1,663	91.0
Black or African American alone	81	4.4
American Indian & Alaska Native alone	2	0.1
Asian alone	28	1.5
Other Race	16	0.9
Two or More Races	38	2.1
TOTAL	1,828	100.0

Source: U.S. Bureau of Census

Figure III-3
Age and Sex – 2010
Allentown Borough

Age	Total	Male	Female
Under 5 years	75	37	38
5 to 9 years	102	54	48
10 to 14 years	161	72	89
15 to 19 years	164	81	83
20 to 24 years	84	39	45
25 to 29 years	89	45	44
30 to 34 years	77	37	40
35 to 39 years	91	42	49
40 to 44 years	148	67	81
45 to 49 years	205	102	103
50 to 54 years	172	82	90
55 to 59 years	139	65	74
60 to 64 years	113	55	58
65 to 69 years	64	24	40
70 to 74 years	64	30	34
75 to 79 years	33	20	13
80 to 84 years	25	11	14
85 years and over	22	7	15
Total Population	1828	870	958
Median Age	42.4	42.1	42.6

Source: U.S. Bureau of Census

INCOME LEVEL

Figure III-4 outlines household income by income category as of 2015. The 2016 American Community Survey One-Year Estimates reported the median household income in 2015 inflation-adjusted dollars for Allentown as \$97,188, for Monmouth County as \$87,297, for New Jersey as \$72,093 and the United States as \$53,657. The per capita income for Allentown was \$45,481, for Monmouth County \$44,504, for New Jersey \$36,593 and for the United States \$28,889. Monmouth County residents had the fifth highest per capita income in New Jersey at \$44,873. Hunterdon County had the highest per capita income county at \$50,415.

Figure III-4
Household Income Distribution – 2015 American Community Survey
(One Year Estimates)
Allentown Borough, Monmouth County, New Jersey and United States

	Allentown	Monmouth County	New Jersey	United States
Less than \$10,000	1.4%	4.1%	5.5%	7.2%
\$10,000 to \$14,999	1.7%	3.2%	3.8%	5.3%
\$15,000 to \$24,999	6.3%	6.8%	8.1%	10.6%
\$25,000 to \$34,999	3.5%	6.9%	7.8%	10.1%
\$35,000 to \$49,999	9.7%	8.5%	10.5%	13.4%
\$50,000 to \$74,999	13.0%	14.1%	15.8%	17.8%
\$75,000 to \$99,999	17.4%	12.2%	12.5%	12.1%
\$100,000 to \$149,999	20.2%	18.6%	17.2%	13.1%
\$150,000 to \$199,999	10.4%	11.0%	8.7%	5.1%
\$200,000 or more	16.4%	14.7%	10.1%	5.3%
Total Households		100.0%	100.0%	100.0%
Median household income	\$97,434	\$85,242	\$72,093	\$53,889
Mean household income	\$110,778	\$115,006	\$99,026	\$75,558
Per capita income	\$41,401	\$43,469	\$36,852	\$28,330

Source: U.S. Community Survey - 2016

EMPLOYMENT

The U.S. Census reported that in 2015 of the 1,510 residents 16 year of age and older, 1,036 or 68.6 percent were employed. More than 55.9 percent had positions in information, finance, insurance, real estate, professional, scientific, management, administrative, educational, health care, social assistance and public administration occupations. Other major occupations included construction, manufacturing, retail trade and the arts, entertainment, recreation, accommodation and food services sectors of the economy. The distribution of occupations is summarized in Figure III-5, Civilian Occupations-2015.

Figure III-5
Civilian Occupations – 2015
Allentown Borough

Classification	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	14	1.4%
Construction	55	5.3%
Manufacturing	79	7.6%
Wholesale trade	41	4.0%
Retail trade	91	8.8%
Transportation and warehousing, and utilities	40	3.9%
Information	7	0.7%
Finance and insurance, and real estate and rental and leasing	67	6.5%
Professional, scientific, and management, and administrative and waste management services	142	13.7%
Educational services, and health care and social assistance	261	25.2%
Arts, entertainment, and recreation, and accommodation and food services	104	10.0%
Other services, except public administration	33	3.2%
Public administration	102	9.8%
Total - Civilian Employed Population 16 and over	1,036	100.0%

Source: U.S. Community Survey - 2015

IV HISTORY OF ALLENTOWN BOROUGH

The original inhabitants of the Allentown area were Native Americans of the Delaware Nation. Belonging to the Lenape-Unami Tribe, their particular totem-clan-symbol was the turtle. Native Americans were known by the streams along which they lived, therefore they were named the “Crosswicks” Indians – both creeks transversing Allentown are considered to be part of the Crosswicks Creek Watershed. Approximately 2,500 years ago, there were several known semi-permanent settlements in the area. A prehistoric Early Woodland Native American village was located along Doctors Creek downstream on a bluff toward what is now Breza Road. Found Native American artifacts, such as pottery and tools, indicate another settlement upstream along Indian Run Creek.

Allentown, included in Upper Freehold Township at that time, developed along two Native American Indian paths – one along Doctors Creek led through Allentown to the rich bayshore and coast, while the other connected the settlements in East and West Jersey. The Lower York Road was the first roadway across New Jersey, connecting the capital of East Jersey – Perth Amboy – with West Jersey’s capital – Burlington. Authorized by Deputy Governor Gawen Lawrie in 1683, this road led to a direct route for travelers from New York to Philadelphia. Main Street in Allentown developed from this Lower York Road, also known as Lawrie’s Road or the Queen’s Highway.

THE EIGHTEENTH CENTURY

Robert Burnett, a Scottish Quaker who emigrated from England to Perth Amboy in 1690 to escape religious persecution, patented 4,000 acres east of Doctors Creek. Burnett had two daughters who settled locally – Margaret, who married Nathan Allen, and Isabel, who married William Montgomery. In 1706, William Montgomery acquired a parcel of land in Upper Freehold Township from his father-in-law and named their home “Eglinton” after their home in Scotland. In the same year, Nathan Allen acquired two parcels of land from his father-in-law. One parcel contained 110 acres on the east side of Doctors Creek, the other, 528 acres on the north side of Indian Run Creek. (Most of the larger parcel is located in Robbinsville Township, Mercer County.) Nathan Allen, cited on many early eighteenth century deeds, became the town’s namesake. The name “Allentown” appears on a 1749 Lewis Evans map of Pennsylvania, New Jersey and Delaware, as well as on a 1776 Moses Moon map, with a 1785 inset illustrating “Allens Town Street.” By 1795, the Village became “Allentown” on the Samuel Lewis Road Map of New Jersey.

Allen’s Town developed around its earliest mills. Around 1714, Allen built a gristmill and a fulling mill, advertised for tradespeople, and began selling lots in Allen’s Town. The gristmill processed grains for flour, animal feed and molasses. At the fulling mill, flax and wool were cleaned for weaving linen or woolen cloth. During the colonial period, Allen’s Town had both a brewery for making beer and a molasses factory clustered near the gristmill. By 1800 John Imlay had built a saw-mill on Indian Run Creek that was later operated by his sons, Joseph and

William. In total, there were three early mills in what is now the Allentown Historic District, with two more along Doctors Creek located nearby. (By 1855, Abel Cafferty had moved the fulling mill and built a new four story, brick gristmill alongside Nathan Allen's gristmill. The Allen gristmill was taken down in 1857.)

The Mill House (*Steward-Cafferty House**¹) was the original home of Allen's Town founder, Nathan Allen. The rear and earliest section of the Mill House was built in 1714, when Nathan Allen built his original gristmill and fulling mill. The brick portion was built before 1737, when his will left his "home plantation and gristmill" to his son Nathan, Jr. In 1750, Nathan Allen Jr.'s widow, Elizabeth Salter Allen, sold the Mill House to Stoffell Longstreet with a brass doorknocker engraved with the Allen family name attached to the door. (Able Cafferty exercised his 1845 option to purchase the mill complex including the house about 1850. At that time, he removed the brass door-knocker from the house and returned it to the Allen family. Cafferty built the southern clapboard addition to the house, since torn down, to house mill employees and extensively renovated both the interior and exterior of the brick house as well as its earlier rear portion.)

Due to its location somewhat equidistant between the Hudson and Delaware Rivers, Allen's Town was settled by an extremely diverse group of immigrants. Many of the earliest settlers following Nathan Allen were Quakers, but by the mid-1700s two other faiths were firmly established. Presbyterians, mainly Scots and Scots-Irish, arrived in 1720 and by 1730, English Episcopalians. Both shared the early Meeting House and cemetery site located behind South Main Street along Lakeview Drive. Generally, the English, Scots and Quakers arrived by way of Philadelphia and Burlington, while the French and Dutch arrived via New York and Perth Amboy ports. In 1744, the Presbyterians purchased property on Saw Mill Road (now named High Street) and built a church in 1756. (Replaced in 1837, today the *Presbyterian Church* proudly stands on a bluff overlooking Conines Millpond. The Old Feversham Bell, cast 1783 in England, is on display there.)

From around 1730 to the approach of the American Revolution, Allen's Town saw slow but steady growth, most likely spurred by Samuel Rogers, Sr.'s 1734 advertisement of a carriage service between New York and Philadelphia. Rogers from Allen's Town, in conjunction with New York's Arthur Brown, transported passengers from Brown's sloop at South River to Philadelphia. The route by way of Burlington across the Delaware River, followed the Lower York Road. Allen's Town soon became a crossroads that functioned both as a market village for the surrounding agricultural area and as a traveler's rest stop. As farms in the area grew, so did the need for blacksmiths, coopers, wheelwrights, tailors and other craftsmen. Since the stage-coach route usually took two or three days, taverns also known as ordinaries were established to serve long distance travelers. Farmers frequented these establishments when patronizing the mills and small craftsmen-style shops.

Due to these well-traveled roads, George Washington visited Allen's Town. Near the beginning of the French and Indian War in February of 1756, Virginia Colonel Washington, age twenty-four, with his aide Captain George Mercer, Captain Robert Stewart and two servants – John Alton and Thomas Bishop left Alexandria, Virginia for Boston on horseback. Washington

*The official historic names of sites and buildings in the Allentown Historic District are shown in *italics*.

needed Massachusetts Governor Shirley, then commander of British forces in North America, to resolve a troublesome problem of command protocol. Washington's authority was challenged by Captain John Dagworthy of Delaware who claimed command of the troops at Fort Cumberland in Virginia. Washington held a provincial commission, but Dagworthy claimed a superseding royal commission.

After enjoying the various shops and tailors in Philadelphia, on February 13th Washington and his party left Philadelphia, taking the ferry at Burlington across the Delaware River. They traveled expeditiously across New Jersey on the Lower York Road, by way of Allen's Town and Cranbury to Perth Amboy and New York City. There was considerable speculation in both Philadelphia and New York City as to Washington's purpose. French spies had wrongly concluded that he was plotting an attack on Fort Duquesne in Pittsburgh. Others thought he wanted Shirley's advice in regard to using Southern Native Americans in the war against the French. In Boston, Shirley vindicated Washington and placed him in command at Fort Cumberland over Captain Dagworthy. Ironically, Washington's choice of the older Allentown route may have been to bypass Dagworthy's hometown – Trenton. Washington was named Commander and Chief of all Continental forces on June 15, 1775.

Allen's Town taverns variously functioned as inns, restaurants, courtrooms, pubs and community gathering places for town meetings. Like the mill area, they were places where business or politics was discussed. The earliest colonial tavern was the house of Isaac Stelle at 118 South Main Street, licensed in 1730. This tavern, the site of early town meetings, was also known as the Flag Tavern and later, simply as Holloway's. When the structure was torn down, stones from this tavern were incorporated into the foundation of the subsequently built 1872 *Presbyterian Manse*. The Brick Tavern, also known as the Queen Tavern, originally stood on a North Main Street twenty-eight acre tract, (now behind Allentown's Borough Hall), which was tended by Adonijah Francis. The Lower Tavern downtown at 27-31 South Main Street (now Woody's Towne Cafe) is believed to be the oldest tavern still surviving. This tavern was variously referred to as Gilbert Barton's house, Randle's Tavern, or the Crown Tavern. These three colonial-era taverns – Queen, Crown and Flag – were illustrated on a 1778 John Hills map drawn for British General Sir Henry Clinton.

During the American Revolution, another tavern at 1 North Main Street (now Di Mattia's Restaurant), was known as the Cunningham Hotel. Soon after the war, it bore the sign of "The Mason's Crossed Arms," and was tended by Masonic leader Thomas Leland. Prior to the Civil War, this tavern became known as the Union Hotel. (In the nineteenth century, a fifth tavern, the Upper Tavern, operated for several years. After the death of Congressman George Holcombe, his residence located at 32 North Main Street was converted into the tavern, where William Butcher was innkeeper in 1830.)

Admiralty Courts sat at Allen's Town taverns from 1777 to 1783. The courts adjudicated, with juries, the claims of parties for the disposition of prizes from the sale of vessels and cargoes that were captured or taken from the British by American privateers. More privateering cases were heard in Allen's Town than in any other place in New Jersey. The courts met primarily at the home of Gilbert Barton, inn holder at Allen's Town. Barton was the brother-in-law of Charles Pettit, the Deputy Quartermaster General of the Continental Army. On occasion, Adonijah Francis' inn – the Brick Tavern – also served as a court site.

Gilbert Barton's became known primarily as Randle's Tavern, named after its operator, Daniel Randolph. (Randle was an alternate spelling of Randolph.) Randolph had been captured with Captain Joshua Huddy in 1782 at the Battle of the Blockhouse in Toms River, site of an important naval base and saltworks. As a result of being tortured at Sugar House Prison in New York City, Daniel Randolph lost both his legs. (Huddy was infamously hanged on Monmouth's coastal highlands.) Sadly, Daniel's older brother James, who operated the naval base at Toms River, had earlier been abducted by Loyalists and taken to New York where he died in prison. Daniel's younger brother, Benjamin, operated a saw-mill and a forge in the Pine Barrens known as Speedwell. Benjamin is known for his fine Chippendale-style furniture, which he produced in Philadelphia. General and Mrs. Washington, Thomas Jefferson and other founders were frequent guests at Benjamin's inn – "The Sign of the Golden Eagle." It is believed that the brothers were raised in Allen's Town, since their father, Isaac, was engaged in the Rogers' network of stagecoach depots, along the Lower York Road.

Adjudicating the proceedings of the Admiralty Court were Judges Joseph Lawrence, Joseph Bloomfield and Bowes Reed. (Joseph Bloomfield would later be elected Governor of New Jersey.) In 1780, John Burrows Jr. was named Marshall of the Admiralty Court at Allen's Town. Judge Joseph Lawrence also adjudicated proceedings of the Vice-Admiralty Court in Allen's Town, a non-juried court for local crimes, such as horse stealing. Justice David Brearley served primarily as a Circuit Court Judge while in Allen's Town, and, as a Judge Advocate for the Continental Army at Valley Forge.

In addition to its role as an Admiralty Court location, Allen's Town also served as a regional New Jersey militia center. Many local men who served in the militia also held responsible positions in the Continental Line. Allen's Town became the primary Quartermaster Depot of Monmouth County and forage, produce and supplies sent to the armies from Monmouth County were shipped through Allen's Town. Colonel David Rhea of Allen's Town was the Quartermaster for Monmouth County and Joseph Clayton of Upper Freehold Township served as Foragemaster. The Deputy Quartermaster at Allen's Town was Elisha Lawrence (a future acting Governor). By order of General Washington, a grain and hay magazine was established "at or near Allen's Town" to supply the troops. Working closely with Monmouth County and Continental Quartermasters, almost every business in Allen's Town contributed to the war effort, by providing goods and services to the Continental Army and the militias. Local businesses supplied pork, corn meal, rye flour, as well as the wooden barrels that stored these items. Leather, necessary to secure supplies in transport, was produced at the early tannery.

A fort, which probably existed before the Revolution, is depicted by a flag on a 1781 map drawn by General Clinton's aide-de-camp, John Hills. In addition, according to the Charles R. Hutchinson Papers, a colonial blockhouse was located near today's Millpond Park before the war. The blockhouse, which stored arms and ammunition, was tended by a member of the Lawrence family, who lived nearby.

With the approach of the Revolution, Monmouth County residents split along political lines. While much of the populace were considered Tories, who supported King George III, those in Allen's Town were primarily revolutionaries, known as Whigs. As a result of the Boston Tea Party on December 16th 1773, England barricaded Boston Harbor. Paul Revere traveled to New

York City and Philadelphia asking for assistance. In Allen's Town, the request for aid was enthusiastically received. On July 27th 1774, notices appeared asking residents to deliver donations of either grain or money to Robert Rhea at Allen's Town or Abraham Hendricks in Imlay's Town. Shortly thereafter, on August 12, 1774, Robert Rhea takes ownership of the Allen's Town mill from his deceased brother's estate. A recently found Deed of this conveyance includes the signatures of five members of Paul Revere's Philadelphia Committee. John Burrows of Middletown Point (now Matawan) offered the use of his sloop to transport the contributions to Massachusetts. In one shipment, the record shows that Bostonians received fourteen bushels of rye and fifty barrels of rye meal from Monmouth County along with the promise to provide “a considerable addition,” if needed, to “stem the torrent of Ministerial and parliamentary vengeance [*sic*].”

David Brearley, Jr. was a signer of the United States Constitution and destined to be a revolutionary. His father, David Sr. of Maidenhead (now Lawrenceville), had twice been jailed for leading New Jersey's anti-propietary land riots in the 1740s. The younger Brearley practiced law at his Allen's Town home, which was close to his patron Samuel Rogers, Jr.'s house. In 1771, Brearley's house burned down under suspicious circumstances. His house was located at 7 South Main Street (now the Allentown Chiropractor's office). Brearley served as a Colonel in the Monmouth County militia, and later as a Lt. Colonel in the Continental Line until 1779, when he resigned his commission to become New Jersey's Chief Justice.

New Jersey was the scene of more battles and skirmishes than any other state during the American Revolution. It was the narrow waist of New Jersey that the British hoped to hold and thus divide New York and New England from the Southern colonies. Three major battles – Trenton, Princeton and Monmouth were fought within 15 miles of Allen's Town. The Lower York Road was a flanking route used by both armies in the Trenton and Princeton campaigns. Due to its position at the head of the road through the New Jersey Pine Barrens, Allen's Town was a strategic location with access to multiple coastal areas where privateers operated. This most likely accounted for the distinction that most New Jersey Courts of Admiralty cases were heard in Allen's Town.

During a 1776 Tory insurrection in Monmouth County, the Continental Congress dispatched the 7th Pennsylvania rifle battalion to assist the Monmouth and Burlington militias. They encamped in Allen's Town on July 7th before they quelled uprisings in Freehold and Upper Freehold Township.

After Washington defeated Colonel Johann Rahl's Hessian garrison in Trenton (1st Battle of Trenton) on December 26th 1776, Hessian Colonel Carl Von Donop evacuated his forces at Mount Holly for Princeton and encamped at Allen's Town. Count Von Donop commanded several Hessian battalions comprised of 1,500 troops, the 42nd Highland Regiment and Jaegers (horsemen). Captain Ewald of the Field Jaeger Corps wrote in his journal that the march from Crosswicks continued “to Allentown, where the troops set up quarters in devastated and abandoned houses which numbered about eighty.”

Philadelphia's militia commander, General John Cadwalader, and his advance troops, who crossed the Delaware River after Washington due to inclement weather, pursued Von Donop's retreat towards Cranbury, then pulled back to Allen's Town. Cadwalader, whose force grew to

2,100 men and five cannon, remained at Crosswicks. Captain Thomas Rodney of Delaware, his field officers, and others encamped in Allen's Town from December 29th through January 1st. On the 30th, Rodney writing in a letter from Allen's Town to his brother Caesar, President of Delaware and signer of the Declaration of Independence, referred to the suffering wrought by the Hessians, "Jersey will be the most Whiggest Colony on the Continent: the very Quakers declare for taking up arms. You cannot imagine the distress of this country. They have stripped everybody almost without distinction – even of all their clothes, and have beat and abused men, women and children in the cruelest manner ever heard of..." Captain Rodney and his men marched to Trenton and supported Washington's defense of the Assunpink Creek, known as the 2nd Battle of Trenton, on January 2nd 1777. Through the night they marched towards Princeton, where they engaged British reinforcements, leaving Lord Cornwallis' main army behind at Trenton.

According to John O. Raum in his 1877 "History of New Jersey," a young Irish immigrant by the name of Jinnie Jackson, whose family owned a prosperous farm on the road to Waln's Mill (Walnford), attended the *Presbyterian Church* in Allen's Town. By tradition, Jinnie was married and lived in Trenton when General George Washington attacked the Hessians. As the British gathered reinforcements and prepared to attack Washington's camp in Trenton on January 2nd, Jinnie dressed as a soldier and led the Continental troops through the woods by cover of night to the Battle of Princeton on January 3rd 1777.

In 1777, Tory sympathizers who were known as Pine Robbers, since they hid in the Pine Barrens, robbed and abused Isaac Rogers. Rogers, a member of the Committee at Allen's Town formed by Pennsylvania's Council of Safety, was tortured so severely it caused his death. He had a contract with the Council of Safety to provide barrels of cured pork for American forces, which the Pine Robbers confiscated. The Pine Robbers also robbed William Imlay's home of guns and powder and later plotted to kidnap Colonel David Brearley.

By June 1778 Sir Henry Clinton, now British commander in North America, fearful of being blocked in Philadelphia by the French fleet, led a British evacuation to New York City through New Jersey. Prior to Clinton's arrival in Allen's Town, Major John Andre – Benedict Arnold's accomplice, who would later be hanged as a notorious spy – spent the night in Allen's Town. He stayed with Dr. James Newell, who had been recommended by Burlington Tories to care for Andre's sick brother. Newell's home was located at 14 South Main Street (now the Allentown Library site). Dr. Newell was himself a Patriot spy, who provided intelligence to the Continental Congress by way of Princeton Congressman, John Witherspoon. In his haste to evacuate Allen's Town ahead of pursuing troops, Major Andre left his camp kit spoon engraved with his family crest on Dr. Newell's mantel – a treasured memento of this visit. (Major Andre's sketched map of British troop deployment in and around Allen's Town resides at the Huntington Library in San Marino, California.)

On June 24th 1778, George Washington wrote to Major General Heath, "...On the morning of the 18 Inst. The rear of the enemy's army evacuated Philadelphia upon which I immediately moved towards the Delaware. They have penetrated as far as Allen's Town, but whether they mean for Amboy, or Sandy Hook is not evident. Every obstruction is thrown in their way which our circumstances will admit..." Adj. General Baumeister (Hessian), wrote in his journal around the same time, "Between Allentown and Cranbury and as far as Brunswick, Governor Livingston

had a thousand-yard strip of the finest wood cut down in order to barricade all the roads passing through.”

During the British evacuation from Philadelphia, between Crosswicks and Allen's Town, American forces harassed British troop movements, which resulted in chases and skirmishes. The Stone Bridge skirmish (for which the Middle School was named in 2007) took place on Stone Bridge Run at Old York Road (southwest corner of the soccer fields in Upper Freehold Township). According to William Stryker in “The Battle of Monmouth,” “in this...skirmish, a musket ball struck... a very gallant and at this time a conspicuous officer who was reconnoitering the bridge and position of the Americans, and inflicted a bad wound in his left breast which was thought at the time to be mortal.”

On June 24th 1778 the British 1st Division, composed of over 11,000 soldiers, encamped in and around Allen's Town – the largest group along Indian Run Creek. The next day, the British march was rearranged so that the Light Horse and Jaegers could defend the rear of the column. This maneuver was observed by General Von Steuben and four horsemen who had reconnoitered the British positions. Possibly due to this intelligence, it became clear to General Washington that the British would be heading east toward Freehold, with the most likely evacuation point being Sandy Hook.

At least three additional skirmishes took place in and around Allen's Town on June 24th and 25th. These skirmishes are cumulatively labeled a minor battle – The Battle of Allentown. During the fighting a cannon was fired by the British at the militia on the Lower York Road. The cannonball landed in the Market House, which was located at the main intersection in the Village. (This cannonball sat in the *John Imlay House* for at least fifty years.) By tradition, British soldiers are buried in the *Presbyterian Church Cemetery*. Other cannonballs were found in and around Allen's Town as well. Along the Lower York Road in Upper Freehold, Robert Montgomery's home called “Eglinton” (since destroyed by arson) was the site of a skirmish, which left a cannonball embedded in the building's front facade. Robert's cousin, Major William Montgomery of the Monmouth militia, was the son of William and Margaret Price Montgomery. He married Mary Rhea, the sister of Robert and David Rhea.

Near Freehold, an advanced Continental detachment under General Charles Lee intercepted the British march and the Battle of Monmouth commenced on June 28th 1778. Burlington Militia Colonel Joseph Haight, owner of the Allen's Town gristmill, and Captain Peter Wikoff, who lived in the house located at 37 South Main Street, acted as guides for Continental forces prior to the battle. The battle was primarily fought on the Rhea family farm, which is now a part of Monmouth Battlefield State Park at Manalapan and Freehold Townships in New Jersey. David Rhea, former owner of the Allen's Town mill complex, was raised on the Rhea family farm. He had settled in Allen's Town and served variously in the Monmouth County militia and the U.S. Continental Line. Lt. Colonel David Rhea is credited with siting the flanking cannons on Combs Hill, which turned the tide of the battle at Monmouth.

It was at the Battle of Monmouth that a famed young woman called Molly Pitcher replaced her fallen husband at his cannon. According to local tradition, Molly Pitcher was from Allen's Town. In his 1876 Centennial Address, Presbyterian Rev. George Swain stated, “Moreover, from among us it is said was the famous Molly Pitcher, she who, at the battle of Monmouth, acted the

role of cannoneer in place of her husband, or some other brave who had fallen beside his gun. She is reputed to have been the daughter of one Jno. (John) Hanna, of Allentown, was of North Ireland extraction, and had been for a time a servant in the family of the father of Captain James Bruere. She was perhaps the wife of a soldier named Jno. (John) Maban.” The west wing of the S. Potter House, located at 19 High Street and built in 1760, was the small farmhouse owned by weaver John Hanna during the Revolutionary War era.

Arthur Donaldson, a noted Philadelphia master machinist and millwright, moved to the Allen's Town area during the war. He purchased the Allen's Town mill complex from Colonel Joseph Haight in 1779. Donaldson had previously launched the *Cheveaux de Frise* in the Delaware and Hudson Rivers. The *Cheveaux de Frise* were a system of underwater log obstructions tipped with iron spikes. These were chained to stone-filled caissons and secured in rivers to float just below the water's surface to damage British ships. After being deployed, a knowledgeable pilot was required to navigate around them safely. According to historian Samuel Stelle Smith, Donaldson continued his work on the *Cheveaux de Frise* while in Allen's Town. He was also employed by the Monmouth County Quartermaster at Allen's Town to purchase forage to supply the troops and had served as an Admiralty Court juror.

In 1779, David Brearley resigned his military commission to become Chief Justice of New Jersey, where he served for ten years. In his role as a justice, Brearley was the first to declare a law unconstitutional, which established the principle of judicial review long before the Marbury vs. Madison decision. He is still cited in case-law for his Holmes vs. Walton decision guaranteeing a jury of twelve peers. While serving as Chief Justice, he was a member of the U.S. Constitutional Convention representing New Jersey. In August 1787, Brearley chaired a committee of the Convention, which created a powerful President and established the position of the Vice-Presidency as well as establishing the basis for the Electoral College. After signing the U.S. Constitution, he chaired the New Jersey committee that ratified the Constitution. In 1789, George Washington nominated him to be a District Court Judge for New Jersey, where he briefly served until his untimely death the same year.

In January 1781, eighty officers of the Pennsylvania Continental Line encamped at Allen's Town after their subordinate Continental soldiers mutinied at Morristown and marched to Princeton. Following negotiations between Pennsylvania Executive Joseph Reed, General Anthony Wayne and representatives of the rank and file, the mutiny ended peacefully. That the officers felt relatively safe in Allen's Town is evidence of the military advantage the town afforded them.

The only known colonial school in Allen's Town was run by the Presbyterians. One instructor at the school was James Bayard Stafford. (Stafford served as a Lieutenant in the navy during the Revolutionary War and, as a spy, delivered a letter to Congress' President Henry Laurens, a prisoner in the Tower of London. This daring feat was aided by Commodore Barry, who commanded the ship Stafford sailed in). In 1783, the Allentown Academy was formally established; its list of subscribers featured many notable citizens, including Governor William Livingston and future Governors, William Patterson and Joseph Bloomfield. It continued to operate as a church-sponsored school until about 1820, when, by a complicated arrangement between the school and church trustees, the Academy operated as a “public school” for more than 50 years. (A new Academy building, a fine example of Roman Classicism architecture, replaced the original building in 1856. In 1934, this new facility was expanded by replicating it

exactly in the adjoining addition.) John Imlay grew up in New Sharon five miles north of Allen's Town along the Lower York Road. Later in Philadelphia, he became a wealthy shipping merchant engaged in trade with the West Indies. After a very successful career as an investor in privateering during the Revolutionary War, he returned to build a magnificent mansion at the center of Allen's Town. The John Imlay House at 28 South Main Street, was completed in 1790. According to a 20th century architectural monograph, this structure still exhibits a high state of preservation and stands proudly in the center of the Village. It further stated that this home had scarcely a rival and would rank highly among old houses outside New Jersey. The stately fifteen-room Country Georgian mansion contains eleven fireplaces. The French Louis XVI hand-blocked wallpaper, which covered the parlor walls, was later sold and installed at the Metropolitan Museum of Art. One complete room, including wall-paper, was installed in the Winterthur Museum in Delaware. The portraits of John Imlay and his second wife, Ann, reside in the Brooklyn Museum.

In 1793, another notable house built around the same time as the *John Imlay House*, was the home built at the northeast corner of South Main Street and High Street known as the *Governor Newell House*. This fine old house was built by Dr. Thomas West Montgomery, an Allentown physician who was born at "Eglinton" in 1764 and educated in Paris. In 1788, he married Mary Berrien, a daughter of New Jersey Supreme Court Justice, John Berrien. Mary Berrien, grew up at his "Rockingham" estate near Princeton. (General Washington wrote his farewell address to the Continental Army at "Rockingham.") Dr. and Mrs. Montgomery's son, Nathaniel, was born in Allentown. Nathaniel enlisted in the U.S. Navy at the age of ten, probably as a cabin boy. When he was sixteen years of age, Nathaniel was commissioned a Lieutenant, believed to be the youngest officer ever commissioned in the U.S. Navy. Rear-admiral John Berrien Montgomery, another son born in Allentown, served in the Civil War and at one time was in command of the Pacific squadron.

In 1790, the first Methodist sermon was preached by David W. Bartine in Fredrick Miller's home (referred to as the Dr. Wittenborn property or historically now known as the *Imlay-Busby farm*, contiguous to Allentown in Robbinsville Township, Mercer County). Services continued there for five years, until 1795, when the Methodists used the Episcopal Church on Paine Street (now Church Street).

Mrs. Anna Hammell, who owned this house and operated the Brookside Tea Room there for several years is the authority for the following statement, based on information given her by her grandmother Busby; "...the Vahlsing House [*Imlay-Busby farm*], the Perrine Dey House and "Eglinton" were all under construction at the same time – these houses, all standing and in a straight line, about a mile apart are all on the original Burnett tract." The Perrine Dey House, which formerly stood on the Lower York Road (today's Matrix warehouses), was built by John Henry who operated a brickyard there. Bricks from this brickyard were used in the *Presbyterian Church*, Nassau Hall in Princeton and throughout most of Allentown.

Paine Street in Allentown had been named after famed Revolutionary Thomas Paine, who in 1793 moved to France from Bordentown, New Jersey. While in France, Paine wrote a series of pamphlets entitled *The Age of Reason*, in which he notoriously argued against organized religion. In one pamphlet, for example, he said, "all national institutions of churches...appear to me...set up to terrify and enslave mankind and monopolize profit and power." After this publication,

during a time of religious revival, Paine became so unpopular in America that Paine Street (hosting four churches in 1807) was renamed to Church Street. (At various earlier periods it was known as Drift Road, Trenton Road and Gum Boot Street.)

THE NINETEENTH CENTURY

Trends affecting the entire United States had their impacts on Allentown in the 1800s.

As the primary drink in America shifted from beer to grain alcohol, due to its longer shelf-life and reasonable price; from 1790-1830, per capita alcohol consumption peaked with attendant social problems, such as public drunkenness. After Maria Freylinghuysen married Presbyterian minister John Cornell in 1798 and moved to Allentown, she founded the Allentown Sober Society (1805). In a time when total abstinence was unheard of, this was the first regularly organized Temperance Society in New Jersey. Soon after the Sunday School Movement began in England in 1809, Maria organized an early formal Sunday school in the *Presbyterian Church*. The *Cornell House* on High Street is named after Maria Freylinghuysen Cornell. Prior to her days in Allentown, she and her widowed father raised her younger brother, Theodore, a Vice-Presidential candidate running with Henry Clay in the 1844 campaign. The American Industrial Revolution, from 1820-1870, was of great economic importance as improvements permeated most industries and citizens' daily lives throughout the rest of the century. William Longstreet, a well-documented American inventor, was born in Allen's Town in 1759. He was the son of Stoffell Longstreet who owned the Allen's Town gristmill. William married Hannah Randolph, the daughter of James Randolph and Deliverance Coward. After moving to Augusta, Georgia, by 1796, William had received a patent for critical changes to the cotton gin. Although Eli Whitney is often thought the inventor of the cotton gin, he was actually only one of five people that collectively made revolutionary improvements to it. Improvements to the cotton gin led to the growth of the plantation economy in the southern United States, dramatically expanding slavery. Longstreet, the grandfather of Confederate General James Longstreet, also designed a steamboat, which he launched on the Savannah River in 1807, a few days after Robert Fulton launched his similarly successful experiment on the Hudson River.

Textile manufacturing was an important aspect of the Industrial Revolution – the first industry to use modern production methods. In 1814, three prominent Allentown men founded a cotton manufacturing factory known as the Monmouth Manufacturing Company – an early date for such a modern factory in New Jersey. Investors Richard L. Beatty, Dr. George Holcombe and Samuel C. Newell, purchased twenty-six acres of land in Upper Freehold Township (near the Stone Bridge Middle School). The factory was built under the supervision of James Burlingame, a New England native. It operated until 1836, when it was sold to manufacture wood type, and later became a woolen mill. (Harry Kirby of Upper Freehold Township then purchased and operated a gristmill there until 1926. Kirby's Mill was destroyed by fire in 1951.)

Off-season farming occupations spurred a significant woodworking industry in Allentown in the early 1800s. Later, a rising standard of living and a major home-building period created demand. The earliest known pioneer was George Sinclair. Sinclair was an undertaker who also operated a furniture-making business at 9 North Main Street, where the *Farmers National Bank* was later erected. In those days, undertakers made and delivered their own coffins to the homes of the

deceased. Later, Sinclair's business moved across Main Street and operated there until the proprietor retired in 1862. Although local woods were commonly used to construct furniture for wholesale buyers elsewhere, mahogany was imported from Central America through Philadelphia and then brought up Crosswicks Creek. This mahogany was used to construct furniture, which supplied the high-end furniture market in Philadelphia. Also at Sinclair's shop, tall wooden cases for clocks were constructed by watchmaker Peter Jacques, who also assembled the clocks' movements.

Furniture-maker George Sinclair was one of the original fifty members of the Perseverance Fire Company formed in 1818. He remained active in this capacity and served as President from 1841 to 1845 and again from 1858 to 1863, joining a list of other prominent Allentown men. The Perseverance Fire Company was renamed Hope Fire Company in 1856.

In 1848, Sinclair took Samuel W. Fidler into his undertaking business. George V. Leming acquired the business from Fidler in 1887. Mrs. Leming's nephew, Norman Peppler apprenticed with George Leming to learn the funeral business. (Norman Peppler purchased the business in 1927 and Peppler's Funeral Home has been run consecutively since by four generations of the family.)

A decade before the beginning of the American Civil War, chair-making continued its ascent to prominence as an Allentown industry, lasting until the end of the nineteenth century. After an apprenticeship with a Philadelphia chair-maker, Zebulon Clayton Byard moved to Allentown in 1848 and set up a chair-making shop, and was followed by his son, Charles. The shop was located on Church Street near the Sawmill Pond. Zebulon was described as a good dresser and a capable man with a tendency toward being lazy, even though he loved boxing. His wood-seat and rush-seat chairs were made from local maple and hickory, with decorative hand-painted stencils. Chairs made in this shop were sold locally as well as in Trenton, Freehold, and throughout Burlington County. Byard's chairs were the only known Allentown-made chairs that had wooden seats.

Anthony Kennedy, who had worked at the shop of Zebulon Byard, was also operating a chair-making business on Church Street in 1855, making quality, decorated, slat-back and rush-seat chairs. Several of Kennedy's chairs now reside at the New Britain Museum of American Art in Connecticut. In 1865, William Emmons purchased the property at 50 Church Street (*H. Imlay House*), where he made rush-seat chairs for five years, before James Buckalew, who had worked previously for Anthony Kennedy, began operating his own shop there.

John A. Clayton, who had previously apprenticed at Anthony Kennedy's, James Bucklew's and Zebulon Byard's shops, established his own shop. It was located above the blacksmith shop of Isaac Rogers, near the *Farmers National Bank* corner. As his shop expanded, he moved into a home and shop at 9 Pearl Street. Chairs made there, constructed of walnut, oak and maple, were sold in New York City and Trenton. Wood was supplied by local sawmills – one was located near the present-day Allentown water plant on Church Street. The business was later owned and managed by Clayton's son, James, who inherited the business. Six early chairs, constructed by John A. Clayton and his son, James H. Clayton, are currently in the possession of Norman Peppler's three sons, Edgar, Robert and Richard – each owning two chairs.

As John Clayton had apprenticed with several chair-makers, several novice chair-makers, in turn, apprenticed with John Clayton and later opened their own shops in Allentown. William Killey entered into a formal apprenticeship at the Clayton shop for three years and later opened another shop on Church Street. As a house painter, he painted the backs of his chairs and many of his stencils are identifiable today. Brothers William and Horatio Gulick entered into a chair-making partnership, joining the other shops on Church Street in 1866. William had previously worked at the Clayton chair shop with James Buckalew, whose shop they operated out of when vacated by Buckalew. By the end of the Civil War, Allentown Village had as many chair-making establishments as the city of Trenton.

By 1840, what is now considered Allentown proper contained the gristmill, the sawmill, six stores, the *Methodist Church*, the African Methodist Episcopal Church, the *Presbyterian Church*, 100 dwellings and 600 inhabitants. In 1870, the population was 802, and by 1880, it had increased to 1,002. The Catholic Church, organized in 1869, was followed by the Baptist Church in 1873.

A second major Allentown building period occurred in the years between 1830 and 1860. Thirty-four percent of Allentown's current historic architectural resources originated during this era. The Early Commercial style spans this period as well as former building periods. The Veranda Traditional styles were utilized from the early 1800s far into the Victorian Era.

The Classical Revival styles comprise three percent of the historic architecture in Allentown. The Greek Revival style might best be illustrated by the *Presbyterian Church* on High Street with its pedimented entrance portico. Roman Classicism influenced the design of the *Presbyterian Academy*, a school operated by the Presbyterians. The *Methodist Church* on Church Street, which was built in 1859, is a fine example of this style.

The Carpenter Gothic style took many forms, but represents only six percent of existing building stock in Allentown. Examples of this style are the *M. Rogers House* at 35 North Main Street, the *Hulse House* at 43 South Main Street, the *Methodist Parsonage* at 23 Church Street and the *Joel Yates House* at 21 High Street.

Second Empire style buildings in Allentown are rare – comprising two percent of existing building stock. The *Presbyterian Manse* at 118 South Main Street and the *Beekman House* at 15 High Street are good examples of this style.

The Italianate style is represented by three percent of existing buildings. The best examples of this style include the *A. Robbins House* at 114 South Main Street and the *C. Meirs House* (“Tree Haven”) at 123 South Main Street. Other excellent examples include the *J. C. Vanderbeek House* at 36 South Main Street and the *E. B. Rogers House* at 7 High Street, a rare, three-story example of the Italianate style.

Elias B. and Benjamin Rogers were brothers and partners in a construction business renowned for moving buildings. They were joined (and later succeeded) by Benjamin's son, Benjamin Franklin Rogers. After moving from Forksville, Pennsylvania, Benjamin and his wife Lillian purchased 13 High Street (*Mrs. Lillian Rogers House*) in 1852. Adjacent to that house, Elias built the house at 7 High Street (*E. B. Rogers House*) in 1870. In 1896, B. F. Rogers remodeled

an 1840 Greek Revival house at 5 High Street (*J. Clayton House*) with Victorian detail and then he purchased it. Their business primarily operated out of three barns and a carriage-house located behind their High Street homes, but had other locations in Trenton and Asbury Park. From 1860 to 1885, the Rogers brothers built most of the large farmhouses, outbuildings and churches in the area, including the *Methodist Church* and the *Baptist Church* (now the Allentown Library). They frequently engaged in large jobs at the Jersey shore, other states and Washington D.C.

Significant contributions in a political context and the struggle for social justice were made by others who lived in Allentown – people like Congressman George Middleton, Dr. William A. Newell and Octavius Catto.

Due to the activities of George Middleton, Allentown is a recognized “station” on the Underground Railroad. Fugitive slaves coming from the southern part of the United States stopped at the Crosswicks’ farm of Enoch Middleton, a Quaker, which is well documented. In 1839, a cousin of Enoch’s, George Middleton, re-established James Middleton’s former tannery (leather-making) in Allentown. The tannery was located behind the businesses on the east side of South Main Street to the edge of Conines Millpond. George Middleton used this tannery to disguise his Underground Railroad activity. Significant amounts of oak bark, required for tanning, were transported in large wagons with high sides. It is believed that Middleton transported fugitive slaves hidden in these bark wagons. Assisting him in hiding these fugitive slaves was the Robbins family, whose house, now gone, was located at 26 South Main Street (now the location of Bloomers and Things). (By local tradition, fugitive slaves were transported along a service road alongside the gristmill and behind buildings on the west side of South Main Street downtown to temporarily stay in the Robbins home and other buildings in the vicinity.) From Allentown, they headed north to the next station at Cranbury, and beyond, on a chain that stretched to Canada.

George Middleton had an abiding interest in public service. He became a Judge of the Chancery Court and the Monmouth County Orphans Court. In 1858 and 1859, he was a member of the New Jersey State General Assembly. A Democrat, but known abolitionist, Middleton was elected to the U.S. Congress during the Civil War, serving from 1863-1864. He was defeated by Dr. William A. Newell, his fellow Allentonian, when he was a candidate for the 39th Congress. After his defeat, Middleton returned to Allentown to resume the tanning business. The business, which had operated in that location for 142 years, was abandoned in 1885 due to the scarcity of oak bark and animal hides from the Pine Barrens. In 1888, George Middleton died in Allentown.

Octavius Valentine Catto was an important civil rights leader during the Civil War period and has been affectionately called, “the Martin Luther King of the 19th century.” Catto’s father, William, was a former slave from South Carolina who had relocated to Philadelphia. He was a prominent minister on the African Methodist Episcopal Church circuit, which included Allentown. Ordained as a Presbyterian minister, he befriended future U.S. Congressman and Governor, Dr. Newell, who lived near the Allentown *Presbyterian Church*. In 1853, through this friendship, Dr. Newell brought William’s fourteen year-old son, Octavius, to live at his home (81 South Main Street) while he attended the all-white Allentown Academy. Octavius Catto later became an educator and activist in Philadelphia, who spent the rest of his life advocating for emancipation; racial integration of streetcars and sports; equality in voting rights; and the education of freed slaves. He was assassinated for his advocacy in Philadelphia in 1871 and was

buried with full military honors at one of the largest funerals ever held in Philadelphia at that time.

As a U.S. Congressman, Dr. William A. Newell, is best known for championing legislation that funded the establishment of the U.S. Life Saving Service, now part of the U.S. Coast Guard. Due to his humanitarian concern for the lives of shipwrecked mariners and passengers, Newell is known as the “Father of the United States Coast Guard.” A creative physician, he was the first to successfully complete an eyelid skin graft in 1843. After serving three terms in a Congress, which included former President John Quincy Adams and his roommate, future President Abraham Lincoln, Newell was elected Governor of New Jersey in 1857 and served one term. Later, he would be appointed Governor of the Northwest Territory of Washington. When Lincoln became President, he appointed Newell as head of the Bureau of Indian Affairs. He was known as an advocate for Native Americans as well as women's rights. Newell also had an important role in the establishment of the Department of Agriculture. He was Lincoln's attending physician at the White House and was a pallbearer at his funeral. Governor Newell died in Allentown on August 8th, 1901 and was interred in his family burial plot at the *Presbyterian Cemetery*.

In addition to Dr. William A. Newell (1847-51) (1865-67), three other U.S. Congressmen served from Allentown. They were John H. Imlay (1797-1801), Dr. George Holcombe (1821-1828) and George Middleton (1863-1865). George R. Robbins who was born in Allentown, and later practiced medicine in Hamilton, Mercer County near his home, represented New Jersey's 2nd Congressional District (1855-1859). (In the twentieth century, Robert Smith, who spent his childhood in Allentown, represented New Hampshire in Congress (1985-1990) and served (1990-2003) in the U.S. Senate.)

Sixty-three men and boys from Allentown served in different regiments during the Civil War. Most of them served in the 11th and 14th Infantry. Of the sixty-three, ten were African-Americans. The so-called “Colored Men” of the 22nd Regiment saw the hardest service during the war. At the Siege of Petersburg, Sergeant James Woby was wounded and recognized for his valor. Regrettably, all three Saunders brothers were killed at this same event. Allentown's Sergeant George Ashby, also of African descent, was the last surviving New Jersey veteran of the Civil War until his death in 1946 at the age of 102.

Allentown was the home of a fine, high-end carriage-making business established by Anthony Maps in 1870. His shop was located on the same site as a carriage-making business operated previously by William I. Cafferty, whose specialty was wheel wrighting. Maps Carriage Co. was located at 13 Church St. (La Piazza Restaurant parking lot). The building consisted of shops for woodworking, wheel wrighting, carriage trimming and painting, blacksmithing and general repair work. The company also completed several large, elaborately painted stage-coaches with marine motifs to be used on the stage-line to Ocean Grove. One of Map's apprentices, George V. Leming, followed his teacher into the high-end carriage trade in 1887, expanding his undertaking business (making coffins).

Allentown established its first system of street lighting illuminated by oil-filled lanterns in 1871. Private donations kept them in oil, after Richard Hendrickson, an Allentonian of African descent, established the volunteer effort and donated much of what he earned as a sextant at the

Presbyterian Church. (Thomas Edison invented the incandescent light bulb in 1879, but it wasn't until 1911 that electric lights replaced the oil lanterns in town.)

In 1882, the New Jersey Historical Publishing Company described Allentown as “a village of about 1,100 population...in the midst of an unsurpassed agricultural productive section of the county renowned for its rich grapes, fat hogs and poultry, corn, grain, sweet potatoes, etc. All of which are shipped to New York City and Trenton markets...one of the oldest towns in the state and for want of facilities [e.g., railroads] has not been progressing in trade...citizens are mostly composed of wealthy retired farmers....”

In 1883, a few citizens, as a joke, decided to run “Abner Robbins” against Samuel Davis, the incumbent Justice of the Peace in Allentown. (At that time, Allentown did not have a Mayor.) Unbeknownst to most villagers since Robbins was a prominent family-name locally, “Abner Robbins” was the name of a wooden Indian – the kind that was seen in front of cigar stores. When Judge Davis lost the election, he resigned in indignation.

The Borough of Allentown incorporated on January 29th 1889 by an act of the New Jersey legislature based on a referendum held that day and separated from Upper Freehold Township but remained a part of Monmouth County. Like many other clustered settlements in New Jersey at that time, the cause was economic – Allentown residents believed the cost of electrifying the forty-seven square mile area of rural Upper Freehold Township was unaffordable, which may have led to the breakaway.

In 1899, Farmers Telephone Company ran telephone lines into Allentown and installed a telephone in Gulick's general store, which delivered messages to the entire village. Several years later, a telephone exchange was installed in the local hardware store staffed by young local operators. By 1904, more phones were gradually added to the homes and businesses in Allentown.

THE TWENTIETH CENTURY

The seminal events of the 20th century – technological innovation, two World Wars, and a stock market collapse – affected Allentown as they did the world at large. The old colloquial saying, “Allentown was four miles from everything and next to nothing,” began to change as development in central New Jersey crept ever closer. A greater appreciation for Allentown's abundant natural and historic resources emerged later in the century, as they became more difficult to preserve without active community involvement.

In 1904, Hillis Jones, a local Allentown mechanical inventor, patented improvements to the cider press, invented a timer to make a workable gasoline tractor, and built a two-seated automobile by hand. Soon after, residents bought their own horseless carriages, and cobblestone roads worthy of these new treasures were built. (Due to the invention of the automobile, Gary Byrd, the last blacksmith in Allentown, closed his shop in 1952.) There were other Allentown agricultural and industrial innovators during the early twentieth century. Joshua Robbins, built a mechanical potato planter; and John Trach, patented a linked fence. Deforest Ely, blinded in a hunting

accident, invented a level to be used by the blind; and William Levenworth developed a router tool for the mass production of wood type.

On April 6th, 1917, when the United States declared war on Germany, and World War I, “the war to end all wars,” began, thirty-five young men and boys from Allentown initially registered for service in the armed forces. A parade down Main Street followed, which included the Red Cross, cars decorated in red, white and blue with American flags flying everywhere. As across the rest of the United States, local citizens raised money for Liberty Bonds to finance the War and the Red Cross. Women at Allentown's churches also provided assistance by sewing, rolling bandages and by knitting gloves, scarves and robes. The War ended on November 11th 1918 when an armistice was signed near the front lines in France.

An Honor Roll monument, located on the Upper Freehold Regional High School grounds, lists all who served in World War I from the area. There are one hundred fifty-seven names on the roll – sixty-one from Allentown Borough, seventy-five from Upper Freehold Township and twenty-one others nearby who claimed either the Township or the Borough as their home.

During a serious flu epidemic, many local citizens died. A note appeared in the Allentown Messenger on December 12th 1918, written by an anonymous citizen, stating: “The people of Allentown and the surrounding country owe a debt of gratitude to H. P. Johnson for his faithful and untiring efforts to relieve the sick and suffering during the late epidemic. At times almost too ill to sit up the Doctor ministered to his patients with the heroism of a soldier at the front....at great risk [to himself].” (A monument in front of the Allentown Public Library recognizes Dr. Johnson's service.)

Dr. Walter Farmer, described as having a colorful personality, came to Allentown in 1927 and began his medical practice from his home at 43 Church Street (*J. James House*). In 1933, he bought an eight-room house across the street at 47 Church Street (*E. Cafferty House*), which he converted into a hospital. Dr. Farmer and two of his nurses assisted in the *Hindenburg* disaster at Lakehurst when the German airship exploded on May 6th 1937, killing thirty-five of ninety-seven passengers. Shortly thereafter, Dr. Farmer moved his hospital to the newly-purchased *John Imlay House*. Next, Dr. Farmer expanded his business and local employment when he opened a maternity hospital building at 30 South Main Street (*J. Fisk House*), next door to the *John Imlay House*. As his fortunes increased, Dr. Farmer purchased “Tree Haven” at the top of “The Hill” at 123 South Main Street (*C. Miers House*), as his new home. It was said that Dr. Farmer would falsely claim with a straight face that he owned the Farmers National Bank, which was owned by local farmer shareholders. Mary Clark, was the last maternity client at Dr. Farmers Hospital when she gave birth to a daughter, Melinda Clark Brown.

The *Farmers National Bank* was built in 1906, at 9 North Main Street, in the flat-iron building (a style rare in New Jersey). Several years after the stock market crash of 1929, Morgan Buckalew, a Farmers National Bank employee who lived at 133 South Main Street (*Morgan Buckalew House*), stole \$60,000 from the bank on a Friday night, and absconded – causing quite a stir in Allentown. Later, an Allentown couple visiting California, spotted Buckalew and a friend about to board a cruise ship, reported him, and soon he was apprehended.

Many Allentown traditions and clubs began in the twentieth century. Before 1912, a small group of boys formed a club, which would later become a chartered troop of the Boy Scouts of America. The Halloween Parade was organized by Hope Fire Company, and on Christmas Eve, the Fire Chief was already visiting homes playing Santa Claus. The Garden Club was established in 1928. The Allentown Lions Club formed in 1939 and their annual Easter Egg Hunt began in 1946. In 1951, the Lions Club 4th of July Parade changed to the Memorial Day Parade. The Allentown First Aid Squad was organized in 1943. The Villagers of Allentown, a women's social club and service organization, was established in 1968. In 1988, the Allentown Business and Community Association was organized.

The United States was thrust into World War II after the 1941 Pearl Harbor attack, when war was declared on Japan, Italy and Germany. Due to war mobilization, rationing of sugar, meat, butter, shoes and tires was accompanied by price controls to prevent supply shortages and rampant inflation. With the rich agricultural area of Upper Freehold Township nearby, foodstuffs were plentiful in Allentown, but gasoline, tires, shoes and soap powder were in shorter supply.

Since many men were serving in both war theaters, Allentown women substituted for men in the workforce. Volunteers – both men and women – were also needed to take a direct role in defense. An Air Raid Warden armed with a billyclub and a specialized flashlight, patrolled Allentown whenever the siren sounded, to ensure that all lights were out and every window was covered with blackout curtains. After the Army Air Corps left, a local volunteer Civil Air Patrol was activated to act as so-called “Air Spotters.” Allentown’s group operated under the leadership of D. Everett Storms. They watched everything flying overhead, identified it, determined direction and speed, and subsequently called in their observations to the command center in Philadelphia. Volunteers worked in four-hour shifts at a small building constructed for this purpose in Upper Freehold Township. The Allentown Garden Club volunteered at Fort Dix in Burlington County, providing flower arrangements for their Chapel.

In 1944, Stanley Switlik, a parachute pioneer who had emigrated from Poland when he was sixteen years old, founded what became the Switlik Parachute Company. His company was the largest manufacturer of parachutes in the United States in the late 1940s. The company, located in Trenton at that time, was run by Stanley and by his son, Dick. The younger Switlik lived with his wife Irene and children, in Allentown at 130 South Main Street, later moving to 88 South Main Street (*J. W. Naylor House*). At the request of the U.S. government, the company quickly mobilized for World War II and supplied all subsequent twentieth-century wars. As Stanley was friends with many aviation pioneers, the company had also outfitted the expeditions and record attempts of Amelia Earhart, Wiley Post and Admiral Richard Byrd.

After World War II ended on September 2, 1945, shortly after the Japanese surrender, the first postwar development in Allentown was the Lakeview development built adjacent to Conines Millpond on the Hendrickson Farm located in Upper Freehold Township. This development was soon annexed to join the Borough of Allentown. The project's developers; Dr. Walter Farmer, Dr. John J. Quinn, Dr. Thomas Waldron, lawyer Henry C. P. Coated Joseph Nolan, donated access land to preserved land at the edge of the millpond, which created a park.

With the beginning of the Cold War with the Soviet Union, security concerns and the need for defense after two World Wars, the U.S. Interstate System was designed to better provide for the

transport of arms, food and other goods across the vast area of the United States. With the completion of the New Jersey Turnpike in the 1950s, and later, Interstate I-195 in the 1970s, residential development pressure rose in nearby Allentown, which precipitated a third major building period. In 1959, the second post-war housing development, Greenfield Park, began along Church Street. Next, the Probasco Farm would be developed between North Main Street and Indian Run Creek in the same year. In 1973, the Timber Glen area homes were built. Pond View development, off North Main Street, came next. Lastly, the small Greenway development was created at the end of North Main Street.

In 1961 the *Cafferty Grist Mill*, the longest continuing business in Allentown and last water powered mill in Monmouth County, ceased operation. This gristmill and its predecessor operated on the mill site for 241 years. Its mechanical equipment was removed at that time and the building's use changed to retail shops and a restaurant. In 1971 Corky Danch, an artist and craftsman, acquired the mill where, following a long tradition in Allentown, he created one-of-a-kind furniture. Consequently, other artists followed, attracted to the shops at the mill complex.

Although the land behind the Mill was still being farmed, the Mill House (*Steward-Cafferty House*) had deteriorated and both the land and the house were vulnerable. In 1975, a housing developer came before the Borough Planning Board and proposed constructing elderly housing in today's Heritage Park, adding a road into the development adjacent to the Cafferty Grist Mill, and tearing down the Mill House. Without final approval, they proceeded to demolish the deteriorated Mill House. One spring morning, around 6:00 AM, a bulldozer appeared at the Mill House. Alice Wikoff, (another gifted artist) in robe and hair curlers, ran across the street from her home and stood in front of the bulldozer. Hope Fire Company rang their siren. Police and residents filled the area until the bulldozer backed off.

Betsy Ross Poinsett, a red-headed member of the Allentown Planning Board, was personally and unsuccessfully sued for a million dollars for her efforts to save the Mill House and the land behind the gristmill. Fortunately, the Mill House was beautifully rehabilitated (including the earliest section in the rear), although the clapboard southern addition was lost. Afterward, Emily Hult, a direct descendant of David Brearley, operated an antiques business at that location for many years. In 1995, the thirty-eight acres behind the gristmill became Heritage Park. Another red-head, Ann Marie Horner, a member of the Allentown Borough Council and Council liaison to the Recreation Commission, spearheaded this somewhat controversial land preservation project.

The downtown *Baptist Church*, built in 1879, was heavily damaged by fire in 1972 and the congregation moved to the outskirts of Allentown. That same year, the Allentown Library Association purchased the burned-out shell of the former church and began the arduous task of rebuilding the space for use as the Allentown Library with the help of donations, grants and loans. Joan Ruddiman, a gifted local educator, assumed the Presidency of the Library Association in 1983. She insisted that the library be renovated in accordance with historic preservation standards. The Library Association received a New Jersey State Historic Preservation Grant for \$134,000 from the Garden State Historic Trust Fund in 2000 which was used to adapt the former church into a library. The Library Association received a Garden State Historic Preservation Award in 2005 for saving the building from demolition and preserving the building for adaptive reuse – a cutting-edge preservation technique at the time. Finally, after so

many years of relocations, the Allentown Library had a permanent home at 16 South Main Street. Unfortunately, the Union African Methodist Episcopal Church on Church Street had earlier been so severely damaged by fire that it could not be saved. Thankfully, donations and volunteer fund-raising efforts allowed for the construction of a new house of worship in 1986.

Throughout the 20th century, creative people made their contribution working in the arts while living in Allentown. Andrew Rudin, a noted acoustic composer was reviewed by Daniel Webster of the *Philadelphia Inquirer* on February 27th 1976, who wrote “The jewel of the evening was Andrew Rudin's “Museum Pieces. [The] pieces are descendants of the 19th century suite ... in the manner of 1975.” Kenneth Zammit Tabona, reviewed his work in *The Sunday Times*, Malta, December 12th 2010, stating – “I love what I heard of Andrew Rudin, a true blue contemporary, born in 1939, the Sonata for Violin and Piano, I am convinced, sooner rather than later, will be included in the top repertoires in the genre, along with Cesar Franck and the Brahms third.”

Vicki Esposito, Associate Professor of Costume Design at the Mason Gross School of the Arts Theater Department at Rutgers, designed costumes for the Philadelphia Shakespeare Theater for twenty years. Louis J. Stalsworth shares a dedication to the theater as a playwright and director, with his wife, Kate Pinner, a set and costume designer. Kate and Lou have worked together for thirty years, now working under the name of PinnWorth Productions. Rudin, Esposito, Pinner and Stalsworth, are all currently living on Main Street. These four join countless other accomplished examples – painters, photographers, ceramic artists and metal workers – even an opera singer.

The invention and mass marketing of the personal computer and the internet is sometimes referred to as the third Industrial Revolution. Personal computers and improved communication by cell phones, allowed businesses to locate anywhere and expand their reach. Small family manufacturing businesses returned to Allentown homes again when Terry Horner, in 1974, moved his startup, home-based business to Allentown from a farmhouse in Upper Freehold Township. He developed disposable plastic mixers for mixing paint and began manufacturing and sales from 143 South Main Street (*Wm. T. Pierce House*). The business, TAH Industries, grew both nationally and internationally, moving into Northeast Business Park in Robbinsville Township. It was sold in August 2007. At 88 South Main Street (*J. W. Naylor House*), another inventor, Ronald Dunster, described as a big-hearted gregarious man, assembled and shipped his patented grounding device to prevent fires in grain silos, worldwide.

In 1979, the Allentown-Upper Freehold Historical Society proceeded with grants from the State of New Jersey and the Allentown Environmental Commission to inventory all historic structures and cemeteries in Allentown. Cynthia Goldsmith, an Architectural Historian, was engaged to work with the Historical Society's core committee. Gail Hunton, Architectural Historian, and James McCabe also assisted to complete this extensive project. Cynthia Goldsmith wrote in her assessment that the Allentown streetscape “presented a picture-book history of American architectural development” that “spanned both the length and breadth of the Borough's boundaries.” In 1982, the project was completed and the district was accepted for inclusion in both the State and National Registers of Historic Sites. The Allentown Historic District became one of the largest contiguous historic districts in New Jersey with 226 approved individual sites.

The Allentown Historic Sites Survey found at least twenty-one styles of architecture in the district, including; Greek Revival, Roman Classicism, Vernacular Traditional, Victorian Commercial, Vernacular Victorian, Victorian Eclectic, Victorian Double House, Italianate, Carpenter Gothic, Second Empire, Queen Ann, Beaux Arts, Classicism, Twentieth Century Commercial, Colonial Revival, Bungalow, Executive Tudor, Federal, Georgian, Country Georgian and Bungalowoid.

In 1983, Conines Millpond was dredged using a suction method, after the lake had become unsightly with lily-pads on the surface – the water was barely visible. Although the pond was a designated Federal Wildlife Preserve, runoff from upstream farms had polluted the water. The Chairwoman of the Allentown Borough Environmental Commission, Betsy Poinsett, led the tedious effort to acquire grant funding and over a ten-year period, she accumulated a four feet tall stack of paperwork. Included in that project was the acquisition and dedication of the land for Millpond Park. As a result of the dredging, the pond was too deep to properly freeze in the winter to safely accommodate general ice skating as well as ice hockey, an inter-generational Allentown tradition from at least the beginning of the 20th century.

When Mercer County considered locating a toxic waste incinerator adjacent to Allentown in the mid-1980s, Stuart Fierstein organized the opposition. With townspeople in both Allentown and Washington (now Robbinsville) Township opposed, Residents of Allentown Guarding the Environment (RAGE), as Fierstein's group was called, ignited citizens to action. The result was a public hearing on the issue at Mercer County Community College, when the site was dropped from consideration. Due to a volunteer's efforts, the Federal Aviation Administration informed Mercer County that the location was unacceptable since it might attract birds near the Robbinsville Airport. This activism propelled Mr. Fierstein into Allentown's mayoralship in 1992.

Allentown was not the only community in New Jersey adjacent to other towns or counties, whose neighbors were not considering them in their planning. Regional planning in New Jersey was generally weak due to the municipal “home rule” prerogative in zoning. In response, the State, supported by the New Jersey chapter of the American Planning Association, launched “The State Plan and Redevelopment Plan,” intended as a master planning tutorial. Each municipality first studied their own jurisdictions, and then met with adjacent communities, under State and County auspices, to work out differences, getting all levels of government on the same page. The result was expected to improve the quality of life, provide for a more efficient use of resources, combat urban sprawl and protect natural and historic resources in the State. This ambitious process took almost a decade to complete and fortunately alerted Allentown officials to future problems.

THE TWENTY-FIRST CENTURY

The early years of the century were a time of trial for Allentown's citizens due to several overarching trends such as poor regional planning, threats of terrorism, increased internet sales and The Great Recession. Allentown's Mayor and Council were overwhelmed dealing with problems outside their direct control, which resulted in more citizen participation.

In the spring of 2001, Allentown was included in Preservation New Jersey's annual list of *Threatened and Endangered Historic Sites*, as the featured example of “Vanishing Villages of Rural New Jersey.” The designation was due to the potential for commercial development in the setting of Allentown's Historic District and excessive truck traffic on its historically narrow roads. The associated publicity was helpful to Allentown in acquiring a long-sought after official “Village” designation in the 2001 “State Plan and Redevelopment Plan.”

Following the terrorist attacks, which destroyed New York City's World Trade Center on September 11th, 2001, the Allentown First Aid Squad mobilized to provide transport and triage services to assist the wounded. One First Aid group went to Liberty State Park in Jersey City and another went to Allaire State Park in Monmouth County but no survivors arrived at these two staging areas. An Allentown resident and former Borough Councilman was directly involved in securing the region. Jerry Rovner, Captain of the Naval Militia, and Navy deep sea diver, helped locate medical teams to Ground Zero and provided waterborne security underneath the George Washington Bridge as well as around area nuclear power plants.

Soon thereafter, an anthrax mail attack occurred when anthrax-laced letters were mailed at the U.S. Post Office processing center located nearby in Hamilton Township, Mercer County. The Allentown Post Office became contaminated since the Hamilton facility also handled Allentown's mail. Residents received irradiated mail in clear, zip-lock plastic bags until both facilities were thoroughly decontaminated.

At the direction of the United States Congress, the National Park Service studied the historic resources in New Jersey associated with the American Revolution. In 2002, the Department of the Interior recommended a “Crossroads of the American Revolution National Heritage Area,” which included Allentown, be officially designated. The Heritage Area is managed by local organizations and partnerships, but is guided by the National Park Service to promote tourism and preserve unique New Jersey resources. As a result of this designation, research of Allentown's role in the Revolution uncovered a vast treasure trove of unexplored American history.

In order to encourage historic tourism, in 2006, a twenty-four mile regional loop of roadwork in Upper Freehold and Allentown was designated a federal and state scenic byway called the “Upper Freehold Historic Farmland Byway.” The Monmouth County byway begins at the Allentown Presbyterian Church and ends at Walnford Mill in Upper Freehold Township. There are seventeen Allentown historic sites designated as points of interest along the program route, which meanders through protected agricultural areas of Upper Freehold Township. (By 2016, Upper Freehold had over 13,473 acres in protected farmland and open space.) The New Jersey Scenic Byways program is part of the National Scenic Byways program, established in 1993, and managed by the New Jersey Department of Transportation.

In 2006, The Rockefeller Group International came before the Upper Freehold Township Planning Board seeking approval to build a complex of four-story warehouses across Breza Road, behind St. John's Catholic Church and adjacent to Allentown's Heritage Park. In response, Keith Becker, a former Allentonian and current resident of Upper Freehold Township, Micah Rasmussen, and Mike Renzuli, formed Communities United, comprised of more than 2,000 citizens from both communities. After a contentious debate over the fate of the warehouses, the

project was fortunately defeated. The Greenbelt Group, a coalition led by Ann Garrison and Greg Westfall (elected Mayor in 2016), brought in Kathy Haake from The Trust for Public Land, a Washington D.C. based land trust, to assemble funds to preserve most of the land as parks. As a result of the preservation of the Breza Road area parks, Robbinsville Township preserved the former Kulp property along County Route 526, adjacent to Heritage Park. Mayor Stuart Fierstein, an environmentalist and the longest serving Mayor of Allentown, showed particular courage and leadership during the fight against the warehouses. The Mayors of both Upper Freehold Township and Allentown Borough participated in the creation of the Breza Road area parks.

Another portion of the Breza Road property was purchased by the Upper Freehold Regional School District as the site of the Stone Bridge Middle School in 2008. After the previous site selected was stalled by New Jersey's Department of Environmental Protection due to multiple environmental issues, William Borkowski, of the Upper Freehold Regional School Board, led the difficult effort to relocate the school site. Its final location in a historic farmland setting surrounded by permanent open space in both Upper Freehold and Allentown benefit the children of both communities.

By 2010, retail businesses on Main Street and Church Street were struggling, with one-third of the storefronts standing empty. Online sales pressured the remaining local retail businesses. The ten-year period preceding the reconstruction of the Main Street dam and The Great Recession, which began in 2007, had taken their toll. Monmouth County took temporary possession of the mill by eminent domain for the dam construction forcing anchor businesses to relocate at that time. Allentown businesses faced competition from newly developed restaurants and retail along U.S. Route 130 in Hamilton and Robbinsville Townships, Mercer County.

The construction of a new Main Street bridge and dam by Monmouth County, to replace the 1921 steel and concrete bridge, was problematic from the beginning. The New Jersey State Historic Sites Council required that the design be 1930s Art Deco Period, executed in concrete. After Borough Historian Alice Wikoff, raised the alarm, she and several residents, aided by Mayor Stuart Fierstein and Monmouth County, were successful in altering the design to an earlier, more appropriate historic period.

With the bridge and dam construction not yet complete, Hurricane Irene visited Allentown with a vengeance on August 27th and 28th of 2011, dropping eight inches of rain. Not since 1936, when a hurricane felled over 100 trees in Allentown, had the town faced such serious damage. Excess water could not reach the dam to go downstream due to construction machinery, debris and gravel from a temporary road, which blocked the spillway. Water then began flooding nearby properties, causing extensive damage to several homes and businesses located near the mill site, and washing out the roadway. When Monmouth County failed to open the dam gates after the gravel from the temporary road was removed, someone went out under cover of night and opened them with a pipe-wrench – a slow process, which protected the downtown from further flooding.

The Allentown streetscape had fallen into a serious state of disrepair with heaving sidewalks and damaged curbs – particularly downtown. Banks foreclosed on many homes and eleven historic homes, some vacant for over thirty years, were left to deteriorate by neglect. Revitalization of the

downtown area became an urgent concern by all. The Allentown Village Initiative (TAVI), an organization dedicated to Village revitalization, held their first board meeting in August, 2014. In November 2014, TAVI became an Associate Tier Main Street™ New Jersey program, the State coordinating program of the National Main Street Center, Inc.™, a subsidiary of the National Trust for Historic Preservation. In December 2015, the Borough of Allentown approved a vacant property ordinance to address neglected properties and enforcement began in 2016.

The Borough of Allentown formed the Historic Streetscape Committee in 2015 to work with Carmela Roberts, P.E. and Cameron Corini of Roberts Engineering, the Allentown Borough Engineers, to recommend design elements for a new streetscape. Borough Councilwoman Madeline Gavin chaired the Streetscape Committee. By 2016, the first phase of the award-winning Allentown Downtown Historic Streetscape Project resulted in an improved downtown business environment with new sidewalks, decorative streetlights and street furniture.

By 2011, rumblings of another Industrial Revolution were audible. This segment of industrial progress anticipates the integration of computer electronics and artificial intelligence into everyday appliances and equipment called the “Internet of Things.” Examples include drone delivery, driverless cars and the development of robots. Anxieties were expressed around the world that these changes would displace large numbers of workers, and that Artificial Intelligence posed a grave danger to mankind. Climate change, sustainability and renewable energy continue to drive planning. How will this affect Allentown?

Challenges posed by over-zoning in the region; continuing unresolved traffic problems; conflicts overseas; a shrinking middle-class; online retailing; poor regional planning; and declining United States economic power, remain. Whether or not these problems are successfully addressed will determine the Village's future. If history is any guide, Allentown's people will rise to the occasion and prevail.

Since the historical documentation and research of the general history of the Allentown area is among the most thorough in New Jersey, the authors would like to acknowledge all the historians that dedicated their lives to documenting Allentown's history: Charles R. Hutchinson (1838-1927), Charles H. Fidler (1842-1922), John W. Naylor (1870-1952), F. Dean Storms (1885-1982), Ellis F. Hull (1907-2002), Joe Truncer (1907-2000), Malcolm Knowles (1919-2010), Mary Clark (1925-2015), Alice Wikoff (1927-) and John Fabiano (1952-). The authors would also like to thank all the other people who have graciously contributed to this effort.

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First adopted by the Allentown Historic Preservation Review Commission, September 6, 1989 and memorialized October 4, 1989. The 2005 revision was adopted by the Allentown Historic Preservation Review Commission, Elizabeth Poinsett, Chair, on May 6, 2006 and subsequently revised and adopted by the Historic Preservation Review Commission on December 15, 2016.

MASTER PLAN

V PRINCIPLES, OBJECTIVES, ASSUMPTIONS, POLICIES

PRINCIPLES

In order to promote desirable community features, limit future development on the available vacant land and guide historic preservation, restoration and redevelopment efforts, this Master Plan is based on the following principles:

1. Maintaining and enhancing the Borough's traditional historic form, characterized by its historic business district, streetscapes and buildings, residential areas, pedestrian scale, and open space and recreation areas
2. Maintaining the present intensity of land use, density of population and existing lot sizes and configurations with respect to environmental and other constraints, and recognizing the limited capacity of existing infrastructure (sanitary sewers and public water) with the goal of preserving the community's historic character and economic viability
3. Maintaining and preserving existing single family residential neighborhoods
4. Limiting multi-family residential uses to existing locations, except as provided for in the Housing Plan Element
5. Encourage a viable economic base
6. Identify and conserve environmentally critical natural features
7. Support linkages and the balance of open space with recreation activities to enhance the character and improve the amenities centrally available in the Borough
8. Recognize and preserve historic sites and districts and encourage their restoration, rehabilitation and adaptive use or reuse

OBJECTIVES

1. To safely secure residents and property from fire, flood, panic and other natural and manmade disasters, including the development of disaster mitigation plans in advance of need
2. To limit future land development and population density to ensure neighborhood, community and regional well-being and protection of the environment
3. To prevent the degradation of the environment through the improper use of land, streams and stream corridors, wetlands and woodlands, and through reduction of tree cover and vegetation on the land
4. To encourage open space and recreational activities, adequate public services for open space use, as well as improved commercial facilities

5. To upgrade existing municipal facilities, including public utilities, administrative and maintenance facilities and creating new parking areas as required
6. To preserve historic sites and districts and restore, rehabilitate and promote adaptive uses and reuses for historic buildings
7. To promote a desirable visual environment in terms of open space and recreation lands, historic areas, scenic roadways, landscaping, buildings and infrastructure
8. To encourage restoration as well as redevelopment of substandard sites, buildings and streetscapes, which contribute to the improvement and enhancement of the Borough
9. To maintain and preserve the locations and conditions of current residential and open space and recreational uses
10. To maintain and attract beneficial commercial uses in their existing zones
11. To promote the recovery of recyclable materials from the municipal solid waste stream and encourage the conservation of energy
12. To encourage the appropriate and efficient expenditure of public funds by coordinating public and private development within the framework of existing land use patterns and densities, redevelopment needs and conservation principles
13. To support the creation and preservation of housing opportunities for households in a range of income levels including low and moderate income

ASSUMPTIONS

The Borough of Allentown Master Plan is based upon the following assumptions:

1. There will be no catastrophic disruption of the existing natural and/or man-made features of the Borough
2. There will likely be continued long-term economic expansion and population growth within the areas surrounding the Borough of Allentown.
3. Little or no population growth is expected in Allentown and land use and population density are at their limits.
4. Opportunities to preserve and enhance the economic base of the community will exist by virtue of the favorable access to the Borough within the region, and by pursuing initiatives that conserve the existing appeal and geographic advantages enjoyed by the Borough

POLICIES

The Allentown Master Plan is based upon the following policies:

1. Provision of a variety of residential uses, including homes accessible to a variety of populations and a range of income levels, and non-residential uses, which will maintain the Borough of Allentown as an attractive community in western Monmouth County
2. Protection of the environmental quality of the Borough through measures that maintain sensitive features including historic sites, areas containing recreational resources, woodlands, stream corridors, wetlands and other natural areas
3. Enhancement of the historic business district to strengthen the commercial attraction and to expand the choice of beneficial goods, services and employment opportunities available within the Borough
4. Maintenance of the livability and value of residential neighborhoods
5. Management of architectural elements that are seen in the historic downtown to maintain and enhance the architectural heritage

VI LAND USE PLAN ELEMENT

A Land Use Plan Element is a mandatory component of a municipal Master Plan as required by the Municipal Land Use Law, N.J.S.A. 40:55D-28, Preparation of a Master Plan. Pertinent provisions of N.J.S.A. 40:55D-28 applicable to Allentown provide that:

- a. “The planning board may prepare and, after public hearing, adopt or amend a master plan or component parts thereof, to guide the use of lands within the municipality in a manner, which protects public health and safety and promotes the general welfare.
- b. The master plan shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text, presenting, at least the following elements.....:
 - (1) A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based;
 - (2) A land use plan element
 - (a) taking into account and stating its relationship to the statement provided for in paragraph (1) hereof, and other master plan elements provided for in paragraphs (3) through (14) hereof and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes and woodlands;
 - (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance;
 - (d) including a statement of the standards of population density and development intensity recommended for the municipality;

HISTORICAL DEVELOPMENT

Robert Burnet, a Scottish Quaker Proprietor of East Jersey, patented 4,000 acres on the north side of Doctors Creek in 1690. In 1705, Nathan Allen married Robert Burnet’s daughter in Shrewsbury. In 1706 Nathan purchased two parcels of lands from his father- in-law. One parcel included 110 acres on Doctors Creek on both sides of York Road. At some point before 1738, he

built a grist mill (for grinding grain) and a fulling mill (for cleaning and thickening wool) on the banks of Doctors Creek. As with most pre-Revolutionary grist mills, Nathan Allen's grist mill became a center for the surrounding agricultural area in what is now western Monmouth and eastern Mercer counties and the mill site became known as "Allen's Town" and later as "Allentown." The settlement site was formally designated "Allentown" when the U.S. Post Office authorized a post office there on January 1, 1796.

Allentown developed gradually through the 1700s, 1800s and early 1900s as a rural center with commercial and residential development extending along North and South Main Streets, Church Street and Waker Avenue. As the community developed, residential development extended beyond the commercial development along Pearl, Hamilton, Broad and High Streets. When the Borough of Allentown was formed on January 29, 1889, it is estimated that the Borough had approximately 695 residents. Most of the Borough, however, was still farmland and undeveloped land.

From 1889 through 1940, the Borough developed very slowly evidenced by the fact that the population increased by only 71 residents during the 50 year period. Following World War II, however, development in Allentown increased dramatically as the farmland surrounding the historical center of the Borough was subdivided for single family homes on individual lots. In 1950 the farmland north of Conines Millpond was subdivided to create the Lakeview development, which contained 132 single family home lots. The initial Indian Run development consisting of 12 lots was subdivided in 1958. In the mid-1960s and early 1970s additional farmland areas were developed for single family homes including the four new sections of the Indian Run development with 68 new lots in the northern portion of the Borough, the Allentown Lands subdivision, now known as Timber Glen, Poets Section, with 58 lots in the southern portion of the Borough and the Greenfield Park development consisting of 31 lots in northwestern area of the Borough. The last large scale subdivision approved in the Borough was the Pondview Estates development along Pondview Drive in the northern portion of the Borough in 1993. Only one small subdivision occurred after 1993; a 7 lot development by Stuart Reed known as the Green Way development in 1996 located on Green Way at the northern entryway into the Borough.

Major subdivisions in Allentown Borough filed with the Monmouth County Clerk after 1950 are listed in the Figure VI-1.

In addition to the single family home subdivisions, one multi-family residential development, Towne Mews, was constructed in the late 1970s at the southwestern edge of the Borough. The Towne Mews apartment complex consists of 80 one and two bedroom apartments in 8 two-story buildings.

Figure VI-1
Major Subdivisions: 1950 -1996
Allentown Borough

Date Filed	Subdivision	Lots	Streets
10/02/1950	Lakeview-Section 1	27	Waker, Lakeview, Quinn, Nolan, Waldron
10/02/1950	Lakeview-Section 2	31	Lakeview, Waldron
10/02/1950	Lakeview-Section 3	74	Lakeview, Farmer, Nolan
03/05/1958	Indian Run (<i>filed as Allentown Gardens</i>)	12	Probasco
03/08/1963	Indian Run-Section 1	11	Robinson, Allen
06/24/1964	Indian Run-Section 2	23	Allen, Probasco, Hendrickson
09/30/1968	Indian Run-Section 3	13	Graham, Probasco
04/10/1972	Indian Run-Section 4	21	Probasco, Coates
11/20/1970	Timber Glen / Poets Section (<i>filed as Allentown Lands</i>)	58	Sandburg, Twain, Poe
10/30/1972	Greenfield Park-Section 1	23	Greenfield, Johnson, Wilbur
10/01/1975	Greenfield Park-Section 2	8	Greenfield
04/16/1993	Pondview Estates	38	Pondview
07/26/1996	Greenway (<i>filed as Stuart Reed</i>)	7	Green Way
Total Lots: 1950-1996		346	

HISTORICAL AND NON-HISTORICAL LAND USE PLANNING

The Land Use Plan Element is comprised of two major components: “Historic” and “Non-Historic” land uses.

A major portion of the existing development within the Borough of Allentown consists of the historic commercial, residential, churches, cemeteries and public buildings extending along Main Street and Church Street. The historic Allentown Mill, located at 42 South Main Street, was placed on the New Jersey Register of Historic Sites on August 19, 1977 and on the National Register of Historic Buildings on February 14, 1978 (NR Reference # 78001774). In 1979 and 1980 a detailed survey of historical structures and sites within the Borough was undertaken. The survey identified 226 historic structures and sites in the Borough, which were photographed, indexed and mapped. The historic structures and sites survey and a proposed mapped historic district area were submitted to the New Jersey State Historic Office Preservation Office for its review and approval. On October 29, 1981, the State Historic Preservation Office designated the mapped historic area of the Borough as the “Allentown Historic District.” The Allentown Historic District was subsequently placed on the National Register of Historic Places by the National Park Service, U.S. Department of the Interior, on June 14, 1982 (NR Reference # 82003284).

The Land Use Plan reflects the importance of the Allentown National Historic District within the Land Use Plan by delineating the National Historic District boundary on the Land Use Plan map. The Land Use Plan Element and the Historic Preservation Plan Element are integral components of the Borough Master Plan, as provided in the Municipal Land Use Law N.J.S.A. 40:55D-28, in that it includes “the location and significance of historic sites and historic districts.”

Land uses that are identified and mapped in the Land Use Plan include Residential and Historic Residential; Multi-Family Residential; Historic Business District; Public Property; Recreation and Open Space; Schools; Church and Charitable; and Cemeteries.

HISTORIC RESIDENTIAL

Residential development within the Allentown Historic District is delineated by the common characteristics of the properties as developed including areas mapped as HR-40, HR-60, HR-85, HR-120 and HR-140. The Historic Residential areas are comprised almost exclusively of single family detached home on individual lots.

Historic Residential (HR-40)

The HR-40 Historic Residential area consists of single family homes on individual lots. The HR-40 area is a one block area located between Pearl and Hamilton Streets and a half block area along the eastern side of Hamilton Street. The HR-40 area contains lots that were platted in the 1800s. Lots in the area have frontages predominately ranging from 40 to 50 feet. Four lots along Hamilton Street have frontages of 25 feet. Lot depths in the HR-40 area range from 96 feet to 110 feet with lot areas ranging predominately from 4,000 to 5,500 square feet. The HR-40 is the highest density single family area in the Borough. The maximum net density is 11 dwelling units per acre. The platted lots, however, provide for approximately six dwelling units per acre between Hamilton Street and Pearl Street and approximately 8.5 dwelling units per acre for the lots fronting on the east side of Hamilton Street.

Historic Residential (HR-60)

The HR-60 Historic Residential area is comprised of single family detached homes on individual lots and is located along both sides of Church Street extending west of the business district to Gordon Street and Indian Run. The majority of the lots were platted in the 1800s and have frontages ranging from 50 to 60 feet. Lot depths in the HR-60 area range from 120 feet to 250 feet along the north side of Church Street and 190 to 305 feet along the southern side of Church Street. The maximum residential density of lots platted in the HR-60 area is approximately seven dwelling units per acre, which occurs along a portion of Church Street extending from the Methodist Church west to Johnson Drive. Most of the lots along the remainder of Church Street have developed at densities of 1.5 to 3 dwelling units per acre.

Historic Residential (HR-85)

The HR-85 Historic Residential area is comprised of single family detached homes on individual lots located along North Main Street from Church Street north to Broad Street. The area also contains two preexisting businesses. The HR-85 area contains a variety of historic platted lots including seven of the smallest lots in the Borough located in the triangular area between North Main Street and Maiden Lane. Most of the remainder of the lots in the HR-85 vary in area from 5,000 square feet to 15,000 with an average lot area of approximately 8,500 square feet. Lot frontages also vary from 35 to 75 feet with most being 50 to 60 feet in width. The overall density of the HR-85 Historic Residential area is approximately 5 dwelling units per acre.

Historic Residential (HR-120)

The HR-120 Historic Residential area is comprised of single family detached homes on individual lots located along the north side of South Main Street opposite of High Street and the south side of South Main Street west of High Street. The HR-120 area contains historic platted lots with 60 foot frontages and lot depths that range from 200 feet to 1,000 feet with most of the lots more than 300 feet deep. Lot areas range from 12,000 square feet to more than one acre. The overall density of the HR-120 Historic Residential area is approximately 2.5 dwelling units per acre.

Historic Residential (HR-140)

The HR-140 Historic Residential area is comprised of single family detached homes on individual lots located along South Main Street south of High Street and along North Main Street from Broad Street north to Green Way. The HR-140 area contains historic platted lots with the majority having 60 to 80 foot frontages and lot depths that range from 200 feet to 1,000 feet with most of the lots more than 300 feet deep. The majority of the lot areas range from 14,000 square feet to more than one acre. The overall density of the HR-140 Historic Residential area is approximately 2.0 dwelling units per acre.

NON-HISTORIC RESIDENTIAL

Residential development located outside of the Allentown Historic District is comprised of properties with common lot characteristics including areas mapped as R-60, R-85 and R-140. The Non-Historic Residential development areas are comprised of single family detached homes on individual lots. Most of the Non-Historic Residential development within the Borough was created through major subdivisions after 1950 as shown in Figure VI-1 “Major Subdivisions: 1950-1996.”

Residential (R-60)

The R-60 Residential areas consist of single family detached homes on individual lots. Two of the three R-60 Residential areas are small extensions of the adjacent small lot historic residential development including four properties along the west side of Gordon Street and twelve lots along the western end of Broad Street. The third R-60 area is comprised of the Lakeview development in the southeastern area of the Borough north of Conines Millpond and south of Waker Avenue. This area was the first major development in the Borough after WW II. The Lakeview development was subdivided in 1950 and contains 132 single family lots. The majority of the lots have frontages of 60 feet and lot depths of 100 feet. While most of the lots southeast of Lakeview Drive along the Upper Freehold Township border have lot frontages of 60 feet, the lot depths range from a minimum of 113 to more than 200 feet. The rear yards of the lots along this area of Lakeview Drive abut Doctors Creek and branches of Doctors Creek. The flood prone and wetland areas along the streams are not developable. The maximum residential density of lots in the R-60 Residential areas is seven dwelling units per acre. The lots along Broad Street have lot frontages predominately of 60 feet but lot depths range from 160 to 200 feet, which results in a lower average density of four dwelling units per acre.

Residential (R-85)

The R-85 Residential area is comprised of single family detached homes on individual lots in two areas in the northern portion of the Borough. One area is comprised of three major subdivision developments totaling 149 lots that include 80 lots in the Indian Run subdivisions, 38 in the Pondview Estates subdivision and 31 lots in the Greenfield Park subdivision. The majority of lots in the Indian Run development have 85 foot lot frontages and lot depths of 130 feet. The density for the majority of the R-85 residential area is four dwelling units per acre. Lots in the Pondview Estates portion of the R-85 area along Pondview Drive have lot frontages of 100 feet with lot depths of 150 feet to 200 feet that result in an average density of 2.5 dwellings per acre. Lots in the Indian Run development along Probasco, in the Pond View Estates along Pondview Drive and in the Greenfield Park development along Greenfield Drive that abut the Indian Run flood prone and wetlands have lot depths that range from 130 feet to more than 400 feet. While these lots are much deeper and larger, the developable upland areas of the lots are similar to upland areas of the R-85 Residential areas.

Residential (R-140)

The R-140 Residential area is comprised of single family detached homes on individual lots in the southern area of the Borough along South Main Street and an area north of New and Breza Roads and in the northern area of the Borough along North Main Street from Broad Street north to Green Way. The majority of the lot areas range from 14,000 square feet to more than one acre. The overall density of the HR-140 Residential area is approximately 2.0 dwelling units per acre.

One R-140 area is located in the western portion of Borough known as Timber Glen / Poets Section while the second R-140 is located at the northeastern corner of the Borough known as

Greenway. The Timber Glen / Poets Section contain 58 lots along Sandburg Drive, Twain Drive and Poe Lane. This area was subdivided in 1970. The majority of lots have 100 foot frontages and lot depths that range from 130 feet to 143. Lots along Doctors Creek have lot depths of 182 to 212 feet. While the lots are deeper than the remainder of the development the flood plain and wetlands restrictions preclude development in the rear portions of the lots. The majority of the lot areas range from 13,000 to 14,000 square feet. The overall net density of the R-140 Residential area Timber Glen / Poets Section is approximately three dwelling units per acre. The Greenway R-140 subdivision contains seven lots. These lots have 85 foot frontages and lot depths ranging from 195 to 201 feet except for two lots that front on the Greenway cul-de-sac. The Greenway development has an average net density of 2.5 dwelling units per acre.

Multi-Family (MF)

There is one Multi-Family MF area on the Land Use Plan. It is located at the western edge of the Borough along Breza Road on Lot 2.01 in Block 18 and is known as Towne Mews. Towne Mews is an apartment complex consisting of 8 separate buildings with a total of 80 one and two bedroom apartments on 6.8 acres. A 3.3 acre portion of Lot 2.01 was not developed and is shown as an R-140 area. It is recommended that this portion of the lot be retained for single family residential development to provide for a scenic buffer along Allentown Yardville Road as one of the two western entryways to the Allentown Historic District.

A building at 30 South Main Street (Block 17 Lot 34) contains 8 apartment units. The building is located in the Historic Business District. The property contains approximately 15,150 square feet. The property was listed in the 1979 historic property survey as the J. Fisk House built in about 1860.

HISTORIC BUSINESS DISTRICT

In the center of Allentown is the Historic Business District HB-D located along North and South Main Streets extending from Broad Street in the north to Conines Millpond in the south. The Historic Business District contains approximately 17.7 acres or 4.5 percent of the land total.

The HB-D area includes a variety of different business, professional offices, personal services, residential and public uses. Uses include professional and medical offices, retail, restaurants, a spa, a gas station, a liquor store, a bakery, a pharmacy, a dry cleaners and a florist. Non-commercial uses include the Borough Hall, the Borough Library and Post Office, apartments and single family residential uses. The Historic Business District reflects the intermixture of uses that is typical of 18th and 19th century municipalities that developed gradually over 200 years and readapted to the changing circulation, business, service and personal needs of Allentown residents and the residents in the surrounding rural areas of Monmouth, Mercer, Burlington and Ocean Counties.

PUBLIC PROPERTY

Public properties within the Borough include the following:

- Municipal Building – Located at 8 North Main Street (Block 7, Lot 39) and includes the Borough administrative facilities, council room and police headquarters.
- Municipal Annex Building – Located at 14 Church Street (Block 17, Lot 46). The municipal annex building houses the public works staff and public works equipment. The second floor is used for Borough document and other storage.
- Sewer Plant – The sewer plant is located on a 5 acre parcel in the northwest corner of the Borough (Block 17, Lot 1.01). Access is from Breza Road through the Township of Upper Freehold.
- Water Pump Station and Tower – A water pump station is located on Church Street (Block 17, Lot 98) on the border with Robbinsville Township opposite Indian Lake. The Allentown Water Tower is located east of South Main Street north of the Allentown High School property on Block 15 Lot 7.

RECREATION AND OPEN SPACE

Recreation and open space includes park and recreation facilities within the Borough and in Upper Freehold Township.

- Conines Millpond – (Block 14 Lot 33) Conines Millpond totals 35 acres and extends along Doctors Creek from South Main Street east into Upper Freehold Township. The portion within the Borough is 12.91 acres.
- Byron Johnson Park is owned by the Township of Upper Freehold, with a portion of the park (5 acres) located within the Borough on Ellisdale Road (Block 15, Lot 26.02).
- Farmer Park/Lakeview Shoreline – (Block 14, Lots 22 and 23) at approximately 2.8 acres located along Lakeview Drive along the east bank of Conines Millpond.
- Heritage Park – (Block 17, Lots 30.02, 35.02) is comprised of two lots with the largest parcel of land in the Borough being Block 17 lot 30.02 at 33.6 acres. This lot is located in the north central portion of the Borough along Doctors Creek extending northwest of South Main Street to the Robbinsville and Upper Freehold Township borders. The parcel adjacent to the east of lot 30.02 is Block 17, Lot 35.02 and contains just over 5 acres and is located within the Historic District. In total Heritage Park contains 38.6 acres.

- Sara Barnes Playground – (Block 6, Lots 14 and 15), formerly known as Pearl Street Playground, was renamed in October 1992 for former Councilwomen Sarah Barnes.
- Pete Sensi Park – (Block 14, Lot 34, 35 and 33) is approximately 0.33 acres and located at South Main Street at the northern end of Conines Millpond.
- Sgt. George Ashley Memorial Park (undeveloped) – (Block 7, Lots 18 and 35) contain approximately 2.8 acres that was acquired by the Borough on December 12, 2016. This property has access from Hamilton Street as well as Broad Street (via a pedestrian walkway easement) and is located between Hamilton and North Main Street.
- Breza I (Block 17, Lots 1 and 100) contain 6.32 acres and is located along the borders of Upper Freehold Township and Robbinsville Township. These properties are jointly owned by the Borough of Allentown, Township of Upper Freehold and the NJDEP (Monmouth Battlefield State Park).
- Phase I – Breza (Block 44, Lots 1.02 and 2 and Block 45, Lots 1.03 and 1.05 in Upper Freehold Township) contains a total of 134.1 acres and is not located in the Borough. These parcels are located in the Township of Upper Freehold and are not shown on the Land Use Plan Map but are part of the Borough's official Recreation and Open Space Inventory (ROSI) filed with the New Jersey Department of Environmental Green Acres Program. These parcels are jointly owned by the Borough of Allentown, Township of Upper Freehold and the New Jersey Department of Environmental Protection (Monmouth Battlefield State Park).

Park, recreation and open space facilities within the Borough and facilities in Upper Freehold Township that are jointly owned by Allentown, Upper Freehold Township and the NJDEP are listed in Figure XIII-1 and shown a map, Figure XIII-2 Recreation and Open Space Facilities.

SCHOOLS

There are two (2) public school properties located in Allentown; the Allentown High School and the Newell Elementary School. Both schools are located in the southern portion of the Borough. The two schools account for a total of 19.3 acres or 4.3 percent of the total land area within the Borough. The Borough boundary shared with Upper Freehold Township bisects each of the school properties. Both schools are part of the Upper Freehold Regional School System, which also includes the Stone Bridge Middle School in Upper Freehold Township south of the Borough on Yardville Allentown Road.

Allentown High School - serves students in 9th to 12th grades from three municipalities including Allentown Borough and Upper Freehold Township. Millstone Township sends students to the High School as part of a sending/receiving agreement. The High School has been accredited by the Middle States Association of Colleges and Schools Commission on Secondary

Schools since 1959. As of the 2015-2016 school year, the school had an enrollment of 1,291 students.

Newell Elementary School - serves students in grades pre-k through fourth. As of the 2015-16 school year, the school had an enrollment of 509 students, the lowest enrollment in nearly 30 years.

Allentown Borough and Upper Freehold Township students attend Stone Bridge Middle School for grades five (5) through eight (8). This school is located south of the Borough at 1252 Yardville Allentown Road in Upper Freehold Township.

CHURCHES AND CHARITABLE

Churches and charitable facility land uses are important historical and architectural elements located in the Allentown Historic District. Churches and charitable land use occupy approximately 9.2 acres or 2.3 percent of the Borough land area.

Churches that exist today in Allentown include the following:

- Allentown Presbyterian Church - 20 High Street (Block 14, Lot 41) 1837 / 1858
- Allentown United Methodist Church - 23 Church Street (Block 7, Lot 53) 1859
- Union African Methodist Episcopal (AME) Church - 72 Church Street (Block 17, Lots 82-83) 1878

Properties that are occupied by church parsonages and other church facilities include the Presbyterian parsonage on South Main (Block 18 Lot 44); the Crossroads Youth Center and associated Presbyterian Church property located on South Main Street just south of Sensi Park; the United Methodist parsonage at 23 Church Street (Block 7 Lot 53); the AME parsonage at 72 Church Street (Block 17 Lot 84.11) and a Baptist parsonage at 18 Broad Street (Block 7 Lot 23). These are also included in the church land use category.

The single “charitable facility” in the Borough is the Allentown Public Library Association (APLA) located at 16 South Main Street (Block 17 Lot 43). The library property contains 0.38 acres. The site was originally developed in 1879 as the First Baptist Church of Allentown. The Allentown Library is a public-private association between the Monmouth County Library system, which pays for the library staff, books and inter-library loans and the APLA, which pays for the costs of the building and other operating expenses.

CEMETERIES

There are five cemetery properties located within the Borough that total of 14.2 acres or 3.4 percent of the total land area. All of the cemeteries are located within the Allentown Historic District. The cemeteries include:

- Allentown Methodist Cemetery on Broad Street (Block 21 Lot 54 - 5 acres) 1837
-
- Allentown Presbyterian Cemetery on High Street (Block 14 Lot 40 (part) – 4.5 acres) 1756
- St. John’s Cemetery on South Main Street (Block 18 Lot 41 - 4.68 acres) 1885
- Lakeview Cemetery (aka Old Episcopal Cemetery or Old Burying Ground) on Lakeview Drive (Block 9 Lot 29 - 0.27 acres) 1730
- African Methodist Cemetery on Hamilton Street (Block 7 Lot 15 - 0.23 acres)

DEVELOPMENT GUIDANCE

Guidance for the development and redevelopment of the Borough is provided in two basic documents: the Borough Master Plan and the Borough Development Regulations:

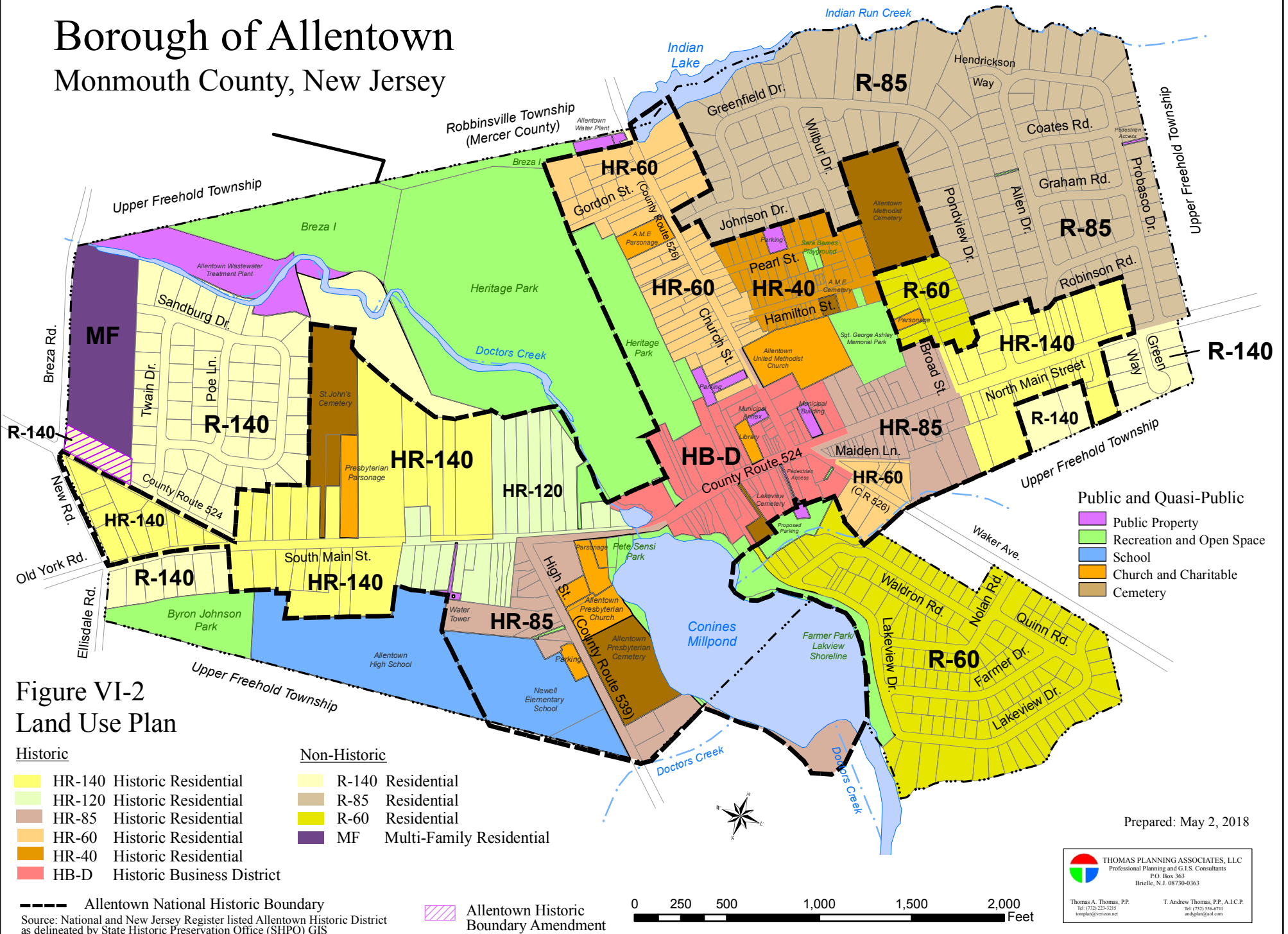
- The Borough Master Plan provides a long term vision; discusses broad goals, available options and desirable land development and redevelopment to be pursued in the future. The Master Plan is mandated to be reviewed at least once every ten years by the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89) as revised in 2011. The current Reexamination Report was adopted on September 12, 2016.

The Land Use Plan element of the Borough Master Plan designates land use areas as “Historic” and “Non-Historic.” The land uses within the Allentown Historic District have been designated as Historic Residential and Historic Business. It is intended that the designated land use areas within the Historic District will be utilized for establishing zoning districts and land development regulations that will include development, redevelopment and rehabilitation standards for permitted and conditional uses that will be compatible with and enhance the Historic District buildings and sites.

- The Borough Development Regulations establish specific zones for particular types of land uses so that neighboring uses will be as compatible and harmonious as possible and provide development specifications for land development. The regulations designate locations where land can be developed, which uses are permitted or prohibited in each zone; how intensive development may be in terms of building bulk, height, lot coverage and other measurable factors; and how to address drainage, off-street parking, landscaping, lighting, signage and other development amenities and appurtenances.

Borough of Allentown

Monmouth County, New Jersey



VII HISTORIC PRESERVATION ELEMENT

PURPOSE

The Allentown Historic District, within the Borough of Allentown, as registered on the State and National Registers of Historic Places, is an extant, cohesive complex of residential and commercial structures from the eighteenth, nineteenth and early twentieth century's. The District contains 166 acres or 42 percent of the total Borough area which consists of 395 acres. This complex of historic structures is generally surrounded by farmland and open space which are a critical part of the character of the Historic District. This cluster surrounds and is surrounded by historic watersheds and wildlife habitats. The historic cluster of buildings and waterways have remained primarily unaltered through the years, except for minimal intrusions. The entire drive through the historic Village of Allentown spans both the length and breadth of the Borough's boundaries. A critical factor in its historic charm is its historic rural setting, punctuated occasionally by special views. The District is an excellent example of an agrarian village. It is one of the larger historic districts in the state preserved in its rural and agricultural setting. Narrow roads, the scale of the buildings within surrounding agricultural lands, proliferation of barns and rolling countryside all contribute to the character and quaintness of this small community. The district -- sequestered in its setting -- provides Allentown its sense of place as a Historic Village. The purpose of this Plan Element is to provide an understanding of the Allentown Historic District, and the importance of protecting its setting, the vistas, contributing resources and special overall character.

HISTORY OF ALLENTOWN

The history of Allentown is described in Chapter IV which describes the original settlement by the Lenape Native Americans, the development of a grist mill in 1714 along Doctors Creek by Nathan Allen from whom the Borough derived its name, the development of the Borough as a rural commercial village in the 18th and 19th centuries to the current 20th and 21st development of the Borough.

HISTORIC STRUCTURAL SITE CRITERIA AND SIGNIFICANCE

The Allentown Historic District significance is found in the standards used by the Department of Interior for evaluating the significance of a proposed site and/or district for inclusion on the National Register were used by Allentown when creating its historic district. The following standards determine "the quality of significance in American history, architecture, archaeology, engineering and culture [that] is present in districts, sites, buildings, structures and objects":

- (1) Possess integrity of location, design, setting, workmanship, feeling and association, and;
- (2) Associated with events that have made a significant combination to the broad patterns of our history; or

- (3) Associated with the lives of persons significant in our past; or
- (4) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction; or
- (5) Yield, or may be likely to yield, information important in prehistory or history.

In the case of the Allentown Historic District, while its significance is found in all five standards, its particular significance is found in the first two standards listed above.

The District itself is particularly distinguished. Many individual buildings, structures, bodies of water, streetscapes and scenic vistas are extraordinary. There is an exceptionally wide variety of architecture relative to the size of the Village. The architectural historian who assisted in inventorying the Borough stated, "...Allentown presents a picture-book history of American architectural development."

The Historic Sites Survey identified at least twenty-one different styles of architecture in the District, including:

Greek Revival	Roman Classicism	Vernacular Traditional
Victorian Commercial	Vernacular Victorian	Victorian Eclectic
Victorian Double House	Italianate	Carpenter Gothic
Second Empire	Queen Anne	Beaux Arts
Classicism	Twentieth Century Commercial	Colonial Revival
Bungalow	Executive Tudor	Federal
Georgian	Country Georgian	Bungalowoid.

Allentown developed historically in a cluster around the waterways and mills, with parts of Main Street as the commercial spine. The siting of the Old Mill in the center of the Borough is of particular significance. Built on the banks of Doctors Creek, it creates an immediate awareness of its historic contribution to the Borough. The Historic District is bisected by the Conines Millpond at the center of the village and the Sawmill Pond at the Church Street western terminus. The larger Conines Millpond, a wildlife sanctuary, is one of the oldest man-made reservoirs in New Jersey.

DESCRIPTION OF ALLENTOWN HISTORIC DISTRICT

The Allentown Historic District [ID #1949] was added to the National Register of Historic Places effective June 14, 1982 [National Reference #82003284], following its listing on the State of New Jersey Register effective October 29, 1981. Prior to its being included in the Allentown Historic District, separately, the Allentown Mill [ID #1950] was nominated and added to the National Register on February 14, 1978 [National Reference #78001774], following its inclusion on the New Jersey Register effective August 19, 1977.

The Allentown Historic District extends on both sides of North and South Main Streets through Allentown, and on both sides of High Street, Waker Avenue, Church Street, Hamilton Street and Pearl Street. It also includes properties on one side of Mechanics Street, Lakeview Drive and Allentown Yardville Road. The following scenic corridors and vistas related to the setting of the Historic District are as important to the character of the historic district as the contributing resources.

- (1) The view from the South Main Street entrance to Allentown looking south into Upper Freehold Township is a panorama of open spaces interspersed with some new housing areas and a small rural-type community commercial area. The Saint John the Baptist Catholic Church and convent add a distinctive quality to this open view: it prepares one for the breathtaking entrance to the historic homes along South Main Street. Turning around, one can view large Victorian and 18th century residences along the street that are framed by mature trees. The South Main Street corridor is part of the ridge that borders the Millpond and separates the 'Hill' section from the business or lower section of the Village.
- (2) Standing at the eastern border of Allentown on High Street looking into Upper Freehold Township, the vista is one of well-cared-for open space, a school addition, farms and historic farmhouses. Looking back into town along the Millpond Ridge, the view includes the historic Allentown Presbyterian Church and Cemetery. Lovely 18th and 19th century homes line the narrow street. The historic Allentown School building can be viewed on the southern side of the street.
- (3) Standing on North Main Street (Route 539) at the northern border with Upper Freehold Township, the view is one of a somewhat deteriorating agricultural area bounded by I-195. Turning around and viewing North Main Street, one sees a wider street that narrows to give the visitor a view of 18th and 19th century homes with the historic commercial district in the distance.
- (4) Standing on the Church Street Bridge (Route 526) at the Robbinsville Township, Mercer County border looking westward toward Mercer County, the view is one of green open spaces plus two noteworthy historic farmhouses, one Victorian and one 18th century. Turning around to view the Village from the Church Street entrance, are portions of Indian Lake and Indian Creek meandering along the western boundary of the Historic District. The view entering the Village from the western end of Church Street includes 18th, 19th and early 20th century homes set near the narrow tree-lined street. Church Street, with the A.M.E. Parsonage and Allentown United Methodist Church, is a charming introduction to the Village.
- (5) The most spectacular scenic corridor in the Village for residents and for visitors is seen when standing on the Millpond Bridge in the center of the Village on South Main Street. The scene is one of natural beauty, including Allentown's large Conines Millpond extending in a line away from the viewer surrounded by lush vegetation, birds alighting on the far end of the pond and flying overhead, punctuated by the Presbyterian Church steeple and Cemetery along the banks of this wildlife sanctuary. The scene is one of peaceful tranquility. The changing seasons make this a favorite spot for strollers along the banks and bridge. Several recreational areas are maintained on the banks of the pond. Standing on the dock at South Main Street, turning to the west, the view includes the Allentown Mill and the banks of Doctors Creek. Turning around to the east, the view includes the steeply sloped creek banks overlooking the wetlands and open spaces.

- (6) Standing and viewing Upper Freehold Township from Waker Avenue (Route 526) to the east, one is treated to some open space and a new development in Upper Freehold. Turning around in the direction of the Village, the short narrow Waker Street is a reminder of the road taken by farmers from Imlaystown and Red Valley west of the Borough to attend Sunday morning church services. The homes are in excellent condition. Maiden Lane, a Revolutionary period section of Main Street, is well kept and maintained with pride as the back entrance to many of the Main Street homes.
- (7) Standing on South Main Street at the southeastern tip of Heritage Park looking westerly toward Breza Road, the view is of natural, lush vegetation, farmland and open space punctuated by spectacular sunsets that fill the interior of the park as well as provide a natural home for wildlife including a wide variety of beautiful birds. The area is farmed and frequented by many bird-watching groups.

Historic District Boundaries

The Historic District boundaries are included on the Land Use Plan Element Map as shown on Figure VII-1. The boundaries were delineated based on the "Verbal Boundary Description" contained in the "Allentown Historic District" submitted to the New Jersey State Historic Office Preservation Office (SHPO) on October 29, 1981 and included in the National Register of Historic Places by the National Park Service, U.S. Department of the Interior, on June 14, 1982 (NR Reference # 82003284). The boundaries were verified by SHPO in March 2017. The Borough proposes one amendment to the boundaries. A 120 foot deep strip along the west side of South Main Street on Block 17 Lot 12 is recommended to maintain a historic entrance to the Borough from the south. This area could be developed for single family homes with a colonial motif or planted with evergreen trees and shrubs. The proposed amendment area is crosshatched in Figure VII-1.

Historic Structures and Sites Inventory

The historic structures and sites properties recorded in the historic survey inventory prepared in 1979 as submitted to the New Jersey State Historic Preservation Office and to the National Register of Historic Sites included 226 historic structures and sites. The inventory of the structures and sites are listed in Figure VII-2 at the end of this Chapter.

POLICY OBJECTIVES

The objectives of this plan are intended to create the framework for protecting and preserving the Allentown Historic District. The following objectives are designed to result in maintaining and enhancing the character of the historic Village.

- (1) Preserve the heritage of the Borough by preserving resources and elements which reflect its cultural, social, economic and architectural history.
- (2) Foster and promote the appropriate maintenance and preservation of the Historic District and its contributing and key properties.

- (3) Prevent unnecessary demolition of historic resources and inappropriate building or development.
- (4) Promote the conservation of the Historic District and sites by continuing education regarding Allentown's history and the benefits of historic preservation.
- (5) Develop and maintain an appropriate and harmonious setting for the historic and architecturally significant buildings, structures and districts within the Borough.
- (6) Establish guidelines and standards that will serve as the principles for historically appropriate alterations of local landmarks and buildings and new construction in the Historic District.

GOALS AND RECOMMENDATIONS

In order to achieve the objectives of the Historic Preservation Plan Element and the overall goals and objectives of the Master Plan, it is recommended that the following actions be implemented:

- (1) Create and adopt a local historic district in accordance with the Department of Interior criteria. The local historic district should be based on the inventory and verbal boundary description that served as the basis for the Allentown Historic District's inclusion on the State and National Registers of Historic Places.
- (2) Establish a Historic Preservation Commission in accordance with the Municipal Land Use Law, N.J.S.A.40: 55D-107, Historic Preservation Commission, which establishes the following responsibilities of a Commission:
 - (a) Prepare a survey of historic sites of the municipality pursuant to criteria identified in the survey report;
 - (b) Make recommendations to the Planning Board on the historic preservation plan element of the master plan and on the implications for preservation of historic sites of any other master plan elements;
 - (c) Advise the Planning Board on the inclusion of historic sites in the recommended capital improvement program;
 - (d) Advise the Planning Board on applications for development pursuant to N.J.S.A. 40:55D-110, Applications for Development Referred to the Historic Preservation Commission, within historic zoning districts or on historic sites designated on the zoning map or identified in any component element of the master plan;
 - (e) Provide written reports pursuant to N.J.S.A 40:55D-111 for issuance of permits (including zoning and construction permits) pertaining to historic sites referred to the Historic Preservation Commission on the application of the zoning ordinance provisions concerning historic preservation; and

- (f) Carry out such other advisory, educational and informational functions as will promote historic preservation in the municipality.
- (3) Adopt architectural and site development standards that will apply to those districts within the Historic District to preserve the historical development patterns, vistas and resources, especially addressing in-fill and redevelopment.
- (4) Define and adopt a historic district buffer area that addresses compatible and appropriate development adjacent to the Historic District. This buffer is intended to reinforce the standards referenced above within the Historic District, to protect the district from intrusive impacts and to provide guidelines for encouraging or discouraging development within that area.
- (5) Revise the Borough Code to implement the recommendations described in (1) – (4) above.
- (6) Identify techniques for preservation including acquisition, easements and restoration best practices, and identify properties that would most benefit from such techniques.
- (7) Educate Borough and area residents as to the benefits of historic preservation, and owners of contributing resources as to the significance of their respective properties.

ASSESSMENT OF IMPACTS OF OTHER MASTER PLAN ELEMENTS

Include the impact of the following Master Plan Elements on this Historic Preservation Element:

- (1) Land Use:
 - Opportunities for in-fill should be compatible and appropriate within the Historic District in order to avoid intrusive impacts on the district
 - Zoning provisions, including uses and bulk standards, should support the protection and promotion of the character of the village
- (2) Conservation and Open Space:
 - Historic vistas and greenbelts should be preserved as described in the Conservation Plan, as appropriate for preservation
 - Develop a strategic plan to identify the appropriate techniques for historic properties, vistas and greenbelts
- (3) Housing:
 - Address the affordable housing obligation of the Borough within the context of the Historic District, first assuring the need and the available properties for developing affordable units

- (4) Circulation: both vehicular and pedestrian impact on the historic setting
- Develop solutions for multi-modal circulation that reflects the character of the village, and prioritizes safety, geometry of the street system and protection of the historic structures
- (5) Community Facilities: the conservation of contributing resources publicly owned facilities, namely the Borough Hall and the Annex Building; and the Allentown Borough Library
- Ensure the public investment and improvements are consistent with the goals of historic preservation principles found in the plan
 - Prioritize improvements to public buildings that promote protecting, preserving and restoring the architectural integrity of the building
 - Make decisions regarding public resources that serve as an example to Borough property owners on how to approach property improvements and new construction

Borough of Allentown

Monmouth County, New Jersey

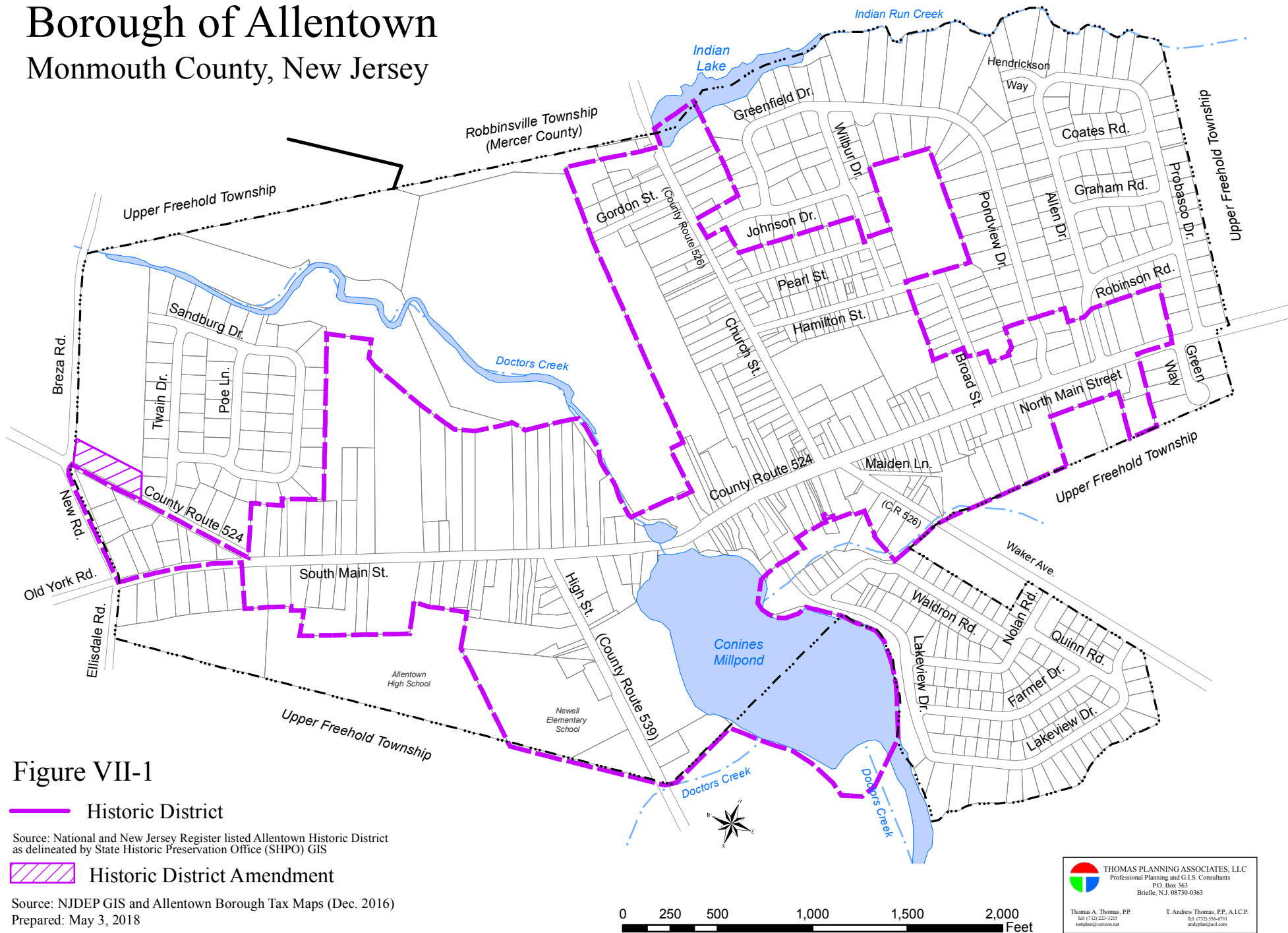


Figure VII-2
Allentown Historic District Property Inventory-1979
Allentown Borough, Monmouth County, New Jersey

INVENTORY NUMBER	STREET NUMBER	STREET NAME	BLOCK	LOT	HISTORIC NAME	CONSTRUCTION DATE	ARCHITECTURAL / VERNACULAR STYLE	2017 USE
1	1-3	North Main Street	9	39	<i>Cunningham's Hotel</i>	c. 1776 / c. 1872	Revival	4A-Commercial-Gas Station
2 *	9	North Main Street	8	36	<i>Farmers National Bank Building</i>	1905-1906	Colonial Revival	4A-Commercial-Gas Station
3	11	North Main Street	8	35	J. Mahon House	1st Half 1800s	Traditional	Residence
4	13	North Main Street	8	34	P. Riehill House	c. 1800	Federal	Residence
5	15-17	North Main Street	8	32-33	----	3rd quarter 1800s	Victorian	Residence
6 *	19	North Main Street	8	31	Mrs. Mount House	3rd quarter 1800s	Carpenter Gothic	Residence
7 (A)	21	North Main Street	8	30	William Foster House	c. 1830	Traditional	Residence
7 (B)	23	North Main Street	8	29		Pre-1900		Residence
8	25-27	North Main Street	8	28	Samuel Mount House	c. 1830	Traditional	Residence
9	29-31	North Main Street	8	27	<i>David McKean Warehouse</i>	c. 1810	Italianate	Residence
10	29-31	North Main Street	8	27	David McKean House	Late 1700s	Federal	Residence
11	33	North Main Street	8	26	F. Borden House	c. 1870	Queen Anne	Residence
12	35	North Main Street	8	25	M. Rogers House	c. 1870	Carpenter Gothic	Residence
13	37	North Main Street	8	24	J. H. Meyers House	c. 1870	Victorian	Residence
14	39	North Main Street	8	23	J. Carley House	3rd quarter 1800s	Carpenter Gothic	Residence
15	41	North Main Street	8	22	-----	c. 1920	Bungalow	Residence
16	43	North Main Street	8	15	Methodist Episcopal Parsonage	c. 1866	Traditional	Residence
17	45	North Main Street	8	14,16	George Sinclair House	c. 1830	Traditional	Residence
18	49	North Main Street	8	13,17,20	A. Kershaw House	c. 1865	Traditional with Victorian Influence	Residence
19	53	North Main Street	8	12,19	J. Carr House	c. 1870	Victorian	Residence
20	55	North Main Street	8	11,18	Carr - Hendrickson House	c. 1870	Victorian	Residence
21	65	North Main Street	8	8	James Spence House	c. 1920 1917	Bungalow	4C-Commercial
22	81	North Main Street	8	4	G. Robins House	c. 1840	Traditional	Residence
23	85	North Main Street	8	3,3.01	E. Robbins House	c. 1860 / c. 1880	Traditional with Victorian Influence	Residence
24	2	Probasco Drive	4	1	<i>Borden House</i>	<i>3rd quarter 1700s</i>	<i>Federal</i>	Residence
25	74	North Main Street	4	19.02	George V. Leming House	c. 1910	Executive Tudor	Residence
26	62	North Main Street	4	41-42	J. Borden House	c.1880	Victorian Eclectic	Residence
27	54	North Main Street	21	44	Thomas Evernham House	c.1900 1920	Victorian	Residence

INVENTORY NUMBER	STREET NUMBER	STREET NAME	BLOCK	LOT	HISTORIC NAME	CONSTRUCTION DATE	ARCHITECTURAL / VERNACULAR STYLE	2017 USE
28	36	North Main Street	7	27	J. M. Waker House	1st quarter 1800s	Federal	Residence
29	34	North Main Street	7	28	A. Dillon House	1858 / 1872	Victorian with Italianate Influence	Residence
30	32	North Main Street	7	29	Dr. George Holcombe House-	c. 1820	Traditional	Residence
31	30	North Main Street	7	30	W. Phillips House	c. 1860 / c. 1880	Traditional	Residence
32	26-28	North Main Street	7	31	G. Morgan House	c. 1850	Traditional with Victorian Influence	Residence
33	24	North Main Street	7	32-33	<i>J. Klappeneker House</i>	<i>c.1860</i>	<i>Victorian</i>	Vacant
34 *	18	North Main Street	7	37	Jacob Ford House	c. 1830	GreekRevival	Residence
35	12	North Main Street	7	38.01	E.W. Stout House	c. 1840 / c.1890	GreekRevival	4A Commercial-Offices
36	8	North Main Street	7	39	<i>Ephraim Robbins House</i>	<i>1864</i>	Victorian	Allentown Borough Hall
37	6	North Main Street	7	40	Joseph Nolan House	c. 1930	ColonialRevival	Residence
38	4	North Main Street	7	41	Col. David Hay House	1834	Traditional	Residence
39	2	North Main Street	7	42	D.M. Bunting Building	1878	Victorian Commercial	4A Commercial-Perry's Market
40	2	South Main Street	17	53	Capt. John Rogers Building	1858	Commercial	4A Commercial-Pharmacy
41	6	South Main Street	17	51	Rogers Double House	1810 / 1859	Federal	4A Commercial-Candy Kitchen/Apts
42	8	South Main Street	17	50.02	William Imlay Store	1st quarter 1800s	Commercial	4A Commercial-Modern Costumer
43	10	South Main Street	17	50.01	-----	c. 1900	Commercial	4A Commercial-Dentist Office
44	12	South Main Street	17	49	W. Bunting Building	Before 1873	Federal	U.S. Post Office
45	14-16	South Main Street	17	43	<i>First Baptist Church & Parsonage</i>	1879	Victorian Eclectic	Allentown Library
46	18	South Main Street	17	42	Robert DeBow Building	1st quarter 1800s	Greek Revival	4A Commercial
47	20	South Main Street	17	41	DeBow-Beatty House	c. 1810	Federal	Residence
48	22	South Main Street	17	40	DeBow-Britton House	1810	Federal	Residence
49	26	South Main Street	17	36.01	Allentown Messenger Building	1942		4C Medical Offices / Apartments
50 *	28	South Main Street	17	35.03?	John Imlay House	c. 1790	Georgian	4A Commercial
51	30	South Main Street	17	34	J. Fisk House	c, 1860	Victorian with Second Empire Roof	4C-Office/Apts
52	34	South Main Street	17	32	Stout and Fisk General Store	2nd quarter 1800s	Traditional	4A Commercial
53	36	South Main Street	17	31	J.C. Vanderbeek House			Residence
54 *	38-40	South Main Street	17	30.01	Abel Cafferty House	c.1800 (1920?)	Federal	4A Commercial
55 *	42	South Main Street	17	29-29A	Cafferty Grist Mill	1855	Commercial	4A Commercial

Figure VII-2 (2)

INVENTORY NUMBER	STREET NUMBER	STREET NAME	BLOCK	LOT	HISTORIC NAME	CONSTRUCTION DATE	ARCHITECTURAL / VERNACULAR STYLE	2017 USE
56	70-72	South Main Street	17	27	A. Cafferty House	2nd quarter 1800s	Traditional Double House	Residence
57	74	South Main Street	17	26	Hillis Jones House	1917	Bungalow	Residence
58	76	South Main Street	17	24-25	Creamery	c. 1880	Traditional	Residence
59	80	South Main Street	17	23	Newell Burk House	1925	Colonial Revival	Residence
60	82	South Main Street	17	22	Charles Hulick House	c. 1830	Dutch Colonial Revival	Residence
61	86	South Main Street	17	21	Clifford Longshore House	1925	Bungalow	Residence
62 *	88	South Main Street	17	19-20	John W. Naylor House	1926	Colonial Revival	Residence
63	82	South Main Street	17	17-18	Thomas Robbins House	c. 1830	Eclectic	Residence
64 *	98	South Main Street	17	17	Garret Wikoff House	Late 1700s	Federal	Residence
65	102	South Main Street	17	16	Emerson Yard House	1916	Bungalow	Residence
66	104	South Main Street	17	13	P. Vanderbeek House	c. 1860 / c. 1880	Carpenter Gothic	Residence
67	106	South Main Street	17	15	Presbyterian Parsonage	c.1830	Traditional	Residence
68	108	South Main Street	17	13A & 14	Constable Samuel Bunting House	c. 1830	Traditional	Residence
69 *	114	South Main Street	17	12	A. Robbins House	1856	Italianate	Residence
70 *	118	South Main Street	17	11	Presbyterian Manse	1875	Second Empire	Residence
71 *	122	South Main Street	17	10	Applegate House	c. 1880	Victorian	Residence
72		South Main Street	17	8	St. John's Roman Catholic Cemetery	c. 1885		Residence
73	126	South Main Street	17	17	A. Anderson House	c. 1880	Carpenter Gothic	Residence
74	128	South Main Street	17	16	Dr. Harry Anderson House	c. 1904	Victorian	Residence
75	130	South Main Street	17	15	----	c. 1910	Victorian	Residence
76	136	South Main Street	17	4	C. Vanderbeek House	c. 1830	Traditional	Residence
77	142	South Main Street	17	3B	George Ford House	1st quarter 1800s	Traditional	Residence
78	152	South Main Street	16	2	C.S. Rogers House	c. 1800	Traditional Half House	Residence
79	154	South Main Street	16	5	R. Vanderbeek House	1807	Traditional	Residence
80	156	South Main Street	16	6	Emly House	1812	Traditional	Residence
81	160	South Main Street	16	8	W. Wilgus House	c. 1840	Traditional	Residence
82		Yardville Road	16	4 & 7	M. Bruer House	c. 1840	Traditional	Residence
83	39.00	Church Street	16	3	J. Shubert House	c. 1850	Traditional	Residence
84	145	South Main Street	15	37-38	William T. Pierce House	c. 1830	Executive Tudor	Residence
85	137	South Main Street	15	34	Disbrow House	c. 1900	Victorian	Residence
86	135	South Main Street	15	32	Joseph Schooley House	c.1921	Bungalow	Residence

Figure VII-2 (3)

INVENTORY NUMBER	STREET NUMBER	STREET NAME	BLOCK	LOT	HISTORIC NAME	CONSTRUCTION DATE	ARCHITECTURAL / VERNACULAR STYLE	2017 USE
87	133	South Main Street	15	31	Morgan Buckalew House	c. 1925	Bungaloid	Residence
88	131'	South Main Street	15	30	George E. Robbins House	c. 1924	Bungaloid	Residence
89	129	South Main Street	15	29 & 33	----	c. 1925	Bungaloid	Residence
90 *	123	South Main Street	15	27-28	C. Meirs House	1858	Italianate	Residence
91	115	South Main Street	15	26.01	----	c. 1930	Bungaloid	Residence
92	113	South Main Street	15	25	----	c. 1930	Bungaloid	Residence
93	111	South Main Street	15	24	----	1925	Bungaloid	Residence
94	107	South Main Street	15	23	Nelson House	c. 1920	Bungaloid	Residence
95	101	South Main Street	15	20	----	c. 1910	Victorian	Residence
96	99	South Main Street	15	19	Esther Messier House	1922	Bungaloid	Residence
97	97	South Main Street	15	18	----	c. 1930	Bungaloid	Residence
98 *	93-95	South Main Street	15	16-17	----	c. 1900	Victorian Eclectic	Residence
99	89-91	South Main Street	15	14-15	----	c. 1900	Victorian	Residence
100 *	81	South Main Street	14	38	Gov. William Newell House	1798	Federal	Residence
101	75	South Main Street	14	37	W. Stevenson House	c. 1840	Traditional	Market / Residence
102	73	South Main Street	14	36	E. Robbins House	c. 1840	Traditional	Residence
103	51	South Main Street	14	32	A. Cafferty House	c. 1830	Traditional	Residence
104	49	South Main Street	14	31	W. Riehill House	c. 1800	Traditional Half House	Residence
105	47	South Main Street	14	30	J. Hulse House	c. 1840	Traditional Half House	Residence
106	45	South Main Street	14	29	Meyer & Lawyer Hat Shop	c. 1820	Traditional Half House	Residence
107 *	43	South Main Street	14	28	Hulse House	c. 1880	Carpenter Gothic	Residence
108	41	South Main Street	14	27	Capt. John Rogers House	c. 1830 / c. 1860	Traditional Attached House	Residence
109	39	South Main Street	14	26	Richard Beatty House	c. 1830 / c. 1860	Traditional Attached House	Residence
110	37	South Main Street	14	25	Peter Wikoff House	c. 1830 / c. 1910	Victorian	Residence
111	35	South Main Street	14	24	Misses Quay House	c. 1830 / c. 1904	Traditional Half House	4A-Commercial
112		Lakeview Drive	9	29	Old Burying Ground	c. 1730		4A-Commercial
113	33	South Main Street	9	30	Mrs. Dr. Holcombe House	c. 1820	Traditional	4A-Commercial
114	27-31	South Main Street	9	31.01	The Lower Tavern	Mid 1700s / 1850	Traditional	4A-Commercial
115	25	South Main Street	9	32	Daniel L. Savidge Harness Shop	c. 1859	Victorian Commercial	4A-Commercial
116 *	21-23	South Main Street	9	31	S. Robbins House & Store	c. 1860 / c. 1880	Commercial	4A-Commercial
117	19	South Main Street	9	33	Harness Shop	c. 1830	Commercial	4A-Village Hardware
118	13	South Main Street	9	34	John Clutch House	c. 1795	Traditional	Residence
119	9	South Main Street	9	35	M. Coward House	c. 1880	Carpenter Gothic	4C-Antique Shop

Figure VII-2 (4)

INVENTORY NUMBER	STREET NUMBER	STREET NAME	BLOCK	LOT	HISTORIC NAME	CONSTRUCTION DATE	ARCHITECTURAL / VERNACULAR STYLE	2017 USE
120	7	South Main Street	9	36	E.I. Bills House	c. 1880		4C-Commercial
121	3-5	South Main Street	9	38	George Middleton Building	c. 1860 / 1880	Second Empire Commercial	Commercial
122	27	Waker Avenue	8		J. Palmer House			Residence
123	26	Waker Avenue	8	41	----	c.1890	Traditional	Residence
124	24	Waker Avenue	8	40	Charles Britton House	c. 1830	Traditional Half House	Residence
125	20-22	Waker Avenue	8	39	J. Walter House	c. 1850	Commercial	Residence
126	12	Waker Avenue	8	37-38	Joseph Waker House	c. 1800	Commercial	Residence
127	12	Maiden Lane	8	21	Hughes House	c. 1830	Traditional Half House	4A-Commercial
128	5	Church Street	7	43	<i>Allentown Post Office</i>	1911	Commercial	4C-Commercial
129	7-9	Church Street	7	44	Nolan's Meat Market	c. 1830	Commercial	4A-Commercial
130	11	Church Street	7	45	Bunting Meat Market	c. 1860	Carpenter Gothic	4A-Barber Shop
131	15	Church Street	7	51	I.O.O.F. Building	c. 1844	Greek Revival	Organization
132	21	Church Street	7	53	Allentown Methodist Church	1859	Classic Revival	Methodist Church
133 *	23	Church Street	7	53	Methodist Parsonage	c. 1886	Carpenter's Gothic	Parsonage
134	31	Church Street	7	3	J. Bunting House	2nd quarter 1800s	Traditional	Residence
135	33	Church Street	7	2	Joseph Reed House	c. 1849	Traditional Half House	Residence
136	35	Church Street	7	1	<i>Joseph Reed Grocery Store</i>	1849	Traditional Half House	Residence
137	37	Church Street	6	4.01	John Bower House	c. 1850	Traditional	Residence
138	39	Church Street	6	3	P.L. Savidge House	1850	Traditional	Residence
139	41	Church Street	6	2	G. Wyckoff House	c. 1850	Traditional Half House	Residence
140	43	Church Street	6	1	J. James House	c. 1850	Traditional Half House	Residence
141	47	Church Street	5	65	<i>E. Cafferty House</i>	<i>c. 1850 (1977)</i>	<i>Traditional Half House</i>	Residence
142	20	Greenfield Drive	5	66	<i>Bills Double House I</i>	<i>c. 1850 (1977)</i>	Traditional	Residence
143	18	Greenfield Drive	5	67	<i>Mrs. Dilatush House</i>	<i>c. 1890 (1977)</i>	Traditional with Victorian Influence	Residence
144	57	Church Street	5	68	Bills Double House II	c. 1920	Bungaloid with Shingle Style Influence	Residence
145	59	Church Street	5	69	----	c. 1920	Bungaloid	Residence
146	71	Church Street	5	73	Bills Double House III	c. 1850	Traditional	Residence
147	73	Church Street	5	74	Lucy Beatty House	c. 1887	Victorian	Residence
148	77	Church Street	5	75	----	c. 1890	Carpenter Gothic	Residence
149	79	Church Street	5	76	Samuel Cafferty House	c. 1830	Traditional Half House	Residence
150	83	Church Street	5	77	Z.C. Bayard House	c. 1850	Traditional	Residence
151	85	Church Street	5	78	S.G. Byard Chair Shop	c. 1840	Traditional Half House	Residence

Figure VII-2 (5)

INVENTORY NUMBER	STREET NUMBER	STREET NAME	BLOCK	LOT	HISTORIC NAME	CONSTRUCTION DATE	ARCHITECTURAL / VERNACULAR STYLE	2017 USE
152	90	Church Street	17	95	D. Martin House	c. 1850	Traditional	Residence
153	88	Church Street	17	95	----	c. 1890		Residence
154	82	Church Street	17	86	J. Mount House	c. 1830	Traditional	Residence
155	80	Church Street	17	85	Clarry Vanorkey House	c. 1850	Traditional	Residence
156	72-76	Church Street	17	84.11	A.K. Ely House	c. 1889	Single Family Detached	Residence (A.M.E. Church)
157		Church Street	17	82-83	Union African Methodist Episcopal Church	c. 1878		A.M.E. Church
158	62	Church Street	17	78-79	A. Cafferty House	c. 1850	Traditional	Residence
159	60	Church Street	17	75-77	Laura Thomas House	1920 (1930)	Bungaloid	Residence
160	48-50	Church Street	17	72	H. Imlay House	c. 1820 (1930)		Residence
161	44-46	Church Street	17	70-71	Coward-Hutchinson House	c. 1880	Traditional	Residence
162	42	Church Street	17	69.01	W. Anderson House	c. 1860	Traditional	Residence
163	40	Church Street	17	67	James Tantum House	c. 1830 / c. 1850	Traditional	Residence
164	38	Church Street	17	66	Thomas Ford House	1830	Traditional	Residence
165	36	Church Street	17	65	Updegraff House	c. 1830 / c. 1860	Traditional	Residence
166	34	Church Street	17	64	Bills - Ford House	c. 1850	Single Family Detached	Residence
167	32	Church Street	17	63 & 39	Sidney Borden House	c. 1820 / c. 1866	Federal	Residence
168	30	Church Street	17	62	Mount House	c.1830	Traditional	Residence
169	28	Church Street	17	61	J. Imlay House	c. 1840	Traditional	Residence
170	24	Church Street	17	38 & 60	Methodist Academy	1852		Vacant (Allentown Borough)
171	22	Church Street	17	58	T.H. Vanderbeek House	c. 1840	Traditional	Residence
172	20	Church Street	17	56	Charles Spaulding House	1928		Residence
173 *	16	Church Street	17	45 & 55	----	c. 1930	Bungaloid	Residence
174	14	Church Street	17	46	<i>St. Johns Roman Catholic Church</i>	c. 1897	Functional	Allentown First Aid Squad
175	12	Church Street	17	47	J. Rogers House I	c. 1840		Residence
176	10	Church Street	17	48	J. Rogers House II	c. 1840	Traditional with Carpenter Gothic Porch	Residence
177	4, 6, 6½, 8	Church Street	17	54	J. Rogers Shops	c. 1865	Traditional	4A-Commercial
178	3	Pearl Street	5	64	Ed Tantum House	1927	Bungaloid	Residence
179	5	Pearl Street	5	63	George Wilbur House	c. 1900	Victorian	Residence
180	9-9½	Pearl Street	5	62	John A. Clayton Furniture Warehouse	c. 1870	Traditional	Residence
181	11	Pearl Street	5	62A	John A. Clayton House	c. 1867	Traditional	Residence

Figure VII-2 (6)

INVENTORY NUMBER	STREET NUMBER	STREET NAME	BLOCK	LOT	HISTORIC NAME	CONSTRUCTION DATE	ARCHITECTURAL / VERNACULAR STYLE	2017 USE
182	21	Pearl Street	5	59	----	c. 1900	Victorian	Residence
183	27	Pearl Street	5	58	----	c. 1900	Victorian	Residence
184	29	Pearl Street	5	56	J. Johnson House	c. 1850	Traditional	Residence
185	26	Pearl Street	6	13	E. Vannarki House	c. 1860	Traditional	Residence
186	20-22	Pearl Street	6	12	----	c. 1885	Traditional	Residence
187	18	Pearl Street	6	10-11	----	c. 1900	Victorian	Residence
188	16	Pearl Street	6	9	----	c. 1900	Victorian	Residence
189	12	Pearl Street	6	8	J.H. Harding House	c. 1885	Traditional	Residence
190	10	Pearl Street	6	7	A. Garry House	c. 1870	Traditional	Residence
191	8	Pearl Street	6	6	A. Ritman House	c. 1885	Traditional	Residence
192	4	Pearl Street	6	5	E. Cafferty House	c. 1885	Traditional	Residence
193	7	Hamilton Street	7	5	J. Reid Building	c. 1870 (1930)		Residence
194	9	Hamilton Street	7	6	J. Applegate House	c. 1865		Residence
195	13	Hamilton Street	7	8	R.C. Robbins House	c. 1850		Residence
196	15	Hamilton Street	7	9	A. Thompson House	c. 1860	Traditional	Residence
197	17	Hamilton Street	7	16	M. Washington House	c. 1865	Traditional	Residence
198	19	Hamilton Street	7	11	Johnson House	c. 1865 (2006)	Traditional	Residence
199	21-23	Hamilton Street	7	12-13	Biara Attached Houses	c. 1870	Traditional	Residence
200		Hamilton Street	7	15	A.M.E. Cemetery			A.M.E. Cemetery
201	33	Hamilton Street	7	16	A.M.E. House	c. 1875 (1930)	Victorian	Parsonage?
202	35	Hamilton Street	7	17	Miss E. Borden House	c. 1880 (1955)	Carpenter Gothic	Residence
203	39-41	Hamilton Street	7	19	----	c. 1890	Traditional	Residence
204		Hamilton and Broad Streets	5	54	United Methodist Church Cemetery	1880		Cemetery
205	5	Mechanic Street	6	16	Coward House	c. 1875 (1955)	Traditional	Residence
206	3	Mechanic Street	6	18	B.C. House	c. 1875 (1930)	Traditional	Residence
207	36	Hamilton Street	6	19	S. Woby House	c. 1850 (1930)	Traditional	Residence
208	32	Hamilton Street	6	20	C. Reed House	c. 1850	Traditional with Victorian Decoration	Residence
209	24	Hamilton Street	6	22	P. Borden Building	c. 1875		Residence
210	20-22	Hamilton Street	6	23-24	A.M.E. School	c. 1858		Residence
211	18	Hamilton Street	6	25	S. Jones House	c. 1850	Traditional	Residence
212	14-16	Hamilton Street	6	26	W. Bunting House	c. 1850	Traditional	Residence
213	1	High Street	15	13	Newell - Rogers House			Residence

Figure VII-2 (7)

INVENTORY NUMBER	STREET NUMBER	STREET NAME	BLOCK	LOT	HISTORIC NAME	CONSTRUCTION DATE	ARCHITECTURAL / VERNACULAR STYLE	2017 USE
214	5	High Street	15	12	J. Clayton - B . Rogers House	c. 1840	Victorian	Residence
215 *	7	High Street	15	10	E.B. Rogers House	c. 1870	Italianate	Residence
216	13	High Street	15	9	Mrs. Lillian Rogers House	c. 1852	Traditional with Italianate Influence	Residence
217	15	High Street	15	8	H. Beekman House	c. 1860	Traditional with Second Empire Updating	Residence
218	19	High Street	15	7.01	S. Potter House	c. 1760 / c. 1800	Colonial	15C Allentown Borough
219	21	High Street	15	6	Joel Yates House	c. 1885	Carpenter Gothic	Residence
220	23	High Street	15	4-5	Episcopal Rectory	c. 1850-1860	Traditional	Residence
221		High Street	15	1-2	Allentown High School	1924 (front)	Beaux Arts Classicism	School
222	60	High Street	14	42.01	F.W. Parrott House	1st quarter 1800s	Federal	Residence
223	60	High Street	14	41	Presbyterian Church Cemetery	c. 1756		Cemetery
224 *	60	High Street	14	41	Allentown Presbyterian Church	1837 / 1858	Greek Revival	Residence
225 *	60	High Street	14	40	Presbyterian Academy	c. 1886/1904/1934	Vernacular Roman Classicism	Residence
226	12	High Street	14	'39	Madge Cafferty House	1925	Bungaloid	Residence

Sources:

* National Register of Historic Places Inventory-Nomination Forms 1979-1980

New Jersey Office of Historic Sites Inventory Individual Structure Survey Forms 1979-1980

(http://www.nj.gov/dep/hpo/hrcn_sandy_MON_GB_133_136_139_PDF/MON_GB_136_ID7827_Allentown.pdf)

Structure Survey Form Preparation:

Forms 1-52, 123-155, 178-203, 205-224, 226 prepared by Cynthia Martin Goldsmith, Historic Preservation Consultant

Forms 53-83 prepared by D. Geoffrey Brown, Allentown Historical Society

Forms 84-122 by David N. Poinsett, Allentown Historical Society

Forms 155-177 by C. Malcom Knowles, Allentown and Upper Freehold Historical Society

Forms 200, 225 by Mary T. Clark, Allentown Historical Society

Form 204 by Joseph J. Truncer, President, Board of Trustees, Allentown United Methodist Church

Structures Nominated for National Register of Historic Sites:

Forms: 2, 10, 34, 50, 55, 62, 64, 69, 70, 71, 90, 98, 100, 107, 116, 122, 133, 173, 213, 215, 224 and 225

Allentown Historic District: National Register of Historic Sites: 6/14/1982 (NR Reference #: 82003284)

State Register of Historic Sites: 10/29/1981

Compiled By: Thomas Planning Associates 6-16-17

VIII CONSERVATION PLAN ELEMENT

INTRODUCTION AND PURPOSE

The Borough of Allentown has long recognized the need to plan for conserving natural resources, and protecting environmentally sensitive areas, specifically steep slopes, wetlands, streams, lakes, recharge areas, flood plains, mature vegetation, groundwater and air quality, in support of open space, especially historic and scenic vistas. Although they are among the most valuable assets of the Borough and its surroundings, including the Historic Greenbelt, open space and natural and historic resources are under continuing development pressure. Borough residents concerned about the potential loss of open space, historic and scenic vistas, public access for stream and lake corridors, pedestrian trails and other amenities associated with threats from development. It is critical to adopt goals, objectives and strategies to protect these resources so that they would not be lost forever.

To document the remaining natural assets within and adjacent to the Borough, the Borough authorized the preparation of a natural resources inventory in 2002. A “Natural Resources Inventory” was completed in March 2003 by Princeton Hydro, 1108 Old York Road Suite 1, P.O. Box 720, Ringoes, NJ 08551. The Planning Board adopted the Natural Resources Inventory on May 5, 2006. Much of the information contained in the Natural Resources Inventory is summarized in this Conservation Plan Element.

In June 2003 an “Open Space and Recreation Plan” was prepared jointly by the Allentown Borough Board of Recreation Commissioners, the Environmental Commission, the Historic Preservation and Review Commission, the Planning Board and the Allentown-Upper Freehold Historical Society Friends of Heritage Park. The Plan was adopted by the Planning Board in May 2006.

In 2004 the Borough retained a consultant, F. X. Browne, Inc., 1101 S. Broad Street, Lansdale, PA 19446, to prepare a “Critical Natural Resources Analysis.” The Analysis provided a parcel-specific analysis concerning the potential for additional development within the Borough and identified policy-based strategies (e.g., natural features ordinances) that could be used to protect critical areas from over development. A final report was completed in January 2005.

The 2003 Natural Resources Inventory, the 2004 Critical Natural Resources Analysis and the 2003/2006 Open Space and Recreation Plan are available in electronic format at the Borough Clerk’s Office.

The purpose of the Conservation Plan Element is to establish specific objectives related to conservation of all natural resources, preservation of open space and historic and natural resources, as well as protection of remaining environmentally sensitive areas in Allentown Borough, and to adopt strategies for achieving those objectives.

OVERVIEW

The policies and strategies of this Conservation Plan seek to limit the impacts of development and redevelopment and retain the natural terrain and features to the greatest extent practicable. This Plan also promotes the restoration of natural systems that have been degraded by past activities. As new regulatory tools or techniques become available, they should be evaluated for their ability to promote the Conservation Plan objectives and adopted where appropriate. Conservation easements for critical resources should be expanded, along with a program of mapping and monitoring remaining resources. Additionally, open space and scenic/historic vista acquisition or easement priorities should support the goals of the Conservation Plan.

Fragmentation and degradation of vegetation, land and water resources has been a byproduct of human activity. Woodlands, initially cleared for agricultural use, have given way to residential neighborhoods easily developed on these high, dry and usable soils. Water quality has been progressively altered and impacted by human activity.

The quality of the air we breathe and the water we drink determines the health of the human organism and all life forms. This Conservation Plan seeks to minimize the further degradation of these resources for the 21st century and beyond. This argues for a lighter touch on the land, one that is more respectful of natural systems, and that limits the resource commitments and impacts of human intervention. This calls for a systems approach to natural resource conservation, where interconnected natural systems are viewed as a collective resource, not a series of separate features.

The variety of biological species is an indicator of the health of an ecosystem. Maintaining biological diversity requires protection of critical habitat areas. While habitats of endangered or threatened plant or animal species are of special importance, threatened or endangered status may be transient. For instance, the great blue heron and bald eagle have been removed from the protected list, yet their critical habitats remain essential for their continued survival. Additionally, the extirpation of rare species removes elements from the food chain that help maintain ecological balance. The explosive deer population in New Jersey is but one example of the damage wrought when this natural balance is lost.

Protecting biodiversity requires the protection of terrestrial and aquatic habitats that are highly susceptible to degradation. Freshwater wetlands play an important role in filtering contaminants from the surface water and groundwater regime and, while protected by state statutes, are not immune from impacts that occur beyond the regulated areas. Similarly, prime forested areas, including mature stands of native species, are easily lost or damaged through fragmentation, a manmade impact that reduces bio-diversity.

The scenic wonder of ridgelines, slopes and ravines is only one aspect of the value of these natural features, without which certain species will not remain. Land development should be arranged to maximize the conservation of scenic vistas, fragile ecosystems and critical habitat areas, by limiting the location and extent of development and promoting effective conservation techniques.

Land stewardship involves the actions of both landowners and government agencies. This Conservation Plan proposes the continuation and expansion of land stewardship efforts and outlines Allentown Borough's strategies to meet the statutory purpose to preserve, conserve and utilize natural resources.

The Borough's approach to stewardship should be two-fold, including public education and implementation of ordinances for conservation, subdivision designs, stormwater management, protection of steep slopes, stream corridors or riparian areas, forests and trees as well as scenic/historic vistas. Public education on the importance of stewardship of protecting these valuable natural resources is available through existing educational programs offered by the County and state and private non-profit organizations including the Association of New Jersey Environmental Commissions (ANJEC), Monmouth Conservation Foundation, Delaware and Raritan Greenway Land Trust, Friends of the Hamilton-Trenton Marsh and others. The Borough should continue to partner with these and other organizations to advance these efforts and explore the creation of new programs through Borough schools and agencies.

BACKGROUND

Allentown Borough covers an area of 395 acres. Public property, parks, farm qualified, open space and privately owned vacant land make up approximately 86 acres or 21.8% of the Borough, of which about 13 acres is Conines Millpond. A large part of the Borough, 226 properties, was recognized as a Historic District and listed on the New Jersey Register of Historic Places in 1981 and the National Trust's Register of Historic Places in 1982; then in 2002, Allentown was officially designated as a Village Center by the New Jersey State Planning Commission.

The most recent estimate suggests that approximately 78 percent of the Borough appears to be developed, with the remainder undeveloped lakes/streams, cropland, woodland, wetlands and public parks and open space. This open space provides distinctive natural, cultural and historic resources, accommodates recreational activities and supports surface and groundwater resources. Since the Critical Natural Resources Analysis Report, which analyzed land use by lot and block and zoning district, was prepared in 2005, a significant portion of the vacant, undeveloped or underdeveloped land has been preserved creating Heritage Park and the Sgt. George Ashby Memorial Park. The sensitive environmental areas that were identified in that study, including steep slopes, stream corridors and historic and scenic vistas, have been preserved. The potential impact of previous development threats to steep slopes, stream corridors and historic vistas has been averted due to the commitment of the Borough's leadership, but not entirely. Over 14 acres of the Borough land area consists of steep slopes over 15 percent and another 26 acres have slopes over 8 percent. The most significant slopes in the Borough occur adjacent to stream corridors, including Doctors Creek, Indian Run and the Conines Millpond. Therefore, continued conservation and Borough stewardship is key to preserve these critical natural resources.

STATUTORY AUTHORIZATION

The Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-1, *et seq.*), which authorizes municipalities to plan and zone to promote the general welfare, includes 15 purposes (N.J.S.A. 40:55D-2). More than half of these purposes highlight the importance of conserving natural resources and maintaining a clean, healthy environment, as the enabling statute calls on municipalities to

- Protect the public health and safety (N.J.S.A. 40:55D-2a) bear a direct relationship to the use and management of New Jersey's land and water resources;
- Secure safety from floods and other natural and manmade disasters (N.J.S.A. 40:55D-2b) and provide adequate light, air and open space (N.J.S.A. 40:55D-2c);
- Preserve the environment, in part through planning for "appropriate population densities and concentrations" (N.J.S.A. 40:55D-2e);
- Provide sufficient space in appropriate locations for a variety of land uses, including public and private open space, according to their respective environmental requirements, to meet the needs of all New Jersey citizens (N.J.S.A. 40:55D-2g);
- Promote the conservation of "open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradations of the environment through improper use of land" (N.J.S.A. 40:55D-2j);
- Promote utilization of renewable energy sources (N.J.S.A. 40:55D-2n) and promote the maximum practicable recovery and recycling of recyclable materials (N.J.S.A. 40:55D-2o)

In furtherance of its significant conservation objectives, the MLUL provides for preparation and adoption of a Conservation Plan Element (N.J.S.A. 40:55D-28b.8) as follows:

"Conservation plan element, providing for the preservation, conservation and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species, wildlife and other resources, and which systematically analyzes the impact of each other component and element of the Master Plan on the present and future preservation, conservation and utilization of those resources."

This Conservation Plan outlines the Allentown Borough strategies to meet the statutory purpose to preserve, conserve and utilize its natural resources. While it is designed to function in concert with the other plan elements, the most important linkage will be between the Land Use Plan and the Conservation Plan. Together, these plan elements propose the location, scale and intensity of new development and redevelopment and the resource management strategies needed to protect the environment.

SUMMARY OF CONSERVATION FACTORS

Allentown Borough contains a multitude of natural resources, which together, along with its historic resources, help define the essential character of the Borough. Conines Millpond and

Indian Run Pond are the two major water bodies, which, along with Doctors Creek and Indian Run, are key natural features of the Borough. Conines Millpond is one of the oldest man-made water bodies in the United States.

Air

Allentown Borough is located adjacent to the intersection of the New Jersey Turnpike and Interstate 195. These two transportation arteries are the major north/south and east/west routes in New Jersey. These routes and increased development in adjoining municipalities, such as the Matrix Northeast Business Park and Matrix at 7A, which is the home to the Amazon 1.2 million square feet Robbinsville Fulfillment Center and the Hamilton Marketplace, are contributing to increased vehicular traffic through and around the Borough which, along with excessive summer traffic, is having a major impact on Borough air quality. There are lengthy backups due to a corridor effect at Church and Main Streets and Main and High Streets that contribute to significant air pollution. “Motor vehicles are one of the largest sources of pollution worldwide. ...slower moving traffic emits more pollution than when cars move at freeway speeds.” (Jennifer Hermes, 1/5/2012 an *environmental leader*) “People who live, work or attend school near major roads appear to have an increased incidence and severity of health problems associated with air pollution exposures related to roadway traffic. (How Mobile Source Pollution Affects Your Health 1/19/17 EPA.gov.)

Air quality data from New Jersey’s air monitoring sites can be accessed from www.njaqinow.com. More localized air quality data is needed to measure the impacts.

Critical Habitat for Threatened and Endangered Species

In 1993, the New Jersey Department of Environmental Protection Endangered and Non-game Species Program (ENSP) initiated a move to an ecosystem-based approach for endangered species protection. With suburbanization and development occurring in all areas of the State, an increasing amount of habitat suitable for threatened and endangered species was being lost daily. The result of the ENSP effort is the New Jersey Landscape Project, designed to protect New Jersey’s biological diversity by maintaining and enhancing imperiled wildlife populations within healthy, functioning ecosystems.

In order to address habitat loss, the ENSP partnered with the Center for Remote Sensing and Spatial Analysis (CRSSA) at Cook College, Rutgers University. Utilizing LandSat Thematic Mapper satellite imagery, CRSSA mapped land cover for the entire State of New Jersey, broken down into 20 different habitat/landcover types. The habitat data was combined with the Natural Heritage Programs’ Biological Conservation Database (BCD) that provides information on the sighting of threatened and endangered species, based on the field work of ENSP scientists and sighting reported by members of the public. It is the most comprehensive data available in digital form on the location of threatened and endangered species.

The New Jersey Landscape Project data was developed to aid municipalities, County and State governments, conservation agencies and citizens in identifying the extent of critical habitat within their respective jurisdictions and communities. A variety of means should be employed to protect these critical habitats, including:

- Prioritizing open space acquisitions on the presence of habitat for threatened and endangered species

- Adopting regulations aimed at protecting critical habitat
- Adopting management policies for open space that are consistent with protection of critical habitat
- Permitting flexibility in development techniques to protect critical habitat
- Promoting land stewardship practices that are consistent with the protection of critical habitat

The Landscape Project data provides users with scientifically sound, peer-reviewed information on the location of critical habitat, based on the conservation status of the species present. Habitats are ranked on a scale of 1 to 5, based on the criteria outlined in Figure VIII-1:

**Figure VIII-1
New Jersey Landscapes Project Ranking System¹**

RANK	INDICATION
1	Suitable habitat, no special concern, threatened and endangered species sighted
2	Habitat patch with species of special concern present
3	Habitat patch with State threatened species present
4	Habitat patch with State endangered species present
5	Habitat patch with Federal threatened or endangered species present

According to the Landscape Project mapping (Figure VIII-2), significant areas within the Borough and in its Historic Greenbelt are identified as suitable habitat in the forested wetland and grassland categories. The Monmouth County Unique Areas Study (Monmouth County Environmental Council, 1978) describes Doctors Creek as a unique wildlife habitat and a significant watershed/floodplain resource. The Monmouth County Audubon Society reports that over three hundred and fifty (350) year round, summer, winter and transient bird species are commonly found in Allentown Borough. The New Jersey Division of Fish and Wildlife (Endangered and Non-game Species Program) notes that Allentown Borough contains 35 acres of critical forested wetland habitat and approximately 19 acres of critical grassland habitat. Allentown Borough has permanently preserved significant wildlife habitat along the Doctors Creek and Indian Run corridors by the purchase of the Heritage Park property in late 1995.

The threatened, endangered or protected species list for Monmouth County contains 21 birds, 17 insects and 32 plants. According to the Information, Planning and Consultation System (IPaC) as of October 2017. According to the NJDEP Natural Heritage Database and Landscape Project (Version 3.3) on February 1, 2018 the following endangered, threatened or special concern species are found within the immediate vicinity of Allentown Borough: Bald Eagle (Rank 4), Grasshopper Sparrow, Savannah Sparrow (Rank 3), Great Blue Heron, Wood Thrush and Eastern Box Turtle (Rank 2). Additionally, there is listed one potential “vernal pool habitat area” and the rare but secure, not yet imperiled, Coastal Bog Metarranthus (Invertebrate animal). The New Jersey Division of Fish and Wildlife (Endangered and Non-game Species Program) notes that Allentown Borough contains 35 acres of critical forested wetland habitat and approximately 19 acres of critical grassland habitat. Allentown Borough permanently preserved significant

¹ Based on New Jersey Species Based Habitat Piedmont Region Map

wildlife habitat along the Doctors Creek and Indian Run corridors through the purchase of the Heritage Park property in late 1995.

The New Jersey Division of Fish and Wildlife is studying the movement of anadromous fish upstream on Doctors Creek to determine whether the existing Conines Millpond dam is an impediment.

According to The Information, Planning and Consultation System (IPaC), Allentown Borough hosts 3 Threatened Species: Northern Long-eared Bat (mammal), Bog Turtle (reptile) and Swamp Pink (flowering plant) (IPaC 10/2017).

Forested Areas and Native Vegetation

Allentown Borough, particularly its historic district, is highly dependent on the environment created by the shade trees along the major streets and county roads as well as privately owned properties in the Borough. The ambiance and environment of the National and State Historic District is very dependent on the number, age, health and species of shade trees present. For example, an ancient American sycamore is present as a street tree at the Imlay House, which is one of the Borough's oldest structures.

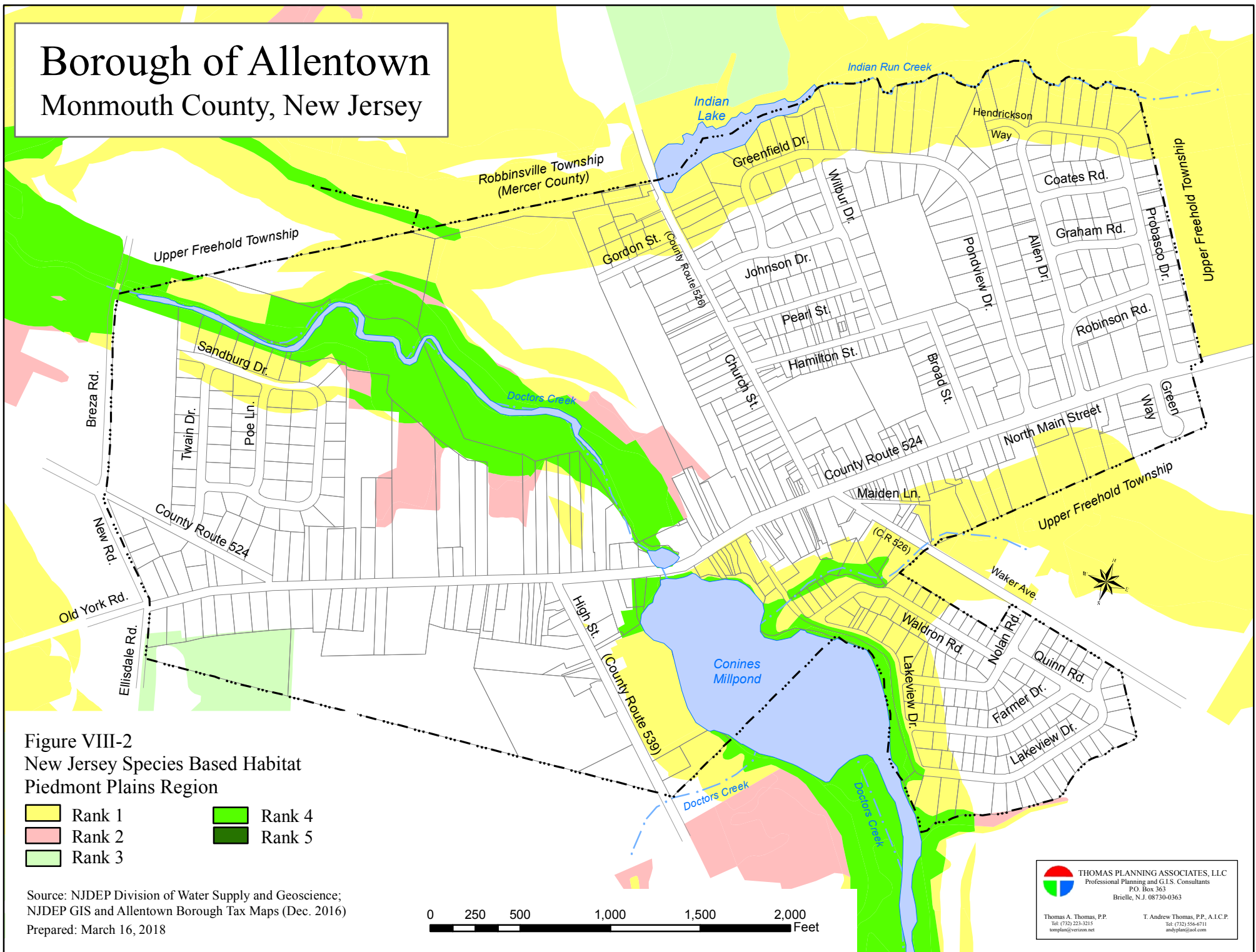
The Allentown Borough Shade Tree Commission developed a Community Forest Management Plan that was updated in 2016, which is available at the Borough Clerk's Office. The Forest Management Plan contains the Borough Shade Tree Inventory that was completed in 2004 by Steve Chisholm, Certified Tree Expert (CTE) and the Street Tree Inventory, initially compiled in July 2010 by Donald Swaysland, and updated in 2017. This Street Tree Inventory is maintained online and is updated regularly as deemed appropriate. Over 42 different tree species were identified in Heritage Park in 2004. These species were both native and exotic (Swaysland, 2004).

According to rules of the Monmouth County Shade Tree Commission, the width of publicly owned property between the street curb and public sidewalk in many areas of the Borough is not sufficiently wide enough to permit the planting and long-term management of large stately shade trees, which are compatible with and enhance the ambiance of the Historic District. Tree roots cause the public sidewalks to be raised and trees suffer poor growth and are more subject to disease under these stressful conditions. Consequently, tree replacement and new installation opportunities are very limited and only to very specific species.

Disease and insects currently threaten to cause major losses of the existing trees, particularly oak trees along North Main Street. Destructive pathogens include oak wilt disease, bacterial leaf scorch and sudden oak death.

Borough of Allentown

Monmouth County, New Jersey



Floodplains

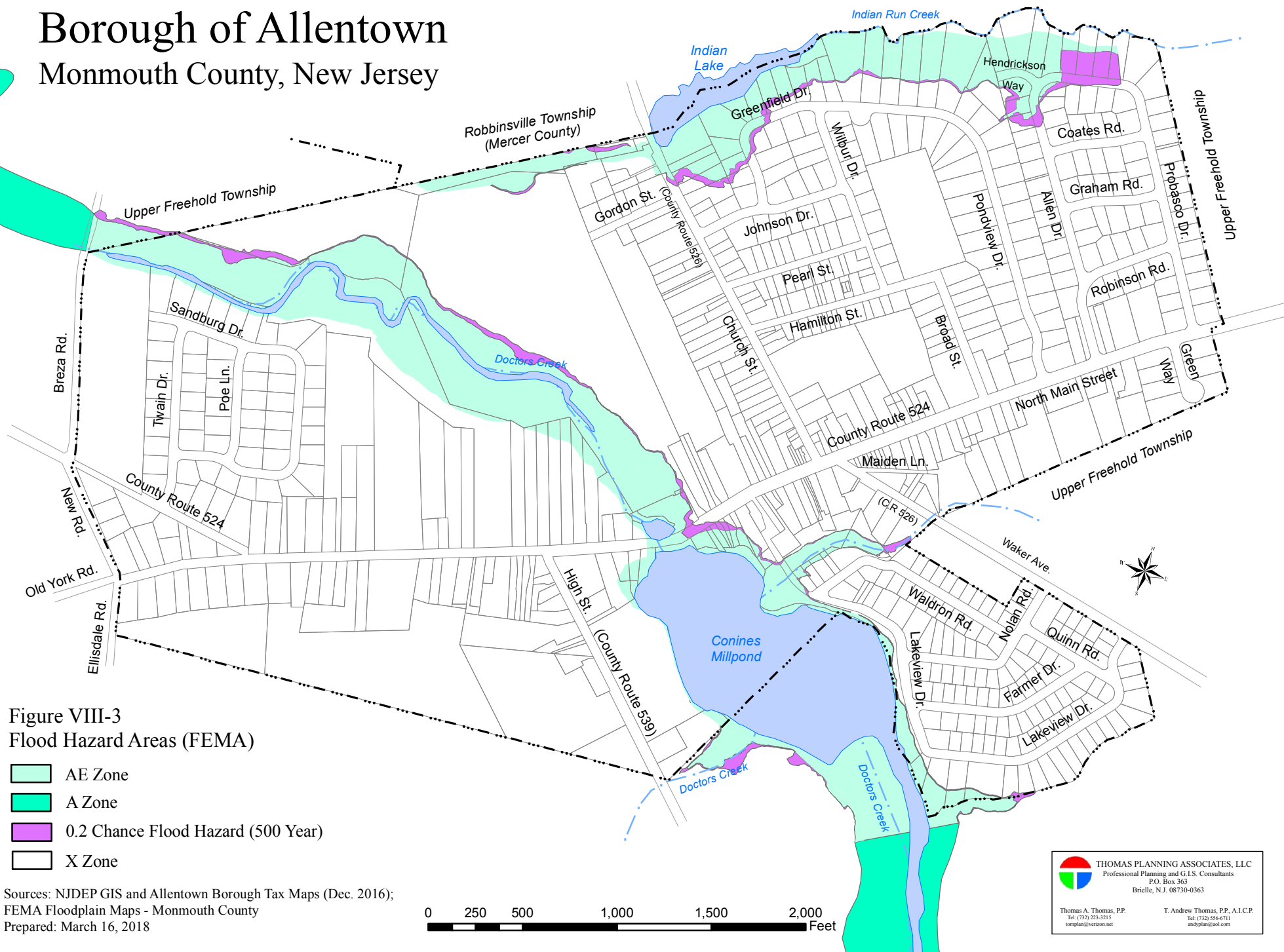
Floodplain areas are transitional regions comprised of both aquatic and terrestrial habitats and individual species. This environmental resource provides ecological, aesthetic, recreational and economic benefits. One important function is to accept floodwaters during storm events. They absorb water, recharge aquifers, trap sediments and help stabilize stream banks. Preserved floodplain areas offer travel corridors for wildlife and recreational opportunities for Borough residents.

Flood hazard areas in Allentown Borough are identified on the Flood Insurance Rate Map as a Special Flood Hazard Area (SFHA) and are defined as areas that will be inundated by a flood event having a one-percent (1.0%) chance of being equaled or exceeded in any given year. The one-percent (1.0%) annual Chance Flood is also referred to as the base flood or 100-year flood. Special Flood Hazard Areas in Allentown Borough are labeled as Zone A, Zone AE, Zone X and 0.2-Percent-Annual-Chance (or 500-year). The areas of minimal flood hazard, which are the areas outside the mapped Special Flood Hazard Areas and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled as Zone X and are un-shaded. The Flood Insurance Rate Map has been overlaid onto the computerized Borough Tax Maps to identify properties within the Borough that may be affected by flooding along Doctors Creek and Indian Run. (See Figure VIII-3, Flood Hazard Areas - FEMA)

The Borough experienced a major flood on July 5, 1989 as a result of a storm cell. It resulted in the loss of the Borough Water Treatment Plant for approximately six weeks. Floodplain areas are represented by approximately 51 acres within the Borough. The Borough does not currently have either a Flood Mitigation Plan or an All-Hazards Mitigation Plan to effectively mitigate the impacts of natural disasters of all kinds when they occur. Flooding is a natural phenomenon and the most likely natural disaster to occur in New Jersey. Several structures, including a number of structures built in the 1970s, are located in or immediately adjacent to the flood plain as mapped by the existing Allentown Borough Federal Emergency Management Agency (FEMA) Flood Insurance Map updated in 2016 (Figure VIII-3).

Borough of Allentown

Monmouth County, New Jersey



Geology

Allentown Borough is located within the Atlantic Coastal Plain Province, which contains primarily sand, silt and clay deposits from the Cretaceous period and is underlain primarily by sandstones of the Brunswick formation (See Figure VIII-4). An aquifer is a geologic formation capable of supplying water through wells. Aquifers serve as storage reservoirs and as transmission conduits. They hold groundwater in storage and they transmit it toward points of discharge in response to hydraulic gradients (Jablonski, 1968). The water stored in aquifers is referred to as groundwater. The primary aquifers underlying Allentown Borough are the Englishtown Aquifer Formation and the Potomac-Raritan-Magothy (PRM). The aquifers are included in the federally designated Soil Source Aquifer (53 Federal Register, 23791). Allentown Borough receives its water supply from the PRM aquifer, which according to the New Jersey Geological Survey, is recharged at the land surface near the boundary of Robbinsville and West Windsor Townships, just west of Windsor village.

Physiography

Physiography refers to combined surface and subsurface characteristics including geology, topography and soils. A physiographic province is defined by the variation of the geology, soils and topography within it. Allentown Borough is located within the Inner Coastal Plain segment of the Atlantic Coastal Province. This province constitutes approximately 60%, or 1,500 square miles of New Jersey, and is underlain primarily by sands, clays, glauconitic marl and silts of the Cretaceous Geologic Period.

Riparian Corridors

The riparian zone of a river, stream, or other body of water is the land adjacent to that body of water, which is, at least periodically, influenced by flooding (Mitch and Gosselink, 1986). The riparian buffer zone is the area of trees and other herbaceous vegetation growing along the course of a river, creek, or stream and within the riparian zone. An adequate vegetative buffer zone is important for a variety of reasons. First, a vegetative buffer zone reduces the impact of periodic flooding because the vegetation reduces the amount of run-off reaching the channel and the soil as vegetation acts as a storage area for flood waters. Second, the trees within the riparian corridor provide shade, thereby maintaining cooler water temperatures for aquatic life. Third, vegetative zones provide food and habitat for stream organisms via the introduction of leaves, twigs, nuts, etc. to the stream. A fourth benefit is the vegetation in buffer zones forms a physical barrier that holds soil and prevents it from washing away during storms. The buffer zones also reduce the velocity of surface water (stormwater) runoff. As the velocity of stormwater is reduced, sediments and pollutants settle out of the stormwater before it enters the stream. Therefore, a vegetated riparian corridor protects the water quality of the stream. Finally, vegetated riparian zones provide important nesting and feeding habitat for wildlife and provide a travel corridor for wildlife movement. Recreational trails are also a possibility in stream buffer areas, especially if the buffer areas join other buffered corridors.

Borough of Allentown

Monmouth County, New Jersey

Woodbury
Formation

Englishtown
Formation

Englishtown
Formation

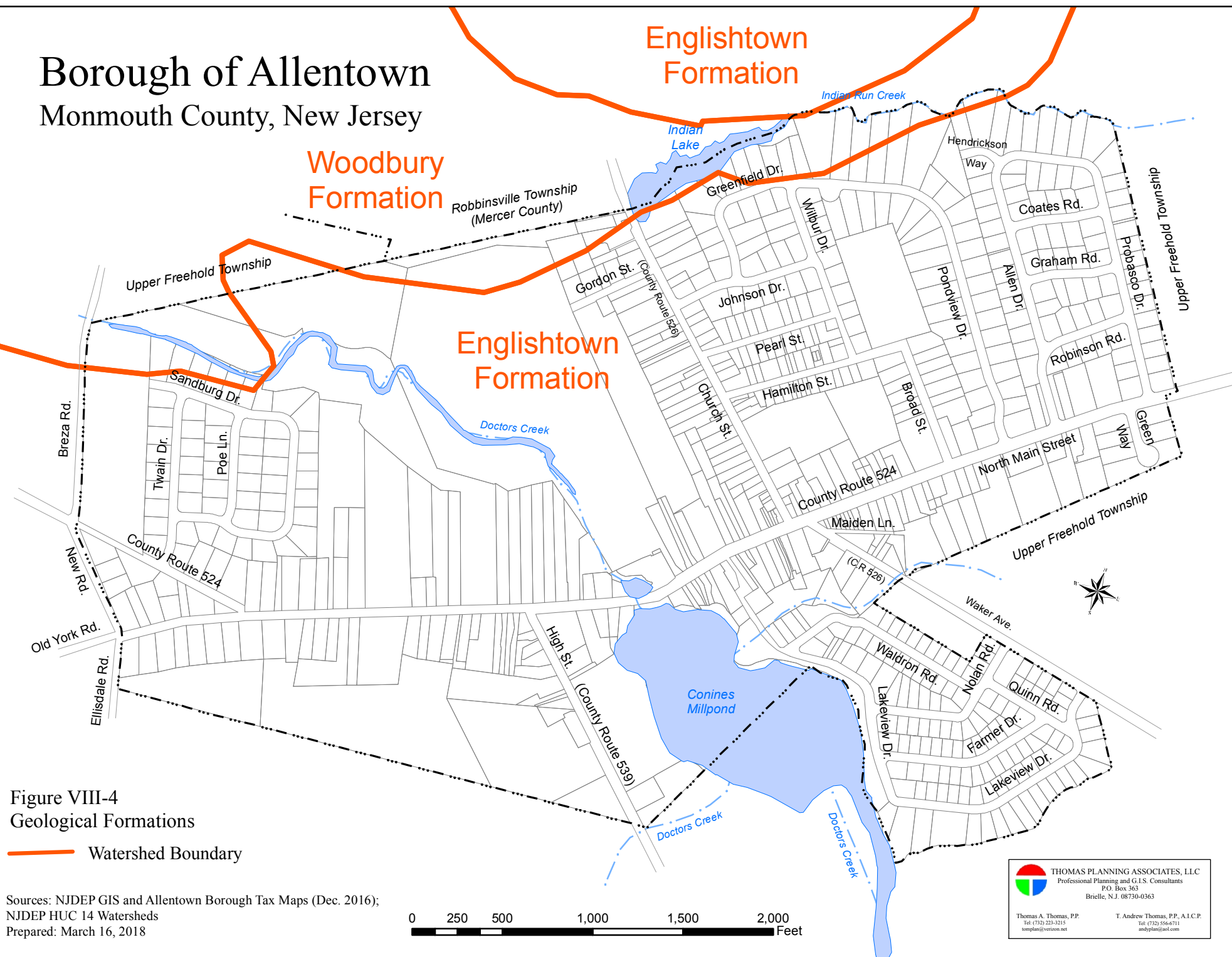


Figure VIII-4
Geological Formations

— Watershed Boundary

Sources: NJDEP GIS and Allentown Borough Tax Maps (Dec. 2016);
NJDEP HUC 14 Watersheds
Prepared: March 16, 2018

0 250 500 1,000 1,500 2,000
Feet

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In keeping with regional open space protection goals, Allentown Borough has preserved significant portions of its stream corridors and has made them publicly accessible. Three of its four public parks (Heritage Park on Doctors Creek and Indian Run, Dr. Farmer's Parkland Mill Pond Park on Conines Millpond) have protected portions of land fronting on stream corridors or lake fronts. Opportunities exist for further protection of stream corridors and lake-frontage in Allentown. These opportunities occur as part of the discussion and negotiation that takes place at the time of application for development and redevelopment. Often easements and outright donations of land may occur. If these opportunities are not used by Allentown and its neighboring communities, it may be difficult, if not impossible to have a connected recreation trail system. Allentown has worked with neighboring municipalities to develop a greenway plan for stream corridor protection, for the purpose of surface water quality protection and preserving the opportunity to develop recreational trails for biking, hiking and walking that will connect the Allentown vicinity to other locations. The opportunity exists to develop a perimeter trail around Conines Millpond as outlined in the Borough Open Space and Recreation Plan. As the Borough and its adjoining municipalities become increasingly urbanized, recreational trails will become more valuable.

Steep Slopes

The U.S. Natural Resources Conservation Service suggest that slopes greater than 10 percent are more erodible, need special stormwater management and roadway specifications, and raise costs for infrastructure. Moreover, slopes from 10-25 percent should be left in a natural condition, maintained in grass or tree cover, while slopes greater than 25 percent should be undisturbed but can provide good sites for passive recreation or wildlife. An additional consideration is that because of the difficulty and expense of construction in steep sloped areas, those areas are often the last remaining undisturbed headwaters of small creeks and streams. Undisturbed headwater areas serve a unique and irreplaceable role in preserving water quality, recharge and associated biota. Those areas are also a critical component of the landscape of the Borough, and due to associated topography can be observed from great distances, providing important and defining vistas.

Disturbing the plant life, drainage patterns, topography and/or soils on steep slopes increases the volume and speed of runoff, causing erosion and in some cases, soil creep, slumping (sections of soil shifting down and outward on the slope) and landslides. Silting of wetlands, lakes, ponds and streams damages and degrades wetland and aquatic habitats, which require rigorous water quality protections. When a hillside is cleared, leaves and branches no longer shield the soil from wind and rain; roots no longer hold the soil in place; and the smoother slope allows the runoff to travel faster, increasing erosion and decreasing groundwater recharge. These problems become progressively more dramatic as slopes get steeper.

Steep slopes in Allentown Borough are most prominent along Doctors Creek and Conines Millpond. Steep slopes also occur along Indian Run and minor tributaries of Doctors Creek. (See Figure VIII-5).

Borough of Allentown

Monmouth County, New Jersey



Surface Waters

Surface waters in the Borough of Allentown are delineated in Figure VIII-6. Doctors Creek is the largest tributary to the Crosswicks Creek. It has a large drainage area or watershed of approximately 8,096 acres, which includes portions of Millstone and Upper Freehold Townships as well as Allentown Borough. In addition to Allentown Lake (Conines Millpond), the Doctors Creek watershed includes Red Valley Lake, Imlaystown Lake in the Monmouth County-owned Clayton Park in Upper Freehold and other water bodies. Indian Run and Negro Run are tributary streams to Doctors Creek.

Both Doctors Creek and Indian Run are classified as freshwater, non-trout production streams (FW-2) (NJAC 7:9B-1.15). Doctors Creek has been monitored periodically by State and local agencies. Both the 1988 and 1990 State Water Quality Inventory Reports containing data from 1983-1987, state that Doctors Creek is of “fair water quality.” The data was collected at Station 01464505, 0.8 miles downstream from Conines Millpond. Water quality problems reported were due to high fecal coliform, inorganic nitrogen and total phosphorus. The creek experiences reduced water quality conditions between May and July. The 1993 USGS Water-Data Report, states that the total nitrite and nitrate at the Doctors Creek Station, ranges between 0.49 and 1.65 mg/L. When above 1 mg/L, the potential for algal bloom increase. In the same study, total phosphorus ranges between 0.07 and 0.31 mg/L. The NJAC 7:9B regulations state that total phosphorus shall not exceed 0.1 mg/L for any stream.

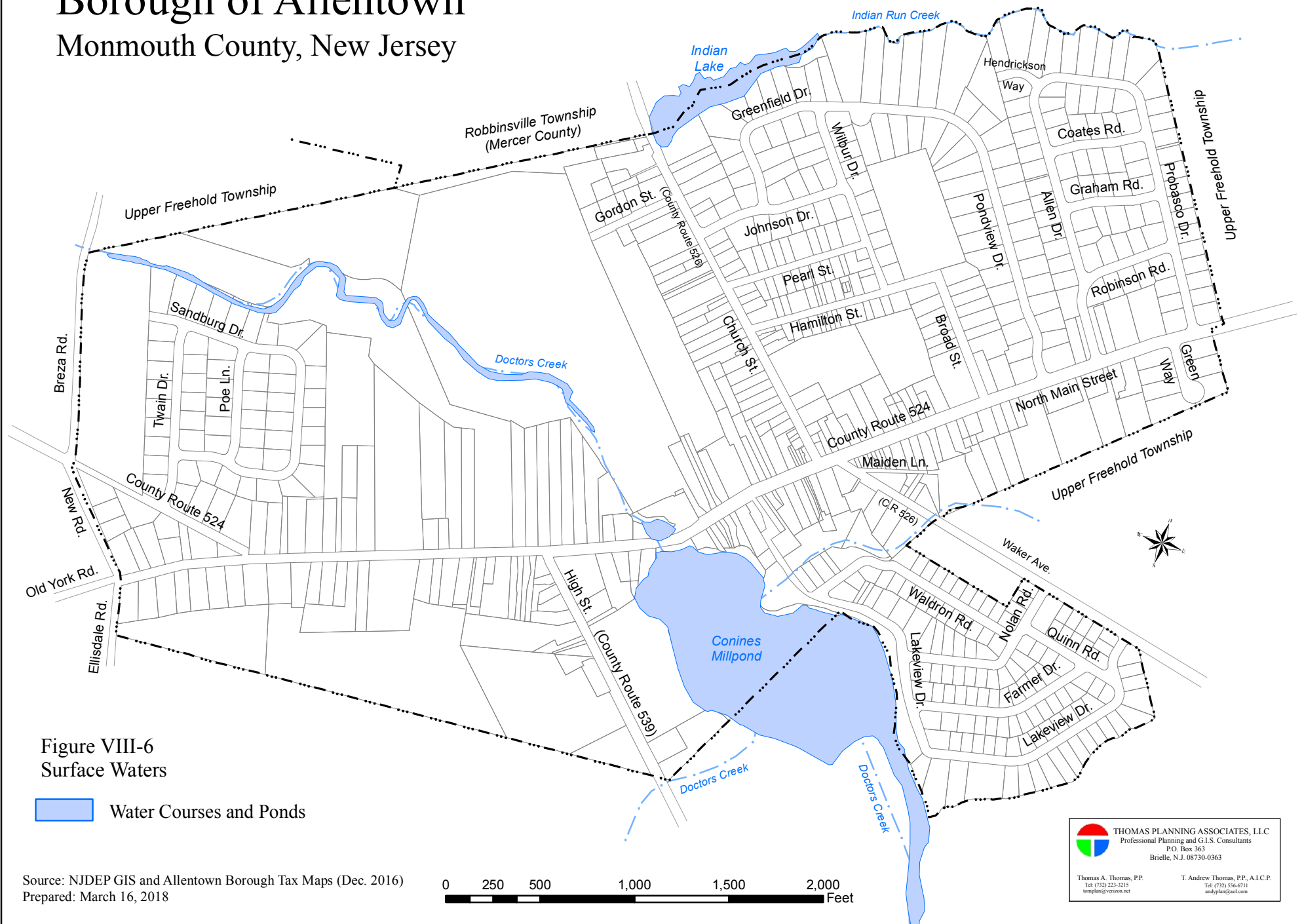
The 2000 State Water Quality Inventory 305 (b) Report for the Doctors Creek indicates that it is “non-impaired” for all parameters. Surface water quality parameters within the Borough were below standard accepted values while there was a site on Doctors Creek in Upper Freehold that had elevated nutrient concentration and periodically elevated fecal coliform counts.

Conines Millpond water quality monitoring information is also available because a lake study was completed in 1977 and periodic lake monitoring has been completed by local agencies. The 1977 study indicated accelerated eutrophication as a result of nutrient loading. Therefore, high levels of total suspended solids, total phosphorus and total nitrogen, lead to algae blooms. The Monmouth County Planning Board water quality monitoring program sampled Conines Millpond in March and October 1995. It was tested for nitrate, nitrate load, phosphorus and phosphorus load. All values were low at that time.

In the early 1970s, interested citizens began researching all available funding to begin restoring Conines Millpond. At that point in time, the Pond had an average depth of 1.5 to 2 feet. The main channel was slightly deeper. It took many years to secure government funding and to raise local money to match grant funding for the project. In 1984 and in the spring of 1985, the Pond was finally dredged. Approximately 180,000 cubic yards of unconsolidated sediment were removed and placed at a permitted spoil site. Unfortunately, continued sedimentation of the lake is still occurring following major storm events. In fact, citizens within the vicinity feel that there is a need to establish a publicly owned stream corridor buffer upstream of the lake. These buffers would not only provide for enhanced protection of the lake from further sedimentation, but would also help to provide access for the establishment of a regional recreational trail system.

Borough of Allentown

Monmouth County, New Jersey



United States Geological Survey (USGS) stream flow data (1968-2001) indicates that highest stream flows were recorded in August 1971 (1,250 cfs) and lowest flows were recorded in 1992 (100 cfs).

A major thunderstorm and subsequent flood on July 5, 1989 rendered the Borough Water Treatment Plant, located along Indian Run, inoperable for 4-6 weeks. Main Street was inundated by flood water at the Conines Millpond dam. Both the Allentown Lake (Conines Millpond) and Indian Run reservoir dams were declared “unsafe” under the State Dam Safety Law. Monmouth County, as part of its reconstruction of the Main Street Bridge, has rebuilt the Conines Millpond dam to meet State Dam Safety requirements. A condition for the rebuilding of the Conines Millpond was that the Borough of Allentown would be responsible for its ongoing operation and maintenance. Annual maintenance of the dam and its associated fish passage is done by Allentown. Every five years the Borough completes a formal dam safety inspection.

Monmouth County, under direction from the State Dam Safety Division, proposed in 2016 a joint study with Allentown Borough of the Indian Run dam, located immediately upstream of the Allentown Borough Water Treatment plant. Action on this joint study remains pending.

GOALS and OBJECTIVES

The Conservation Plan outlines the Borough goals and strategies to meet the statutory mandate to protect the environment. While it is designed to function in concert with other plan elements, the most important linkage will be between the Land Use Plan and the Conservation Plan. Together, these plan elements propose the location, scale and intensity of new development and the resource management strategies needed to protect the environment. The consistency of Allentown Borough zoning with the environmental, aesthetic, development and other objectives of the Master Plan are critical to ensure that local regulations effectively reflect the natural resource and other policy objectives.

OBJECTIVE 1. Establish lawful mechanisms for the protection of the environmental critical areas, as identified in the Borough Natural Resource Inventory.

Strategies:

- a. **Ensure Participation of the Environmental Commission in the Review of all Planning and Zoning Applications:** In accordance with the Municipal Land Use Law (MLUL), the Borough shall include the Environmental Commission in the review of all planning and zoning board applications. The Environmental Commission shall review and comment, relative to the Borough Natural Resource Inventory, Open Space Plan and other documents, to the Planning and Zoning Board on all applications.
- b. **Steep Slope Ordinance:** The Borough should adopt a steep slope ordinance to protect steep slopes and the associated downhill wetland and riparian buffers and associated stream water quality throughout the Borough. Steep slopes are highly sensitive areas that cannot support the intensive land transformation required for commercial and residential development without severe environmental consequences.

- c. **Tree Protection Ordinance:** Shade trees not only provide shade, but also have a significant, positive impact on stormwater management by intercepting rainfall and reducing the impact of construction on soil compaction. The Borough adopted a Tree Protection Ordinance in 2017 (Ordinance #12-2017). Additionally, protection of existing shade trees generally and during the development/redevelopment of an existing lot should also be adopted consistent with the Community Forest Management Plan (2016 CFMP).
- d. **Historic District Overlay Ordinance:** The Borough should adopt a Historic District Overlay Ordinance for the protection of historic and scenic vistas. The purchase of scenic and/or historic easements for the protection of existing scenic and historic vistas should be pursued.
- e. **Limit Impervious Coverage:** Develop revisions or amendments to impervious coverage regulations in each zone district to provide consistency with the objectives of the NJDEP and Borough stormwater regulations.
- f. **Consider Overlay Zoning:** Assess the use of overlay zoning for steep slopes, aquifer recharge areas, stream buffers and greenways as a mechanism for implementation of other Borough goals including the Municipal Stormwater Management Plan Element. The introduction of green infrastructure should be a key design element for stormwater solutions.
- g. **Improve Conservation Easement Tracking:** Create a standard conservation easement tracking and monitoring system to be part of the responsibilities of Borough administration, in order to monitor conservation easements. The tracking system could be managed as part of the Borough GIS mapping program and the location of conservation easements should be included as part of periodic updates of the Borough Tax Maps. As part of submittal requirements for subdivision and site plan applications, include identification of conservation easements located on properties within 200 feet of the proposed projects. Design standards should promote linkages among protected areas as new conservation easements are granted.

OBJECTIVE 2: Promote enjoyment and education about the environment in order to encourage environmental stewardship among residents, children and visitors.

Strategies:

- a. **Promote Conservation Projects:** Promote environmental restoration and improvement projects on public and private lands.
- b. **Promote Watershed Awareness:** Promote school instruction on the Borough watersheds and how rain water drains from school and home properties into storm sewers and streams.
- c. **Expand Open Space Access:** Create access points to Borough parks so that all portions of the Borough have relatively equal access to residents.

- d. **Provide Education on Use of Fertilizer and Pesticides:** Encourage development and implementation of an educational program for residents about pesticide and fertilizer use partnering with the Agriculture Science resources within the local school district.
- e. **Improve Borough Resident Recycling Tonnage:** Promote recycling and develop strategies to increase the rate of recycling by Borough residents and businesses to decrease Borough solid waste costs.

OBJECTIVE 3: Conserve energy and improve air quality. Preserving trees improves air quality through the production of oxygen and reduction of noise and thermal pollution. Air quality is also improved by reducing reliance on cars for all transportation, which also saves energy. Pollutants discharged into the air from many human activities include pesticides and herbicides.

- a. **Strategies: Reduce Reliance on Automobile Transportation:** Promote linkages between open spaces, recreational and commercial areas with walkways, bikeways and multi-purpose trails to encourage and promote alternate means of transportation.
- b. **Promote Alternative Routes Which Bypass the Borough:** Promote the design and construction of alternative roadways around the Borough to remove all non-destination traffic from the Borough.
- c. **Develop Bike Trails and Pedestrian Amenities:** Seek grants and capital funding in order to develop and maintain bike trails and pedestrian amenities that enable residents to reach destinations through alternate means.
- d. **Improve Energy Efficiency:** Promote and encourage development of sustainable practices and policies, such as the use of energy efficient lighting and the incorporation of hybrid and alternative fuel vehicles into the municipal fleet.
- e. **Improve Forest Awareness:** Promote awareness of the 2016 Community Forest Management Plan (CFMP) and implement the Community Stewardship Incentive Program (CSIP), which is a part of the CFMP.

OBJECTIVE 4: Preserve open space, scenic and historic vistas and quality of life.

Strategies:

- a. **Encourage Land Acquisition:** Promote the purchase or outright land donation of key tracts or pieces of properties as identified in the Borough Open Space and Recreation Plan to capitalize on the connecting existing open space for the benefit and enjoyment of all residents.
- b. **Expand Conservation Easements:** Promote the establishment of conservation easements, as recommended in the Borough Open Space and Recreation Plan, by publicizing the tax benefits of these preservation efforts and other benefits of open space.
- c. **Encourage the Preservation of the Historic Greenbelt:** Work with neighboring municipalities, Monmouth County and land trust organizations, to encourage the preservation of the Historic Greenbelt that characterizes Allentown as a Village Center.
- d. **Preserve Conines Millpond:** Pursue listing Conines Millpond as a recognized wildlife preserve.

IX HOUSING PLAN ELEMENT

INTRODUCTION

The Borough of Allentown has prepared this Housing Plan Element and Fair Share Plan in accordance with the New Jersey “Fair Housing Act” (N.J.S.A. 52:27D-301 et seq.), Chapter 22, Laws of 1985, effective July 2, 1985. The Fair Housing Act created the New Jersey Council on Affordable Housing (COAH) and granted the Council to have primary jurisdiction for the administration of housing obligations in accordance with sound regional planning considerations in the State. The Fair Housing Act also amended the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) to require that a municipal master plan include a housing plan element to provide for affordable housing needs of the municipality and the housing region in which it is located and also to enable municipalities to exercise the power to zone and regulate land use.

This Housing Plan Element and Fair Share Plan supersedes the Allentown Borough Housing Plan Element that was prepared and adopted by the Planning Board on December 1, 2008 and endorsed by the Borough Council on December 9, 2008. This Plan addresses current affordable housing planning requirements including the calculated cumulative fair share obligation for the period from 1987 through 2025.

HOUSING PLANS -BACKGROUND

The first Housing Plan Element for Allentown was prepared in November 2003 by Janice E. Talley, P.P. of H2M Associates, Totowa, New Jersey, to address the COAH Round 1 calculated affordable housing obligation for the period 1987-1993. The 2003 Housing Plan Element noted that the New Jersey Council on Affordable Housing (COAH) had determined that the Round 1 “Prospective Need” for Allentown Borough was one (1) affordable housing unit.

The 2003 Housing Plan was revised in May 2004 by Janice E. Talley, P.P. to address the COAH Round 2 Rules and COAH recalculated cumulative affordable housing obligation for the period 1987-1999. COAH calculated the Round 2 “Prospective Need” to be 28 new affordable housing units and the “Present or Rehabilitation Need” of seven (7) existing substandard affordable housing units within the Borough. The resulting combined or cumulative Round 1 and 2 COAH Affordable Housing Obligation for the period 1987-1999 totaled thirty-five (35) affordable housing units.

A third Housing Plan Element and Fair Share Plan was prepared by Thomas A. Thomas, P.P., of Thomas Planning Associates in 2005 to address Round 3 Rules adopted by COAH on December 20, 2004. The Plan was adopted by the Planning Board on February 7, 2005 and approved by the Borough Council on February 8, 2005. The Housing Plan was filed with COAH on March 21, 2005 with a petition for Substantive Certification. Following a review of the Plan, COAH requested that the Housing Plan be revised and be resubmitted in

accordance with the Round 3 Rules. Subsequent to the submission of the 2005 Housing Plan to COAH, the Round 3 Rules were challenged in Court and revised by COAH.

A fourth Housing Element and Fair Share Plan was prepared on March 2, 2006 by Thomas A. Thomas, P.P., of Thomas Planning Associates to address the revised Round 3 Rules adopted by COAH for the period January 1, 2004 to January 1, 2014. A revised Housing Plan was adopted by the Planning Board on May 1, 2006, approved by the Borough Council on May 9, 2006 and filed with COAH on May 16, 2006. The Round 3 Rules, which included a “growth share” methodology, were challenged in Court and remanded back to COAH for revisions by the Appellate Division. Revised proposed Round 3 Rules were subsequently re-introduced on January 22, 2008. The proposed revised Round 3 Rules dramatically increased the municipal affordable housing obligations throughout the state.

A fifth Housing Plan was prepared to address the revised Round 3 COAH Procedural Rules, N.J.A.C. 5:96-1 et seq., adopted on May 6, 2008 and effective June 2, 2008 and the amended Substantive Rules, N.J.A.C. 5:97-1 et seq. adopted September 22, 2008 and effective October 20, 2008. The Plan was adopted by the Planning Board on December 1, 2008 and endorsed by the Borough Council: December 9, 2008. .

After the adoption of the 2008 Housing Plan Element and Fair Share Plan, the COAH methodology for determining Prospective Need for the period 2004 through 2018 was invalidated in October 2010 by an Appellate Division decision. This decision rendered the Prospective Need 2008 fair share calculations invalid.

In 2013, the New Jersey Supreme Court upheld and modified the 2010 Appellate Division ruling, which partially invalidated the COAH Rules for the period from 2004 through 2018 (N.J.A.C. 5:96 and N.J.A.C. 5:97). As a result, COAH was charged with adopting new affordable housing rules. COAH prepared revised Rules but in a tie vote the Council on Affordable Housing failed to adopt them. Due to COAH’s failure to adopt new Rules, the New Jersey Supreme Court ruled on March 10, 2015 that 15 Superior Courts would have jurisdiction over the affordable housing process in the state and would have control of the New Jersey affordable housing administrative and regulatory process for municipal Housing and Fair Share Plans.

HOUSING PLAN REQUIREMENTS

The Borough of Allentown has prepared this Housing Plan Element and Fair Share Plan:

1. In compliance with the Fair Housing Act, Section 10 of P.L. 1985, c.222 (N.J.S.A. 52:27D-310), which requires a municipal housing plan element to achieve the goal of and access to affordable housing to meet present and prospective needs;
2. Addressing the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) for preparation of a municipal "Housing Plan Element"; and

3. Incorporating applicable provisions of the Substantive Rules of the New Jersey Council on Affordable Housing (COAH) for the periods beginning on June 6, 1994 (N.J.A.C. 5:93-1.1 et. seq.) and on June 2, 2008 (N.J.A.C. 5:97-1.1 et. seq.), as required by the March 10, 2015 decision of the New Jersey Supreme Court In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by COAH

The Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., provides that a municipal Master Plan must include a Housing Plan Element as a prerequisite for the adoption of zoning ordinances and any subsequent amendments to zoning ordinances. This Housing Plan Element and Fair Share Plan was prepared in accordance with N.J.S.A. 40: 55D-28.

Section 10 of the Fair Housing Act, N.J.S.A. 52:27D-310, requires that a municipal housing plan element be designed to achieve the goal of providing access to affordable housing to meet present and prospective housing needs, with particular attention to "low" and "moderate" income housing, containing at least:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to "low" and "moderate" income households and substandard housing capable of being rehabilitated;
- b. A projection of the municipality's housing stock, including the probable future construction of "low" and "moderate" income housing, for the next ten (10) years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's "present" and "prospective" "fair share" for "low" and "moderate" income housing and its capacity to accommodate its "present" and "prospective" housing needs, including its "fair share" for "low" and "moderate" income housing; and
- f. A consideration of the lands that are most appropriate for construction of "low" and "moderate" income housing and of the existing structures most appropriate for conversion to, or rehabilitate for, "low" and "moderate" income housing, including a consideration of lands of developers who have expressed a commitment to provide "low" and "moderate" income housing.

The Borough's affordable housing obligation is described as follows based upon the applicable provisions of COAH through the March 10, 2015 decision of the New Jersey Supreme Court and the March 8 2018 Opinion of Mercer County Assignment Judge Mary C. Jacobson, which addressed methodologies for determining four components that comprise regional and municipal

fair share affordable housing obligations: Present Need, Prior Round Obligation, Gap Period Obligation and Prospective Need.

1. Present Need – The present need is a measure of overcrowded and deficient housing that is occupied by low and moderate income households based on the 2010 U.S. Census. The present need was previously referred to as “rehabilitation share.”
2. Prior Round Obligation - The prior round obligation covers the period from 1987 through 1999.
3. GAP Period Obligation: The GAP period obligation covers the period 1999-2015 from the end of the last COAH obligation period (1999) through the Supreme Court decision of March 10, 2015.
4. Prospective Need - Prospective need is a measure of low and moderate income housing needs based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The Prospective Need period includes 2015 through 2025.

This Housing Plan Element addresses each of these required items in accordance with the Municipal Land Use Law, procedural requirements within COAH regulations that were upheld by the Supreme Court and by the Mercer County Opinion outlining the methodologies for determining the Borough affordable housing obligation for the Present Need, Prior Round Obligation, GAP Period Obligation and Prospective Need for the period 1987 through 2025.

BOROUGH OF ALLENTOWN LOCATION AND LAND USES

The Borough of Allentown is situated in the southwestern portion of Monmouth County and contains approximately 395 acres, or 0.62 square miles. The Borough is located along the west central border of Monmouth County adjacent to Mercer County. The Borough is bounded by the Township of Upper Freehold in Monmouth County on the north, east and south and by Robbinsville Township in Mercer County to the west. Figure IX-1 shows the location of Allentown within Monmouth County.

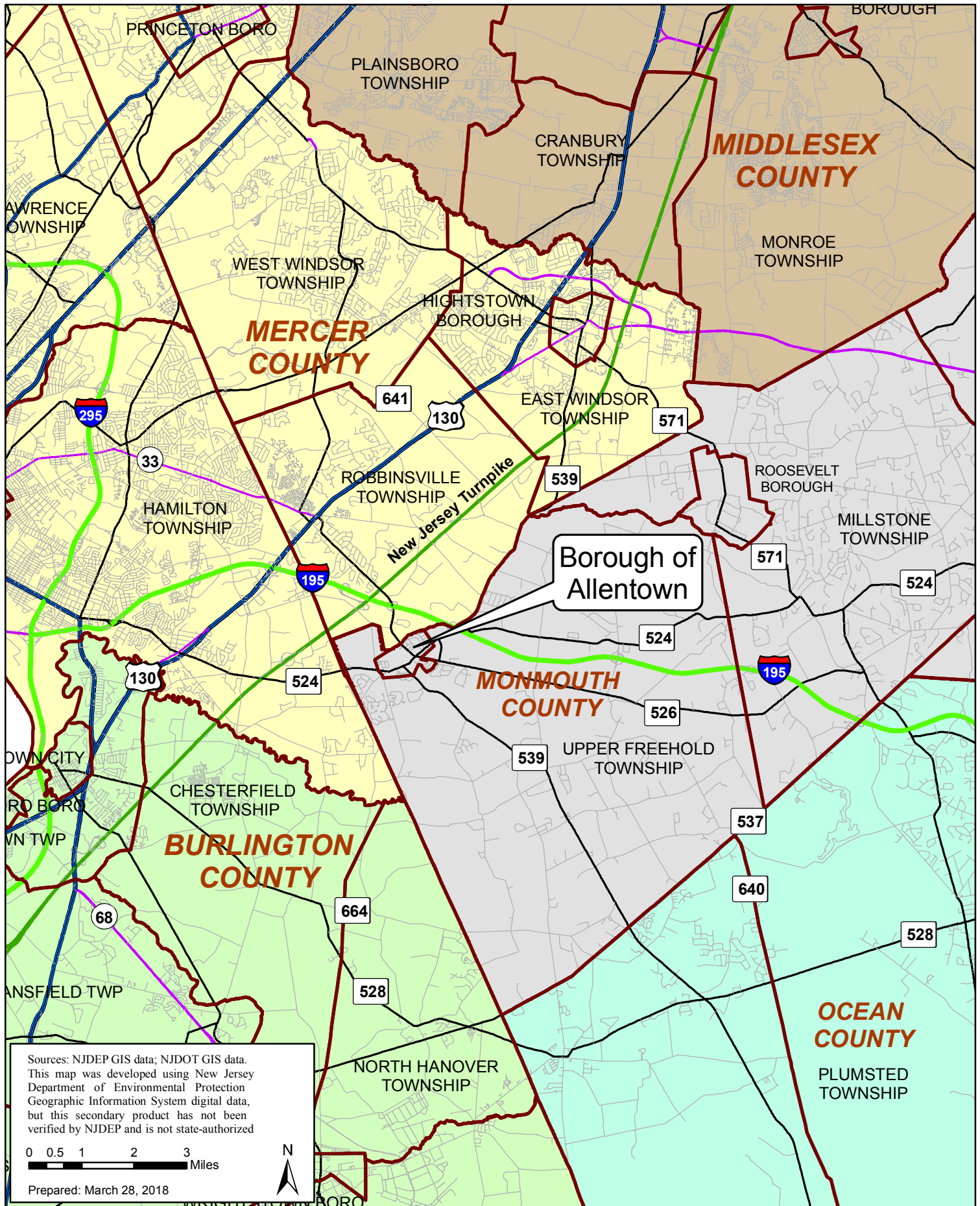
The main roadways within the Borough include Main Street (County Road 524), running north – south through the central portion of the Borough, and Church Street (County Road 526) which intersects Main Street. County Route 539 intersects with Main Street south of Conines Millpond and extends east through Monmouth and Ocean Counties to the Shore.

Figure II-2, Existing Land Use, maps the existing land uses within the Borough. The Borough has a mix of residential, commercial, apartments, houses of worship recreation and open space, schools and public properties. The Borough is nearly totally developed. There are only a few private vacant and underdeveloped parcels within the Borough. Most of the vacant and underdeveloped parcels are located within the Allentown National Historic District and contain and/or are bounded by historic structures listed with the New Jersey State Historic Preservation

Office and with the National Park Service National Historic Places. Only one parcel at the southern end of the Borough is greater than one acre.

Due to the limited amount of vacant developable land within the Borough, a “vacant land inventory” has been prepared in accordance with COAH Substantive Rules N.J.S.A. 5:97-5.1. Figure IX-2, Vacant Land Inventory Map, delineates the location of the vacant and underdeveloped parcels. Based on this information a chart has been prepared showing a “Realistic Development Potential” (RDP) calculation for the remaining vacant and underdeveloped parcels within the Borough after required exclusions per COAH Rules at N.J.A.C. 5:97-5.1 have been applied. The vacant parcels on the map that are keyed to the chart located in Figure IX-3 – Vacant Land Inventory Chart - and are further described in the Housing Plan.

FIGURE IX-1
REGIONAL LOCATION MAP
Borough of Allentown



Borough of Allentown

Monmouth County, New Jersey

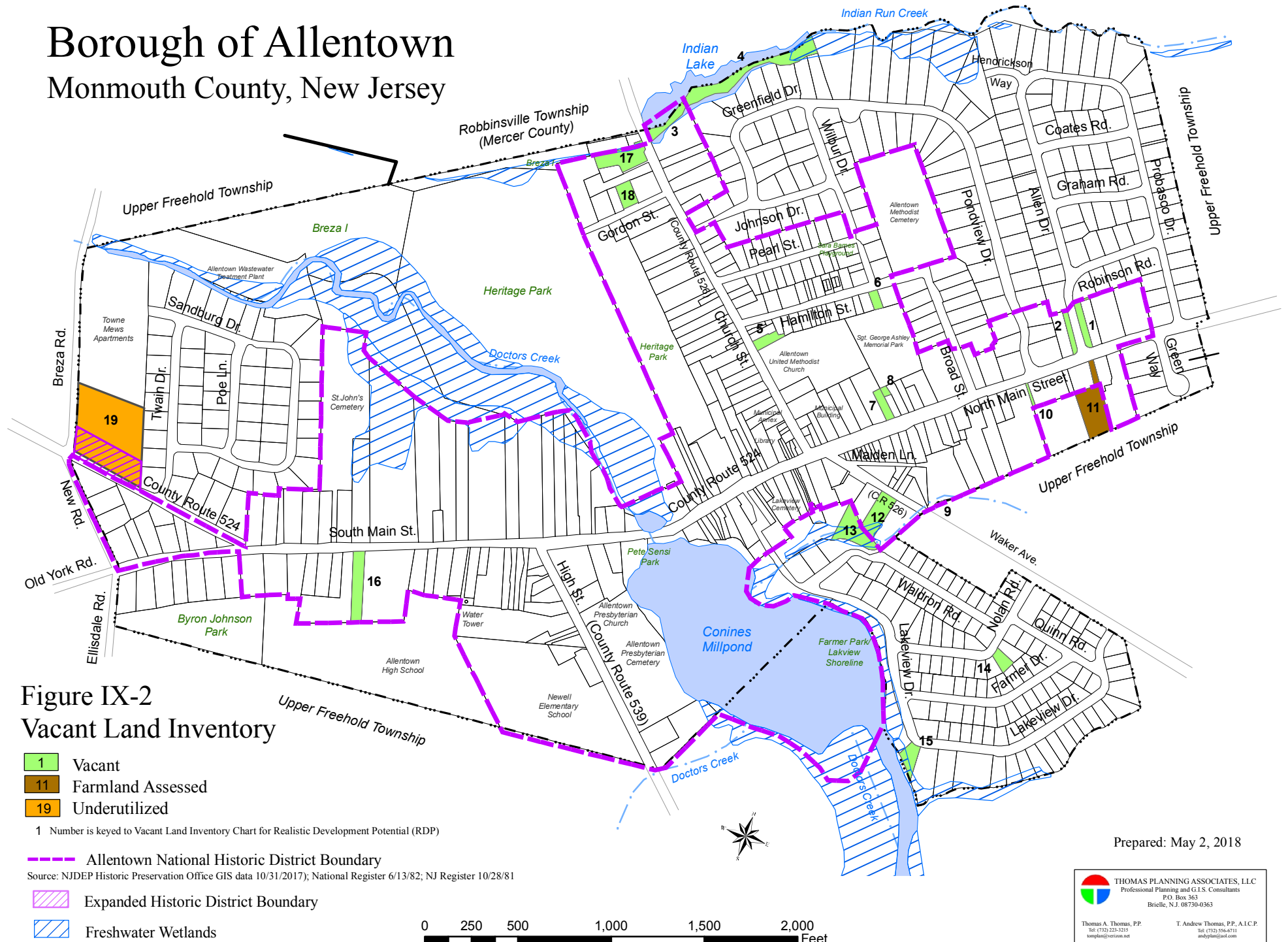


FIGURE IX-3
VACANT LAND INVENTORY AND REALISTIC DEVELOPMENT POTENTIAL (RDP)
Borough of Allentown

Site No.	Block	Lot	Class	Total Acreage	Approx. EnviroNorth Constrained Acreage	Approx. Upland Acreage	Density (Units per Acre)	Total Units	Potential Affordable Units @ 20% Set-Aside	Zone	Property Location	Owner Name	Notes / Exclusions
1	4	9.04	1	0.22	0.00	0.22	6.00	1.3	0.0	R-140	North Main Street	Bonkoski C & L C/O Carol Michnisky	Less than 5.0 Units/Historic District
2	5	40.02	1	0.15	0.00	0.15	6.00	0.9	0.0	R-140	North Main Street	Bonkoski C & L C/O Carol Michnisky	Less than 5.0 Units/Historic District
3	5	79	1	0.23	0.23	0.00	6.00	0.0	0.0	R-60	Church Street	Spradley Maxine Roberta	Less than 5.0 Units/Historic District
4	5	57.01	1	0.94	0.94	0.00	6.00	0.0	0.0	R-85	Greenfield Drive- Rear	Owner Unknown	Less than 5.0 Units
5	7	4	1	0.18	0.00	0.18	6.00	1.1	0.0	R-60	29 Church Street	Floyd, Robert & Carol	Less than 5.0 Units/Historic District
6	7	18	1	0.11	0.00	0.11	6.00	0.7	0.0	R-40	Hamilton Street	Russ Wilbert & Sons Custom Homes	Less than 5.0 Units/Historic District
7	7	32	1	0.18	0.00	0.18	6.00	1.1	0.0	R-85	North Main Street	First Washington State Bank	Less than 5.0 Units/Historic District
8	7	34	1	0.04	0.00	0.04	6.00	0.2	0.0	R-85	North Main Street - Rear	Grogan Josee, Lages Robert & Johanne	Less than 5.0 Units/Historic District
9	8	43	1	0.03	0.03	0.00	6.00	0.0	0.0	R-85	Maiden Lane North-Rear	Unknown	Less than 5.0 Units/Historic District
10	8	8.01	1	0.04	0.00	0.04	6.00	0.2	0.0	R-140	North Main Street	Herz Oliver J	Less than 5.0 Units/Historic District
11	8	6.02	3B	0.89	0.00	0.89	6.00	5.3	1.1	R-140	North Main Street	Reed Jeffrey	Farm Qualified
12	9	5	1	0.48	0.10	0.38	6.00	2.3	0.0	R-60	Waker Avenue	Netzer, Joseph H	Less than 5.0 Units/Historic District
13	9	43	1	0.59	0.45	0.14	6.00	0.8	0.0	R-60	Waldron Road	Netzer, Joseph H	Less than 5.0 Units
14	12	25	1	0.16	0.00	0.16	6.00	1.0	0.0	R-60	17 Nolan Road	Tindall Frank H EST	Less than 5.0 Units/Historic District
15	14	21	1	0.25	0.05	0.20	6.00	1.2	0.0	R-60	Lakeview Drive	Siegel, Gary W & Kathleen K	Less than 5.0 Units
16	15	28	1	0.52	0.00	0.52	6.00	3.1	0.0	R-140	South Main Street	Bunton, Gary & Johnson Ingrid H/W	Less than 5.0 Units/Historic District
17	17	97	1	0.59	0.05	0.54	6.00	3.2	0.0	R-60	Church Street	Spradley Maxine Roberta	Less than 5.0 Units/Historic District
18	17	87.02	1	0.25	0.00	0.25	6.00	1.5	0.0	R-60	Gordon Street	Timberlake, John R	Less than 5.0 Units/Historic District
19	18	2.01	4C	3.00	0.00	3.00	8.00	24.0	4.8	R-140	Breza / CR. 524	Towne Mews, LLC C/O Affiliated Mgmt	Underdeveloped
Totals				8.85	1.85	7.00		48.0	5.9	*Rounded to 6.0 units			

Prepared by: Thomas Planning Associates
May 1, 2018

MUNICIPAL DEMOGRAPHIC CHARACTERISTICS AND HOUSING INVENTORY

Housing Plans are required to provide demographic, housing and economic characteristics of the municipality in accordance with the Fair Housing Act, N.J.S.A. 52:27D-310. The following characteristics are provided by the 2010 U.S. Bureau of Census, the 2011-2015 American Community Survey (ACS) and the New Jersey Department of Labor as noted.

Demographic Characteristics

According to the 2010 U.S. Census, the population of the Borough of Allentown was 1,828, a decrease of 54 residents or 2.9 percent from 2000 when the population was 1,882. There was, however, an increase in the number of housing units from 718 in 2000 to 735 in 2010, an increase of 17 units or 2.3 percent. Figure IX-4 shows the population by age in 2015 including pre-school age (under 5), school age (5 to 19), working age (20 to 64) and seniors (65 and Older).

**Figure IX-4
POPULATION BY AGE
Borough of Allentown**

Age (Years)	Number	Percent
Pre-School Age		
Under 5	75	4.1%
School Age		
5 to 9	102	5.6%
10 to 14	161	8.8%
15 to 19	164	9.0%
Working Age		
20 to 24	84	4.6%
25 to 34	166	9.1%
35 to 44	239	13.1%
45 to 54	377	20.6%
55 to 59	139	7.6%
60 to 64	113	6.2%
Seniors Age		
65 and Older	208	11.4%
TOTAL	1,828	100.0%

Source: American Community Survey (ACS) 2011-2015

Additional key demographic features of the Borough based on the 2010 Census are as follows:

- (1) As of the 2010 United States Census, there were 704 households and 499 families residing in 735 housing units in the Borough of Allentown. Of the 704 households 33.7 percent had children under the age of 18 living in the household, 54.8 percent were married couples living together, 12.1 percent had a female householder with no husband present and 29.1 percent were non-families. Twenty two and seven tenths (22.7) of all households were made up of individuals and 7.8 percent had someone living alone who was 65 years of age or older. The average household size was 2.60 persons and the average family size was 3.11.
- (2) The Borough population in 2010 was comprised of 24.8 percent under the age of 18, 7.3 percent from age 18 to 24, 22.2 percent from age 25 to 44, 34.4 percent from age 45 to 64 and 11.4 percent who were aged 65 years or older. The median age was 42.4 years. For every 100 females there were 90.8 males. For every 100 females aged 18 and older there were 89.7 males.
- (3) The median household income was \$61,101 and 19.3 percent of the Borough households had income between \$50,000 and \$74,999, 25.9 percent had incomes of \$100,000 and greater and 14.9 percent had household incomes below \$25,000.
- (4) The U.S. Census Bureau 2012-2016 American Community Survey Five Year Estimates showed that the median household income in 2016 was \$97,188 a margin of error of +/- \$10,515). The median family income was \$114,241 (+/- \$7,670). The per capita income for the Borough was \$45,481 (+/- \$3,020). Approximately 1.8% of families and 2.9% of all people in the Borough were below the poverty line, including 3.9 percent of those under age 18 and 3.2 percent of those ages 65 or over.

Housing Characteristics

The housing stock of Allentown Borough was comprised of 735 total units per the 2010 U.S. Census. This was an increase of 17 units from the 2000 Census when 718 units were recorded. Other key housing characteristics from the 2010 U.S. Census include following:

- (1) The 2010 U.S. Census recorded 704 occupied housing units or 95.8 percent of the total 735 housing units in the Borough. Vacant housing units included 31 units or 4.2 percent, which included 5 for rent; 5 for sale only; 3 for seasonal, recreational or occasional use; 2 sold but not occupied and 16 listed as “other” vacant units.
- (2) The 2012-2016 American Community Survey, Five Year Estimates, recorded 713 occupied housing units of which 565 were owner-occupied or 79.2 percent and 148 were renter occupied or 20.8 percent. The average household size of owner occupied housing units was 2.86. The average household size for the renter-occupied housing units as 1.85.

- (3) The homeowner vacancy rate was 0.7 percent and the rental vacancy rate was 0.7 percent.
- (4) Of the 704 households 499 units, or 70.9 percent, were classified by the Census Bureau in 2010 as “family households” while 205 or 29.1 percent were “non-family households” The Census Bureau defines a “family householder as a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members.” A non-family householder is defined as “a householder living alone or with nonrelatives only”.
- (5) Households occupied by residents 65 years of age or older accounted for 158 or 22.4 percent of the total households.

Housing characteristics from the 2012-2016 American Community Survey 5-year Estimates include the following:

- (1) There were no housing units lacking plumbing facilities and only five (5) units lacking complete kitchen facilities.
- (2) Approximately 53 percent of the housing units in the Borough were built in 1950 or earlier of which 31.7 percent were built in 1939 or earlier which reflects the historic nature of housing in the Borough. 35.2 percent or 273 housing units, were added to the Borough housing stock between 1960 and 1979, which reflects the “suburban” style housing developments that ring the Historic District. Significantly, only 107 housing units were added between 1980 and 2009 and no new units were added after 2010, which reflects the fact that the Borough is fully developed. Figure IX-5 shows the age of housing stock by construction date.

Figure IX-5
HOUSING CONSTRUCTION DATE
Borough of Allentown

Year Built	Number	Percent
2014 or later	0	0.0%
2010 to 2013	0	0.0%
2000 to 2009	7	0.4%
1990 to 1999	48	6.3%
1980 to 1989	52	5.0%
1970 to 1979	181	22.7%
1960 to 1969	92	12.5%
1950 to 1959	156	19.7%
1940 to 1949	12	1.6%
1939 or earlier	204	31.7%
TOTAL	735	100.0%

Source: American Community Survey 2012-2016 Five Year Estimates

- (3) The value of the housing stock for owner occupied units is shown in Figure IX-6. Approximately 282 housing units, or 49.9 percent, were valued between \$300,000 and \$499,999. Forty three housing units, or 7.6 percent, were valued at \$500,000 or greater, while only 18, or 3.2 percent were valued at less than \$150,000.

Figure IX-6
VALUE FOR OWNER OCCUPIED HOUSING UNITS
Borough of Allentown

Value	Number	Percent
Less than \$50,000	5	0.9%
\$50,000 to \$99,999	0	0.0%
\$100,000 to \$149,999	13	2.3%
\$150,000 to \$199,999	17	3.0%
\$200,000 to \$299,999	205	36.3%
\$300,000 to \$499,999	282	49.9%
\$500,000 to \$999,999	33	5.8%
\$1,000,000 or more	10	1.8%
Owner-Occupied Units	565	100.0%
Median Value	\$322,600	

Source: American Community Survey 2012-2016 Five Year Estimates

- (4) The Median Gross Rent for 2016 was \$1,108. This included one housing unit renting for less than \$500 and 39 renting between \$500 and \$999; 76 units were renting for between \$1,000 and \$1,499; 12 units were renting for between \$1,500 and \$1,999; 7 units were renting for \$2,500 to \$2,999 and 3 units were renting for \$1,500 or greater.

Figure IX-7
GROSS RENT FOR RENTER OCCUPIED HOUSING UNITS
Borough of Allentown

Gross Rent	Number	Percent
Less than \$500	1	0.7%
\$500 to \$999	39	28.3%
\$1,000 to \$1,499	76	55.0%
\$1,500 to \$1,999	12	8.7%
\$2,000 to \$2,499	7	5.1%
\$2,500 to \$2,999	3	2.2%
\$3,000 or more	0	0.0%
Occupied rental units	138	100.0%
Median (dollars)	\$1,108	
No Rent Paid	10	

Source: American Community Survey 2012-2016 Five Year Estimates

Occupation Characteristics

Figure IX-8 shows the occupation characteristics for residents in the Borough of Allentown based on the 2012-2016 U.S. Census American Community Survey. In 2015 1,082 Borough residents were employed in occupations consisting of 24.5 percent in the education, health and social services industry; 16.1 percent in professional, scientific management, and administrative and waste management services; 11.4 percent in arts, entertainment, recreation and food services; 10.4 percent in retail trade; and 8.0 percent in public administration. Other categories of resident occupations in 2016 are shown below.

Figure IX-8
CIVILIAN OCCUPATIONS -2015
Borough of Allentown

Occupation	Employment	Percent
Agriculture, Forestry and Fishing, Hunting, Mining	13	1.2%
Construction	52	4.8%
Manufacturing	87	8.0%
Wholesale Trade	28	27.5%
Retail Trade	113	10.4%
Transportation, Warehousing & Utilities	32	3.0%
Information	10	1.0%
Finance, Insurance, Real Estate & Rental Leasing	63	5.8%
Professional, Scientific and Management	174	16.1%
Education, Health & Social Services	268	24.5%
Arts, Entertainment, Recreation, Food Services	123	11.4%
Other Services (Except Public Administration)	32	3.0%
Public Administration	87	8.0%
TOTAL	1,082	100.0%

Source: American Community Survey 2012-2016 Five Year Estimates

Existing and Probable Future Borough Labor Force

Based on the 2012-2016 American Community Survey the number of persons within the Labor Force in Allentown Borough remained relatively steady between 2010 and 2014. There was increase of 98 person, 11.3 percent, between 2010 and 2016. The numbers of persons 16 years of age or older employed in the labor force between 2010 and 2016 are presented in Figure IX-9 as follows:

Figure IX-9
EMPLOYMENT CHARACTERISTICS *
Borough of Allentown

Year	Persons Employed (16 Years and Older)
2016	1,082
2015	1,036
2014	972
2013	938
2012	982
2011	985
2010	987

** Occupation for Employed Civilian Population 16 Years and Over*
Source: 2010-2016 American Community Survey Five Year Estimates

Based on the number of persons in the Borough and given the fact that the Borough is fully built-out, it is expected that the number of persons employed in the Borough labor force will continue to remain relatively steady in the future.

Low and Moderate Income Units - Allentown

The approximate number of low and moderate income units within the Borough can be estimated based on the 2015 American Community Survey and 2015 COAH income limits for low and moderate income persons.

The approximate number of housing units that are affordable to two-person low and moderate income households for rental and for sale units are as follows based on 2015 COAH income limits and 2015 Census data:

- Low income rental units: approximately 26 units of 138 units paying rent (18.8 percent of rental units)
- Moderate income rental units: approximately 99 units of 138 units paying rent (72 percent of rental units)
- Low income for-sale units: approximately 9 units out of 565 total owner occupied housing units (1.6 percent of for-sale units)

- Moderate income for sale units: approximately 30 units out of 565 owner occupied units (5.3 percent of for-sale units)

Figure IX-10 shows the 2017 Rental Rates for Low and Moderate Income Housing Units and Figure IX-11 shows the 2017 Sales Prices for Single Family Detached Low and Moderate Income Housing Units. Both Figures also provide the 2017 Affordable Income Limits under COAH.

As can be seen in Figure IX-10, a two person moderate income household could earn up to \$60,363 annually and pay up to a maximum of \$1,391.08 per month for rent. A low income household could earn up to \$37,727 annually and pay up to a maximum of \$825.18 per month for rent.

As can be seen in Figure IX-11, a three person moderate income household could earn up to \$67,908 annually and pay up to \$1,584.52 per month for housing, which would translate into a maximum sales price for a single family home of \$208,784. A low income household could earn up to \$42,443 annually and pay up to \$990.34 per month for housing, which would translate into a maximum sales price of \$129,472.

Figure IX-10
2017 RENTAL HOUSING RATES
FOR LOW AND MODERATE INCOME UNITS

2017 Affordable Income Limits
Region 4 (Monmouth, Mercer and Ocean)

Income	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Median	\$66,022	\$70,738	\$75,454	\$84,885	\$94,317	\$98,090	\$101,862	\$109,408	\$116,953	\$124,498
Moderate (1)	\$52,817	\$56,590	\$60,363	\$67,908	\$75,454	\$78,472	\$81,490	\$87,526	\$93,562	\$99,599
Low (2)	\$33,011	\$35,369	\$37,727	\$42,443	\$47,158	\$49,045	\$50,931	\$54,704	\$58,476	\$62,249

(1) 80 Percent of Median Income

(2) 50 Percent of Median Income

(3) 57.5% Avg. (NJAC 5:93-7.4 (b))

Source: New Jersey Council on Affordable Housing 2017 Regional Median Income

Monthly Maximum Affordable Rental Rates (1)

	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Moderate	\$1,320.43	\$1,414.75	\$1,509.08	\$1,697.70	\$1,886.35	\$1,961.80	\$2,037.25	\$2,188.15	\$2,339.05	\$2,489.98
Utility Allow (2)	\$95.00	\$107.00	\$118.00	\$130.00	\$142.00	\$148.00	\$153.00	\$164.00	\$180.00	\$197.00
Total	\$1,225.43	\$1,307.75	\$1,391.08	\$1,567.70	\$1,744.35	\$1,813.80	\$1,884.25	\$2,024.15	\$2,159.05	\$2,292.98
Low	\$825.28	\$884.23	\$943.18	\$1,061.08	\$1,178.95	\$1,226.13	\$1,273.28	\$1,367.60	\$1,461.90	\$1,556.23
Utility Allow (2)	\$95.00	\$107.00	\$118.00	\$130.00	\$142.00	\$148.00	\$153.00	\$164.00	\$180.00	\$197.00
Total	\$730.28	\$777.23	\$825.18	\$931.08	\$1,036.95	\$1,078.13	\$1,120.28	\$1,203.60	\$1,281.90	\$1,359.23

(1) Assumes 30 percent of monthly gross income.

(2) Allowance for Tenant-Furnished Utilities and Other Services based upon N.J.D.C.A., Division of Housing and Community Resources, Section 8 Housing Program: Heating, cooking and water heating (natural gas); lighting, refrigeration and other electric; water; sanitary sewer; and trash collection. June 1, 1998

(Utility allowances per person rates extrapolated from N.J.D.C.A. bedroom rates)

* N.J.A.C. 5:93-7.4 requires that one bedroom units shall be affordable to 1.5 person households and three bedroom units shall be affordable to 4.5 person households.

Prepared By: Thomas Planning Associates March 28, 2017

Figure IX-11
2017 SALES PRICES FOR SINGLE FAMILY DETACHED HOUSING UNITS
FOR LOW AND MODERATE INCOME HOUSEHOLDS

2017 Affordable Income Limits
Region 4 (Monmouth, Mercer and Ocean)

Income	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Median	\$66,022	\$70,738	\$75,454	\$84,885	\$94,317	\$98,090	\$101,862	\$109,408	\$116,953	\$124,498
Moderate (1)	\$52,817	\$56,590	\$60,363	\$67,908	\$75,454	\$78,472	\$81,490	\$87,526	\$93,562	\$99,599
Low (2)	\$33,011	\$35,369	\$37,727	\$42,443	\$47,158	\$49,045	\$50,931	\$54,704	\$58,476	\$62,249

(1) 80 Percent of Median Income

(2) 50 Percent of Median Income

(3) 57.5% Avg. (NJAC 5:93-7.4 (b))

Source: New Jersey Council on Affordable Housing 2017 Regional Median Income

Maximum Moderate Income Affordable Unit Sales Prices

	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Moderate *	\$1,232.40	\$1,320.43	\$1,408.47	\$1,584.52	\$1,760.59	\$1,831.01	\$1,901.43	\$2,042.27	\$2,183.11	\$2,323.98
(-) Property Insurance (1)	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Mortgage/Month (2)	\$778.68	\$835.23	\$891.77	\$1,004.84	\$1,117.93	\$1,163.15	\$1,208.38	\$1,298.84	\$1,389.30	\$1,479.77
(-) Mortg. Ins./Month (3)	\$53.92	\$57.84	\$61.75	\$69.58	\$77.42	\$80.55	\$83.68	\$89.94	\$96.21	\$102.47
(-) Property Tax/Month (4)	\$379.79	\$407.37	\$434.95	\$490.10	\$545.25	\$567.31	\$589.37	\$633.49	\$677.61	\$721.74
5% Downpayment Required	\$8,089	\$8,676	\$9,263	\$10,438	\$11,612	\$12,082	\$12,552	\$13,492	\$14,431	\$15,371
Max. Sales Price	\$161,770	\$173,517	\$185,264	\$208,754	\$232,247	\$241,644	\$251,040	\$269,832	\$288,624	\$307,420

Maximum Low Income Affordable Sales Unit Prices

	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Low **	\$770.26	\$825.28	\$880.30	\$990.34	\$1,100.35	\$1,144.38	\$1,188.39	\$1,276.43	\$1,364.44	\$1,452.48
(-) Property Insurance (1)	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Mortgage/Month (2)	\$481.86	\$517.20	\$552.54	\$623.21	\$693.88	\$722.15	\$750.42	\$806.96	\$863.49	\$920.03
(-) Mortg. Ins./Month (3)	\$33.37	\$35.82	\$38.26	\$43.16	\$48.05	\$50.01	\$51.97	\$55.88	\$59.80	\$63.71
(-) Property Tax/Month (4)	\$235.02	\$252.26	\$269.49	\$303.96	\$338.43	\$352.22	\$366.01	\$393.58	\$421.15	\$448.73
5% Downpayment Required	\$5,005	\$5,372	\$5,739	\$6,474	\$7,208	\$7,501	\$7,795	\$8,382	\$8,969	\$9,557
Max. Sales Price	\$100,107	\$107,448	\$114,789	\$129,472	\$144,152	\$150,026	\$155,898	\$167,645	\$179,389	\$191,135

* N.J.A.C. 5:93-7.4 requires that one bedroom units shall be affordable to 1.5 person households and three bedroom units shall be affordable to 4.5 person households.

** Assumes 28 percent of gross income per month

(1) Assume property owners insurance of \$20.00/month

(2) Assume a 4.50 percent interest rate on mortgage over 30 years.

(3) Assume mortgage insurance of \$4.00/\$1,000 property value.

(4) Assume general tax rate of 3.048 and Equalization Ratio of 92.43 for 2017

Prepared By: Thomas Planning Associates March 28, 2018

HOUSING POLICY

Allentown Borough has historically provided a variety of housing including small, affordable homes and apartments within the Historic District. Despite the environmental constraints and the constraints associated with the Allentown Historic District, the Borough of Allentown is committed to undertaking its best efforts to prepare a realistic, workable and affordable plan for providing low and moderate income housing through 2025.

The Borough of Allentown Master Plan sets forth its goals and objectives in its Housing Plan Element as follows:

- To provide an adequate, affordable and balanced supply of housing types for current and prospective residents of the Borough, consistent with the established historic pattern of development within the Borough at this time.
- To maintain the character and value of existing residential neighborhoods.
- To develop group homes utilizing existing structures within and outside the Historic District.
- To support the acquisition and rehabilitation of vacant properties in the Borough by or for low and moderate income households, in partnership with non-profit organizations.
- To explore creation of accessory apartments above garages or as carve outs of larger homes.
- To explore use of unoccupied apartments above stores in the historic district.
- To explore building individual homes for low and moderate income occupants on scattered vacant lots in the Borough, including house-moving where appropriate and available.

Land Use Patterns

Allentown Borough can be classified as a mature and nearly fully built-out community. The existing land use acreages are presented in Figure IX-1 and existing land use patterns are delineated on the Existing Land Use map (Figure II-2). Approximately 200.4 acres, or 50.7 percent of the Borough's 395 acre area, is occupied by residential uses comprised of 1 to 4 family homes. Ten acres, or 2.5 percent, is comprised of apartments. Vacant land (private) accounts for 5.1 acres, or 1.3 percent of the land area. Approximately 17.7 acres or 4.5 percent of the Borough is comprised of commercial uses. Schools account for 19.3 acres, or 4.9 percent of the Borough area. Churches, cemeteries and quasi-public uses account for 23.4 acres or 5.9 percent of the Borough area. Approximately 38.1 acres accounting for 9.6 percent of the land area is comprised of streets and rights-of-way. The remaining 80.1 acres, or 20.3 percent of the Borough area, is comprised of publicly owned parks, recreation areas and Borough owned facilities including the Borough Hall, sewerage treatment plant and other facilities.

Availability of Sewer and Water Infrastructure

The Borough of Allentown is served by both public water and sanitary sewer services. The Borough sewerage and water systems are owned and operated by the Borough. The Borough water is obtained from two wells in the Potomac-Raritan – Magothy and Mount Laurel Aquifers.

Constraints on Development

In accordance with COAH Rules, a “suitable site” for a new affordable housing development “means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4”. The Rules also provide that municipalities may present documentation to eliminate a site or part of a site from the inventory of sites described in Figure IX-3, Vacant Land Inventory Chart, including sites with environmental constraints and historic and architecturally important sites, public properties and parklands and open space.

- a. Environmental constraints include flood hazard conditions and steep slopes, ranging from 10 to 25 percent. Both of these constraints occur along the southeastern bank of Doctors Creek and are major environmental constraints for portions of the remaining private vacant and under-developed properties that front on South Main Street. Flood hazard areas are shown on Figure VIII-3. Steep slopes are shown on Figure VIII-5,
- b. Historic and architecturally important sites may be excluded per COAH Rules, N.J.A.C. 4.2 (e) 3, as follows:
 - i. Historic and architecturally important sites shall be excluded if such sites were listed on the State Register of Historic Places in accordance with N.J.A.C. 7.4 prior to the submission of the petition of substantive certification.
 - ii. Municipalities may apply to exempt a buffer area to protect sites listed on the State Register of Historic Places. The COAH [or Court] shall forward such request to the Office of New Jersey Heritage for a recommendation pertaining to the appropriateness and size of a buffer.
 - iii. Upon receipt of the Office of New Jersey Heritage’s recommendation, the COAH [or Court] shall determine if any part of a site should be eliminated from the inventory described in N.J.A.C. 5:93-4.2 (d).
 - iv. Within historic districts, a municipality may regulate low and moderate income housing to the same extent it regulates all other development.
- c. Public properties. COAH Rules, N.J.A.C. 5:93-4.2 (e) i, provide that municipalities shall exclude from the calculation of total vacant and undeveloped lands, those owned by non-profit organizations, counties and the State or Federal government when such lands are precluded from development at the time of substantive certification.
- d. Conservation, parklands or open space. COAH Rules, N.J.A.C. 5:93-4.2 (e) ii, provide that “any land designated on a master plan of a municipality as being dedicated or which is dedicated by easement or otherwise for purposes of

conservation, parklands or open space and which is owned, leased, licensed or in any other manner operated by a county, municipality or tax-exempt, nonprofit organization including a local board of education or by more than one municipality, by joint agreement pursuant to N.J.S.A. 40:61-35.1 et seq., for so long as the entity maintains such ownership, lease, license or operational control of such land.”

Realistic Development Potential (RDP) Calculation

The Borough of Allentown is nearly completely built-out and has been so since the mid-1990s. The Borough has evaluated all vacant and underdeveloped parcels in accordance with COAH Round 2 Substantive Rules (N.J.A.C. 5:93-1 et. sec.). The Borough is entitled to a “vacant land adjustment” since there is not enough vacant and underdeveloped land within the Borough to address the estimated affordable housing obligation for the period 1987-2025 of 160 new housing units. As a result, the Borough has calculated a “Realistic Development Potential” (RDP) consistent with the COAH Round 2 Rules, N.J.A.C. 5:93-4.2, Lack of Land, New Construction for Site Suitability. The calculation of the RDP is also consistent with the March 15, 2015 New Jersey Supreme Court decision and is based upon the Realistic Development Potential of remaining vacant and underdeveloped parcels that have been identified in the Borough in accordance with COAH Round 2 Rules.

Figure IX-2, Vacant Land Inventory map, which also delineates the Allentown Historic District boundaries, and Figure IX-3, Vacant Land Inventory and Realistic Development (RDP) chart, provide the basis for calculating an RDP for the Borough of Allentown. Parcels or portions of parcels that were excluded from the vacant land inventory in accordance with N.J.A.C. 5:93-4.2 include:

- (1) Agricultural lands shall be excluded when the development rights to these lands have been purchased or restricted by covenant
- (2) Environmentally sensitive lands
- (3) Historic and architecturally important sites
- (4) Active recreational lands
- (5) Conservation, parklands and open space lands
- (6) Individual sites that the Council on Affordable Housing [or Court] determines are not suitable for low and moderate income housing

All vacant and underdeveloped sites were analyzed. Sites that were undersized, had environmental constraints, were adjacent to historic sites and/or were within historic buffer areas were excluded. Specific areas that were excluded included:

- (1) Presence of freshwater wetlands
- (2) FEMA floodplain restrictions
- (3) Steep slopes (exceeding 15%)
- (4) Property area is too small to accommodate a minimum of five housing units at a minimum presumptive density of 6.0 units per acre per N.J.A.C. 5:93-4.2 (f)
- (5) No access or severely restricted access

- (6) Neighborhood character where it was determined that new residential uses would be out of character with adjacent historic sites and buffers and surrounding existing uses.

The result of the vacant land inventory is that there are two (2) potential sites in the Borough that are vacant or underdeveloped as shown in Figure IX-3 that do not meet the listed exclusions. The resulting Realistic Development Potential (RDP) for the Borough of Allentown is a potential of 6 affordable units.

COAH Rules, N.J.A.C. 5:93.4 (f), provide that consideration be given to “the character of the area surrounding each site and the need to provide housing for low and moderate income households in establishing densities and set-asides for each site, or part thereof, remaining in the inventory. The minimum presumptive density shall be six units per acre and the maximum presumptive set-aside shall be 20 percent. The density and set-aside of each site shall be summed to determine the RDP of each “municipality.

COAH Rules, N.J.A.C. 5:93.4 (h) provide that “If the RDP described in N.J.A.C. 5:93.4 (f) is less than the precredited need minus the rehabilitation component, the COAH [or Court] shall review the existing municipal land use map for areas that may develop or redevelop. Examples of such areas include, but are not limited to: a private club owned by its members; publicly owned land; downtown mixed use areas; high density residential areas surrounding the downtown; areas with a large aging housing stock appropriate for accessory apartments; and properties that may be subdivided and support additional development. After such an analysis, the COAH [or Court] may require at least any combination of the following in an effort to address the housing obligation:

- (1) Zoning amendments that permit apartments or accessory apartments;
- (2) Overlay zoning requiring inclusionary development or the imposition of a development fee consistent with N.J.A.C. 5:93-8. In approving an overlay zone, the COAH [or Court] may allow the existing use to continue and expand as a conforming use, but provide that where the prior use on the site is changed, the site shall produce low and moderate income housing or a development fee; or
- (3) Zoning amendments that impose a development fee consistent with N.J.A.C. 5:93-8.

Parcels Most Appropriate for Low and Moderate Income Housing

Based upon the COAH Rules pertaining to lack of developable land, environmental constraints and historic and architecturally important sites, parcels most appropriate for low and moderate income housing include potential vacant developable site and underdeveloped sites.

The site most appropriate for low and moderate income housing identified in the Vacant Land Inventory is the undeveloped portion of the Towne Mews Property. The Towne Mews Apartments are located at 55 Breza Road and contain 80 one and two bedroom apartments in eight structures. The southern portion of the site at the corner of Breza Road and County Route 524 is undeveloped and accounts for approximately 3.0 acres. This portion of property is listed in the RDP.

The vacant portion of the Towne Mews property is partly included in a proposed amendment to the Allentown Historic District in an area fronting on County Route 524 consisting of

approximately one (1) acre. The purpose of the expanded Historic District boundary is to maintain the entrance into the Allentown Historic District from the south. This strip of land could be developed for single family homes with a Colonial or Victorian design or planted with evergreen trees and shrubs to provide an aesthetic entryway to the Borough. It is planned that this area will remain within the R-140 Zone. The remaining two acres outside the proposed Allentown Historic District boundary would be property most appropriate for two story apartment develop to complement the existing Towne Mews apartment development. Any multi-family development would be required to provide an inclusionary low and moderate income affordable housing component of twenty percent.

FAIR SHARE HOUSING CALCULATIONS

The Borough Fair Share Plan comprises a program for producing low and moderate income housing units within the development constraints and the protection of the Allentown Historic District. The overall estimated obligation for the period 1987-2015 and the projected prospective obligation for the period 2015 to 2025 allocated to the Borough of Allentown is comprised of four components:

1. **Present Need** – The Present Need is a measure of overcrowded and deficient housing that is occupied by low and moderate income households based on the 2010 U.S. Census of Housing data. The present need prior to COAH Round 3 was referred to as “rehabilitation share.” The Borough’s Present Need was calculated to be 12 units per the Mercer County Court Opinion dated March 8, 2018.
2. **Prior Round Obligation** - The Prior Round obligation established by the New Jersey Council on Affordable Housing for the period from 1987 through 1999 was calculated to be 35 affordable housing units.
3. **GAP Period Estimate** – The Mercer County Superior Court opinion of March 8, 2018, determined that municipalities are responsible for an estimate of affordable housing needs generated between the last obligation established by COAH ending in 1999 and the Supreme Court decision in 2015 that gave the administrative responsibilities for calculating and implementing affordable housing needs in the State to 15 Courts within the State. The period from 1999 to 2015 is referred to as the “GAP period”. Based on the Mercer County Court Opinion which addresses the Prospective Need for Housing Region 4 including Mercer, Monmouth and Ocean Counties, it was estimated that the affordable housing need for Allentown Borough for the period 1999 to 2015 is 62 affordable housing units.
4. **Prospective Need** - Prospective Need is a measure of low and moderate income housing needs based on development and growth that occurred or is reasonably likely to occur within Housing Region 4 (Monmouth, Mercer and Ocean Counties) and its municipalities during the period 2015 through 2025. Based on the Mercer County Court Opinion of March 8, 2018, the Prospective Need for the Borough of Allentown was estimated to be 63 affordable housing units.

The total estimated obligation of the four (4) components for the Borough for the period 1987 to 2025 is 172 units.

HOUSING PLAN COMPONENTS

Rehabilitation (Present Need) Component

Allentown's Present Need component is based upon substandard housing units within the Borough occupied by low and moderate income households recorded in the 2010 U.S. Census. In accordance with the methodology approved in the Mercer County Court Opinion on March 8, 2018 the calculated Present Need is 12 existing housing units existing within the Borough in 2010. The Borough is entitled to three (3) credits for housing units rehabilitated after April 1, 2010 through Community Development Block Grants administered by the Monmouth County Community Development Program between September 1, 2010 and September 16, 2014. The Community Development Program housing rehabilitation program is a voluntary program wherein low and moderate income households in the Borough can apply for a ten year interest free deferred loan to repair and upgrade substandard housing units to meet the requirements of the New Jersey Uniform Building Code Rehabilitation Subcode. The program requires that the applicant be the owner of the house and that a 10 year lien on the loan be placed on the housing unit in accordance with funding regulations by the U.S. Department of Housing and Urban Development. The program provides for a reduction in the loan amount of 10 percent annually after which the loan is cancelled. In the event of the death of the property owner or if the property is sold and the title is transferred or conveyed within 10 years of the due date of the mortgage note, the remaining loan balance must be repaid to the County.

In order to carry out the remaining rehabilitation component of nine (9) existing residences within the Borough, the Borough will:

- (1) Seek rehabilitation (either CDBG or HOME) funds from Monmouth County on an annual basis until the number of units required have been rehabilitated.
- (2) Enter into an agreement with Monmouth County through its Community Development Program to manage the rehabilitation component.

Prospective Need Component

The Borough Housing Plan will seek a reduction of the combined obligation of 159 affordable housing units (including prior obligation + GAP estimate + prospective need) through a vacant land adjustment per COAH Rules. Due to the lack of vacant developable land for inclusionary development, a reduction to 6 affordable housing units is requested. Allentown will attempt to address its Prospective Need up to the limits of its Realistic Development Potential of six (6) low and moderate income housing units through the following strategies:

(1) Affordable Housing Overlay Zone

The Borough will adopt an "Overlay Zone" on a portion of the undeveloped Towne Mews property located at 55 Breza Road. The undeveloped portion includes an area of approximately 2.0 acres. The overlay zone will be subject to all notice and hearing provisions set forth in the New Jersey Municipal Land Use Law and any other

relevant statutes. The overlay zone will be an option to the existing R-140 Residential zone to permit multi-family residential development at a gross density of 8 dwelling units per acre. In addition the overlay zone will permit a maximum building height of 2 stories and 45 feet. The overlay zone will require a twenty (20) percent affordable housing set aside for affordable sale units or a fifteen (15) percent affordable housing set aside for affordable rental units. Setbacks of 50 feet are recommended from existing residential uses and roadways. It is further recommended that any multi-family development be interconnected to the existing Towne Mews complex and be consistent in design with the historic character of the Borough.

The vacant portion of the Towne Mews property along County Route 524 consisting of approximately one (1) acre is within a proposed amendment area to the Allentown Historic District and will remain within the R-140 district. The amended Historic District area is not part of the affordable housing overlay zone.

It is anticipated if the multifamily option is selected it would produce 3 affordable housing units.

(2) Ordinance 11-2017

Ordinance 11-2017 requires the following for new developments of five or more housing units as follows:

33-3 Affordable Housing Trust Fund and New Development

b. New Residential Developments

- 1. All new development of five or more multi-family residential dwelling units and all redeveloped and/or reconstructed multi-family residential developments that result in the addition of five or more new residential units shall provide an inclusionary component of 20% of the new dwelling units consistent with provisions of the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and the regulations within this Chapter. For developments of five or more multi-family residential units which result in a fraction of an affordable dwelling unit, the developer shall provide a contribution to the Borough Housing Trust Fund of six (6) percent of the assessed value of those dwelling units exceeding five dwelling units.*

It is anticipated that this will capture any unforeseen multi-family development.

(3) Acquisition and rehabilitation of vacant houses for sale to low and moderate-income homebuyers.

The Borough will utilize the tools provided in the Abandoned Properties Rehabilitation Act (APRA) to gain control of vacant properties meeting the criteria of the Act and will convey those properties to a qualified non-profit entity for rehabilitation and resale. At this point, the Borough has published a list of three (3) properties meeting APRA criteria.

COAH Rules, N.J.A.C. 5:93-5.10, provide for the purchase of housing units that have never been occupied and vacant housing units as follows:

(a) Purchasing housing units that have never been occupied and offering them in sound condition at affordable prices and/or rents to low and moderate income households may be used to address a municipal housing obligation. The sales price or rent of affordable units shall conform to the standards in N.J.A.C. 5:93-7.2 and 7.4. Municipalities that propose to purchase more than 30 percent but less than 100 percent of the market units in any one development and restrict them to low and moderate income households shall consider the impact of such a purchase on the value of the market units within the development. Municipalities shall also consider the impact of the purchase on the economic viability of any condominium or homeowners association.

(b) Purchasing housing units that have been vacant for at least 18 months and offering them in sound condition at affordable prices and/or rents to low and moderate income households may be used to address a municipal housing obligation. To be eligible, the municipality shall demonstrate to the COAH's [or Court's] satisfaction that the housing has been vacant for at least 18 months. The sales price or rent of the affordable units shall be consistent with the standards in N.J.A.C. 5:93-7.2 and 7.4.

(c) The COAH [or Court] shall review plans to purchase housing units that have never been occupied and housing units that the municipality has determined to be vacant for at least 18 months in a manner similar to its review of municipally sponsored construction, conversion and gut rehabilitation. Affordable low and moderate income housing created pursuant to this section shall, as best as practicable, conform to the COAH's bedroom mix rules (N.J.A.C. 5:93-7.3) and shall be affirmatively marketed pursuant to N.J.A.C. 5:93-11.

(4) Creation of a Group Home

The creation of a Group Home will be through acquisition and reuse of a residential existing property. The Borough will partner with a qualified non-profit developer and operator of group living facilities to create a group home containing at least four (4) bedrooms, through acquisition and reuse of an existing residential property. It is recommended that the Group Home be consistent with the size and historic character of residential structures within the Allentown Historic District or the residential neighborhood in which a group home may be located.

Group homes are defined by COAH as an "alternative living arrangement," which "means a structure in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas. Alternative living arrangement housing includes, but is not limited to: transitional facilities for the homeless, Class A, B, C, D, and E boarding homes as regulated by the New Jersey Department of Community Affairs; residential health care facilities as regulated by the New Jersey Department of Health; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; and congregate living arrangements.

COAH Rules, N.J.A.C. 5:93-5.8, provide that:

- (a) Alternative living arrangements may be used to address a municipal housing obligation by entering into an agreement for the location of such a facility with the provider of the facility or by granting preliminary approval to a developer of an alternative living arrangement.
- (b) The unit of credit for an alternative living arrangement shall be the bedroom.
- (c) Alternative living arrangements that are age restricted shall be included with the percent that may be age restricted pursuant to N.J.A.C. 5:93-5.14.
- (d) Controls on affordability on alternative living arrangements shall remain in effect for at least 10 years. To be eligible for a rental bonus (pursuant to N.J.A.C. 5:93-5.15(d)), controls on affordability shall remain in effect for at least 30 years.
- (e) Transitional facilities for the homeless shall not be dormitories and shall have separate bedrooms; those that do not shall have one year to complete the necessary rehabilitation to create separate bedrooms.

Development Fee Ordinance and Inclusionary Housing Requirements

Allentown Borough adopted Affordable Housing Regulations in 2009 as Chapter XXXII of the Borough Code, Ordinance 08-2009, in accordance with COAH Rules. Chapter XXXIII was amended on July 21, 2017 by Ordinance 09-2017 and on September 12, 2017 by Ordinance 11-2017 to create an inclusionary zoning ordinance and an Affordable Housing Trust Fund. The Ordinances created a separate, interest-bearing affordable housing trust fund to be maintained by the Chief Financial Officer for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of affordable housing units with extinguished controls. Plans to utilize funds that accrue to this account will be included in the Spending Plan referenced on page XI- 31.

Ordinance 11-2017 also established affordable housing regulations for new residential developments as follows:

1. All new development of five or more multi-family residential dwelling units and all redeveloped and/or reconstructed multi-family residential developments that result in the addition of five or more new residential units shall provide an inclusionary component of 20% of the new dwelling units consistent with provisions of the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and the regulations within this Chapter. For developments of five or more multi-family residential units which result in a fraction of an affordable dwelling unit, the developer shall provide a contribution to the Borough Housing Trust Fund of six (6) percent of the assessed value of those dwelling units exceeding five dwelling units.
2. All single family residential developments that create new residential dwelling units as a result of the subdivision of one or more parcels of land, the developer shall provide a contribution of 1.5 percent of the assessed value of the additional or new dwelling units resulting from the subdivision to the Borough Housing Trust Fund, and six (6) percent of the assessed value for those dwelling units exceeding the number of dwelling units permitted by the pre-existing zoning for the parcel or parcels comprising the development.”

Unanswered Prior Obligation (Unmet Need)

Unanswered Prior Obligation or Unmet Need is defined as the difference between the RDP and the prospective need obligation consisting of the prior obligation + the GAP estimate + the prospective need. Since the Borough is entitled to a vacant land adjustment and a realistic development potential (RDP) of six affordable dwelling units, there remains a 153 unit “unmet need” (159 units minus 6 unit RDP). The Borough explored utilizing one or more of the following affordable housing mechanisms specified in N.J.A.C. 5:93 to address the unmet need, including:

- (a) Zoning amendments that permit apartments or accessory apartments in accordance with N.J.A.C. 5:93-5.9.

Accessory apartments were reviewed but were rejected as an option. Although there may be some accessory apartments established historically for family members within the Borough, permitting additional accessory apartments is not deemed appropriate due to the small size of the residential properties. Current zoning does not permit accessory apartments in the Borough.

- (b) A write-down buy down program in accordance with N.J.A.C. 5:93-5.11.

A write down-buy down program was reviewed and rejected as an option due to the high costs involved.

- (c) Overlay zoning requiring inclusionary development. In approving an overlay zone,

COAH [Court] may allow the existing use to continue and expand as a conforming use, but provide that when the prior use on the site is changed, the site shall produce low and moderate income housing;

An overlay zone for the downtown business district was reviewed but rejected. The overlay zone is only appropriate when an individual site is suitable for a 20 percent set-aside for low or moderate income housing. There are no parcels in the business district that are large enough or appropriate for the use of an overlay zone.

(d) A redevelopment area that includes affordable housing.

The Existing Land Use Map for the Borough of Allentown was reviewed for any additional areas that may develop or redevelop. No areas were found that were appropriate or likely to redevelop in a manner that could reasonably accommodate inclusionary affordable housing consistent with COAH Rules. Areas the Borough examined were the business district which contains offices and commercial uses, single family residential uses and municipal facilities. The entire business district is within the Allentown Historic District and individual properties are less than one acre in size and are fully developed. There are no areas in the Borough identified for redevelopment.

There is one vacant farmland assessed parcel (Block 8, Lot 6.02) as shown in the Vacant Land Inventory. If this 0.9 acre parcel is developed for residential use, future units within the development will be subject to the affordability requirements contained in Ordinance 11-2017.

Publicly owned land was reviewed. Borough owned parcels are utilized for the municipal facilities and parking. Borough parks and parking are listed on the Recreation and Open Space Inventory (ROSI) and are restricted per Green Acres regulations. There are no viable publicly owned properties.

(e) Alternative living arrangements. There are no alternative living arrangements within the Borough. The creation of a Group Home is listed as a potential option in the Housing Plan to meet the RDP. Any additional units beyond satisfying the RDP will be used to address the unmet need.

(f) The adoption of a development fee ordinance pursuant to N.J.A.C. 5:93-8.1 and a plan for the use of development fees.

The Mount Laurel Development Fee Ordinance option was considered and accepted. A Development Fee Ordinance was adopted in 2017. Fees generated from the Ordinance will help to generate funding to acquire and /or rehabilitate housing units for affordable housing through a "market to affordable" program.

Affirmative Marketing Plan Ordinance

The Borough adopted an Affirmative Marketing Plan requirements in 2009 by Ordinance 08-2009 as a component of Chapter XXXIII, Affordable Housing Regulations. The Affirmative Marketing Plan will be updated to reflect the current regulations.

Spending Plan

The Borough will prepare a Spending Plan in accordance with the applicable COAH regulations to reflect the affordable housing strategies of this Housing Plan.

X CIRCULATION PLAN ELEMENT

The Circulation Plan Element is a required element of the Master Plan and is closely linked to all other Master Plan Elements. This Plan Element has been prepared to coordinate circulation recommendations for the historic business district, residential zones and park and open space areas to identify those areas in need of improvement.

The Circulation Plan Element also addresses the concerns for public parking with related policy and action proposals to be developed.

The Circulation Plan Element is not limited to automotive-related transportation, but addresses the development of a balanced, multi-modal circulation system for Allentown. It addresses such topics as public transportation, bicycle and pedestrian circulation, public recreation trails, linkages and coordination with other municipalities and Monmouth and Mercer Counties and investments for the future as they relate to circulation.

Allentown commuters travel primarily by car, truck and van. Based on 2010 U.S. Census statistics, 91.1 percent of the total estimated 973 commuters drove to work; 86.2 percent drove alone; 4.8 percent carpooled; 0.4 percent utilized public transportation; 2.7 percent walked; 0.0 percent bicycled; 0.4 percent used taxicab, motorcycle, or other means of transportation; and 5.4 percent worked at home.

Based on the 2010 U.S. Census, 95.1 percent of the Allentown residents worked in New Jersey, although only 27.1 percent worked in Monmouth County, and 4.9 percent worked outside of New Jersey.

ROADWAY JURISDICTION / FUNCTIONAL CLASSIFICATION

The following jurisdictional responsibility for roadways is as follows for the Borough of Allentown:

Roadway Jurisdiction	Mileage¹
Borough of Allentown	4.95
County Route 524	0.50
County Route 526	0.48
County Route 539	0.28
County Route 524/539	0.75
Total Mileage	6.96

¹ Total mileage does not include Breza Road, New Road and Ellisdale Road, which forms the western border of Allentown and Upper Freehold. Jurisdiction of these roadways along the Borough border is split between the two municipalities. These roads total 0.45 miles.

The Borough Engineer is responsible for identifying the street locations in need of attention. Improvements may include curbs, sidewalks, aprons, road pavement and overlays and storm drains

County roadways are the primary roadways in the Borough and account for 2.01 total miles or approximately 29 percent of the total roadway mileage in the Borough. Route 524/Route 539 intersects with Interstate 195 (Exit 8), which is located less than ½ mile to the northeast of the Borough in Upper Freehold Township. Route 524 and Route 539 split within the Borough with Route 524 exiting the western portion of the Borough at Breza Road and Route 539, also known as High Street, exiting the southern portion of the Borough. Route 526 is known as Church Street north of Route 524/Route 539 and as Waker Avenue south of Route 524/ Route 539.

Breza Road, New Road and Ellisdale Road form the western border of Allentown and Upper Freehold Township. Jurisdiction of these roadways along the Borough border is split between the two municipalities.

County Roadways within the Borough are classified as either Urban Major Collectors or Urban Minor Arterials by the New Jersey Department of Transportation Functional Classification Map as revised April 30, 2017.

Definitions provided for the urban minor arterial system and urban major collector are as follows:

Urban Minor Arterial Street System includes all arterials not classified as a principal and contains facilities that emphasize land access rather than the higher roadway system. This system should have the following characteristics:

- Serves trips of moderate length at a lower level of travel mobility than principal arterials.
- Provides access to geographic areas smaller than those served by the higher system.
- Provides intracommunity continuity but does not penetrate identifiable neighborhoods.

The Urban Collector Street System differs from the arterial system in that facilities on the collector system may penetrate residential neighborhoods. The collector street system characteristics are as follow:

- Collects traffic from local streets in residential neighborhoods and channels it into the arterial system.
- Provides both land access service and traffic circulation within commercial areas, industrial areas and residential neighborhoods.

A map of the roadway jurisdiction and functional classification of the roadways within the Borough of Allentown is shown in Figure X-1.

SCENIC ROADWAYS

On September 17, 2001 Monmouth County Planning Board adopted the Monmouth County Scenic Roadway Plan (MCSRP). It identifies County roadways that possess such a high degree of visual quality that driving, biking or walking along these roadways is deemed a pleasurable and enjoyable experience. The Scenic Roadway Plan provides design guidelines to be followed in preserving and enhancing County Scenic Roadways. All of the County roadways within the Borough of Allentown are listed on the Monmouth County Scenic Roadway Plan. This is due to the historic nature of the Borough and the mature trees and natural vistas that are within the Borough.

In addition to State and local rules and initiatives to preserve scenic views, the Borough should consider the adoption of an adapted version of the County Planning Board published guidelines for “scenic roads” where applicable, which include “alternate design standards and land use controls that will keep your beauty of the roads with your town.”

PUBLIC TRANSPORTATION

There is no public transportation available within the Borough of Allentown including bus, rail or park and ride facilities. Residents are dependent on private transportation including personal vehicles, ridesharing and also bicycle and pedestrian routes for local destinations.

Ridesharing

The Borough is served by private taxi services located outside the Borough and also ride sourcing services such as Uber and Lyft. These emerging source service companies utilize smartphones, global positioning systems (GPS) and social networks to provide rides in a timely manner.

AD HOC TRAFFIC COMMITTEE

The Borough Council appointed an Ad Hoc Traffic Committee in 2017 and 2018. This Committee is made up of representatives who reside on the County roads within the Borough. Representatives of the Traffic Committee and the Borough Council met with representatives of Monmouth County on two occasions in 2017. The Committee held meetings to receive public input in January and February 2018.

The Ad Hoc Traffic Committee has three objectives to reduce the nature and volume of traffic within the Borough:

1. Establish bypass roadways for all non-terminating vehicles.
2. Truck prohibition for non-terminating trucks.
3. Preservation of the remaining open space adjoining the Borough to reduce the potential for further traffic-generating development.

TRAFFIC – NATURE AND VOLUME

Allentown Borough has been dealing with traffic issues since at least the early 1930s when a bypass was proposed. Construction was delayed by World War II. In the early 1990s a regional traffic study was funded by several developers as well as Mercer and Monmouth Counties along with Allentown, Upper Freehold and Washington (now Robbinsville) Townships.

Traffic volumes through the Borough have and continue to increase due the fact that the Borough is a “corridor” for regional traffic and traffic generated by the continued development of formerly agricultural land surrounding the Borough for residential, office and mega-warehouse uses. Intersections in the Borough have been rated as failing due to the lack of any opportunity for placing by-pass and/or turning lanes due to the constraints of the historic narrow roadways bounded by historic structures. This has resulted in a number of catastrophic incidents where vehicles have careened into adjacent homes and caused extensive property damage to local residences. Smoke detectors go off on occasion and foundations crack in the homes due traffic weight and volume along all County routes. Road noise have forced many residents to move their bedrooms from the front to the rear of their homes. A recently completed Borough streetscape project costing over \$800,000 has resulted in nearly \$10,000 worth of damages to its features (bollards and street signs) by multiple large truck accident incidents. In several of these cases the truck company and/or the driver were not identified as the incident took place during the early morning hours. The bulk of the replacement costs for these features are not covered by the Borough insurance.

The continued impacts on County roads by the nature and volume of the roadway pounding by heavy truck traffic has caused nearby individual residential properties to have foundation and other structural damages, residents having difficulty in accessing private driveways, high residential property turnover and declining property values, damaged Borough sewer and water infrastructure, reduced pedestrian safety and overall loss of quality of life for Borough residents. The nature and volume of the traffic has created a number of fatal and near fatal pedestrian versus car/truck accidents. A recent three year period (2015-2017) resulted in more than 30 moving vehicle and parked car accidents occurring on Church Street alone. During the November 2017 to January 2018 period there were three serious vehicle-vehicle and vehicle-pedestrian accidents at High and South Main Streets.

Since April 15, 2016, Monmouth County has been performing traffic number and speed counts on County Routes 524, 526 and 539 in the Borough. In addition during the 2016 County Traffic Study the County Engineering Department collected speed and volume data at multiple locations in the Borough. Three county traffic analysts used a speed gun as well as the rubber tube system to record individual vehicle counts and speeds. Speed trailers were put out for the week before the speeds were recorded to provide advance warning to motorists. Based on the traffic speed analyses 85 percent or more of the motorists were moving at more than one mile per hour above the posted speed limit.

Bypass Routes – Present and Planned

Most other historic villages in central New Jersey (including Millstone Borough, Hightstown Borough, Cranbury Township and Pennington Borough) have dealt with high traffic volumes on roadways extending through their historic districts by construction of municipal or county bypasses.

In Allentown, a proposed Westerly Bypass has been planned for at least 25 years. Significantly, through the years Monmouth County acquired the right-of-way, which would connect County Route 539 south of Allentown to the Ellisdale Road-New Road-Breza Road corridor. A portion of this proposed right-of-way adjoins the Allentown-Upper Freehold Townships school campus on High Street (County Route 539) occupied by two schools (Allentown High School and Newell Elementary School), which, in the event of an emergency, has only one roadway access point, namely High Street in the Borough. An Easterly Bypass was constructed by Monmouth County in 2004. This roadway connects County Route 539 north of Allentown to County Route 526 east of Allentown. Monmouth County is planning to upgrade the Sharon Station Road corridor connecting County Route 526 to County Route 539 south of Allentown during 2018.

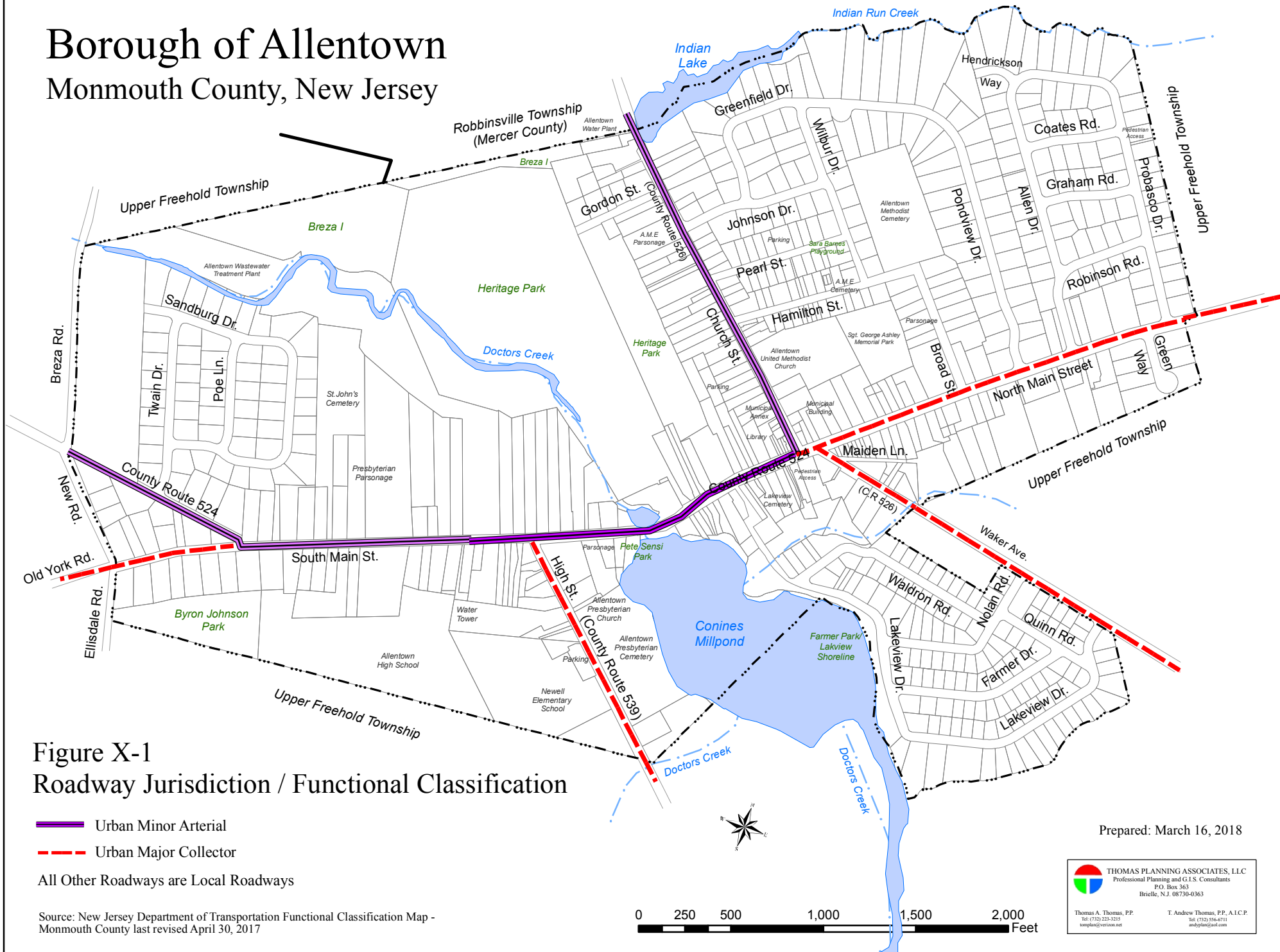
In 2016 the Borough received notice that Monmouth County had been approved for a regional traffic study under a grant from the North Jersey Transportation Planning Authority. The study will focus on freight-related truck traffic that threatens the safety of the residents, undermines the historical integrity of structures, damages roadways, increases noise and air pollution and is a detriment to the local economy. Allentown's transportation roadway network is based on four (4) narrow, county roads with no shoulders that are remnants of the colonial era. They are CR 28, CR 524, and CR 526 and CR 539. These roads carry both regional and local traffic, including through truck and bus traffic, commuters, visitors, local residents, emergency vehicles, school buses and farm vehicles. These three County arterial roadways are within close proximity to the New Jersey Turnpike and I-195, creating convenient connecting routes through Allentown for freight traffic bound for Ocean County to the south, Mercer County to the north and west, Middlesex County to the north, and the Monmouth County shore communities to the east. This study is expected to be completed by June 30, 2019.

Non-Terminating Truck Traffic Prohibition

In November 2016, the Borough Council approved a Truck Prohibition Ordinance, Ordinance 14-2016 adopted on November 11, 2016, which amended Chapter 7-16 of the Borough Code banning all truck traffic (vehicles over 4 tons except those making local deliveries or pickups) on all Borough and County roadways in the Borough. The next step was Monmouth County review of the Ordinance and evaluation of approximately ten factors to allow removal of the County Roadways in the Borough from the National and State Truck Network. Factors include sight distance at intersections, traffic volumes, roadway geometrics, roadside development or environment, accident records, use of the route by other trucks to date, and alternate routings. In October 2017, Monmouth County submitted its recommendation for banning truck traffic on Church Street and Waker Avenue to the New Jersey Department of Transportation.

Borough of Allentown

Monmouth County, New Jersey



PARKING

Allentown Borough Council authorized the Mayor to form an Ad Hoc Parking Committee that has and continues to provide advisory input to Borough Council and to the Planning Board as it revises the Borough Master Plan with particular reference to the parking recommendations within Circulation Plan Element. The Parking Committee is made of both business owners and residents of the Borough. The Committee in 2017-2018 included Jan Meerwarth, business owner; Martha Ploshay of the Allentown Village Initiative; Ernie Rich and Doretta Berry, business owners; and residents Robert Mayer, Phil Meara and Arthur Mount. The following is a summary of the Parking Committee initiative to date as a result of monthly meetings, field trips and interaction with the business community and Borough residents.

Issues

Allentown Borough has had a chronic parking problem in the Business District for many years. Several parking analyses over the past 30 years as well as present-day parking conditions have led to this conclusion. An analysis of the required parking compiled in 2012, using the Borough Parking Ordinance that is similar to what other municipalities require of businesses, showed a parking deficit of nearly 140 parking spaces. Since the time of the 2012 analysis there have been several changes including the expansion of (LaPiazza Restaurant) or re-establishment of businesses (The Mill) in the business district that have likely increased the deficit.

A survey of local business owners was compiled in 2017. A 20 percent response was received from business owners whose ownership ranged from 1 year to over 20 years.

- Seven of the 12 business owners rated availability of parking for their customers as being “poor.” or “nearly poor.”
- Five of the 12 businesses rated parking availability for themselves and their employees as “poor” or “nearly poor.”
- Half of the businesses reported that parking availability was having a “major” impact on their businesses while 75 percent of those responding stated that parking availability was having a “major” impact on the Allentown Business District.
- Five of the 12 businesses indicated that they would like to see additional parking developed at their business site but the cost and the fact that their building is owned by others prohibits this.
- Nearly all of the responding businesses stated that they would advertise parking including providing a map to customers of where public parking is located.
- The ongoing lack of signs to public parking areas was cited by business owners.

- Comments received from business owners ranged from:
 - “Parking is an ongoing problem; lack of designated areas for certain businesses is causing major drama amongst business owners”,
 - “I was told 4 years ago 72 parking spots would be available behind businesses on Main Street- still waiting”
 - “Business should really stop fighting over parking”
 - “There’s always a solution to an issue. If all come together there would be better outcomes for all.”

Regulation of On-Street Parking and Public Safety

Regulation of on-street parking, including along County-owned roads, is under the purview of Allentown Borough. However, Monmouth County, which controls all major roadways in the Borough including Church Street, North and South Main Street, Waker Avenue and High Street as well as the Allentown-Yardville Road, has recommended that on-street parking be limited at major intersections for sight distance reasons and prohibited on such streets as Church Street for public safety reasons. During the period 2014-2016 there were 35 motor vehicle accidents on Church Street alone, the majority of which involved parked cars. Additionally the parking on Church Street routinely necessitates two-way traffic to cross the yellow double line and increases the response time of emergency vehicles through the intersection at Church and Main Street.

Privately-Owned Parking Areas

Privately owned parking areas and the sharing of the same is not the sole solution to the ongoing parking problem. Issues include:

- Lack of public access to the parking sites from public streets for business use by others
- Unwillingness by some private owners to share parking
- Cost of parking lot maintenance
- Liability insurance coverage for public use and others.

Unfortunately some of those who are willing to be “good neighbors” and share their parking lots have been taken for granted, are insufficiently compensated for the wear and tear on their property, have public users, which conflicts with the individual property owner’s parking needs and have increased accident risks and liability. Increasing the publicly available off-street parking can assist toward reducing the parking need deficit and reducing the impact of many of these issues on the business district.

Extent and Status of Individual Borough-Owned Parking Locations

Figure X-2 shows the status of each of the Borough-owned parking areas.

Parking Needs Inventory

The Borough Council conducted a parking needs inventory in April 2012. The needs were based on the existing businesses and what the Borough Parking Ordinance required for the specific type of business. The inventory showed a deficit of 139 spaces. The inventory did not include the since re-opened Mill and associated businesses nor the expanded La Piazza Restaurant. This inventory, updated with current businesses, is shown below. The Borough Council has requested that the Planning Board compare the Allentown Borough Parking Ordinance with ordinances of similar sized historic villages. The comparison is shown in Figure X-3.

Figure X-2
Borough-Owned Existing and Potential Parking Locations

Location	Directional Signage Needed	Number of Parking Spaces	Number of Handicapped Spaces	Distance from Business District (Miles)	Expandable	Use & Condition (see footnote)
Heritage Park – Gordon Street	Yes	15	5	0.5	No	1
Pearl Street	Yes	24	1	0.3	No	2
Church Street	Yes	26	2	0.1	No	3
Borough Annex	Yes	2	0	<0.1	Yes	4
Borough Hall	Yes	9	1	<0.1	No	5
Pete Sensi Park	Yes	9	1	N/A	No	6
Hamilton Street at Mechanic Street	Yes	Possibly 5	Possible-1	N/A	Yes	7
Waker-Lakeview – Phase I	Yes	Possibly 41 in Phase 1	Possibly 3 in Phase 1	N/A	Yes	8
Waker-Lakeview – Phase 2		11 in Phase II	0	N/A	Yes	9
Lakeview Drive	Yes	8 Possibly 3 More	None- Possibly 1-2	N/A	Yes - 2017	10

¹ This is for park use and meeting the need for the park, but also used by restaurants

² Used mainly for residents; main entrance oak tree removed; middle median: Trees removed from the back end 3-4 lampposts removed due to danger; currently needs repaving: cost estimate on-hand and planned for paving, joint project with Church Street Parking Lot overall repaving project (2017); Needs better signage

³ This is primarily used for the park, dentist, and La Piazza; cost estimate on-hand for paving trail extension from the perimeter trail to the parking lot, grant in progress (2017); Needs better drainage: east end of the parking lot and the grassy area to prevent flooding; needs improved ³lighting and new sidewalk from lot to Church Street sidewalk (*part of phase 2 street-scape project*) – in grant application status; needs gate between Dr. Baldino, dentist office and the parking lot; needs better signage

⁴ Used for the DPW truck, at present no room for additional spaces unless possible Expansion: Annex may be vacated soon, could open more spaces if equipment is removed (roughly 2 more possible spaces).

⁵ Parking open to public in the evenings, but occupied by Borough staff and police during the daytime; needs better signage

⁶ Parking open to the public, for the park as well, rules/limitations on parking duration; not available for expansion

⁷ This is to be developed for approximately 5 vehicles for future park use only

⁸ Forty one (41) possible parking spaces + 3 handicap + 6 possible spaces dedicated to Verizon; grant funding set aside for this as originally planned with “Historic Streetscape project” (estimated at approximately \$200,000; has all necessary permits from NJDEP and Freehold Soil Conservation District. Property purchased in December 2013; current walkway easement available with second walkway easement possible. Needs lighting, signage and landscaping.

⁹ Eleven (11) possible parking spaces, gravel only; access one way only from Lakeview (more limited than 2 way traffic from phase 1); uphill location of the road could cross archeological gravesite and would require land rights for easements, etc. from business/residential property owners if roadway were built uphill of Lakeview Cemetery; concerns about retaining wall restricting property owner access (XXX address); critically needs signage and lighting

¹⁰ 7-8 parking spaces; possible expansion, but only gravel, could be expanded by 3-4, no handicap; needs better signage

Figure X-3
Parking Standards
Borough of Allentown / Selected Municipalities / American Planning Association Standards

No.	Land Use Category	Allentown (B-D Zone) *	Freehold Borough	Hightstown	Spring Lake	Cranbury	APA Standards / Comments
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PERSONAL SERVICE USES

1	Personal Service (Not Specified)	N/A	N/A	1/200 s.f.	N/A	1/150 s.f.	Average 1/ 200 s.f.
2	Barber and beauty shops	1.5 space/ chair + 1.0 space per employee	1.5 space/ chair + 1.0 space per employee	N/A	2.0 spaces / chair	N/A	1.5 space/ chair + 1.0 space per employee is reasonable
3	Laundromats	1/ every 2 washing machines	1/ every 2 washing machines	N/A	N/A	N/A	min: 1/ every 3 washing machines; max: 1 / every 2 washing machines

OFFICES / BANKS

4	Banks, Financial and business offices / professional offices	1/200 s.f.	1/400 s.f.	1/300 s.f.; 1/250 banks and financial institutions	4/1000 s.f. (= 1/250 s.f.)	1 / 250 s.f.	varies widely; generally 1/ 200 is max.; 1/300 s.f. is min.
5	Medical / dental offices	N/A	N/A	N/A	N/A	1 / 150 s.f.	varies by exam rooms / # of Doctors or square footage; min. 1/ 250 s.f.; max 1:150 s.f.

RETAIL

6	Retail and Service Stores	1/200 s.f.	1/200 s.f.	1/200 s.f.	3/1000 s.f. (=1/333 s.f.)	1 / 200 s.f.	1/200 is standard
7	Retail sale of furniture, appliances, hardware	1/500 s.f.	1/500 s.f. + 1 / employee	N/A	N/A	N/A	max.: 1/ 200 s.f.; min. 1/300 s.f. hardware; 1/800 min.; 1/400 max. furniture
8	Supermarkets, self-service food stores	1/100 s.f.	1/200 s.f. B-2 zone; 1/150 s.f. other zones	N/A	4/1000 s.f. (= 1/250 s.f.)	N/A	min 1/200 s.f.; max 1/300 s.f.

RESTAURANTS

9	Restaurants, cafeterias, taverns, bars (indoor)	1/4 seats customers + 1/every 2 employees	1/4 seats customers + 1/every 2 employees	1/3 seats customers + 1/every 2 employees + 1/40 s.f. patron drinking or dining use whichever is greater	1/3 seats	Greater of 1 / 4 seats or 1/ 40 s.f. of floor area devoted to patron drinking and dining use, + 1 for each 2 persons employed on premises at one time	varies (see standards); Allentown appears reasonable
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MOTOR VEHICLE SALES AND SERVICE

10	Motor vehicle service stations	2/service bay + 1/employee with min. of 2 spaces for employees; Other (1)	2/service bay + 1/employee with min. of 2 spaces for employees	N/A	N/A	3 per bay, grease rack or similar unit of service, plus 1 for each 2 employees during the period of greatest employment, provided total is not less than 6 and no greater than 12	N/A
11	Motor vehicle sales and service	1/200 s.f.	1/200 s.f.	N/A	N/A	N/A	N/A for Allentown

PLACES OF ASSEMBLY

12	Auditoriums, churches, libraries, theatres, stadiums, assembly halls and similar places of assembly	1/4 persons who may be legally admitted	1/4 persons who may be legally admitted	1/3 persons who may be legally admitted	church 1/5 seat; schools = 1/employee (k-10); 2.5/employee (11-12 grades)	1 / 4 fixed seats or, where capacity is not determined by seats, 1 for each 100 s.f. of floor area available for patron use.	The 1/4 standard in Allentown is consistent; the max is 1/3 and min. is 1/5
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RESIDENTIAL / MOTELS / INSTITUTIONAL USES

13	Hospitals, nursing homes and similar institutional uses	1/4 beds + 1 /every 2 employees in largest working shift	1/4 beds + 1 /every 2 employees in largest working shift	1/4 beds + 1 /every 1 employees in largest working shift	N/A	N/A	varies widely - see attached standards
14	Assisted Living	N/A	N/A	N/A	N/A	0.5 space per dwelling unit	min. 0.5 per D.U + 1 space every shift 2 employees max.
15	Units designed and intended for the elderly	N/A	N/A	N/A	N/A	1.25 for each dwelling unit except where it can be demonstrated that public or private transit will be available, in which case requirements may be reduced accordingly	N/A
16	Residential apartments	1.5 spaces /per one and two bedroom apartment	1.5 spaces /per one and two bedroom apartment; senior citizen apartments - 4 / dwelling unit	Residential dwelling units - 2 spaces per unit; except upper floors certain zones 1 / per unit	N/A	0.5 - 1 B.R or efficiency; 1.75 - 2 B.R.; 2.0 for 3 or more B.R.	Varies - See attached

17	Hotels, motels, tourist homes, rooming or boarding houses	N/A	1/sleeping or dwelling unit	N/A	1/1.25 bedrooms	Hotel - 1.2 per guest room, plus additional spaces required for other uses such as restaurants and meeting rooms; Motel - 1 for each suite, plus 1 / each employee for major shift	Varies - See attached
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INDUSTRIAL USES

18	Industrial / Manufacturing and Assembly and Finishing Operations	N/A	N/A	N/A	N/A	1 / 800 s.f.	Varies - See attached
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OTHER USES

19	Public Utility	5 spaces; and 1/every 1 truck or vehicle stored on premises	N/A	N/A	N/A	N/A	N/A
20	Library	N/A	N/A	N/A	N/A	1 / 300 s.f.	Min: 1/ 600 and max. 1 / 200
21	Parks and outdoor recreations sites	5 spaces / each gross acre of land up to 50 acres; and 1 per gross acre of land above 50 acres	N/A	N/A	N/A	N/A	Varies - See attached
22	Health Clubs, gymnasiums and similar uses	N/A	N/A	1 / 1.5 persons admitted to occupy premises	N/A	N/A	Min: 1/ 300 s.f. gross floor area; max: 1/ 100 s.f. of gross floor area

23	Recreation centers, clubs and service organizations	N/A	N/A	N/A	N/A	1 / 500 s.f., + 1 for each 2 full-time employees	Rec. center indoors: min 1/300 s.f. and max. 1 / 100 s.f.
24	Mixed Uses	N/A	N/A	Minimum parking shall be the cumulative sum of individual requirements	Total parking shall be the accumulation of the various standards appropriate	If two or more uses on one lot it shall be the aggregate of the required number of parking spaces for each use, computed separately	N/A
25	Mortuaries and funeral homes	1/50 s.f. floor area in the slumber rooms, parlors or individual funeral service rooms	1/50 s.f. floor area in the slumber rooms, parlors or individual funeral service rooms	1/60 s.f. floor area for seating accommodations + 1 space for each employee	N/A	1/60 s.f. floor area for seating accommodations + 1 space for each employee	Varies - See attached
26	Wholesale Storage and Warehouse	N/A	N/A	N/A	N/A	1 / 5,000 s.f.	Varies - See attached

N/A - Not Available

* Per 32-8.15 Parking Regulations for the B-D Business District

Prepared by: Thomas Planning Associates - April 24, 2017

Location and Extent of Borough-Owned Parking Locations

Figure X-4 shows the location of existing Borough-owned public parking including the number of handicapped parking as well as total parking spaces. It also shows potential Borough-owned parking locations and number of parking spaces. The Ad Hoc Parking Committee conducted a field review of these areas on March 4, 2017.

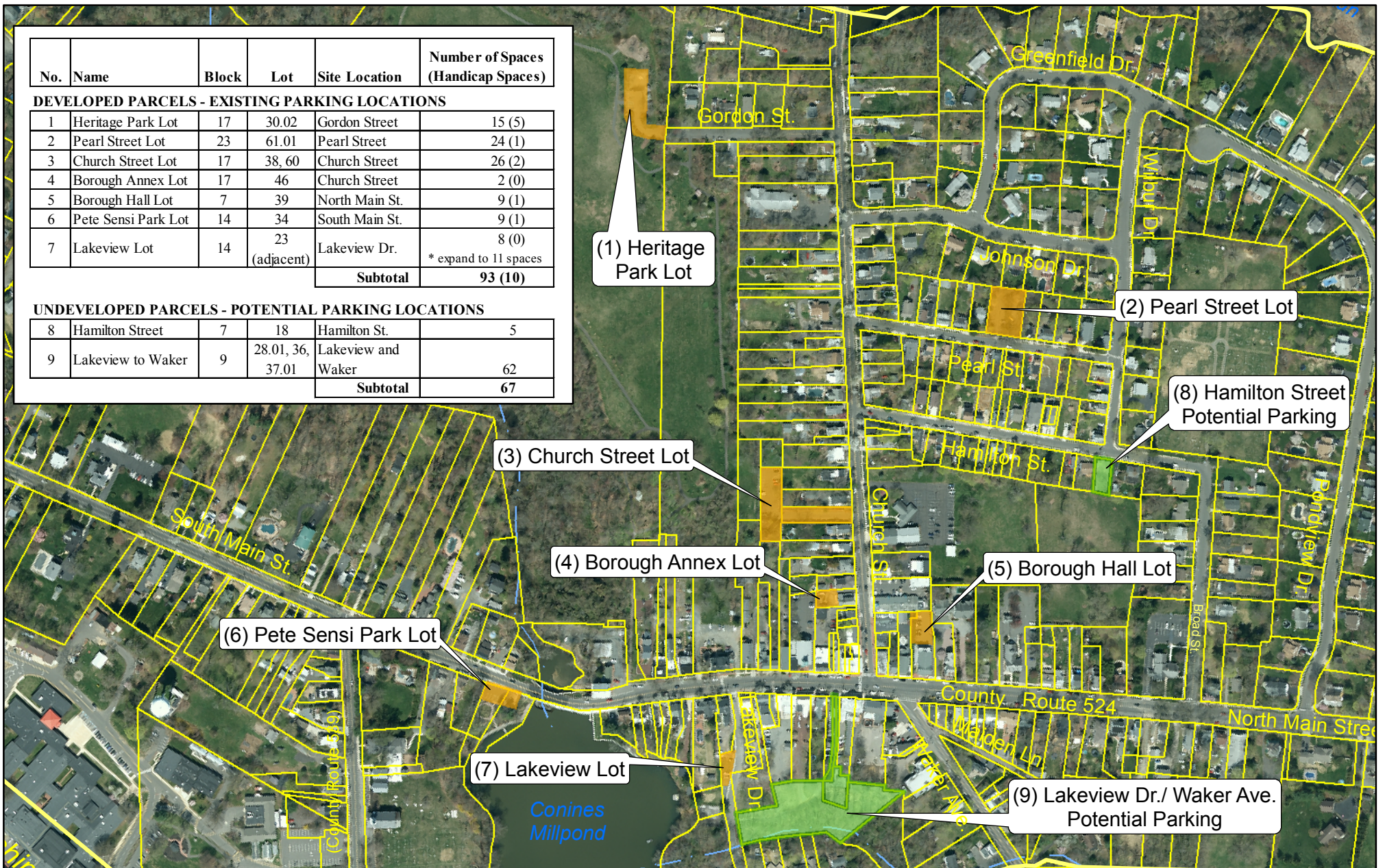
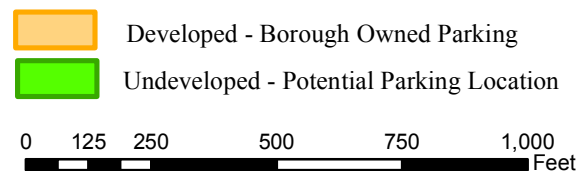


Figure X-4
Borough Owned Parking Locations
Borough of Allentown
 Monmouth County, New Jersey



Prepared: July 6, 2017

Recommendations

A. Parking off Waker Avenue (behind Liquor Store/DiMattia properties)



Proposed Waker Avenue Parking (Source: Mott McDonald plan)

- Bond Ordinance 08-2013 approved for the original Mott MacDonald plan, which included item B (Parking off Lakeview Drive). Bond appropriated \$400,000 for the acquisition, legal, engineering and permit fees, and construction of a 60+ car parking lot at this site between Waker Avenue and Lakeview Drive. Committee recommends that initially parking be developed for the approximately 40 car parking area accessed from Waker Avenue.

Property purchased in December 2013 (\$110,000) for parking lot as part of the original streetscape project. Approximately additional \$66,000 has been spent for engineering and permitting costs.

- Current NJDEP Flood Hazard Line Verification approval expired November 21, 2017
- Current Flood Hazard Line Verification approval expires October 29, 2019
- Current Freehold Soil Conservation Erosion and Sediment Control permit expires June 15, 2018

- Two-way access to the parking area would be off Waker Avenue, near the Verizon building.
- Approximately 41 possible parking spaces + 3 handicap (6 spaces dedicated to Verizon) as shown on the Hatch Mott McDonald plan)
- Current walkway easement (between Cynthia Hair Salon and DeMauro building) is available for this lot but may not extend all the way back to proposed parking lot.
- Second walkway easement (between DeMauro building and DiMattia's) is very narrow. Would need further negotiations with local businesses
- Cost Estimate needed
 - Design by Landscape Architect
 - Lighting (sensitive to residents)
 - Streetscape and Shade Tree Landscaping
 - Gravel vs. Pavement vs. Porous/Permeable Surface vs. Pavers
 - Drainage Concerns
 - Snowplowing Concerns

B. Parking off Lakeview Drive

- Eleven possible parking spaces, gravel only (as shown on Mott MacDonald drawings)
- If built without the Waker Parking Lot development, public access one-way only from Lakeview Drive
 - Lower access – preferred
 - Upper access – not preferred
 - Could cross archeological gravesite
 - Requires land rights for easements, etc. from business/residential property owners
- Concerns about retaining wall limiting property owner access (13 S. Main)
- Bond Ordinance 08-2013 approved for original Hatch Mott MacDonald plan

C. Mill Parking Lot

- Currently, approximately 12 informal parking spaces on gravel
- Part of the lot is Borough owned, part of the lot is privately owned
- Possible expansion toward Heritage Park (into bamboo grove)
- Benefits:
 - The Mill building is a prime draw and anchor point of the business district
 - Remediation of invasive bamboo
 - Correction of creek bank erosion created by bridge construction

- Multiple concerns:
 - Part public/part private ownership
 - Most grant sources require clear public ownership for public access and parking
 - Drainage issues due to wetlands
 - Easement- no public access from Main Street down the driveway to the parking area
 - Requires bamboo removal
 - Possible wetland permit and flood hazard area delineation concerns
 - Green Acres land requires additional review/approval

Short Term Recommendations for Borough Owned Properties

A. Church Street Parking Lot



Church Street Parking Lot

- 26 spaces + 2 handicap, this is primarily used for the park, a dentist, and La Piazza restaurant
- Enhancements:
 - Better Drainage – frequent flooding at east end
 - As part of the Phase 2 Streetscape Project, improve lighting and add a sidewalk from lot to Church Street sidewalk (*part of phase 2 street-scape project*)
 - Gate between dentist office and the parking lot
 - Discuss with private property owner(s) a potential walkway from lot directly to South Main Street. Grant sources are generally unavailable for work on private properties.

B. Borough Annex Lot



Borough Annex Parking Lot

- 2 spaces with no handicap. Presently used by DPW.
- Expansion of 2 spaces:
 - In approximately one year, DPW will move.
 - Explore removal of storage shed and communication tower (2019)
 - Area really needs a clean up to be a better neighbor.

C. Lakeview Drive (south side near squash court)



Lakeview Drive (South Side) Parking Lot

- Currently, 7-8 parking spaces
- Current expansion of 2 spots is underway

D. Hamilton Street Potential Parking Lot



Hamilton Street (Ashby Memorial Park) Potential Parking Lot

- Mechanic & Hamilton Street Borough-owned property:
 - Could be used for residential and Sgt. George Ashby Memorial Park parking.
 - Would need rules/limitations on parking duration ala Pete Sensi Lot.
 - Possible estimate of 5 parking spaces.

E. Heritage Park Lot (Gordon Street)



Gordon Street (Heritage Park) Parking Lot

- 15 spaces + 5 handicap presently and paved, this is for park use and meeting the need for the park, but also occasionally used by parties at the banquet hall

- Needs signage at Church Street

F. Pearl Street Lot



Pearl Street Parking Lot

- 24 spaces + 1 handicap, presently paved and used mainly for residents
- Needs signage at Church Street and at entrance

G. Borough Hall Lot



Borough Hall Parking Lot

- 9 spaces + 1 handicap, parking open to public in the evenings, but occupied by Borough staff and police during the daytime and evening.
- Needs signage on Main Street

H. Pete Sensi Park Lot



Pete Sensi Park Parking Lot

- 9 spaces + 1 handicap, parking open to the public, for the park as well, rules/limitations on parking duration
- No updates needed

I. Angled Parking on North Main Street

- Either or both sides of street from Fulton Bank to Bakery
- Painted brackets on street along South Main

J. Painted brackets on street surface along South Main Street

- Would need to compare how many cars currently park vs. count of bracketed spots

Additional Parking Considerations

- Signage – (at each lot location) graphic; visible; historically appropriate. Sensitivity to sign pollution.
 - Short term - choose ready-made municipal parking signs
 - Long term - Historically appropriate signage has already been designed. Requires substantial funding and someone to manage the sourcing, fabrication and placement.
- Lighting – (at each lot location) purposeful, historically appropriate without negative impact on nearby residents

- Parking map system –
 - Business District map sign or kiosk – located at each Borough lot
 - Printed Parking maps at business locations
 - Parking map on Borough webpage
- Micro Parking Possibilities/Collaborative joint venture with Borough
 - Work with property owners to enhance their own parking areas behind Main Street business
 - Examples:
 - Behind Bruno's to Heavenly Haven's Creamery
 - Post Office garage – perhaps remove garage and provide rentable spaces like Library does.
- Friendly encouragement of business district residents and business owners to park off street

Overnight parking – use of parking permits. Nominal fee. Not to generate revenue but to identify who is parking there.

XI RECYCLING PLAN ¹

The New Jersey Solid Waste Management Act became effective on July 29, 1977. In 1987 the Legislature adopted the New Jersey Statewide Mandatory Source Separation Recycling Act, which was amended by the New Jersey Recycling Enhancement Act (P.L. 2007, Chapter 311 effective January 13, 2008). The Mandatory Source Separation Recycling Act required that municipal master plans include a Recycling Plan Element to incorporate State recycling goals for solid waste. Moreover, it required that municipal development regulations controlling site plan and subdivision approval include provisions for recycling areas to ensure conformity with a Municipal Recycling Ordinance.

The Monmouth County District Solid Waste Management Plan, first adopted in 1979, was amended in February 2009 to incorporate the amended Recycling Enhancement Act regulations. The County Solid Waste Management Plan serves as an inventory, appraisal and policy document for guiding waste management activities within the County.

The Allentown Borough recycling program predates the Source Separation Recycling Act of 1987. Prior to the adoption of the Act, the Borough promoted a voluntary program established through the Allentown Borough Council. In compliance with the State law, the Borough has had an on-going mandatory recycling ordinance and recycling program since October 1987 per State regulations.

This element of the Master Plan describes the existing recycling activities of the Borough and is designed to assure that future development will accommodate the recycling of solid waste. The Borough Recycling Plan Element complies with both the amended State regulations as well as the Monmouth County District Solid Waste Management Plan.

RECYCLING REGULATIONS

Title 13:1 E-99.16 of the New Jersey Statutes requires each municipality to establish a municipal recycling program in accordance with the following requirements:

1. Designate one or more persons as the “municipal certified recycling coordinator” by January 13, 2012. Municipal Recycling Coordinator means a person who shall have completed the requirements of a course of instruction in various aspects of recycling program management, as determined and administered by the Department of Environmental Protection.
2. Provide for a collection system for the recycling of the recyclable materials designated in the district recycling plan.

¹ The Recycling Plan was prepared by Thomas Planning Associates, LLC, and adopted by the Planning Board September 13, 2010.

3. Develop and adopt a Recycling Ordinance, including appropriate regulations in Development Regulations.
4. Prepare a “Recycling Plan Element” as part of its Master Plan.
5. Provide information on recycling requirements to its local residents, businesses and institutions at least once every six months
6. Submit a recycling tonnage report to the New Jersey Office of Recycling on or before July 1 of each year in accordance with the rules and regulations adopted by the Department of Environmental Protection.

Section 40:55D-28(12) of the Municipal Land Use Law provides for inclusion of a Recycling Plan as an optional element of a municipal Master Plan. The Municipal Land Use Law states the following:

“A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, dispositions and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet of more of land.”

BOROUGH RECYCLING PROGRAM

Allentown Borough has maintained a long standing recycling program. It began as a voluntary program in cooperation with the Department of Public Works with the recycling of newspapers.

On October 1, 1987, the Borough required that all occupants of residential properties separate glass bottles and jars, leaves, aluminum cans and newspapers for recycling. At that time newspapers, glass and aluminum were collected weekly by the Borough up until May, 2010. Also at that time leaves and grass clippings were collected separately.

Since April 1, 1988, all occupants of non-residential properties have been required to separate glass, aluminum and bi-metal cans; corrugated cardboard, white high-grade paper and leaves and grass clippings for recycling. Construction, demolition and land clearing debris as well as leaves and grass clippings were added to the list of items to be recycled from both residential and business properties as of October 1, 1988.

Effective June 1, 2010 the Borough instituted a “single-stream” recycling process, which provides for the placement of all recyclable bottles, cans and paper products into one container for collection and processing. The use of single-stream recycling in the Borough is a way to

improve recycling performance, increase the amount of recyclables and provide potential long-term cost savings, overall convenience and benefits for Borough residents and small businesses.

The ordinance requirements of the Borough's Mandatory Recycling Program are provided in Chapter XVI, Solid Waste Management Recycling, of the Code of the Borough. Section 17-1 contains provisions for the collection of garbage, rubbish and refuse while Section 17-2 contains the mandatory requirements for the separation and collection of recyclable materials in order to assure that all future development is designed to accommodate the recycling of solid waste.

The current Borough recycling program is consistent with the list of mandated recyclables as specified in the Monmouth County District Solid Waste Management Plan. The Borough provides curbside pickup of designated recyclables through a contracted recycling hauler. Other recyclable items are required to be dropped off at a designated recycling center or facility as follows:

Curbside Pick-Up

Single-stream curbside pick-up includes the following designated items to be placed loosely in a single container:

- **Bottles and Cans** – including aluminum cans, tin and bi-metal cans, glass bottles and jars, and plastic “pourable containers” including High-Density Polyethylene (HDPE) and Polyethylene Terephthalate (PETE) plastic containers. HDPE containers are usually milky semi-clear plastic or solid opaque containers utilized for detergents, shampoos, milk and similar type products while PETE are clear plastic containers utilized for soft drinks, water, sports drinks, personal care and cleaning products, edible oils and condiments. PETE and HDPE plastic bottles are usually identified on the bottom in accordance with classifications by the plastic industry of the type of plastic utilized to make the bottle or container. All containers are to be completely empty.
- **Newspapers** - Newspapers and any inserts that come with the paper. Newspaper used for pet waste or household projects is not acceptable.
- **Corrugated Cardboard** – Includes waffle sections between layers. Food contaminated cardboard including pizza boxes or waxed cardboard is not acceptable. Boxes should be folded down to no larger than “30” x “30” x “6.”
- **Mixed Paper** – Includes letterhead, colored and white paper, junk mail, soft cover books, chipboard (cereal boxes), hardcover books if the hardcover and binder are removed. Food wrappers, paper cups or plates or any other product used for food or personal hygiene is not acceptable.
- **Automotive and Household Batteries** – Including household batteries (AAA, AA, C, D, 9 Volt)



Other recyclable items, which are also placed curbside, are collected at designated times during the year:

- **Leaves and Small Brush** – Leaves and small brush including limbs no greater than three (3) inches in diameter.
- **“White Goods”** – White goods are large metal appliances or large metal objects, such as washers, dryers, air conditioners, refrigerators, dish washers, water heaters, large dehumidifiers, cast iron sinks and tubs. Residents are required to contact the Borough and pay a fee for the pick-up of white goods at curb-side.

Grass clippings are not collected as part of curbside pick-up. The Borough has instituted a “cut it and leave it” requirement for grass clippings.

DESIGNATED RECYCLING CENTER OR FACILITY

The following items are to be dropped off at a designated recycling drop-off center as specified by Monmouth County recycling:

- **Motor Oil** – To be recycled in accordance with State regulations (N.J.S.A. 14A3-1 1). Service stations, retailers and motor vehicle re-inspection stations with used oil holding tanks can accept up to five (5) gallons at a time from individuals
- **Bulk Recyclables** – Including tree parts, stumps, concrete and asphalt and scrap metals
- **Computers and Related Electronics Hardware** - In accordance with the “New Jersey Electronic Waste Management Act” computers, computer monitors and related electronics hardware, including analog or digital televisions

RECYCLING RULES NOTIFICATION

The Borough publicizes its recycling program and notifies residents, businesses and institutions of its requirements. The details of the recycling program including acceptable items, unacceptable items and pick-up times are published in the Borough’s Annual Newsletter, and are also publicized in special advertising sections and on recycling flyers distributed to public places throughout the Borough.

SMALL BUSINESSES AND INSTITUTIONS

Due to the small geographic size of the Borough, small businesses and institutions are part of the curb-side recycling program and do not require a separate recycling drop-off center in the Borough. Larger businesses and multi-family developments have contracted haulers for recyclables.

NEW RESIDENTIAL AND NON-RESIDENTIAL STORAGE OF RECYCLABLE MATERIALS

Chapter XVII, Solid Waste Management, Section 17-2.10 of the Borough Code provides regulations for the storage of recyclable materials for new residential and non-residential development. Per State Law all new residential developments of 50 or more single family units and three (3) or more multifamily units are required to provide storage of recyclable materials. Non-residential developments containing a floor area of 1,000 square feet or more are also required to provide storage of recyclable materials.

All new residential and non-residential developments are required to provide the Borough with a Recycling Plan, which is to include a detailed analysis of the expected composition and amount of solid waste and recyclables generated at the proposed site. The applicant is required to provide a convenient storage area to accommodate recyclable materials as determined by the certified Municipal Recycling Coordinator. Also, prior to issuance of a Certificate of Occupancy by the Borough the owner of the new residential or non-residential site must supply a copy of an executed contract with a hauling company for the purposes of solid waste and recyclable collection.

DEBRIS MANAGEMENT PLAN

All applications for construction or demolition permits for any property within the Borough of Allentown are required to provide a Debris Management Plan for hauling solid wastes and recyclables generated at the site in accordance with Chapter XVII, Solid Waste Management, §17-2.12 of the Borough Code.

RECYCLING GUIDELINES

The following recycling guidelines are to assist Borough officials, including the Planning Board, for review of site plan and subdivision applications.

Single Family Homes – Space should be allowed in the kitchen, laundry room, basement or the garage for storage of recyclables. Approximately 3 square feet of floor area will adequately hold a week's accumulation of recyclables. Additional space is required if biweekly or monthly collection is anticipated.

Condominium/Townhouse/or Multifamily – Each individual unit should be designed to accommodate a week's accumulation of paper, glass and metals. This may be accomplished by allowing space under the sink area or closet for a three tier stacking unit or five gallon buckets. This would occupy approximately 3 square feet of floor area and would allow residents a convenient area for storing recyclables.

For multi-family unit complexes where curbside collection is not anticipated, a central location within the complex should be provided so that residents can drop off their source

separated recyclables for storage until collection occurs. The recyclable drop-off location should be near the refuse receptacle units or in a common area of the complex. These storage areas should be easily accessible for the residents of the building to drop-off their materials. A space provided on each floor, for example, will produce the highest participation rates. The recycling bins should be clearly labeled and should be designed in compliance with applicable fire and building codes.

Commercial / Industrial - Developers of commercial or industrial establishments must have a plan for recycling materials as stated in the Recycling Ordinance. Sizing for recycling storage areas are dependent on several factors such as the number of workers on-site, the type of waste the facility will produce (i.e. paper from office facilities or food waste from restaurants) and frequency of pick-up. As stated in the Ordinance the applicant should provide a detailed analysis of the expected composition and amount of solid waste and recyclables generated at the proposed development site to be reviewed by the Recycling Coordinator. Indoor or outdoor storage areas and pickup of solid waste is to be approved by the Borough Engineer.

CERTIFIED RECYCLING COORDINATOR

The position of Borough Recycling Coordinator is authorized pursuant to Chapter XVII, Solid Waste Management, §17-2.6 of the Borough Code. The New Jersey Recycling Enhancement Act requires that the Recycling Coordinator must be trained and certified as a “Certified Recycling Professional” (CRP).

The Recycling Coordinator has the authority to promulgate rules and regulations as to the manner, days and times for the collection, sorting, transportation, sale and marketing of recyclables. Such rules are subject to approval by the Borough Council.

Additional responsibilities of the Borough Recycling Coordinator include: keeping records of the amount and type of recycling generated in the Borough and filing required recycling reports to both the NJDEP and the County; reviewing the performance of schools and municipal agencies; conducting periodic review of local residential and business recycling practices; reviewing and providing recommendation on subdivision and site plan submittals and demolition plans for appropriate solid waste and recycling provisions; and preparing reports as needed for the Borough Council on the implementation and enforcement of the provisions of the ordinance.

VIOLATIONS

The Borough enforces its recycling program through the joint efforts of the Certified Recycling Coordinator, the Monmouth County Health Department Solid Waste Enforcement Team (SWET), the Borough Clerk and the Borough Police Department. Violators are subject to warnings, fines and court actions pursuant to Chapter 1, Section 1-5 of the Borough Code. Specific provisions for violations pertaining to the mandatory program for the separation and collection of recyclable materials are subject to a fine of not less than \$250 nor more than \$1,000 for each offense. Each and every day in which a violation exists shall constitute a separate offense.

ADDITIONAL RECYCLING INFORMATION

Further information about solid waste management and the recycling programs in Monmouth County, including access to the Monmouth County Solid Waste District Master Plan and a list of additional recycling sites in Monmouth County is located on the Monmouth County Planning Board website: **<http://www.visitmonmouth.com/page.aspx?ID=2973>**

XII STORMWATER MANAGEMENT PLAN ¹

INTRODUCTION

The Borough of Allentown has prepared this Municipal Stormwater Management Plan (MSWMP) to address development impacts and existing land use impacts on stormwater related water quality, groundwater recharge and water quantity. The creation and implementation of the MSWMP is required by the Municipal Stormwater Regulations established in N.J.A.C. 7:14A-25. The MSWMP has been prepared in accordance with the requirements of N.J.A.C. 7:8 Stormwater Management Rules.

The Borough of Allentown through Land Development Ordinances will incorporate design standards and maintenance responsibilities for new major development defined as projects that disturb one (1) or more acre of land, to address groundwater recharge, stormwater quality and stormwater quantity impacts. The design and performance standards for new development will preserve water quality and groundwater recharge from stormwater runoff that maintain existing aquifers and protect receiving watercourses and bodies of water. The stormwater quantity design standards incorporated by the Borough will help maintain normal downstream water levels and preserve critical storage volume within the downstream floodplains. The long term maintenance and operation of future stormwater management facilities will be addressed in the Land Development Ordinance of the Borough of Allentown and enforced by the Borough Planning Board and the Borough Zoning and Code Enforcement Officials.

The MSWMP or Plan describes operation and maintenance measures for existing stormwater management facilities owned and operated by the Borough of Allentown, including the retrofitting of existing inlets to address nonpoint source pollution.

The Plan will be completed with the implementation of mitigation measures for granting of variances, exemptions and/or waivers for design and performance standards for stormwater measures in the Land Development Ordinance of the Borough of Allentown.

The following is a list of goals to be obtained through the adoption and implementation of the MSWMP:

- Reduce the potential for flood damage to life and property;
- Minimize, to the extent practical, the increase in stormwater runoff volume from any new development;

¹ The Allentown Stormwater Management Plan was prepared May, 2006 by Eric C. Betz, P.E., BCEE, CME of Hatch Mott MacDonald, and adopted November 6, 2006 by the Planning Board. The Stormwater Management Plan was reformatted for inclusion into the 2018 Master Plan.

- Reduce soil erosion and sedimentation of watercourses from any development or construction project;
- Investigate and determine the adequacy of existing and proposed culverts and bridges and other in-stream structures;
- Maintain groundwater recharge;
- Prevent, to the extent feasible, an increase in nonpoint source pollution;
- Maintain the integrity of stream channels for their biological functions, as well as for drainage;
- Protect public safety in regards to proper design and operation of stormwater basins; and to Reduce/minimize pollutants in stormwater runoff from new and existing development runoff to restore, enhance and maintain the chemical, physical and biological integrity of the waters of the region, to protect public health, to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational and other uses of water.

The goals of the Plan will be implemented through design and performance standards for new development, retrofitting existing stormwater management measures and establishing operational and maintenance standards for existing development. The Plan will also establish long-term monitoring procedures for quality control and quality assurance of new and existing stormwater management facilities. Standards for stormwater basins will be described in the MSWMP for the wellbeing and safety of the general public.

STORMWATER DISCUSSION

The hydrologic cycle is the circulation of water at or near the surface of the earth involving precipitation, evaporation, transpiration, infiltration, runoff, groundwater flow, subsurface flow, stream flow and lake or ocean storage. The development of land within a watershed or basin directly affects and disturbs the balance of the natural hydrologic cycle. A watershed or basin is a region defined by topography or ridgelines that separate drainage of stormwater to specific watercourses and bodies of water.

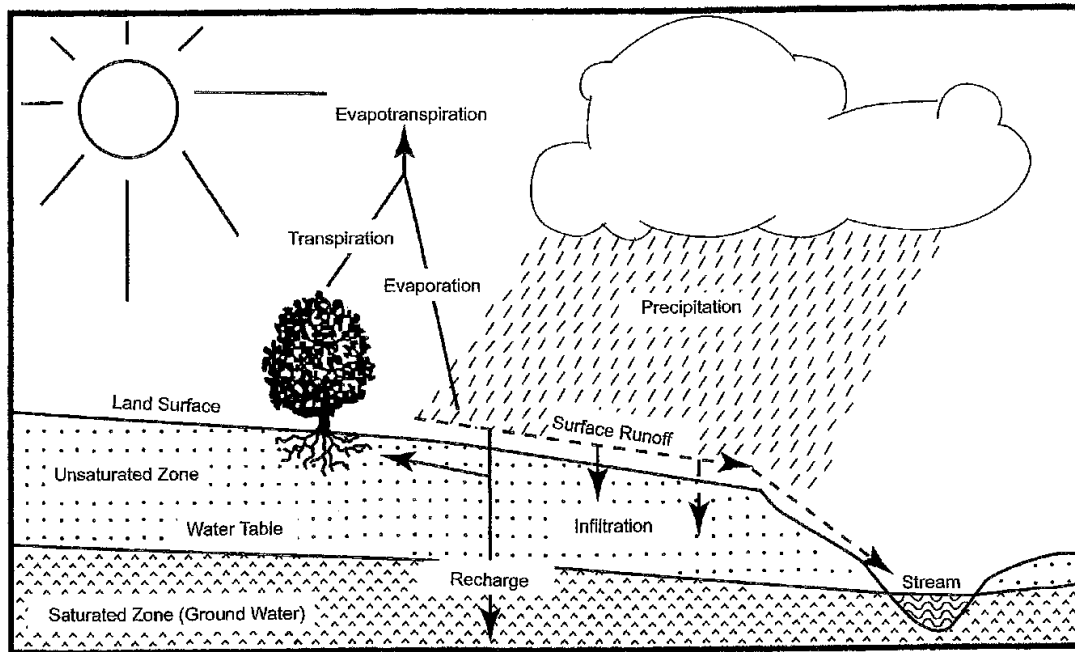
As with the natural hydrologic cycle, moisture enters the atmosphere from water evaporation from runoff, oceans, lakes and watercourses including streams, brooks, rivers, runs, etc. Moisture also enters the atmosphere through transpiration from plants and the combination of the two methods is called evapotranspiration. The moisture returns to earth as precipitation in the form of rain, snow, sleet, hail, frost and dew. The hydrologic cycle continues with the runoff of precipitation into bodies of surface water and the infiltration of precipitation into groundwater. The runoff will feed tributaries of lakes and oceans with natural depressions holding water long enough to infiltrate or recharge the earth's aquifers. Stormwater will also reach watercourses through precipitation seepage of the upper layers of soil above the groundwater table. The

movement of storm seepage is also known as subsurface flow. Groundwater flow is the movement of groundwater within an aquifer to channels or watercourses. Groundwater flow takes a considerable amount of time before the water enters a channel or watercourse, but groundwater flow is the major dry-weather water supply for watercourses. This groundwater flow generates the base flow for watercourses. Disruption to water body base flows can result in major negative impacts on biota habitats and wetlands. Plants have root zones where the plants are fed to promote transpiration. The movement of stormwater through groundwater flow, subsurface flow and runoff supplies water bodies, and with evapotranspiration, the hydrologic cycle continues.

With development of impervious surfaces, including building roofs, parking lots, roads, sidewalks and driveways, the hydrologic cycle is interrupted with the depletion of groundwater recharge and increased stormwater runoff. The plant vegetation is destroyed during development for impervious surfaces and lawn areas thus reducing evapotranspiration. Typically, new development will consist of a connected system of impervious stormwater conveyance from roof and parking lots to curb gutter lines into solid wall piping that discharges directly to surface water. Without a separation of the impervious surfaces, the precipitation cannot infiltrate the groundwater supply. The increased volume of precipitation discharged to surface water bodies results in a loss of downstream flood storage volume and increases the potential of property damage and loss of human life in the event of a flood. The connected impervious surfaces from development will create an increase in the flow rate of stormwater due to generally smoother ground surfaces with a reduction in friction creating an increase in velocity. With an increase in stormwater flow rate and velocity, water quality for lakes, streams and ponds are affected by turbidity, soil erosion and sedimentation. Sedimentation of watercourses and water bodies destroy natural habits for biota existing in the riparian corridors. An increase in pathogens and nutrients, including nitrogen and phosphorous, resulting in a decrease in water quality can be contributed to fertilization of lawn areas and an increase in animal waste conveyed to receiving waters by the additional stormwater runoff. The adjacent wetlands and potable water supplies are impacted by the reduced water quality. Vital habits for fauna and flora are depleted causing an imbalance in the natural ecosystem. The fiscal cost for the treatment of water for potable water supply for the local communities will have a direct financial impact on the local residents.

The increased impervious coverage from land development can lead to an increase in pollutants from vehicles, including oils, gas, volatile organic compounds (VOCs), suspended solids and hydrocarbons that do not filter through vegetated cover but are conveyed directly to water bodies. Detention basins installed to increase water quality and decrease stormwater flow rates could create additional problems with a thermal increase in water temperature and potential mosquito breeding environments.

Figure XII-1
Groundwater Recharge in the Hydrologic Cycle



BACKGROUND

The Borough of Allentown is located in western most section of Monmouth and is surrounded by Upper Freehold Township to the east, west and south, and Robbinsville Township in Mercer County to the north. Within the Borough three County road systems intersect, which include: Routes 524, 526 and 539. In addition, the Borough is located less than one mile from Interchanges 7 and 8 for Interstate Route 195. The Borough is in a predominantly agricultural area located on the outskirts of the Trenton commuter corridor in central New Jersey. Allentown contains approximately 0.60 square miles of land within the Borough boundary as shown in Figure 1, located in the appendix. The total population of the Borough of Allentown was 1,828 residents in 1990 and 1,882 residents in 2000 (U.S. Census Bureau), which represents a net increase of 3.0%, the lowest rate experienced since 1930, which implies that the population has stabilized.

The Borough is comprised of various zoning districts consisting of mix uses of multi-family, single family residential and business districts. Borough officials are making a concerted effort to preserve the historic nature of the Borough while also preserving the open space within and around the Borough with regional assistance. Allentown Borough is basically built-out with very limited land available for development. In addition, the Borough continues to experience impacts from development within the surrounding municipalities of Hamilton, Robbinsville and Upper Freehold Townships. As a result of the expanded growth within the surrounding municipalities, the Borough is very concerned with increased traffic through the Borough; impacts on the

environment and wildlife habit; preservation of open space; preservation of water quality in its waterways; preservation of historic and rural character of the Borough.

In an effort to maintain the existing character, manage the new growth and protect the environment, the Borough was designated as a Rural Planning Area, allowing Allentown to be designated as a Village Center by the New Jersey State Planning Commission.

The Borough of Allentown's Master Plan reevaluation contains information and policies to guide future development and is the basis for the Municipal Zoning and Land Use Ordinances. The major planning objectives and concerns are as follows:

- Preserve small town historic character; ~ Avoid undo fiscal burdens;
- Preserve land for open space;
- Regenerate commercial viability along the historic Main Street (CR 524/539) corridor;
- Create and maintain a residential land use mix;
- Provide accessibility to available open space;
- Reduce traffic congestion throughout the Borough and primarily in the Village Center area;
- Maintain the water quality and protect the environment along the Borough waterways.

The Borough of Allentown lies within the "Lower Delaware Watershed Management Region", which contains four (4) watershed management areas (WMA 17 to 20). Allentown Borough lies within WMA 20, which contains the Assunpink, Crosswicks and Doctors Creek Watersheds. The major watercourses and water bodies draining the Borough are Doctors Creek, Indian Run and a branch of Doctors Creek. Doctors Creek and Indian Run (a tributary of the Doctors Creek) are classified as- FW2-NT waterways, which means they are category two (2), non-trout producing waterways. Doctors Creek bisects the Borough, while Indian Run is located on the border of Robbinsville Township and the Borough of Allentown. Also a lake just upstream of the Old Mill, known as Connies Millpond (a.k.a. Allentown Lake) on Doctors Creek is one of the oldest man-made lakes in the United States and is a State wildlife sanctuary. Connies Millpond was the subject of an intensive Lake Survey in 1978. Water Quality sampling data revealed accelerated eutrophication. A Lake Restoration Program was recommended and implemented to reduce nutrient input to the lake and increase the depth of the lake to maximize potential recreational benefits. The lake restoration project was completed in 1985, but unfortunately, sedimentation of the lake continues following major storm events.

Concerned Borough officials feel the need to establish a publicly owned stream corridor buffer upstream of the lake within Upper Freehold Township. These buffers would provide protection of lake from sedimentation and establish a "Greenbelt Area" for recreational trails and a migration of wildlife through the area. Another major body of water in the Borough, is the Indian Run Reservoir located upstream of the Borough Church Street Water Treatment Plant located on Church Street (CR526). Both Allentown Lake and the Indian Run Reservoir contain dams and spillways, which were classified as "unsafe" under the Dam Safety Law in 2006 and determined by the Army Corps of Engineers to be a high hazard dams. [The Allentown Lake Dam was replaced in conjunction with the U-12 Bridge over Doctors Creek on CR-524 in 2012.]

Monmouth County replaced the Mill Bridge No. U-12 on Main Street (CR 524 / 539) and the Allentown Lake Dam under a project that was completed in 2008. At this time there are no current plans to reconstruct the Indian Run dam and spillway along Church Street (CR 526).

Concerns have been raised regarding potential flooding associated with development upstream of the Borough. The flooding has the potential to compromise the operation of the Borough water and wastewater treatment plants. The flood in July 1989 rendered the water treatment plant inoperable for 4-6 weeks; however, the Borough was able to import water from Robbinsville Township during this emergency. The Borough now has an emergency interconnection in place with Aqua New Jersey Water Company in the event that the Borough water treatment plant is out-of-service due to flood damage; however, the damage to the infrastructure remains a concern.

The New Jersey Department of Environmental Protection has established the Ambient Biomonitoring Network (AMNET) program to sample benthic macroinvertebrates to evaluate the water quality of New Jersey's watersheds. The benthic macroinvertebrates provide the NJDEP with an excellent indication of water quality for assessing both point and non-point sources of pollution, thermal pollution, dissolved oxygen levels, eutrophication and excessive sedimentation. Benthic macroinvertebrates are typically found in abundance in all water bodies. There are over 800 AMNET sample sites or stations in New Jersey with 197 AMNET stations in the Lower Delaware Region (Upper Tidal Portion) and 31 AMNET sites in WMA 20. Initiated in 1995-1996 and re-sampled in 2000-2001, samples are obtained every five years from the AMNET sites by the NJDEP Bureau of Freshwater and Biological Monitoring. The streams with AMNET sampling stations are ranked as non-impaired, moderately impaired, or severely impaired and the AMNET data is used to generate a New Jersey Impairment Score (NTIS). The following are definitions AMNET classifications:

Non-Impaired: benthic community comparable to other undisturbed streams within the region; characterized by a maximum taxa richness, balanced taxa groups, and good representation of intolerant individuals. (NJ Impairment Score: 30-24)

Moderately Impaired: macro invertebrate richness reduced, in particular EPT taxa; reduced community balance and numbers of intolerant taxa. (NJ Impairment Score: 21-9)

Severely Impaired: benthic community dramatically different from those in less impaired situations; macro invertebrates dominated by a few taxa, but with many individuals; only tolerant individuals present. (NJ Impairment Score: 0-6)

Watershed Management Area 20

2001 Bioassessment Results

(31 total sites)

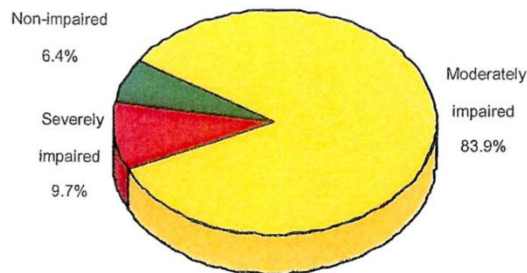


Figure XII-2

Watershed Management Area 20

1996 Bioassessment Results

(24 total sites)

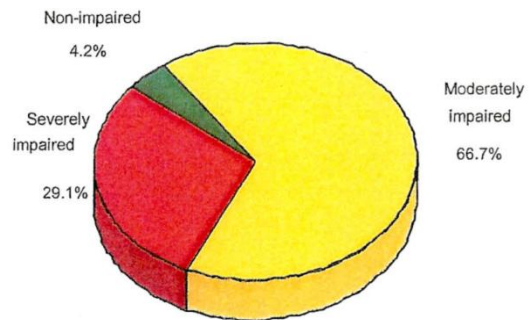


Figure XII-3

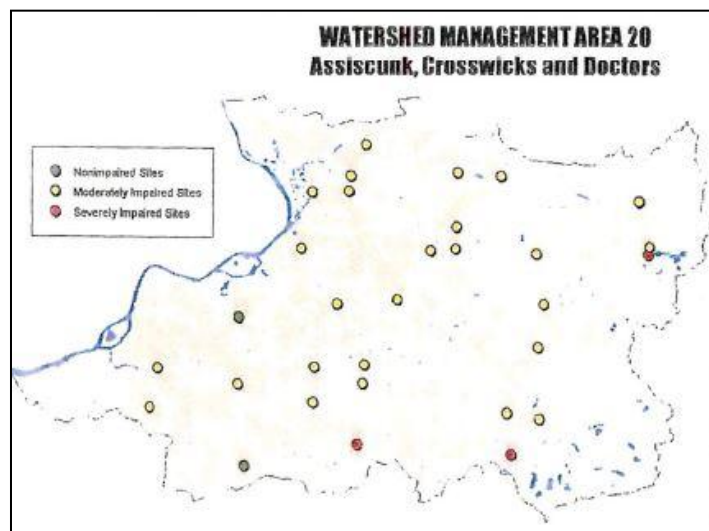


Figure XII-4

Watershed Management Area 20 includes a total of 31 AMNET sites in the Assunpink, Crosswicks and Doctors Creek watersheds (see Figures 2 and 3 in the appendix). Figure XII-2 above shows the site rating summaries from 2001 with the following results: 6.4% (2 sites) non-impaired, 83.9% (26 sites) moderately impaired and 9.7% (3 sites) severely impaired. WMA 20 was initially sampled as part of the first upper Delaware AMNET survey. Figure XII-3 above depicts the results of 24 of the same sites sampled during the earlier survey in 1996. Comparing the current results to the earlier results, a significant improvement is evident at six of the sites and a decline was evident at two sites. The ratings of the other sites remained the same. The trend for both NJIS and habitat scores is relatively constant, at suboptimal and moderately impaired levels, respectively, as shown in Figure XII-4. Abnormalities were found to be significant at two sites (one each on Back Creek and South Run, tributaries to upper and lower

Crosswicks Creek, respectively), while five (5) additional sites exhibited lower numbers of abnormalities in chironomid larvae and other invertebrate families. Figure XII-5 on the following page presents a synopsis of AMNET data for WMA 20. AMNET site locations and Bioassessment ratings within WMA 20 are shown in Figure XII-4 above.

Figure XII-5
WATERSHED MANAGEMENT AREA # 20 Combined Results

NJIS Rating	1995 / 1996		2000 / 2001		Habitat Assessment	2000 / 2001	
Non-Impaired	1	4.2%	2	6.4%	Optimal	1	3.2%
Moderate	16	66.7%	26	83.9%	Suboptimal	27	87.1%
Severe	7	29.1%	3	9.7%	Marginal	3	9.7%
					Poor	---	---
Total Sites	24		31			31	

Figure XII-6 and Figure XII-7 below depict the results of Ambient Biomonitoring Network surveys for AMNET stations ANO 128, Negro Run, in Upper Freehold Township and ANO 129, Doctors Creek, at Breza Road within the Borough of Allentown.

Figure XII-6
NEGRO RUN, Ambient Biomonitoring Network Station, AN0128

1995/1996		2000/2001	
AMNET Classification	NJIS Rating	AMNET Classification	NJIS Rating
Moderate Impaired	15	Moderately Impaired	15

Figure XII-7
DOCTORS CREEK, Ambient Biomonitoring Network Station AN0129

1995/1996		2000/2001	
AMNET Classification	NJIS Rating	AMNET Classification	NJIS Rating
Moderate Impaired	18	Moderately Impaired	15

Comparing the 2000 / 2001 results to the 1995 / 1996 results, the two water bodies remained in the same AMNET Classification. Negro Run results remained the same, while Doctors Creek, the NJIS Rating went down to 15 in 2000 / 2001 from 18 in 1995 / 1996 as indicated in Figure XII-7. Both water bodies and their tributaries are moderately impaired. The Taxonomic and Statistical Data, NJIS Scores, which includes those biometric results that are applied to the NJIS rating, Habitat Assessment Scores and Observations, for both Negro Run and Doctors Creek can be found in the Appendix.

In addition to the AMNET data, the NJDEP and other regulatory agencies collect water quality chemical data on the streams within the State. At AMNET site ANO 128 in Upper Freehold on Doctors Creek the fecal coliform, pH and total suspended solids are monitored quarterly and ammonia and total phosphorus are monitored semi-annually by NJDEP. Water quality data collected between February 1998 and December 2001 monitoring period indicated that there is generally an elevated nutrient concentration, especially phosphorus. There is also a periodically elevated fecal coliform count. The pH is within the optional range for aquatic life, and the total suspended solids (TSS) are consistently low, with values well below the standard of 25. It is important to note that the contaminants mentioned are from non-point sources (run-off) and are not from the Allentown Wastewater Treatment Plant, which discharges its effluent into the Doctors Creek, since the WWTP has consistently met its permitted effluent requirements.

In an effort to preserve the water quality of the water bodies within the Borough and the Crosswicks Creek Watershed, surrounding municipalities and counties developed the Crosswicks Creek / Doctors Creek Watershed Greenway Plan. The plan resulted from the efforts of the Crosswicks Creek / Doctors Creek Regional Greenway Planning Group, which consists of representatives from Allentown Borough, Hamilton Township, Upper Freehold Township, Robbinsville Township, Millstone Township and Plumsted Township. Also the Borough of Allentown through the adoption of an Open Space and Recreation Plan and together with the Greenway Plan have established riparian buffer zones, which link the open space and buffer zones of the Borough water bodies to create a linear park system. Three of the public park systems Heritage Park, Lakeview Park and Peter Sensi Park have protected areas along the stream corridors and the Conines Millpond lake frontage.

The riparian buffer zone established by the Greenway Plan will provide a pervious surface for groundwater recharge, particularly during dormant or non-growing seasons. In addition, vegetation buffers help filter stormwater runoff and provide locations for runoff from impervious areas to re-infiltrate.

Groundwater recharge replenishes the aquifers and potable water supplies. The groundwater recharge areas in the Borough of Allentown are reflected on Figure 3 in the Appendix. Wellhead protection areas for the conservation of potable public water supply, as shown on Figure 4 in the appendix, have been included as part of the Municipal Stormwater Management Plan.

DESIGN AND PERFORMANCE STANDARDS

The Borough of Allentown is in the process of adopting amended stormwater design and performance standards in accordance with the Stormwater Management Rules, N.J.A.C. 7:8-5 and Residential Site Improvement Standards, Subsection N.J.A.C. 5:21-7 entitled "Stormwater Management." The current Land Development Ordinance of the Borough of Allentown is being amended to address stormwater quantity, water quality and basin facility safety. The Borough is also amending the current stormwater design and performance standards to address groundwater recharge, maintenance of stormwater measures and implementation of Non-Structural Best Management Practices in accordance with the NJ Stormwater Best Management Practices

Manual. The stormwater facility maintenance standards will be in accordance with N.J.A.C. 7:8-5.8 and the Borough's amended stormwater standards for basin safety will comply with N.J.A.C. 7:8-6.

Currently, and in the future, inspectors from the Borough Engineer's office will observe construction activities by land developers to ensure compliance with the Borough of Allentown Planning Board approved plans, which have been reviewed and approved by the Borough Engineer's office for compliance with the Borough standards.

PLAN CONSISTENCY

The Borough is not within a Regional Stormwater Management Planning Area and no TMDLs have been developed for waters within the Borough; therefore this plan does not need to be consistent with regional stormwater management plans (RSWMPs) or TMDLs. If any RSWMPs or TMDLs are developed in the future, this Municipal Stormwater Management Plan will be amended to be consistent with the Regional Stormwater Plans.

The Municipal Stormwater Management Plan is consistent with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21. The municipality will utilize the most current update of the RSIS in the stormwater management review of residential areas. The adopted Municipal Stormwater Management Plan will also be amended to be consistent with any future updates to the RSIS.

The surrounding municipalities and counties have formed the Crosswicks/Doctors Creek Regional Greenway Planning Group, which consists of representatives from Allentown Borough and surrounding Municipalities. The primary objectives of the Greenway Planning Group are: To protect the water quality of water bodies and historic vistas and sites and to develop a system of trails within the surrounding municipalities. The Greenway Plan has established riparian buffer zones, which link the open space and buffer zones of the Borough water bodies to create a linear park system, known as Heritage Park. The Borough will continue to protect and monitor the stream corridors within the Borough boundaries to re-establish buffers, which filter stormwater runoff prior to discharge into the adjoining streams.

The Borough's revised Stormwater Management Ordinance requires all new development and redevelopment plans to comply with New Jersey's Soil Erosion and Sediment Control Standards. During construction, Borough inspectors will observe on-site soil erosion and sediment control measures and report any inconsistencies to the Freehold Soil Conservation District.

NONSTRUCTURAL STORMWATER MANAGEMENT STRATEGIES

The current Land Development Ordinance of the Borough of Allentown has been reviewed and amended to incorporate nonstructural stormwater management strategies for future development impact remediation. The implementation of nonstructural stormwater management measures will contribute to Low Impact Development (LID) resulting in the treatment of development impacts

closer to the source rather than at a collective location near the on-site discharge point. The treatment of stormwater runoff with Low Impact Development will reduce the overall impact from land development, assist in controlling an increase in water quantity, increase water quality and promote the recharge of groundwater aquifers.

LID not only emphasizes the use of nonstructural stormwater management strategies, but LID protects the subject site's resources through sound site planning to preserve important on-site resources, disconnect impervious surfaces, flatten proposed slopes, utilize natural vegetation for landscaping, reduce the amount of turf grass coverage and maintain natural drainage features and characteristics. Sound site planning with nonstructural measures for land development is referred to as nonstructural LID-BMPs. The following is a list of non-structural LID-BMPs:

- a. Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;
- b. Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces;
- c. Maximize the protection of natural drainage features and vegetation;
- d. Minimize the decrease in the pre-construction "time of concentration";
- e. Minimize land disturbance including clearing and grading;
- f. Minimize soil compaction;
- g. Provide low maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns that require fertilizers and pesticides;
- h. Provide vegetated open-channel conveyance system discharge into and through stable vegetated areas;
- i. Provide preventative source controls.

As a summary of the above listed nonstructural LID-EMP, four (4) categories can be grouped as follows: 1. Vegetation and Landscaping; 2. Minimization of Site Disturbance; 3. Impervious Coverage Management; and 4. Pre-development Time of Concentration Preservation.

1. Vegetation and Landscaping

Preservation of Natural Areas. With the preservation of existing site vegetation, the stormwater runoff quantity and peak flow rates can be reduced through infiltration, surface storage, an increase in the time of concentration and evapotranspiration. The vegetated areas can promote groundwater recharge through infiltration, and on-site stormwater runoff filtering across existing vegetation will improve water quality with the removal of total suspended solids and pollutants, including hydrocarbons, heavy metals and nutrients. The

mechanisms for pollutant removal include sedimentation, filtration, absorption, infiltration, biological uptake and micro bacterial activity.

The preservation of existing vegetation and the implementation of proposed natural local vegetation can significantly reduce the impacts of land development on downstream receiving water bodies. As previously stated, the pervious vegetated areas can reduce runoff volumes and peak flow rates through infiltration, surface storage, evapotranspiration and increasing the stormwater flow path resulting in an increased time of concentration and reduced rainfall intensity.

Existing vegetated areas with areas of great importance (Le. riparian corridors, floodplains, well head recharge areas, old growth woodlands, etc.) should be incorporated into land development planning and preserved within conservation easements and / or deed restrictions for future preservation and notification of potential future property owners.

Native Ground Cover. As indicated in the NJDEP New Jersey Stormwater Best Management Practices Manual, the typical ground cover after land development is turf grass, which generates more surface water runoff than other types of vegetative ground cover. The post-development condition for a site stabilized with turf grass as compared with the pre-development condition of the subject site's wooded or forest habitats will experience a substantial increase in the rate of stormwater runoff. As a goal of LID-BMPs, the use of native plants should be proposed for re-vegetation of a developed site.

The use of native vegetation will also result in decreased maintenance including the reduction of fertilizers, pesticide applications and irrigation. Planting native trees and large shrubs in lieu of turf grass will create shade and wind protection resulting in the conservation of energy for the on-site facilities. Cost savings are not the only benefit for proposing native flora for land development projects, the natural community will benefit with the provided on-site habitats and improved quality on downstream habits.

For project sites with agricultural pre-developed existing conditions, the re-vegetating of the project site with natural flora will greatly improve the water quality and water quantity of the post-construction conditions. The downstream receiving water bodies will experience a net reduction of fertilizers, nutrients and sedimentation conveyed from runoff. The native vegetation re-introduced onto a developed cultivated field will reduce water quantity and velocity for stormwater runoff with an increase in the time of concentration. Land containing native vegetation will impound runoff, infiltrate the stormwater and recharge local aquifers, whereas, lands cultivated for agriculture will have a greater volume of runoff. Land development can compensate for proposed impervious coverage with native vegetated areas.

Vegetative Filters and Buffers. Both turf grass and native ground cover can provide a vegetated buffer to assist with filtration of pollutants from stormwater runoff, infiltration to promote aquifer recharge and the removal of total suspended solids. The most effective LID-BMP for vegetative filters incorporates dense ground cover and flat ground slopes resulting in increased flow paths of stormwater runoff. An increased flow path or time of concentration will allow the stormwater to infiltrate the soil and reduce the overall rainfall intensity for the subject site.

The vegetative filter and buffer are methods to disconnect impervious surfaces such as sidewalks, driveways, parking lots and building entrances. Applying vegetative buffers, including an area of turf grass, downstream of an impervious surface will address the site's water quality and quantity requirements closer to the source as a supplemental treatment measure to the on-site downstream impoundment facility. By disconnecting impervious coverage surfaces, a reduction in the velocity of the stormwater runoff will be accomplished. An increase in the post-development condition's velocity contributes to downstream erosion, an increased time of concentration with an associated increased rainfall intensity (stormwater quantity) and the potential for conveyance of pollutants to receiving water bodies.

2. Minimizing Land Disturbance

The non-structural LID-BMP of minimizing land disturbance can be implemented throughout the project phase. The goal of the non-structural LID-BMP of minimizing land disturbance is to fit the proposed development into the subject site's existing topography, as opposed to altering the existing topography to meet the needs of the proposed development. A land development project can be planned to minimize land disturbance through a reduction in the limits of clearing, by reducing grading, and by reducing environmental impacts such as filling of wetlands and encroachments of wetland buffers.

An evaluation of the on-site soil classifications will identify the areas with limited ability for infiltration and high potential of erodibility, and a design using LID-BMPs will attempt to develop the areas of the site with hydrological soil groups with low permeability rates. By developing the site's poorer hydrologic soil groups with impervious coverage, the remaining portion of the site containing a greater permeability rate will generate greater recharge, filter larger volumes of stormwater prior to the final structural measure, and reduce the overall volume of stormwater to be attenuated on-site.

By reducing the proposed limits of clearing for land development, the on-site soil compaction will also be reduced. The compaction of the on-site soils will lower the soil permeability rate, reduce infiltration, and increase stormwater quantity.

Any major development will require the procurement of a Soil Erosion and Sediment Control Certification from the Freehold Soil Conservation District. Land development performed under a Soil Erosion and Sediment Control Certification will implement the Standards for Soil Erosion and Sediment Control in New Jersey, including protection of receiving waters before construction starts, maintaining soil erosion control measures during the construction phase, and requiring the site to be permanently stabilized prior to final completion.

3. Impervious Coverage Management

As mentioned in the NJDEP BMP Manual, studies have shown that impervious coverage in a watershed is an indicator of the health of a water body. The correlation of impervious coverage and water quality reflects low water quality with high impervious coverage within a watershed. Large impervious areas within a watershed have been linked in studies to the direct degradation of water quality, especially in watershed areas with impervious coverage

directly adjacent to the downstream receiving water bodies. Impervious areas accumulate pollutants, which can be conveyed to the water body via stormwater runoff and affect the downstream water quality.

With the use of vegetative filters and buffers to disconnect the links of impervious coverage, the negative impacts of impervious areas can be greatly reduced. With the reduction of a developed site's impervious area, the translation of said reduction can be seen in greater infiltration into the aquifers, reductions in the runoff quantity, an increase in the runoff quality, reduced runoff peak flow rates, reduced velocities, decreased costs of storm sewer construction and a reduction in long-term maintenance and repair costs for the developer.

Some considerations for reducing impervious coverage of a developed site include: reducing the quantity of unnecessary parking spaces, land bank future parking spaces until the need requires further development, utilizing pervious pavements or grass pavers, establishing vegetation within cul-de-sac bulbs, medians and islands, implementation of pervious pavement sidewalks, or designing with innovative green roofs or vegetated roof systems.

4. Pre-development Time of Concentration Preservation

The time of concentration (T_c) is defined as: "the time for runoff to travel from the hydraulically most distant point of the watershed to a point of interest within the watershed." Fluctuations in peak flow rates are a direct result of changes in the time of concentration. An increase in the site's peak flow rate for stormwater runoff is a result of a decrease in the time of concentration. With higher roughness coefficients (surface roughness) and/or a decrease in slope gradients, the time of concentration is increased. Roughness coefficients are a reflection of the runoff surface and the ability of the surface to retard flow. The development of a site with impervious coverage will create a condition with an effect on flow velocity that is less retardant to flow.

An increase in the surface slope gradients of the site due to earthwork or grading activities will also decrease the T_c . Preserving the natural drainage pattern slope gradients in conjunction with maintaining the pre-development surface roughness characteristics can minimize the land development impacts on stormwater runoff and the downstream water bodies.

The flow path and time of concentration for a subject site dictates the site runoff characteristics. With the LID-BMPs, an increase in the T_c for the post-development condition can be realized, and the subject site's pre-development T_c can be preserved.

LAND USE AND ZONING ORDINANCE RECOMMENDATIONS

The Borough of Allentown has reviewed the Borough Master Plan and Ordinances and has provided a list of sections in the Borough land use and zoning ordinances that are to be modified to incorporate the four categories of nonstructural stormwater management strategies, as discussed above. These sections of the Borough ordinances along with additional LID-BMPs will be codified in the current Land Development Ordinance of the Borough of Allentown. Once

the ordinance revisions are completed, they will be submitted to the Monmouth County Planning Board for review and approval. A copy will also be sent to the New Jersey Department of Environmental Protection at the time of approval. The following paragraphs are a description of current and proposed amended ordinance sections for the applicable LID-BMPs:

Section 30-12.8: Buffers - Require buffer area separation between residential and non-residential uses. This section currently requires the preservation of natural wooded tracts and limits land disturbance.

The language of this section was amended to allow for the use of natural vegetation to supplement or be integrated into buffer areas. Additionally, language was included to allow buffer areas to be used for stormwater management by disconnecting impervious surfaces and treating runoff from these impervious surfaces. This section was also amended to provide buffer areas along zone boundaries of different residential zones when property is subdivided.

Section 30-11.6b: Sidewalks and Driveways - Describes the procedures and specifications for the construction of new driveways and sidewalks.

The section was amended to allow driveways to be constructed of pervious paving material to minimize stormwater runoff and promote groundwater recharge.

Section 30-11.10e: Stormwater Drainage - Describes the design procedures and requirements for storm sewer systems, storm frequency, runoff factors and rainfall intensities.

The entire section was amended to include all requirements in the Residential Site Improvement Standards Subchapter 7, entitled "Stormwater Management" and all amendments thereto. Additionally, the title of this section was changed to "Stormwater Management" and language was included to adopt the Stormwater Management Rules N.J.A.C. 7:8.

Section 30-11.9: Landscaping and Shade Trees - Describes the requirements for the planting of street trees, including sizes, types of trees and the removal of forested areas.

This section was amended to include language to protect mature forest areas from disturbance due to development, which provide a natural habitat for animals to move through the area.

Section 29-4.1: Responsibility for Improvements - Describes essential off-site and off-track improvements.

Language was added to the section requiring off-site or off-tract stormwater management to conform to the stormwater management ordinances as described in the Stormwater Management Plan and Chapter XXX, Land Subdivision ordinances of the Borough of Allentown.

In general the Amended Land Development Ordinance will include specific requirements and standards for the implementation of nonstructural stormwater management Low Impact Development - Best Management Practices to reduce stormwater runoff quantity, increase water quality and promote groundwater recharge.

LAND USE AND BUILD-OUT RECOMMENDATIONS

The Borough of Allentown, which is comprised of 0.6 square miles of land, is basically build-out with very few parcels of vacant land that could be developed. Therefore, the municipality did not complete a comprehensive build-out analysis.

MITIGATION PLANS

The Borough of Allentown has very little land available for any type of development. However, in the event that there is proposed development or redevelopment the Borough Planning Board will review the Application for conformance with the Stormwater Management Requirements.

The Borough Planning Board will ensure that any Mitigation Plan and the waivers, variances, or exemptions granted for the design and performance standards of N.J.A.C. 7:8-5, applies to the specific project site drainage area for which the waiver, variance, or exemption has been granted. A mitigation measure, for the performance standards of which the waiver, variance, or exemption was granted, should be applied as mitigation for the immediate areas downstream or upstream of the project site.

The Allentown Borough Planning Board applicant's engineer of record, whom must be licensed in the State of New Jersey, must provide scientific and engineering evidence and support for the request for a specific waiver, variance, or exemption from the N.J.A.C. 7:8-5. The Allentown Borough Planning Board may request additional information, calculations, or documentation from the applicant to further review the applicant's request for mitigation.

The mitigation will offset the deficit created by granting the waiver, variance, or exemption from the design and performance standards for stormwater management measures, N.J.A.C. 7:8-5.

STORMWATER MANAGEMENT PLAN APPENDIX

Figure 1 - Municipal Boundary

Figure 2 - Municipal Water Bodies

Figure 3 – Groundwater Recharge Areas

Figure 4 – Public Community Supply Wellhead Protection Area

Figure 5 - Zoning

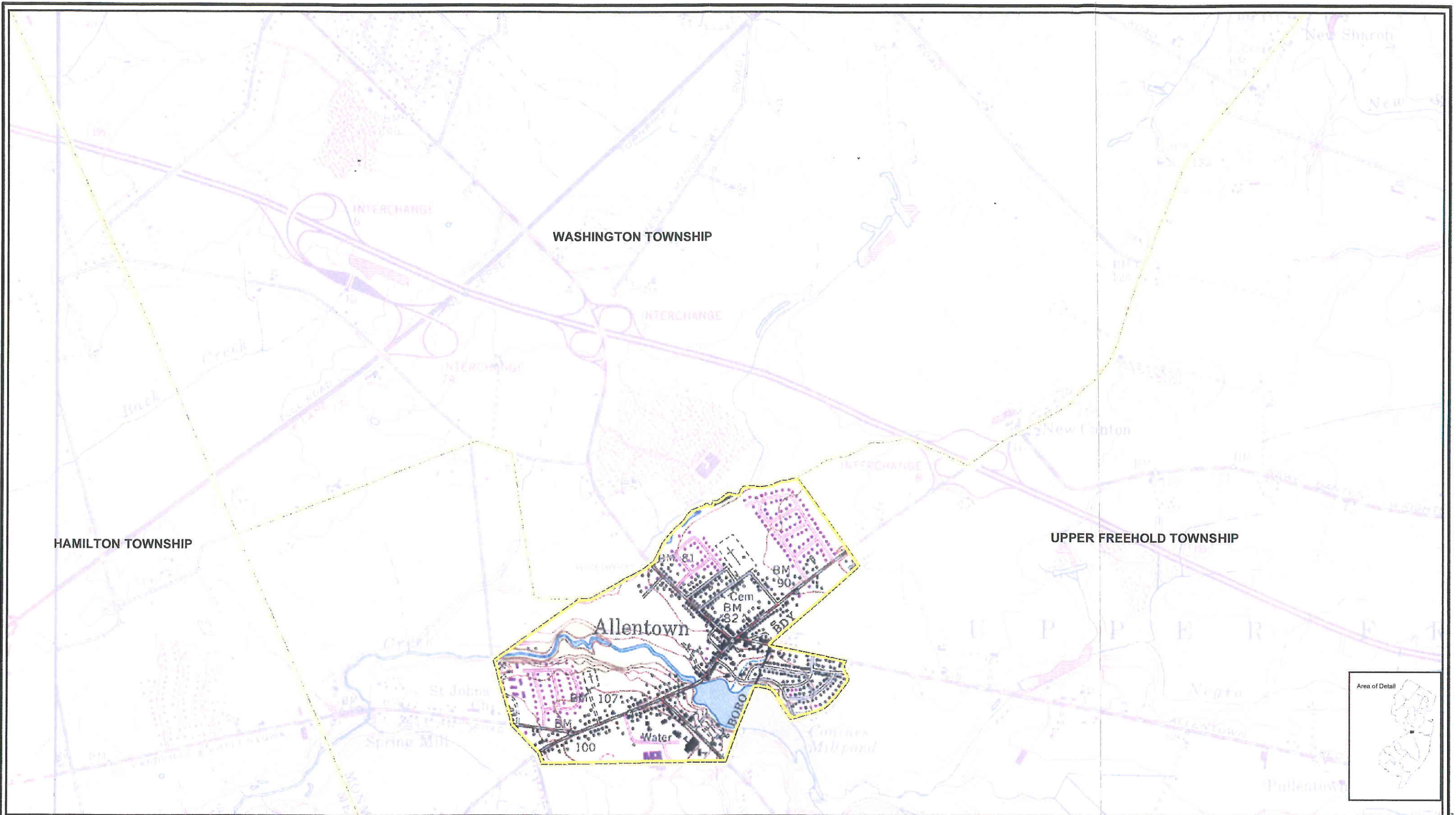
Figure 6 – Existing Land Cover / Land Use (2004)

Figure 7 – HUC 14 Sub-Waterbodies

Figure 8 – Constrained Lands: Wetlands and Water Bodies

Figure 9 – AMNET Test Sites Location Map

Figure 10 – Watershed Management Area 20



Legend

Municipal Boundary



0 1,500 3,000
Feet

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

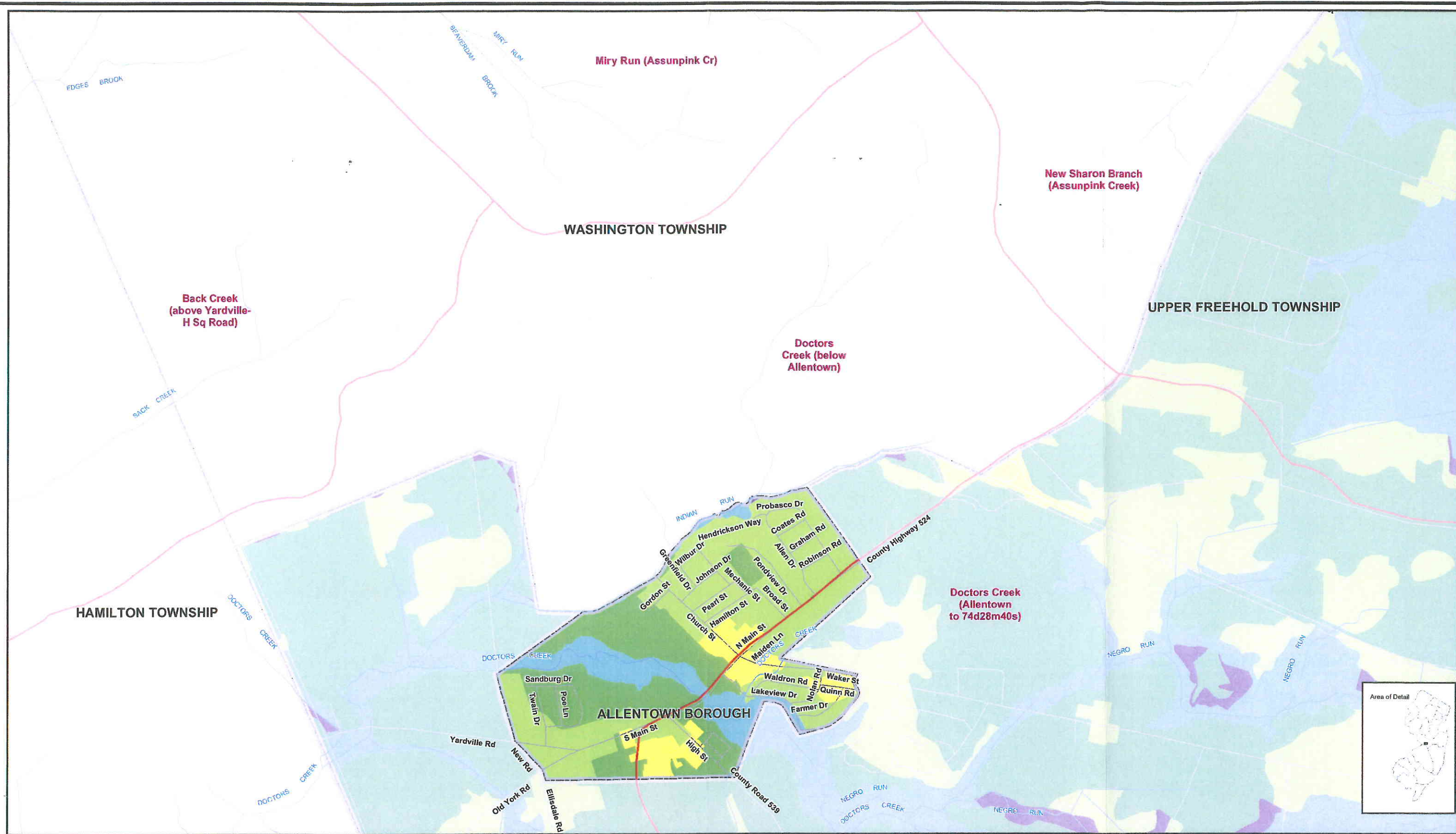


27 Bleeker Street
Millburn, New Jersey 07041

BOROUGH OF ALLENTOWN
MONMOUTH COUNTY, NEW JERSEY
STORMWATER MANAGEMENT PLAN
FIGURE 1 - BOROUGH BOUNDARY

Designed	Drawn	Checked	Approved	Date
MVG	MVG	DSC		10/03/2005

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Legend

- Rivers & Streams
 - Watershed Boundary (HUC14)
 - Roads
 - Municipal Boundary
- Ground Water Recharge Areas**
- 12 to 15 in/yr
 - 9 to 11 in/yr
 - 1 to 8 in/yr
 - Hydric Soils
 - Wetland and Open Water



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

	BOROUGH OF ALLENTOWN				
	MONMOUTH COUNTY, NEW JERSEY				
27 Bleeker Street Millburn, New Jersey 07041	STORMWATER MANAGEMENT PLAN				
	FIGURE 3 - GROUNDWATER RECHARGE AREAS				
Designed MVG	Drawn MVG	Checked DSC	Approved	Date 10/03/2006	

F:\2006\GIS\Projects\Figures_GroundwaterRechargeAreas.mxd



- Legend**
- Public Community Supply Wells ¹
 - Rivers & Streams
 - Lakes & Ponds
 - Roads
 - Municipal Boundary



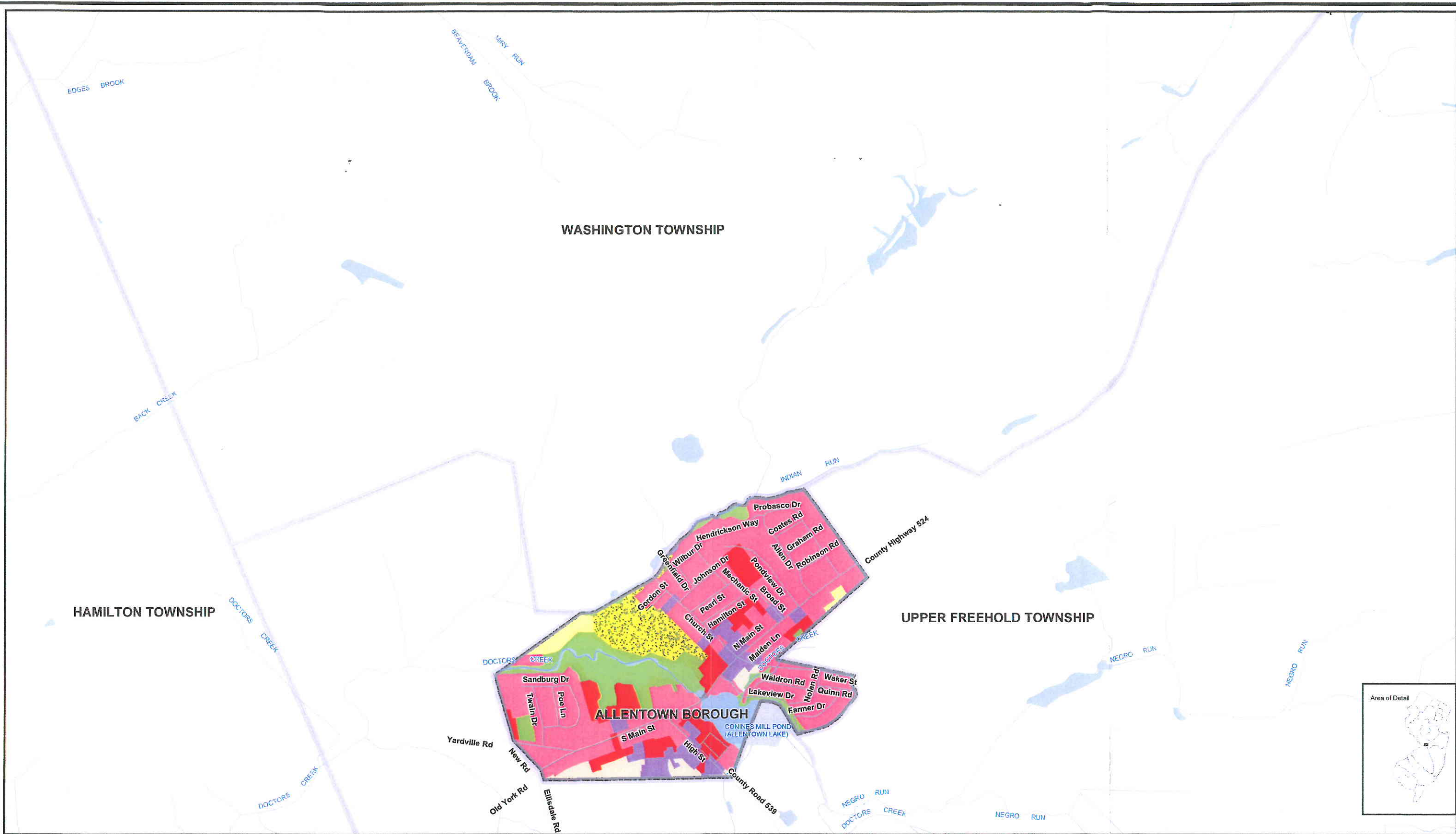
NOTE 1 : The wells are confined and are not susceptible to infiltration from other groundwater sources

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

	BOROUGH OF ALLENTOWN				
	MONMOUTH COUNTY, NEW JERSEY				
27 Bleeker Street Millburn, New Jersey 07041	STORMWATER MANAGEMENT PLAN				
	FIGURE 4- WELLHEAD PROTECTION AREAS				
Designed MVG	Drawn MVG	Checked DSC	Approved	Date 10/03/2005	

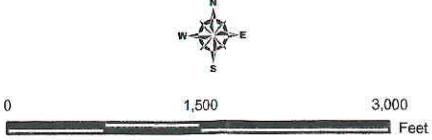


P:\2005\GIS\Projects\Allentown\PublicCommunitySupplyWellheadProtectionAreas.mxd



Legend

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> Rivers & Streams Lakes & Ponds Roads Municipal Boundary | Land Use/ Land Cover (1995/97) <ul style="list-style-type: none"> Residential Commercial/Industrial Transportation/Communications/Utilities Mixed Urban Recreational Land | <ul style="list-style-type: none"> Agriculture Forest HERITAGE PARK (Public Open Space) Open Water Wooded Wetland Herbaceous Wetland |
|--|---|--|



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

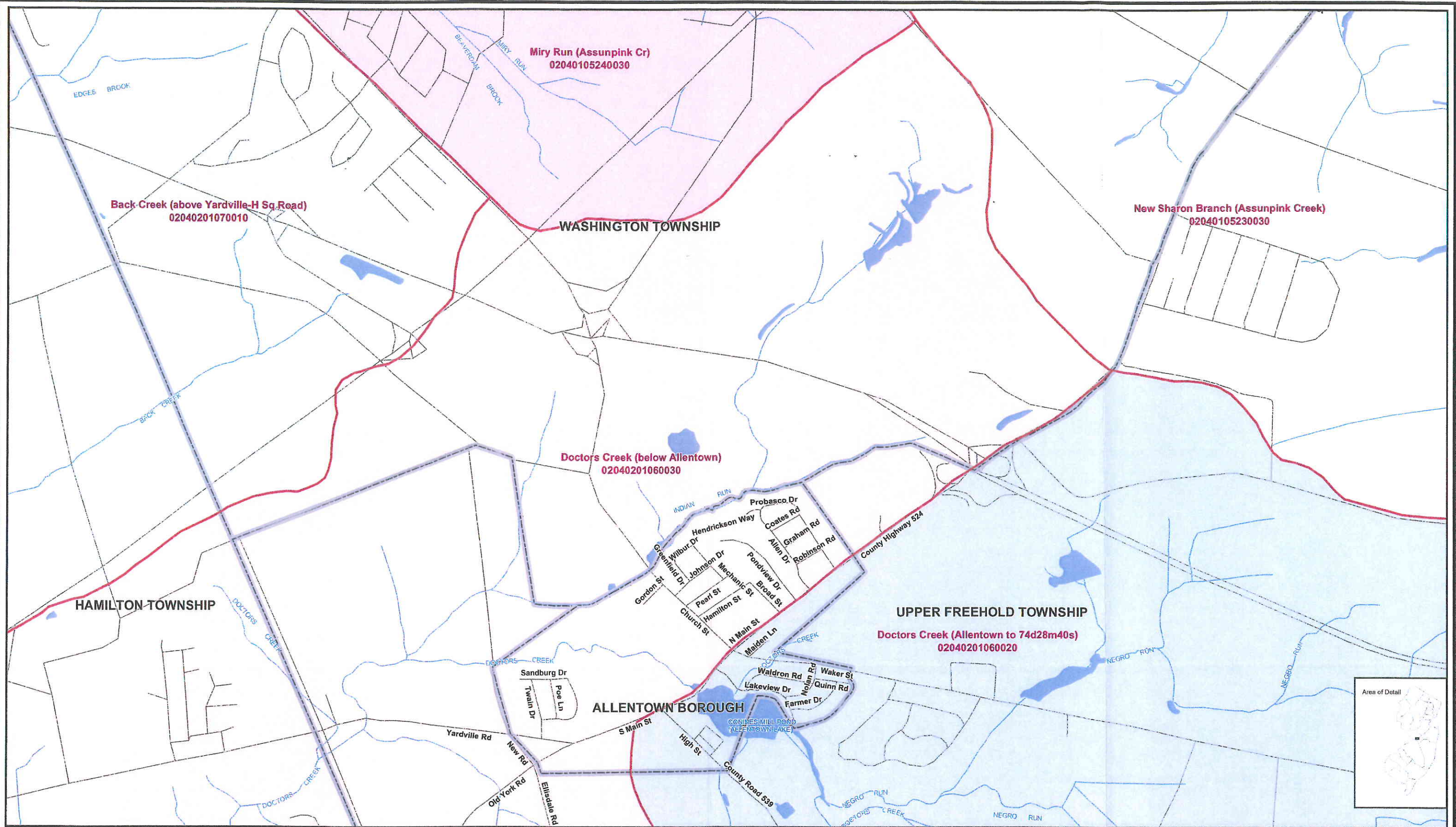


27 Bleeker Street
Millburn, New Jersey 07041

BOROUGH OF ALLENTOWN
MONMOUTH COUNTY, NEW JERSEY
STORMWATER MANAGEMENT PLAN
FIGURE 6 - EXISTING LAND USE/LAND COVER

Designed	Drawn	Checked	Approved	Date
MVG	MVG	DSC		10/03/2005

F:\2005\1031\StormwaterManagementPlan\LandUse.mxd



Legend

- Rivers & Streams
- Lakes & Ponds
- Roads
- Municipal Boundary

Watershed Boundary (HUC14)

- New Sharon Branch (Assumpink Creek)
- (Miry Run (Assumpink Creek)
- Doctors Creek (Allentown to 74d28m40s)
- Doctors Creek (Below Allentown)
- Back Creek (Above Yardville-H Sq Road)

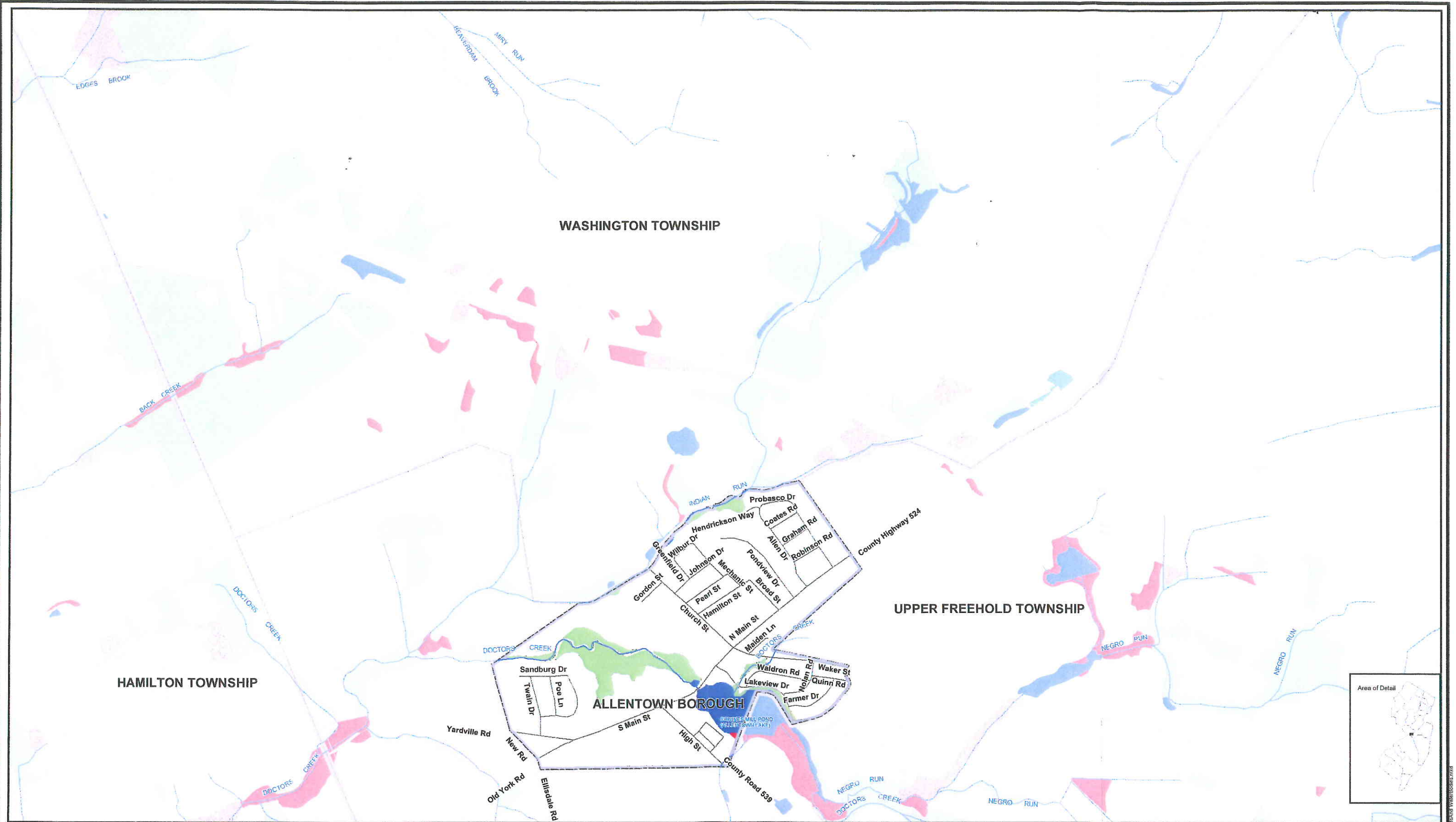


0 1,500 3,000
Feet

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

	BOROUGH OF ALLENTOWN MONMOUTH COUNTY, NEW JERSEY STORMWATER MANAGEMENT PLAN FIGURE 7 - HYDROLOGIC UNITS (HUC14s) SUB-WATER BODIES			
	27 Bleeker Street Millburn, New Jersey 07041	Designed MVG	Drawn MVG	Checked DSC
		Approved Date		Date 10/03/2005

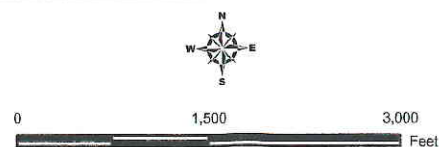
P:\221915105\Final\Figure 7 HUC14s\SubWatersheds.mxd



Legend

- Rivers & Streams
- Lakes & Ponds
- Roads
- Municipal Boundary
- Wetlands***
 - Agricultural Wetlands (Modified)
 - Deciduous Scrub/Shrub Wetlands
 - Deciduous Wooded Wetlands
 - Disturbed Wetlands (Modified)
 - Former Agricultural Wetland (Becoming shrubby, not built-up)
 - Herbaceous Wetlands
 - Managed Wetland
 - Mixed Scrub/Shrub Wetlands (Deciduous Dom.)
 - Wetland Rights-of-Way (Modified)

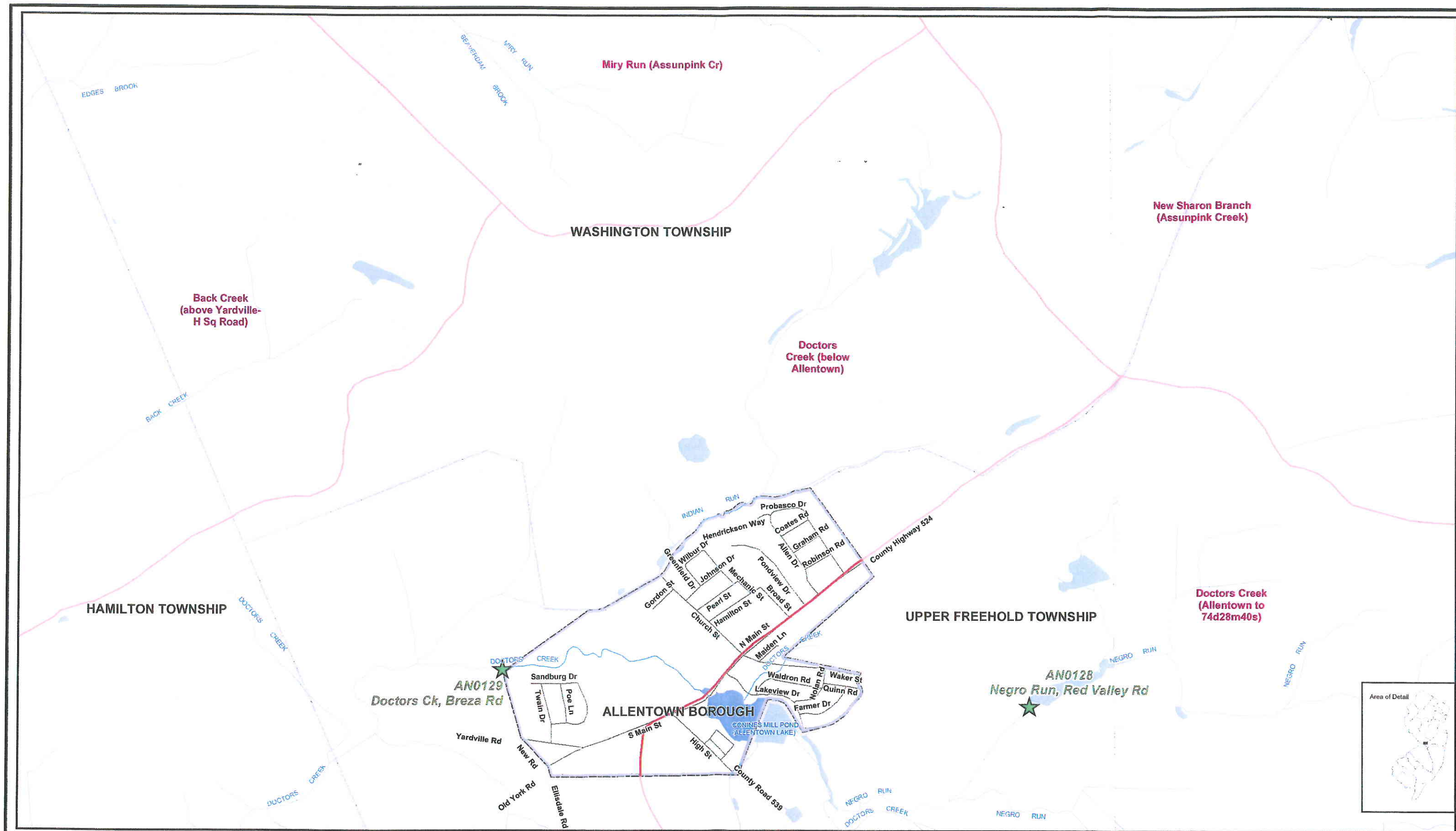
* Wetland delineations provided by New Jersey DEP GIS 1995/97 Landuse/Landcover - WAA 20 database. Discrepancies exist between areas mapped as wetlands on Figure 3.



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

	BOROUGH OF ALLENTOWN MONMOUTH COUNTY, NEW JERSEY STORMWATER MANAGEMENT PLAN				
	FIGURE 8 - CONSTRAINED LAND: WETLANDS AND WATER LAND USES				
27 Bleeker Street Millburn, New Jersey 07041	Designed MVG	Drawn MVG	Checked DSC	Approved	Date 10/03/2005

F:\2005\GIS\Projects\Borough of Allentown\Map8\Wetlands.mxd



Legend

- ★ AMNET Biological Monitoring Network 2003 Sampling Points
- ~ Rivers & Streams
- Lakes & Ponds
- Watershed Boundary (HUC14)
- Road
- Municipal Boundary

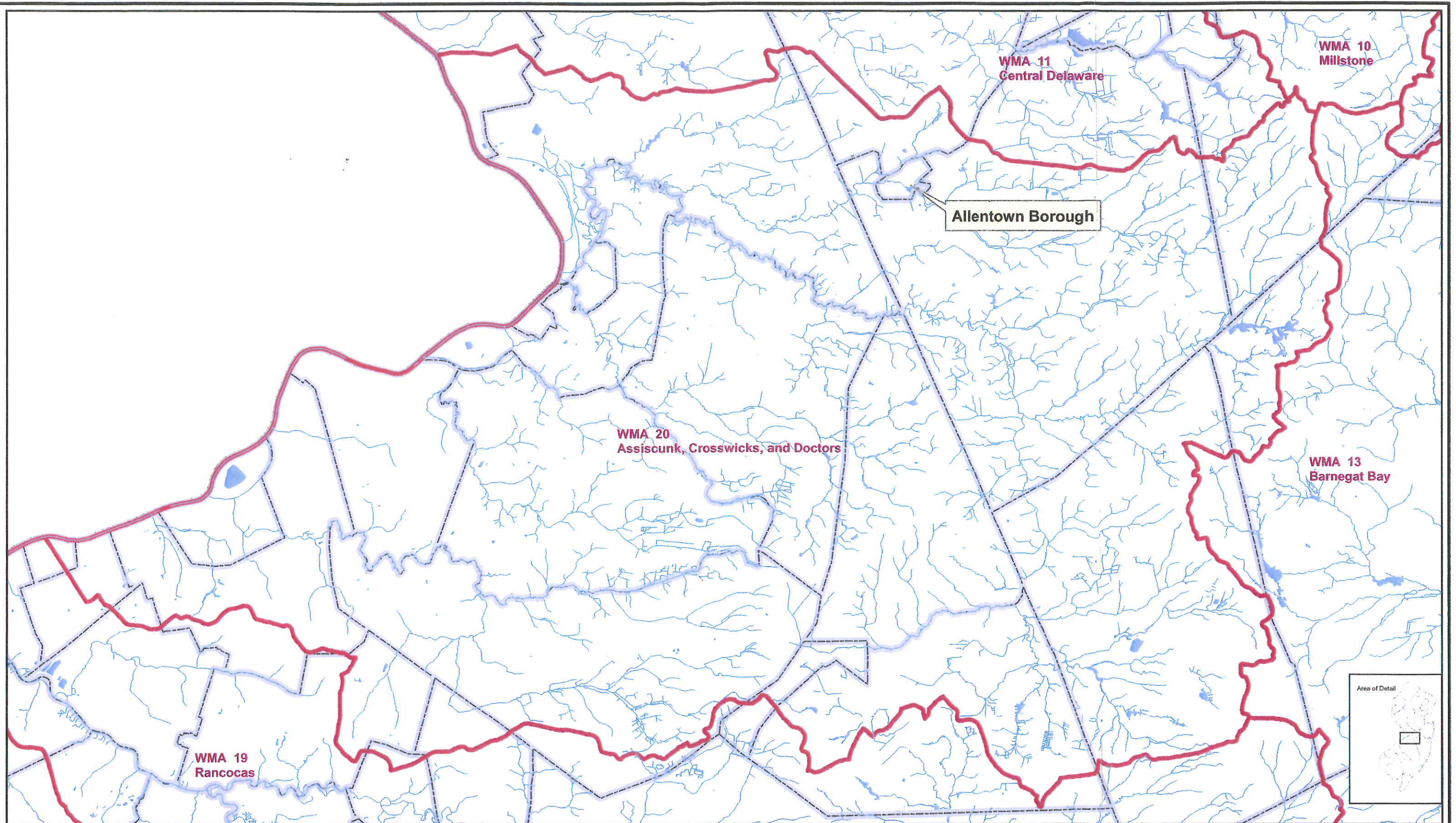
BOROUGH OF ALLENTOWN
MONMOUTH COUNTY, NEW JERSEY
STORMWATER MANAGEMENT PLAN
FIGURE 9 - AMNET TEST SITE LOCATIONS

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Hatch Mott MacDonald

27 Bleeker Street
 Millburn, New Jersey 07041

Designed	Drawn	Checked	Approved	Date
MVG	MVG	DSC		10/03/2005



Legend

-  Rivers & Streams
-  Lakes & Ponds
-  Municipal Boundary
-  Watershed Management Area



0 10,000 20,000
Feet

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



27 Bleeker Street
Millburn, New Jersey 07041

BOROUGH OF ALLENTOWN
MONMOUTH COUNTY, NEW JERSEY
STORMWATER MANAGEMENT PLAN
FIGURE 10 - WATERSHED MANAGEMENT AREA 20

Designed	Drawn	Checked	Approved	Date
MVG	MVG	DSC		10/03/2005

XIII PARK, RECREATION AND OPEN SPACE PLAN

Introduction

The Borough of Allentown has long demonstrated a major concern for fulfilling the open space, recreation and historic preservation needs of its residents. This concern, evident in the numerous existing municipal parks, historic sites as well as extensive recreational programs and facilities sponsored by the Borough and its neighbor, Upper Freehold Township, is a response to a wide range of recreational needs and interests of Allentown Borough and Upper Freehold residents.

In 2002, as a result of increasing development pressures at its borders, Allentown Borough was identified as one of the “most endangered historic villages” by Preservation New Jersey. Work with the current New Jersey Governor, Assembly persons and Senators began to have the Green Acres Program identify the Allentown Borough vicinity and its historic greenbelt as a special need area which could permit neighboring municipalities to receive up to 75 percent state cost sharing to preserve critical parcels for historic preservation, environmental protection and recreational needs.

A Natural Resource Inventory, prepared in March, 2003, noted that the Borough and its historic greenbelt have many valuable resources including but not limited to steep slopes, historic and scenic vistas, stream corridors, wetlands, open space, scenic byways, floodplains, shade tree vegetation and other amenities.

As a result of development pressures adjacent to the Borough that threatened existing area natural, cultural, historic and archaeological resources, including one of the Borough’s most significant historic and scenic resources, the historic greenbelt or rural setting of the Historic District, the Allentown Borough Board of Recreation Commissioners, Environmental Commission, Historic Preservation and Review Commission and Planning Board and the Allentown-Upper Freehold Historical Society Friends of Heritage Park prepared an Open Space and Recreation Plan dated June 23, 2003. Borough officials and others recognized the importance and need to preserve and develop a supply of open space and recreation resources to serve the current and future population of the Borough and neighboring municipalities. The general goals of the Open Space and Recreation Plan included the acquisition of undeveloped land and the preservation of existing farmland in order to:

- protect the Allentown Historic Greenbelt
- address the diverse interests for environmental protection, historic preservation and active recreational development expressed by Borough residents and officials
- make best use of the considerable natural resources of the Borough

In April 2004, the Crosswicks / Doctors Creek Regional Greenway Plan was prepared and in January 2005, a Critical Natural Resource Analysis was compiled for the Borough The 2003

Open Space and Recreation Plan was updated and adopted by the Planning Board on May 3, 2006.

The 2003 and 2006 Open Space and Recreation Plans included inventories of park, recreation and open space, identified open space needs for recreation and prioritized the acquisition of the properties within the proposed Historic Greenbelt around Allentown. Those Open Space Plans were originally developed to dovetail with the Crosswicks/Doctors Creek Greenway Regional Plan and many of the original objectives still hold true. The background of existing recreation facilities and policies in Allentown provide a basic reference point for updating the Park, Recreation and Open Space Plan continued urgency to acquire and preserve open space and conservation areas surrounding the Borough in Upper Freehold and Robbinsville Townships. This plan articulates the Borough vision of open space for Allentown and the greater Allentown community.

Background

The Borough of Allentown has 58 acres of park, recreation and open space within the Borough and, in conjunction with the NJDEP and Upper Freehold Township in Upper Freehold Township, has a total of 203.5 acres of active and passive recreation use. Allentown Borough, along with Millstone Township, Upper Freehold Township, Robbinsville Township, Hamilton Township and Plumsted Township, is a member of the Crosswicks-Doctors Creek Watershed Association, Inc. (CDCWA) which has been in operation since 2001, but received its official incorporation status on June 12, 2008. The Association was formed to preserve stream corridor areas in the CDCW area for three objectives:

- Surface water quality protection
- Future public recreational trail access for hiking and biking as part of a planned regional (multi-municipality) trail system
- Protection of historic vistas

The Open Space and Recreation Plan complements goals and objectives of the Conservation Plan Element to protect riparian corridors, flood plains, freshwater wetlands, steep slopes and air and water quality. The importance of these goals to Allentown residents has been demonstrated by public participation in and show of support for the Borough applications to the NJDEP Green Acres Planning Incentive Program to acquire park, recreation and open space within and adjacent to the Borough and the overwhelming approval of the Monmouth County's Open Space Tax.

Goals and Objectives

Goal One: To distinguish Allentown Borough as an historic village center by preserving an historic greenbelt.

Objectives

- A. Preserve by easement or fee simple purchase, to the greatest extent possible, the Historic Greenbelt by working with neighboring municipalities including Hamilton, Upper Freehold and Robbinsville Townships. Future uses of the Historic Greenbelt may include agriculture, active and passive recreation and historic preservation.
- B. Acquire by easement or purchase the development rights to parcels between the Indian Run development in the Borough and Interstate 195, the properties along the Route 526 corridor entrance to Allentown Borough, the properties along the northern border of Allentown Borough and the properties along the Route 539 corridor entrance to the Borough.

Goal Two: To preserve existing steep slope areas of ten percent (10%) or more and wooded areas adjacent to or within the view-shed of Heritage Park and those areas associated with stream and freshwater wetland corridors and lakeside frontage for water quality protection and preservation of future public recreational trail development and scenic corridors for public enjoyment.

Objectives

- A. Adopt a Borough Steep Slope Ordinance and Stream Corridor/Lake Front Ordinance.
- B. Acquire by easement or fee simple purchase the existing steep slope areas and other areas within the view-shed of Heritage Park and along stream corridors.
- C. Acquire by easement or purchase the development rights to property adjacent to stream corridors.
- D. Acquire by easement or purchase the development rights to property adjacent to Allentown Lake.

Goal Three: To preserve scenic/historic vistas within Allentown Borough associated with significant historic structures including conservation easements on historic properties to preserve the vistas. (See Historic Preservation Element description of scenic corridors and vistas)

Objectives

- A. Adopt an historic vista ordinance for the protection of scenic and historic vistas in and adjacent to the Borough. Scenic corridors and historic vistas are identified in the Historic Preservation Element.
- B. Purchase development rights for historic vista/scenic corridor easements on undeveloped property and on key properties within the Historic District. Scenic/historic vistas are identified in the Historic Preservation Element. Priority for development rights purchase should be given to properties of National and/or State historical significance.

- C. Include the Old Burial Ground on Lakeview Drive on the Recreation and Open Space Inventory (ROSI).

Goal Four: To develop adequate open space and recreational facilities to meet the needs of Allentown Borough now and in the future.

Objectives

- A. Acquire lands for environmental protection and farmland and/or rural preservation. Lands in need of environmental protection would be wetlands, steep slopes, stream corridors, floodplain, floodways, aquifer recharge areas and the like.
- B. Supplement Allentown Borough Municipal Open Space Funding with other funding sources such as State, County and non-profit programs including but not limited to: State Green Acres Program; Monmouth County Trust Fund Tax Acquisitions; and the State Farmland Preservation Program; the Environmental Infrastructure Trust funds for stream corridor acquisition; and non-profit land trust organizations.
- C. Promote the acquisition of open space by private donations.
- D. Develop a comprehensive public park plan that includes the overall vision for the appropriate development of public spaces, especially linear linkages and connections between existing and future parks, historic properties and residential neighborhoods which promote alternative transportation such as walking and biking, and by fee simple purchase or purchase of easements.
- E. Promote and expand park lands with *active* recreational activity with appropriate and adequate access by all age and user groups throughout the Borough.
- F. Foster continued cooperative use of facilities and open space with the Upper Freehold Regional School Board of Education and Upper Freehold Township.
- G. Periodically review and update the recreation inventory and needs analysis to evaluate and provide for assessed needs.

Goal Five: To preserve and enhance the social and ecological environment for the inhabitants of Allentown Borough.

Objectives

- A. Preserve Borough critical environmental lands, as identified in the Allentown Borough Natural Resource Inventory, to maintain the remaining limited sustainable natural ecosystems.
- B. Acquire and develop land for recreational facilities for active activities and all user age groups to maximize social interaction, community pride and leisure activities.

- C. Minimize the clearing of woodland and trees for recreational development by situating facilities in open areas and incorporating woodlands into the design.
- D. Integrate and connect historic sites such as the Governor Newell House with the various networks of recreational and natural open space.
- E. Acquire historically significant properties for preservation.

Goal Six: To balance the provision of open space with other land uses.

Objectives

- A. Be consistent with the planning efforts of the Borough, County and State Master Plans.
- B. Equitably distribute open space and recreational facilities throughout the Borough relative to neighborhoods to provide adequate access and opportunity to all people of the Borough.
- C. Work cooperatively to preserve regionally significant areas with the State, County and adjacent municipalities.

Goal Seven: Develop a culture of environmental stewardship.

Objectives

- A. Publish the map of open spaces already preserved in the Borough.
- B. Monitor the open space lands and future easements owned by the Borough annually for encroachment and other compliance issues that compromise the integrity of the preserved lands and easements.
- C. Prepare an online educational tool kit for informing the residents of the Borough and the general public of the best practices for stewarding our preserved lands and easements.

Park Recreation and Open Space Inventory

The existing park, recreation and open space parcels are listed in Figure XIII-1 and delineated on Figure XIII-2. As can be seen in Figure XIII-1, only 58.0 acres of the 203.5 acres of park, recreation and open space owned or jointly owned by Allentown Borough is physically located within the Borough. The remaining 145.5 acres are located in Upper Freehold Township of which 141.4 acres are jointly owned by Allentown, Upper Freehold and the NJDEP south of the Borough. One park, Byron Johnson Park on Ellisdale Road, is owned by Upper Freehold Township totaling 26.02 acres of which 5 acres are located in Allentown Borough.

Needs Analysis

National Park and Recreation Standards provide a general comparison between existing and suggested recreational facility needs. Figure XIII-3, Existing and Suggested Facilities, provides a list of the existing and suggested recreational facilities for the Borough and the amount of land needed to accommodate these facilities including areas for seating and off street parking.

A. Active Recreation

The National Parks and Recreation Association (NRPA) recommends that a park system be composed of a core system of up to 10.5 acres of developed open space per 1,000 population. The 2010 Census recorded that the Borough had a population of 1,828. Based on the NRPA recommendations a total of up to 19.2 acres of land developed for active recreational use would be recommended. Park and recreation facilities comprised of the Borough parks, the joint recreation facilities owned with Upper Freehold Township and the NJDEP and the Allentown High School and Newell Elementary School provide more than enough active and passive recreation facilities than suggested by national standards.

B. Passive Recreation

Passive recreation generally includes activities that do not require developed playing fields. Included, but not limited to, in this category are walking, jogging, hiking, picnicking, boating, snow sledding, fishing, kite flying, horseshoe throwing, informal bocce and pass and catch activities such as baseball/softball, FrisbeeTM, lacrosse, football and similar activities.

A large number of passive activities can be pursued in the undeveloped portions of Lakeview/Farmer Park, Mill Pond Park, Heritage Park, Sgt. George Ashby Memorial Park and the Breza I and Breza II open space facilities.

C. Environmental Education

There are numerous natural features within Allentown Borough where environmental education can take place. These areas include Conines Mill Pond, Indian Run Pond, Doctors Creek and

associated freshwater wetland areas. Establishment of an Environmental Education Center and/or Programs should be considered to help teach our residents about the natural resources of these areas as well as their history.

D. Greenways

Greenways and pedestrian/bicycle trails and connections between existing open spaces, trails and stream corridors effectively tie Borough park and recreation facilities with neighboring municipal and county parks together to form a continuous park environment. Some areas could be developed for one or more modes of recreational travel, i.e., walking or canoeing. Greenway trails offer tremendous opportunities for alternative means of transportation such as biking and walking to and from parks and neighborhoods, for integrating historic sites into the park system, and for significant local and regional recreation. Greenway areas often include lands that preserve natural resources. The purchase of Heritage Park in 1995 and the Sgt. George Ashby Memorial Park in 2017 were significant steps in preserving greenways in the Borough.

In viewing the Borough, it may be seen that it is traversed by over 2 miles of stream corridors and shorelines. Many of these run through privately owned areas adjacent to publicly accessible water bodies or streams.

Stream or Lake Feature	Estimated Stream Corridor or Shoreline Length (Feet)
Doctors Creek	3,375
Indian Run	3,500
Indian Run Tributary	1,000
Conines Millpond	
North Shore	2,000
South Shore	1,125
TOTAL	11,000 Feet (~ 2 miles)

These stream and lake shores provide an excellent opportunity to establish trails. In doing this, the Open Space and Recreation Plan provides a means to create greenways along most streams and lake shore frontage in the Borough. The protection of stream corridors would serve a dual purpose:

- Maintain water quality by filtering water run-off entering the streams and helping to maintain moderate temperatures in those waters
- Provide areas to hike and/or bike and essentially enjoy the outdoors in a passive setting. Moreover, these stream greenways will afford the Borough the ability to preserve historic properties and structures which often were developed along streams.

There are approximately two (2) miles of corridors along the Borough streams and lakeshores. Using an average width of 25 feet for trails and shoreline protection, these corridors would occupy approximately 6.3 acres of land.

E. Farmland Preservation

The value of farmland to the community at large can be categorized in three ways: environmental, economic and aesthetic. Farmland reduces the storm water runoff associated with residential or commercial development, provides wildlife habitat, reduces traffic congestion, interrupts the monotony of suburban sprawl, and typically returns more in tax revenue than the cost of services provided.

While Allentown Borough had only 0.9 acres of assessed farmland, a significant acreage of farmland is located in the Historic Greenbelt surrounding the Borough. The Borough supports the effort of neighboring municipalities to continue to acquire development rights to farmland at the borders of Allentown.

Local Unit: BOROUGH OF ALLENTOWN

County: MONMOUTH COUNTY

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named _____ and is dated _____, 20____. Please refer to page 1 of this document for more detailed instructions.

Lands Held in Fee Simple for Recreation and Conservation Purposes

(Use Page 4A ~Fee Simple cont'd as necessary for additional lands)

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) Note 1	GA Encumbered Acres Note 2	Co-Owners? (Y / N) Note 3	Green Acres Funded? (F / U) Note 4	EIFP Funded? (Y / N) Note 5	Notes
1	28 PEARL STREET	PEARL ST. PLAYGROUND	6	14	0.1289	N	0.13	N	N	N	CHANGE THE NAME TO SARA BARNES PARK
2	32 PEARL STREET	PEARL ST PLAYGROUND	6	15	0.0793	N	0.08	N	N	N	CHANGE THE NAME TO SARA BARNES PARK
3	LAKEVIEW DRIVE	DR. FARMER PARK	14	22,23,	2.8	N	2.80	N	N	N	CHANGE NAME TO FARMER PARK/LAKEVIEW SHORELINE
4	SOUTH MAIN STREET	CONINES MILL POND	14	33	12.91	N	12.91	N	N	N	CHANGE NAME TO CONINNE'S MILLPOND. CHANGE TYPE TO LAKE.
5	71 SOUTH MAIN STREET	PETE SENSI PARK	14	34, 35, 4	0.33	N	0.33	N	N	N	CHANGE NAME TO CONINES MILLPOND. CHANGE TYPE TO PARK/DOCK/LAKE.
6	ELLISDALE ROAD	BYRON JOHNSON PARK	15	26.02	5	N	5.00	N	N	N	CHANGE OWNER TO UPPER FREEHOLD. CHANGE ACREAGE TO 5.03 ACRES. CHANGE TYPE TO PARK.
7	SOIUTH MAIN STREET	CONSERVATION AREA	17	35.02	5.03	N	5.03	N	Y	N	CHANGE NAME TO HERITAGE PARK. CHANGE ACREAGE TO 5.03. CHANGE TYPE TO PARK.
8	GORDON STREET	HERITAGE PARK	17	30.02	33.6	N	33.60	N	Y	N	CHANGE NAME TO HERITAGE PARK. CHANGE ACREAGE TO 33.60.
9	MILL POND	LAKEVIEW DRIVE	24	20		N	0.00	N	N	N	REMOVE. DUPLICATION.
10	DOCTORS CREEK-REAR	UNKNOWN	17	1	4.43	N	4.43	Y	Y	N	CHANGE NAME TO BREZA I, CHANGE ACREAGE TO 4.43, CHANGE OWNERS TO NJDEP/ALLENTOWN/UPPER
11	INDIAN RUN	UNKNOWN	17	100	1.886	N	1.89	Y	Y	N	CHANGE NAME TO BREZA I, CHANGE ACREAGE TO 1.886 ACRES, CHANGE OWNERS TO NJDEP/ALLENTOWN/UPPER
12	BREZA	UPPER FREEHOLD	44	1.02	33.056	N	33.06	Y	Y	N	CHANGE NAME TO PHASE I BREZA, CHANGE LOT TO 1.02, CHANGE OWNERS TO NJDEP/ALLENTOWN/UPPER
13	BREZA	UPPER FREEHOLD	45	1.03	31.97	N	31.97	Y	Y	N	CHANGE NAME TO PHASE I BREZA. CHANGE OWNERS TO NJDEP/ALLENTOWN/UPPER FREEHOLD.
14	BREZA	UPPER FREEHOLD	45	1.05	24.91	N	24.91	Y	Y	N	CHANGE NAME TO PHASE I BREZA. CHANGE OWNERS TO NJDEP/ALLENTOWN/UPPER FREEHOLD.
15	BREZA	UPPER FREEHOLD	44	2	44.21	N	44.21	Y	Y	N	CHANGE NAME TO PHASE I BREZA. CHANGE OWNERS TO NJDEP/ALLENTOWN/UPPER FREEHOLD.
16	SOUTH MAIN ST-REAR	UNKNOWN	17	37.01	0.356	N	0.36	N	Y	N	CHANGE NAME TO HERITAGE PARK.
17	32 1/2 NORTH MAIN ST	SGT. GEORGE ASHBY MEMORIAL PARK	7	18, 35	2.8	N	2.80	N	N	N	ACQUIRED ON 12/12/16.

Total of all fee simple Green Acres-encumbered acres on this page only:	203.50
Total of all fee simple Green Acres-encumbered acres from all pages of this ROSI:	203.50
Total of all Green Acres-encumbered acres from all pages of this ROSI:	203.50

Note 1: For properties partially held for recreation/conservation (e.g. municipal complex), please supply a survey or tax map with the park boundaries to scale, showing the recreation/conservation area.

Note 2: For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.

Note 3: Does any other entity have an undivided interest in this property? List co-owner in Notes column.

Note 4: F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)

Note 5: Were Environmental Infrastructure Trust Program funds used to acquire all or part of this property?

Borough of Allentown

Monmouth County, New Jersey



Township of Upper Freehold

Monmouth County, New Jersey

Insert Map for Upper Freehold Block and Lots Recreation & Open Space Inventory (ROSI)

Map Key / Location / Park or Facility Name

12 through 15 - Breza Preserve I - Allentown Borough, Upper
Freehold & New Jersey State Monmouth Battlefield Park System

Prepared: February 14, 2017

12 Site Location

0 250 500 1,000 1,500 Feet

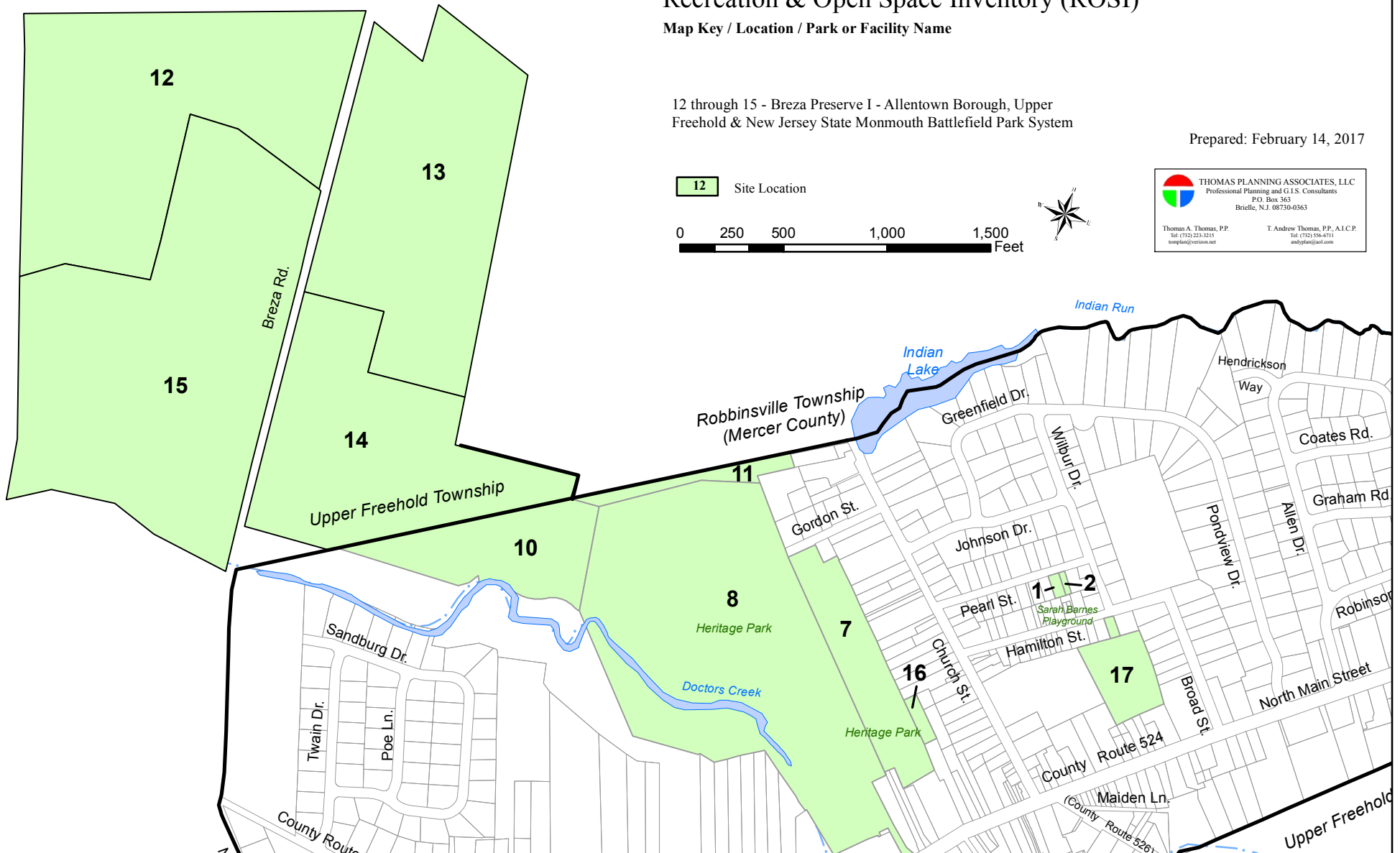
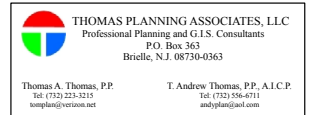


Figure XIII-3
Existing Recreational and Suggested Recreational Facilities
Borough of Allentown

	Existing Borough Owned Facilities	Existing Board of Education Owned Facilities	Needs*	Square Feet Required Per Facility	Total Area in Square Feet	Total Seating/ Surrounding Area in Square Feet	Additional Acreage Needed in Acres
Softball	0	3	1	90,000			0
Small Soccer Fields	0	1	1	60,000			0
Full Sized Soccer Fields	0	3	1	90,000			0
Football Fields	0	1	1				
Baseball Fields	0	3	1	174,240			0
Swimming Pool							
Indoor	0	0	0				0
Outdoor	0	0	1	3,750	3,750	16,400	0.5
Skateboard Park	0	0	1	14,400	14,400		1
Track (For Track And Field Events)	0	1	1				0
Full Basketball Court-Outdoor	1	1	1	6,000	6,000		0
Tennis Courts	0	2	2	7,200	14,400		0
Outdoor Volleyball	0	1	1	4,000	4,000		0
Picnic Groves With Pavilion And Outdoor Cooking	1	0	3	43,560	130,680		Heritage Park
Ice Skating Rink	1	0	0				Farmer Park
Sledding Hill	0	0	1	130,680			Heritage Park
Field Hockey	0	1	0				0
Playground	1	1	1	130,680			0
Fishing	1	0	0				Conines Millpond

* National Parks and Recreation Standards

RESOURCE ASSESSMENT

Allentown Borough has been active in its efforts to preserve and develop open space for recreation. The preceding inventory and analysis have shown the need to continue to promote these efforts. The following is a brief discussion of those public and private land and water resources that have potential for providing open space or recreation opportunities to address these deficiencies.

Presently there are two parcels totaling approximately 5.1 acres of private undeveloped land in Allentown Borough. Portions of one of the two parcels are resource-constrained, that is, it may be too environmentally sensitive for active recreational development. The currently owned public recreational land, most notably Lakeview/Farmer Park and Sarah Barnes Park, are “built-out” in terms of available land for additional active recreation. Heritage Park is unavailable for active recreation facilities due to Green Acres restrictions that it be maintained for passive recreation and conservation use.

Given the lack of vacant land within the Borough, it is quite clear that there is presently insufficient land remaining in the Borough that can supply the additional active recreation acreage identified in the needs analysis. Future active recreation facilities for Borough residents will be dependent on the Allentown High School and on cooperative recreation programs with Upper Freehold Township.

ACTION PLAN

This section identifies actions and policies that would significantly address our Open Space and Recreation needs and goals based both upon the opportunities presented and fiscal constraints for the time-period from 2016 and 2026 and beyond.

- Develop and implement environmental protection and historic preservation ordinances to protect steep slopes, stream corridors and historic vistas within the Borough.
- Establish on-going working relationships with the many non-profit land preservation organizations including but not limited to the New Jersey Conservation Foundation, Delaware and Raritan Greenways, Inc., Trust for Public Land, Monmouth County Conservation Foundation, Audubon Society and others.
- Encourage the development of a locally-based non-profit land trust to receive donations and raise funds from various sources for open space acquisition and management.
- Work with the New Jersey Governor, Assembly and Senate to ensure that the Transfer of Development Rights provisions in New Jersey statutes permit the

development, enhancement and preservation of the Allentown Historic District as well as neighboring municipal designated town centers while reducing development pressure in the Historic Greenbelt and critical historic and environmental resources as identified in the Borough Natural Resource Inventory.

- Work with Federal, State, County (both Mercer and Monmouth) legislators and local neighboring municipal leaders to preserve open space.
- Work with the Crosswicks/Doctors Creek Regional Greenways Planning Group and other regional, county and neighboring municipal groups working to preserve open space for water quality protection and regional and municipal trail systems and historic vista protection.

References

Princeton Hydro, LLC. March 2003, The Allentown Borough Natural Resource Inventory.
Prepared by Princeton Hydro, LLC, Ringoes, NJ. 55pp. plus maps

F.X. Browne, Inc. April 2004, Crosswicks/Doctors Creek Regional Greenway Plan.
Prepared by F.X. Browne, Inc., Lansdale, PA. 79pp. plus maps

F.X. Browne, Inc. February 2005, Allentown Borough Critical Natural Resource Analysis Project.
Prepared by F.X. Browne, Inc. Lansdale, PA. 42pp. plus maps

XIV POLICY STATEMENT OF PLAN RELATIONSHIPS

The Municipal Land Use Law requires that all local master plans include a specific policy statement indicating the relationship of the plan to the master plans of contiguous communities; the Monmouth County Plan; the State Development and Redevelopment Plan; and to the County Solid Waste Management Plan. The policy of the Borough of Allentown is to ensure that Borough development does not conflict with the development and welfare of neighboring municipalities, Monmouth and Mercer Counties and the State as a whole. An analysis of the Borough Plan shows that it is compatible with the plans of adjoining municipalities.

CONTIGUOUS MUNICIPALITIES

The Borough of Allentown predominately adjoins Upper Freehold Township around three sides of its border and the Township of Robbinsville in Mercer County along a portion of the Boroughs northern border.

Upper Freehold Township: The adjoining area of Upper Freehold Township contains four (4) zones including the AR – Agricultural Residential; PEC – Parks, Education and Conservation; HD – Highway Development and an Overlay Zoning Option called the Commerce Park Planned Development. The Highway Development zone is along the eastern end of Rt. 524 North Main Street. The Highway Development zone permits a variety of commercial uses including retail, banks, offices, restaurants, shopping counters, storage facilities and hotels and motels. This is not compatible with the single family residential zones in the Borough at this location and is not compatible with the Historic gateway to the Borough from the east. The PEC Zone comprises the High School and Elementary properties to the south, which is compatible. The AR Agricultural Residential zone, which comprises most of the area that borders the Borough permits single family dwelling and farms, which is compatible with the zoning and land uses in the Borough. The Commerce Park Planned Development is for larger tracts of assembled land that are 210 acres in size or greater and would permit offices, including buildings with multi-tenant uses, research laboratories, limited manufacturing, warehouses, hotels/motels and corporate complexes. The Commerce Park Planned Development overlay is along Breeza Road north of Doctors Creek. This is not a compatible district however, the property within this district is co-owned by Upper Freehold, Allentown and the NJDEP and is designated open space and part of the Allentown Borough Recreation and Open Space Inventory (ROSI).

Robbinsville Township: Robbinsville Township, which adjoins Allentown to the north contains two zoning districts along the border between these two municipalities. They include RR-Rural Residential and VT Village Transitional. The Rural Residential Zone is intended to preserve the rural land use pattern and visual character by allowing low-density residential units while also encouraging farms and related uses. The permitted density in the RR zone is one unit per two acres, which recognizes the septic unsuitability and seasonal high water table of many of the soil types. This zone is compatible with the Zoning districts and existing land uses in Allentown.

The Village Transitional Zone is broken into two different categories – permitted uses with sanitary sewer service and permitted uses that do not have sanitary sewer service. Both categories allow for commercial uses business and professional offices, banks, farms and conservation. Where sanitary sewer service is available the list of permitted uses is expanded to include restaurants, personal service establishments, medical and research facilities, bed and breakfasts and short and long term health facilities, in addition to existing single family detached dwellings. The VT Zone is located along the Church Street border County Road 526. Despite this zoning designation in Robbinsville this area it remains rural and contains single family residential and farm uses. The VT Zone is compatible with the uses along Church Street.

MONMOUTH COUNTY MASTER PLAN

Monmouth County adopted an updated Master Plan on October 17, 2016 (Resolution #2016-10). The County Master Plan provides a comprehensive vision for the County. The Master Plan incorporated the goals and objectives of the Monmouth County Panhandle Regional Plan adopted on September 19, 2011, which is a regional plan for the four westernmost municipalities in Monmouth County: Allentown and Roosevelt Boroughs and Millstone and Upper Freehold Townships. Although different in population density, these four municipalities have a common goal to preserve their community character through open space, historic and farmland preservation.

The Monmouth County Master Plan includes goals on retrofitting existing infrastructure and improving efficiency of existing systems, improving resiliency against increasingly severe storm events, rehabilitating existing housing stock and revitalizing existing commercial core areas.

Goals specific to Allentown include historic preservation efforts to protect community character. This includes the implementation of design elements that respect “place distinction” while allowing for a variety of compatible contemporary uses to spur private reinvestment. Another specific goal is public investment on ACE (Arts, Culture and Entertainment) Hubs: An ACE is a special designation given to a host community with a high concentration of arts and cultural activities, which serves as a destination for both locals and visitors alike. They are often lively locations with an active nightlife attributed in some part to proximate cultural attractions. The five ACEs identified in the Monmouth County include Asbury Park, Belmar, Long Branch, Manasquan and Red Bank Boroughs. This County Master Plan recognizes that Allentown Borough is an emerging ACE since the Borough is in the process of broadening its cultural offerings.

Lastly, the County recognizes scenic byways/scenic roadways, which is a designation given to a roadway that demonstrates one or more outstanding intrinsic quality including archaeological, cultural, historical, natural, recreational and/or scenic. An existing New Jersey Scenic Byway includes the Upper Freehold Historic Farmland Byway located in both Allentown and Upper Freehold. This Byway was designated as a New Jersey Scenic Byway by the New Jersey Department of Transportation (NJDOT) Commissioner on November 29, 2006. The Upper Freehold Historic Farmland Byway follows a 31.5-mile route through Upper Freehold Township and Allentown Borough showcasing the distinct historic, scenic, recreational and cultural assets

of each of the communities. Additional county scenic byways are found in The Monmouth County Scenic Roadway Plan (2001). Scenic Roadways have been identified and recognized in the Borough of Allentown Circulation Plan (Chapter X). All of the County roadways within the Borough of Allentown are listed on the Monmouth County Scenic Roadway Plan. This is due to the historic nature of the Borough and the mature trees and natural vistas that are within the Borough. These roadways include:

- Church Street and Waker St. (C.R. 526)
- High Street (C.R. 539)
- North and South Main Street (C.R. 524)

The Allentown Master Plan is supportive of and consistent with the goals of the Monmouth County Master Plan and the Panhandle Region Plan and has considered its goals, objectives and recommendations in the preparation of the Conservation and Open Space Plan, Circulation Plan and Land Use Plan Elements. The Borough Master Plan is also consistent with the Monmouth County Unique Areas Study prepared by the Monmouth County Environmental Council in 1978 which Allentown Millpond as a unique site in recognition of the site as a historic landmark (Allentown Mill), its natural wildlife habitat and its recreational use (fishing, ice skating, picnicking).

MONMOUTH COUNTY DISTRICT SOLID WASTE MANAGEMENT PLAN

The Monmouth County District Solid Waste Management Plan, first adopted in 1979, was amended in February 2009 to incorporate the amended Recycling Enhancement Act regulations. The County Solid Waste Management Plan serves as an inventory, appraisal and policy document for guiding waste management activities within the County. The current Borough of Allentown recycling program is consistent with the list of mandated recyclables as specified in the Monmouth County District Solid Waste Management Plan.

Annual recertification is contingent on meeting the goals set forth by the recycling law of the State. These goals include an acceptable Recycling Plan Element adopted as part of the Master Plan and an ordinance to amend the development regulations.

The Allentown Borough recycling program predates the Source Separation Recycling Act of 1987. Prior to the adoption of the Act, the Borough promoted a voluntary program established through the Allentown Borough Council. In compliance with the State law, the Borough has had an on-going mandatory recycling ordinance and recycling program since October 1987 per State regulations.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The State Planning Commission adopted the State Development and Redevelopment Plan on March 1, 2001. The Borough has participated in the cross-acceptance process of the State Plan. The Borough has three different designations on the State Plan – PA-4 Rural Planning Area; Historic and Cultural Site Overlay; and Designated Village.

In the PA-4 Rural Planning Area, the State Plan's intention is to:

- Maintain the Environs as large contiguous areas of farmland and other lands;
- Revitalize cities and towns;
- Accommodate growth in Centers;
- Promote a viable agricultural industry;
- Protect the character of existing, stable communities; and
- Confine programmed sewers and public water services to Centers.

“The State Plan recommends protecting the rural character of the area by encouraging a pattern of development that promotes a stronger rural economy in the future while meeting the immediate needs of rural residents, and by identifying and preserving farmland and other open lands. The Plan also promotes policies that can protect and enhance the rural economy and agricultural industry in order to maintain a rural environment.”

The State Plan also designates Allentown as a “Historic and Cultural Site,” which is an overlay to the “Rural” designation.

“It is the Intent of the State Plan to fulfill the goals of conserving natural resources and systems and of preserving and enhancing areas with historic, cultural, scenic, open space, and recreational values through:

- *Recognition of the need for strategic investment decisions designed to protect and enhance rather than adversely impact them;*
- *The application of Statewide Policies, including, but not limited to, those specifically relating to water resources, open lands and natural systems, coastal areas, and historic, cultural and scenic resources; and*
- *The application of relevant provisions of the Environmentally Sensitive Planning Area to these sites in all Planning Areas.”*

Lastly, the Borough is designated as a “DV-Designated Village” in the 2001 SDRP. Villages are defined in the State Plan as compact, primarily residential communities that offer basic consumer services for their residents and nearby residents. Villages are not meant to be Centers providing major regional shopping or employment for their regions.

The Borough of Allentown Master Plan is consistent with the New Jersey State Development and Redevelopment Plan.

XV STATEMENT of STRATEGY: SMART GROWTH, STORM RESILIENCY AND ENVIRONMENTAL SUSTAINABILITY

SMART GROWTH

The Borough Master provides for the protection and enhancement of the Allentown National Historic District; preservation of existing park, recreation and open space facilities within and adjacent to the Borough; coordination with

STORM RESILIENCY

Allentown Borough has been updating its water treatment and sanitary sewage treatment facilities including back-up pumping and operating generators during electrical losses and/or blackouts. The Borough police, fire and first aid facilities have back-up power sources for maintaining emergency operations during storms and electrical losses and blackouts.

The Master Plan recommends adoption of floodplain and steep slope ordinances to prevent development in these environmentally sensitive areas.

The Borough will cooperate and coordinate with public utilities and commercial suppliers for future location and installation of electric vehicle charging stations within public and private parking lots.

ENVIRONMENTAL SUSTAINABILITY

The Borough Master Plan includes plans and recommendations for conserving and protecting environmental features within the Borough including flood plains; freshwater wetlands; floodplains; steep slopes; scenic corridors; street trees; and park, recreation and open space; coordination with Upper Freehold Township and Monmouth County in protecting the Freehold Historic Farmland Byway and the Monmouth County Scenic Roadway Plan (2001) and coordination with Monmouth and Mercer Counties in acquisition of farmland and environmentally sensitive stream corridors and other areas adjacent to the Borough in order to maintain the integrity of the Borough as a historic rural center consistent with the New Jersey State Development and Redevelopment Plan and the goals and objectives of the New Jersey State Historic Preservation Office.