

# 2021



---

*PLAN ENDORSEMENT  
MUNICIPAL SELF-ASSESSMENT  
REPORT*

---

Tara B. Paxton, MPA, PP, AICP  
Township of Brick  
10/18/2021



TOWNSHIP OF BRICK  
OCEAN COUNTY, NEW JERSEY  
401 CHAMBERS BRIDGE ROAD, BRICK, NJ, 08723

John G. Ducey, Mayor

Township Council:

Lisa Crate, President  
Arthur Halloran, Vice President  
Heather deJong  
Vince Minichino  
Paul Mummolo  
Mariana Pontoriero  
Andrea Zapcic

Planning Board:

Bernard Cooke, Chairman  
Kevin Aiello, Vice Chairman  
Brad Clayton  
Paul Mummolo, Councilman  
Matthew Fagen  
William Phillipson  
Cosmo Occhiogrosso  
Kevin Nugent  
George Osipovitch  
Joanne Lambusta  
Daniel Ward

Plan Endorsement Citizens' Advisory Committee:

Member of the Governing Body – Paul Mummolo, Councilman  
Class IV Member of the Planning Board – Bernard Cooke, Planning Board Chairman  
Class IV Member of the Planning Board – Kevin Aiello, Planning Board Vice Chairman  
Representative of Local Board, Commission or Committee – David Chadwick, Zoning Board of Adjustment Chairman  
Member of the Public – Ken Soucheck, Hackensack Meridian, Resident  
Member of the Public – Brian Mirsky, Brick Chamber of Commerce, Resident  
Township Planner - Tara B. Paxton, MPA, PP, AICP, Resident  
Zoning Officer – Christopher Romano  
Steven Specht – Brick Township Municipal Utilities Authority  
Arthur Halloran, Councilman & Resident

Division of Land Use & Planning:

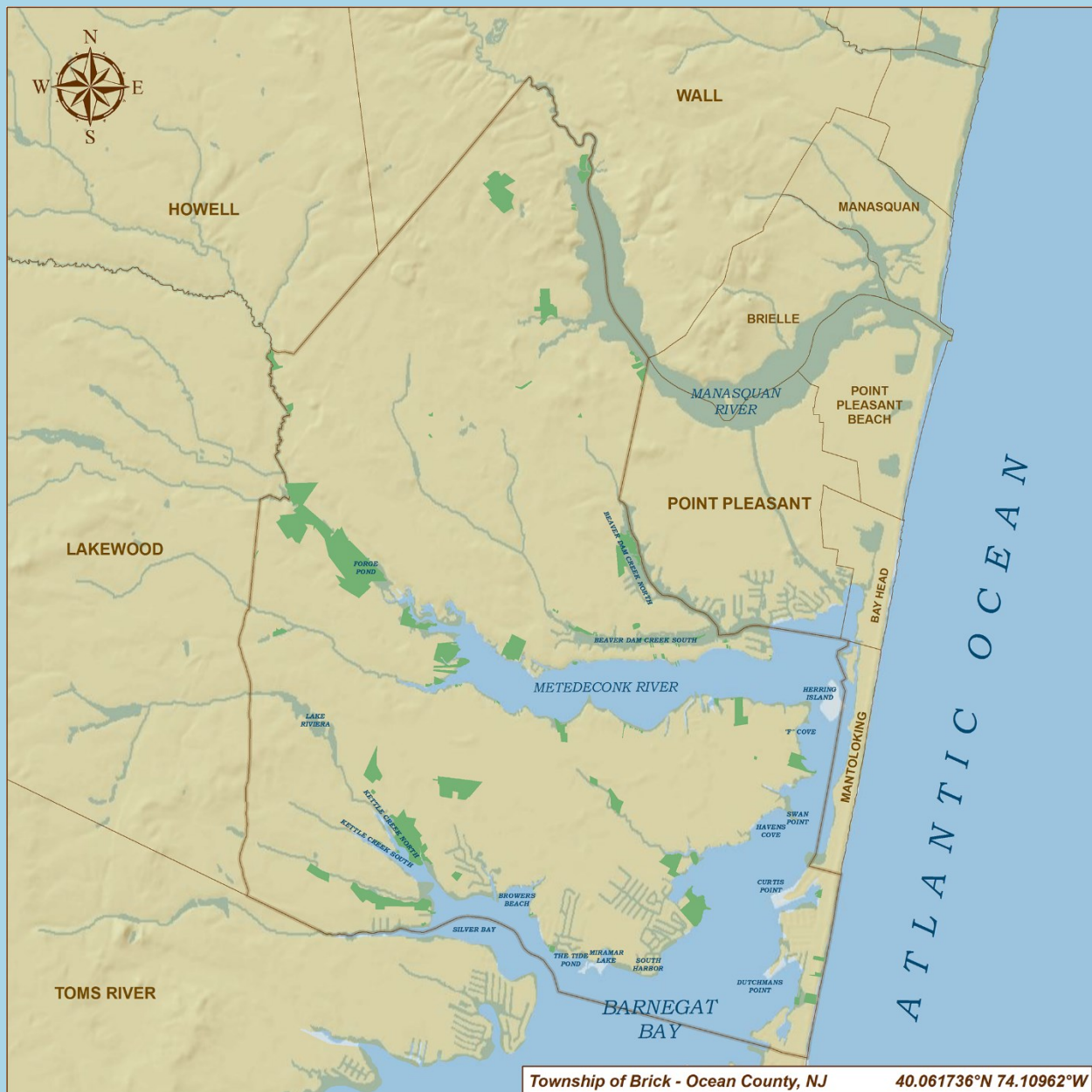
Tara B. Paxton, MPA, PP, AICP, Township Planner  
Ed Peters, GIS Technician, Data System Program Analyst  
Vincent Palmieri, Planning Aid, Environmental Commission Secretary

# Table of Contents

INTRODUCTION .....	2
PURPOSE OF PLAN ENDORSEMENT .....	3
BENEFITS OF PLAN ENDORSEMENT .....	3
PLAN ENDORSEMENT PROCESS .....	3
BACKGROUND .....	4
MUNICIPAL SELF-ASSESSMENT .....	6
LOCATION AND REGIONAL CONTEXT .....	7
MUNICIPAL OVERVIEW .....	7
INVENTORY OF KEY CHARACTERISTICS .....	7
Development Patterns .....	7
Land Use .....	8
Population .....	10
Age Distribution .....	10
Racial Distribution .....	11
Housing .....	12
Industry, Employment & Income .....	14
REDEVELOPMENT AREAS .....	15
STATUS OF PLANNING .....	15
HISTORY OF PLAN ENDORSEMENT .....	15
STATEMENT OF PLANNING .....	16
COMMUNITY VISION & PUBLIC PARTICIPATION .....	16
Visioning Session .....	17
Collective Vision Statement .....	19
STATE DEVELOPMENT AND REDEVELOPMENT PLAN & CONSISTENCY ANALYSIS .....	20
TOWNSHIP OF BRICK MASTER PLAN CONSISTENCY .....	21
BRICK TOWN CENTER - CONSISTENCY WITH SDRP .....	26
THE YEARS FOLLOWING ENDORSEMENT .....	26
PROPOSED 2021 TOWNSHIP OF BRICK CAFRA CORES .....	27
HOSPITAL SUPPORT CORE .....	30
BRICK TOWN COMMERCIAL CORE .....	31
MAPPING JUSIFICATION .....	32
RESILIENCY STATEMENT .....	35
STATE AGENCY ACTIONS .....	36
CONCLUSION .....	37
Sources .....	38
Appendix .....	39

# INTRODUCTION

The Township of Brick is seeking to renew its 2007 Plan Endorsement approval from the New Jersey State Planning Commission ("NJSPC") and make center mapping changes consistent with resiliency and sustainable development practices and NJSPC policies. Plan Endorsement is the voluntary review process designed to ensure the coordination and consistency between state, county and municipal planning efforts to achieve the goals and policies of the State Planning Act. In August of 2007, the Township of Brick achieved Plan Endorsement and the designation of a CAFRA Coastal Town Center. Through this petition, the Township of Brick seeks to renew Plan Endorsement status and amend its previously approved CAFRA Coastal Town Center boundaries.





## PURPOSE OF PLAN ENDORSEMENT

The purpose of Plan Endorsement is to establish consistency among municipal, county, regional and state agencies with each other and with the State Plan. The goals of plan endorsement are as follows:

1. Encourage municipal, county, regional and state agency plans to be coordinated and support each other to achieve the goals of the State Plan;
2. Encourage municipalities and counties to plan on a regional basis while recognizing the fundamental role of the municipal master plan and development regulations;
3. Consider the entire municipality, including Centers, Cores, Nodes and Environs, within the context of regional systems;
4. Provide an opportunity for all government entities and the public to discuss and resolve common planning issues;
5. Provide a framework to guide and support state investment programs and permitting assistance in the implementation of municipal, county and regional plans that meet statewide objectives; and
6. Learn new planning approaches and techniques from municipal, county and regional governments for dissemination throughout the state and possible incorporation into the State Plan.
7. Ensure that petitions for Plan Endorsement are consistent with applicable State land use statutes and regulations.

## BENEFITS OF PLAN ENDORSEMENT

Upon receiving Plan Endorsement, State agencies will provide benefits to the municipality to assist in implementing the endorsed plan. This assistance will include technical assistance, direct State capital investment, priority for State grants and low-interest loans, preferential interest rates, and a coordinated regulatory review for projects consistent with endorsed plans. A benefits package will be put together at the time of the Action Plan so that the municipality and State agencies have a mutual understanding of what the municipality will need to do in order to be entitled to the State's resources, and what the State needs to do to dedicate resources and earmark funds, if appropriate. The municipality and State agencies should consider as part of the benefits package all future projects for which the municipality seeks state financial and technical assistance.

## PLAN ENDORSEMENT PROCESS

Plan Endorsement involves a 10-step process with specific timeframes in which the State has to respond. The steps are as follows:

- ✓ Step 1: Pre-Petition
- ✓ Step 2: Plan Endorsement Advisory Committee
- ✓ **Step 3: Municipal Self-Assessment Report**
- Step 4: State Opportunities & Constraints Assessment
- ✓ Step 5: Community Visioning
- Step 6: Consistency Review
- Step 7: Action Plan Implementation
- Step 8: OPA Recommendation Report / Draft Planning & Implementation
- Step 9: State Planning Commission Endorsement
- Step 10: Monitoring and Benefits

## BACKGROUND

Brick Township initiated the Plan Endorsement process with a pre-petition meeting on September 27, 2005. The petition submitted by the Township on February 15, 2006 was deemed incomplete by the Office of Smart Growth (OSG) on March 10, 2006. Subsequently, the Township provided additional materials sufficient for OSG to deem the petition complete on March 14, 2006. This action allowed for the existing coastal center to be extended temporarily until March 15, 2007 pursuant to the Coastal Zone Management (CZM) rules (N.J.A.C. 7:7E) of the Department of Environmental Protection (DEP).

Even though the Township had a complete petition, significant consistency issues remained, a situation similar to several other coastal municipalities that had their petitions deemed complete prior to March 15, 2006. To take full advantage of the one-year period between petition completeness and coastal center expiration outlined in the CZM rules, the State Planning Commission (SPC) approved a policy directive on April 19, 2006 allowing an extended timeframe for the consistency review of petitions.

On this basis, Brick Township entered a Memorandum of Understanding (MOU) with OSG. The agreement included an Action Plan to address issues outlined in the Consistency Review letter dated May 23, 2006 so that the Township's petition could be endorsed by the SPC, with its Town Center recognized thereafter by DEP's Coastal Zone Management rules. The Action Plan covered 6 months from May 23 to November 23, 2006. During this period, on October 13, the Township participated in a regional Plan Endorsement meeting, which also included key stakeholders from Lakewood and Toms River, to discuss issues such as infrastructure, development and natural resources.

Towards the end of the Action Plan timetable, the Township requested an extension to February 28, 2007. OSG granted this extension as the Township's overall work was in line with the requirements and intent of the Action Plan. In addition to submitting Action Plan materials on February 28, the Township also conducted a presentation to the Plan Implementation Committee (PIC) regarding its Plan Endorsement petition. The OSG staff recommendation report was produced for consideration by the PIC in its meeting on April 25, 2007 and subsequently for a formal decision by the State Planning Commission (SPC) in June of 2007 with the final adoption of the memorializing resolution on August 7, of 2007.

On December 6, 2018, the Township was informed the NJ State Plan Designated Center was extended in accordance with the Permit Extension Act of 2008 and was set to expire on June 20, 2020. In October of 2019, the Office of Planning Advocacy (OPA) advised the Township that the CAFRA Town Center designations were set to expire on June 30, 2020 and requested voluntary participation in the re-approval process of the Center Designation. The Township of Brick subsequently entered into the process to extend Plan Endorsement approval and thus preserve the Town Center designation. Subsequently, the Township engaged in the following activities with the State Planning Commission, Office of Planning Advocacy:

- Pre-Petition Meeting with the State Planning Commission on March 31, 2020
- Resiliency Statement and Strategy Meeting with NJDEP Staff on April 6, 2020
- Created the Mayor's Plan Endorsement Citizen Advisory Committee on August 11, 2020
- Submitted Center Mapping Justification on February 2, 2021
- Plan Endorsement Visioning Session & Master Plan Hearing on May 25, 2021
- Governing Body Public Hearing on December 14, 2021 for Approval of Submission of Municipal Self-Assessment

On June 21, 2021, the Township was informed that due to the revocation of the State of Emergency from the Coronavirus Pandemic, the new Center and Plan Endorsement expiration date for the Township of Brick was set for January 11, 2022.



# MUNICIPAL SELF-ASSESSMENT

The purpose of this report is to review the existing conditions, demographic trends, and inventory of resources in Brick Township and assess the consistency of the municipal planning and zoning documents with the State Plan. Since the prior approval of the Township's Initial Plan Endorsement Petition, the Township has had insignificant population growth despite NJTPA, MPO projections. Therefore, this report will not focus on growth and changes relative to growth, which is a typical municipal focus, but on opportunities for redevelopment and infill in the designated Center. Through this petition, the Township of Brick is seeking its' second round of Plan Endorsement to continue to align its local planning goals and objectives with the State Plan. The Township also seeks to revise the boundaries of the existing CAFRA Coastal Town Center known as the Brick Town Center. The CAFRA Coastal Town Center designation may result in boundary changes of the area of the Center and redefining these areas as "Cores." Further discussion of these proposed changes is included in this document to recognize the changing trends in land use within these areas and protect the areas outside these Cores from further sprawl, intensity and density increases.

The Township of Brick has completed the compilation of valuable information on the key characteristics of the population, housing and economic conditions, public facilities and services, transportation, water and sewer infrastructure, and natural cultural and recreational resources within the municipality through its Master Plan studies in the past ten years. The Township completed 12 studies and elements in 2106 as part of the Post Sandy Planning Process and performed a full Re-examination report of every element of the Master Plan in 2018, including the Fair Share and Housing Element for which we entered into a settlement agreement for our Affordable Housing Obligation through the adoption of a Realistic Development Potential Analysis. In addition, we adopted a Bicycle and Pedestrian Plan in 2018 with the Office of Planning Advocacy as the lead author and preparer of the plan that examined all aspects of transportation and connectivity in the Township. As part of the Federal Emergency Management Agency, National Flood Insurance Program, Community Rating System (CRS), the Township created a Floodplain Management Plan in 2016 and most recently an extensive update to it as part of the 5-Year Cycle Verification in 2021. The Township also completed a Municipal Public Access Plan in 2021. These documents are referenced herein and links are provided for their access in the Sources section of the report.



# LOCATION AND REGIONAL CONTEXT

## MUNICIPAL OVERVIEW

The Township of Brick is located in northeastern Ocean County, New Jersey, and includes 26.2 square miles of land area. The Township is home to approximately 75,000 residents and 45,000 structures. The Township of Brick is proximate to major transportation corridors including Route 70, Route 88, and the Garden State Parkway (Brick Township Strategic Recovery Planning Report [SRPR] 2014).

The Township of Brick is one of the 33 municipalities that make up Ocean County. Ocean County is located in central New Jersey in the Atlantic Coastal Plain and contains a total area of 636.28 square miles, making it the second-largest county in the state. Ocean County is bordered to the north by Monmouth County, to the west and south by Burlington County, to the southeast by Atlantic County, and to the east by the Atlantic Ocean. The Township of Brick is located in the northeastern portion of Ocean County and is bordered by Point Pleasant Borough, the Township of Wall, and the Township of Howell to the north, the Borough of Mantoloking to the east, the Township of Toms River to the south, and the Township of Lakewood to the west.

## INVENTORY OF KEY CHARACTERISTICS

### Development Patterns

The Township was created by the New Jersey Legislature in 1850 and was named after Joseph W. Brick, one of the prominent citizens of the time. The creation of the Township of Brick was concurrent with the creation of Ocean County, whose land includes portions from Monmouth and Burlington Counties. Early growth and development in the Township were driven by natural resource production including saw mills, charcoal, turpentine, agriculture, dairy farming,



and iron forges among others. Throughout the 1900s the Township transitioned to a series of rural resort communities with focuses on outdoor recreation and relaxation. Following the creation of the Garden State Parkway in the 1950s, the Township of Brick's inexpensive and beautiful land attracted residential and commercial real estate developments. The local development followed a traditional suburban auto-oriented pattern, with a central commercial core with relatively higher densities and additional commercial development focused primarily along major transportation corridors extending outward. Residential neighborhoods are primarily located along smaller local roads and behind commercial development in the commercial core. Waterfront development of small to moderate bulkhead lots in waterfront communities with clubhouses and marinas located on narrow

municipal roadways are a typical residential development pattern in the Township. This waterfront development pattern occurred as a result of the common practice in the 1950's through 1970's of filling marshland and installing bulkheads to create upland for housing and commerce. These lots were often sold as 25 ft. by 100 ft. lots as part of newspaper subscriptions in Philadelphia, New York and North Jersey until environmental regulation curtailed the practice in early 1970. The Wetlands of Act of 1970, NJ Freshwater Wetlands Protection Act, followed by the Coastal Areas Facility Review Act prohibited the filling of additional wetlands and marshlands, but left thousands of bulkheaded waterfront properties that were developed as single-family residential lots, making the Township of Brick the leader in privately owned waterfront property in the State of New Jersey. This also makes the Township vulnerable to sea level rise and climate change.

<b>Land Use in the Township of Brick</b>			
<b>Land Use</b>	<b>Acres</b>	<b>Total Area (square miles)</b>	<b>Percent of Township (%)</b>
<b>Vacant</b>	<b>1717.03</b>	<b>2.68</b>	<b>12.53</b>
<b>Residential</b>	<b>6471.32</b>	<b>10.11</b>	<b>47.23</b>
<b>Farm</b>	<b>1.48</b>	<b>0.00</b>	<b>0.0</b>
<b>Commercial</b>	<b>1148.33</b>	<b>1.85</b>	<b>8.64</b>
<b>Industrial</b>	<b>38.35</b>	<b>.06</b>	<b>.27</b>
<b>Apartment</b>	<b>175.17</b>	<b>.27</b>	<b>1.27</b>
<b>Public School Property</b>	<b>290.07</b>	<b>.45</b>	<b>2.2</b>
<b>Other School Property</b>	<b>1.06</b>	<b>.00</b>	<b>0.00</b>
<b>Public Property</b>	<b>3606.44</b>	<b>6.64</b>	<b>26.32</b>
<b>Church and Charitable Property</b>	<b>106.38</b>	<b>.017</b>	<b>0.78</b>
<b>Cemeteries and Graveyards</b>	<b>3.05</b>	<b>0.00</b>	<b>0.02</b>
<b>Other Exempt</b>	<b>106.99</b>	<b>.017</b>	<b>0.75</b>
<b>Total</b>	<b>13,701.68</b>	<b>21.4</b>	<b>100</b>

the economic driver that they were a century ago. Other factors such as floodplains, environmental regulations, and natural terrain characteristics, have influenced land use and development.

The most relevant characteristic of the Township of Brick includes the density of residential development that is directly relational to the fact that so much of the Township is comprised of water. Between the Manasquan River, Metedeconk River, Barnegat Bay and other tributaries, associated wetlands and saltwater marshes, the actual land area of the municipality is 26.2 square miles, where the municipal boundary encompasses 32.41 square miles. Zoning has also contributed to the residential density. Unlike many of our neighboring communities, Brick has had relatively small lot sized zones including 5,000, 7,500 and 10,000 square foot lot requirements, making for densely populated residential neighborhoods.

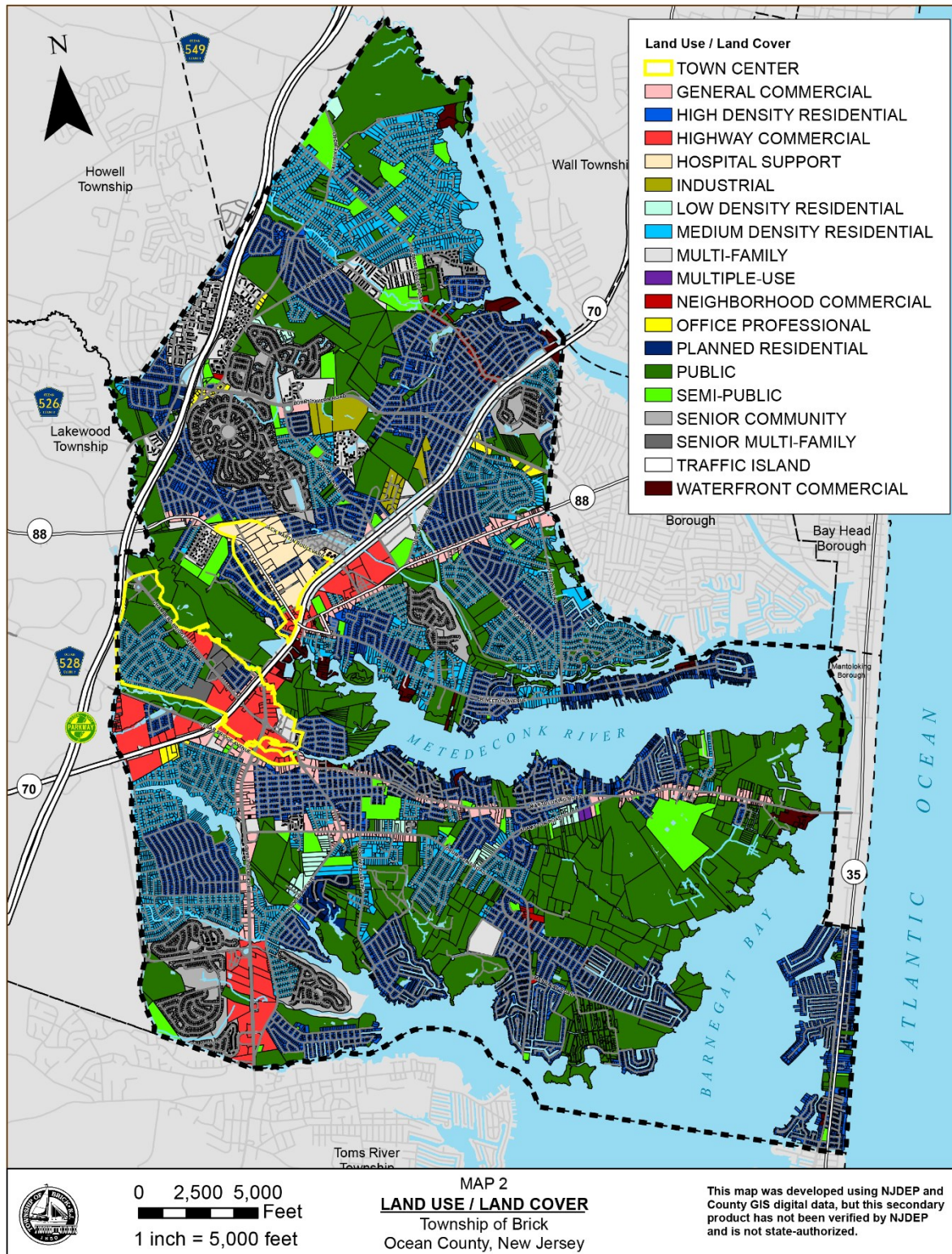
Another relevant key characteristic is the commercial development that almost exclusively exists along County and State highways. These main thoroughfares created for linear commercial developments without much opportunity for mixed-use "downtown" developments. Recent trends in mixed-use zones through use variances and the creation of a new "Village Zone" along the County roadways including Mantoloking, Drum Point and Herbertsville Roads are providing opportunities for infill of small-scale accessory apartments and multi-family developments in conjunction with neighborhood serving commercial and

### Land Use

Local zoning and planning authority is provided for under the New Jersey Municipal Land Use Law, which gives municipalities zoning and planning authority. The land use pattern of the Township of Brick has been influenced by a combination of a historic pattern of suburban auto-oriented development and environmental limitations. Traditional resource-related industries, such as agriculture still exist but are not considered



service uses. Since the 2007 Initial Plan Endorsement, moderate growth and redevelopment has been experienced in these commercial zones. The Inventory of Pending or Approved Major Subdivisions and Site Plans from 2015-2021 includes the creation of 43 new residential lots and 10 new commercial developments. The remaining development activity included 15 site plans where redevelopment of existing commercial uses was approved.

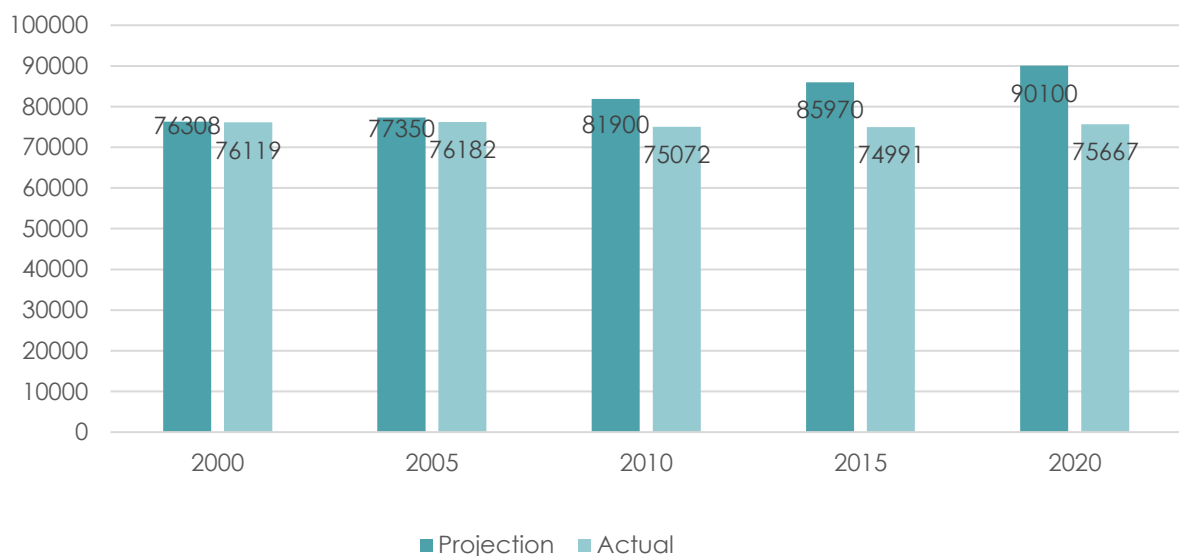




## Population

As discussed previously, the population in the Township of Brick has remained stable for the past twenty years, in contrast to the population growth projected by the Metropolitan Planning Organization (MPO). At the writing of this report, the raw 2020 Census data tables were released estimating the 2020 Census for the Township of Brick at 76,863. This minor growth maintains the lack of significant population growth in the Township. This is also supported by the major subdivision and site plan inventory discussed above. The Township lacks vacant, developable property to add housing stock and much of the commercial development occurs as re-development of existing commercial areas. Most of the developable lands are environmentally constrained, limiting their development potential. Large growth in population was experienced between 1960 and 1990, when the Township grew to four times its size, jumping from 16,299 people in 1960 to 66,473 in 1990. Population growth slowed significantly in the following decades to no growth in the past twenty years. Population decline was experienced in the years immediately after Hurricane Sandy damaged nearly 3,000 structures in the Township.

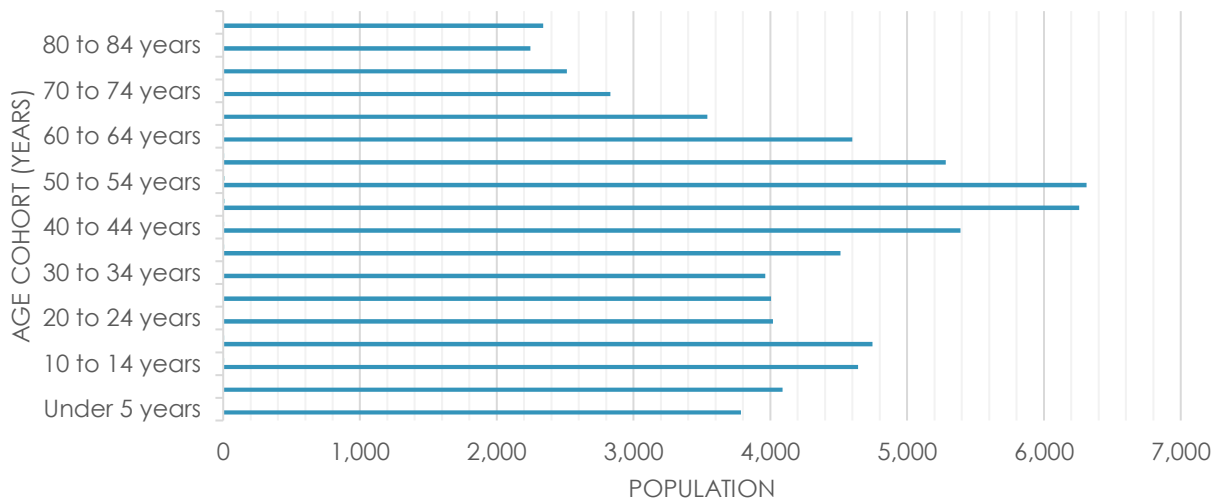
Township of Brick  
MPO vs. Actual Population Growth



## Age Distribution

The median age of a resident in the Township of Brick in 2018 was 43.6 years old. As with the rest of the population in the United States, the Township of Brick is aging. Residents are getting older and living longer. There is a substantial Senior Citizen population due to zoned age-restricted communities that were developed in the 1970's through 1990's. Senior Citizens of age 62 and over make up 21% of the population, age 18 and younger make up 20.7 % and the remaining middle make up 58.3% of the population.

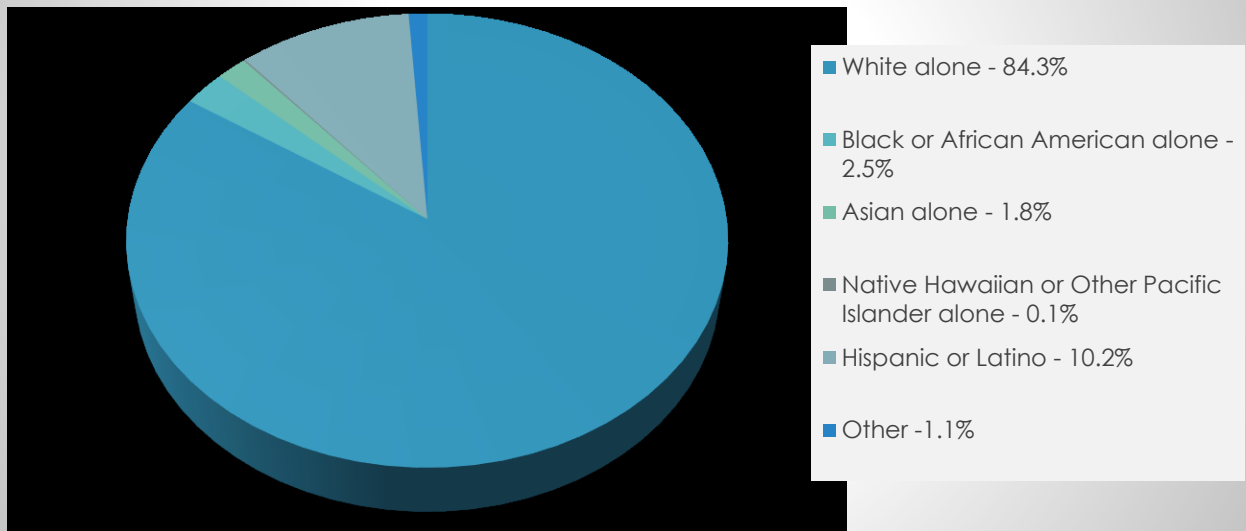
## 2018 Age-Population Estimate Brick Township, NJ



### Racial Distribution

The Township of Brick is becoming more racially and ethnically diverse, however has remained dominantly white or Caucasian similar to that of Ocean County. The Black or African American population has doubled and the Hispanic or Latino population has tripled since the 1990 Census to 2.9% and 10% respectively.

## 2019 Census Race Estimates Township of Brick

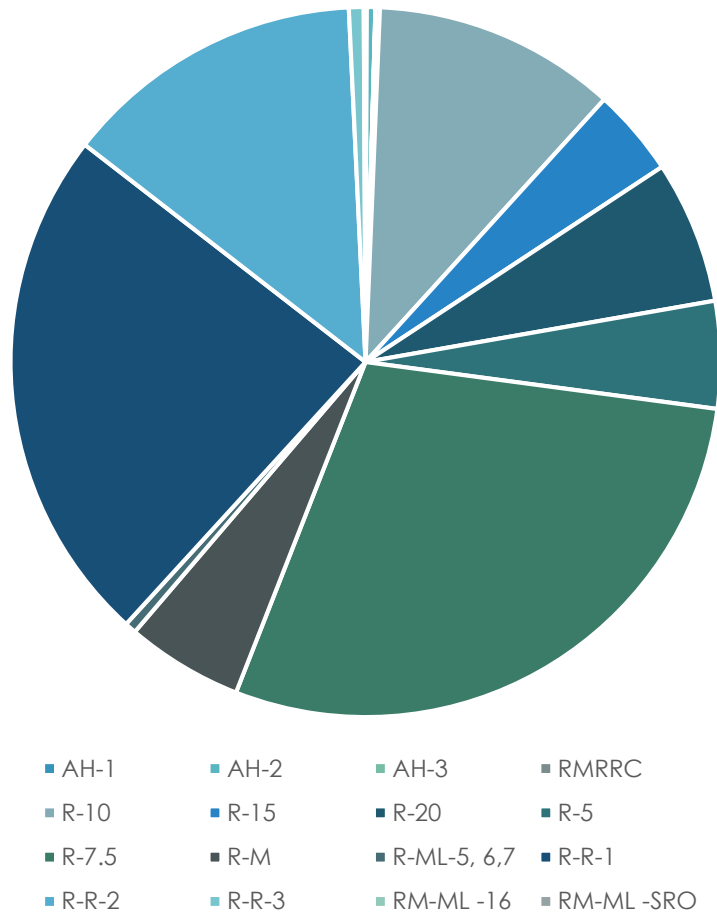


## Housing

In 2010, the Township of Brick prepared a Realistic Development Potential Analysis (RDP) in order to calculate our Affordable Housing Obligation. The Courts approved a RDP of 105 units reflective of less than 600 acres of developable land out of 15,000 acres in the Township, recognizing that 97% of the Township is developed. The Township of Brick has a diversity of housing types to support the diverse socio-economic population. Approximately 22% of the housing in the Township is multi-family and 78% single family. However, it should be noted that much of the Township's single-family housing stock is located on small to moderate sized lots, making it more affordable than many of the surrounding communities and resulting in the availability of a diversity of housing opportunities. Additionally, the Township recently adopted the Village Zone, changing the Business Zones of the B-1

and B-2 to allow for a mix of residential and commercial uses on one lot. Previously, only business uses were allowed in these zones and a trend for Use Variances to allow for accessory apartments or single-family structures on business lots was observed. The Planning Board recognized this trend and recommended a rezone in the 2018 Master Plan Re-examination report. This resulted in many more opportunities for infill housing and accessory apartment development along the Herbertsville, Drum Point and Mantoloking Road corridors.

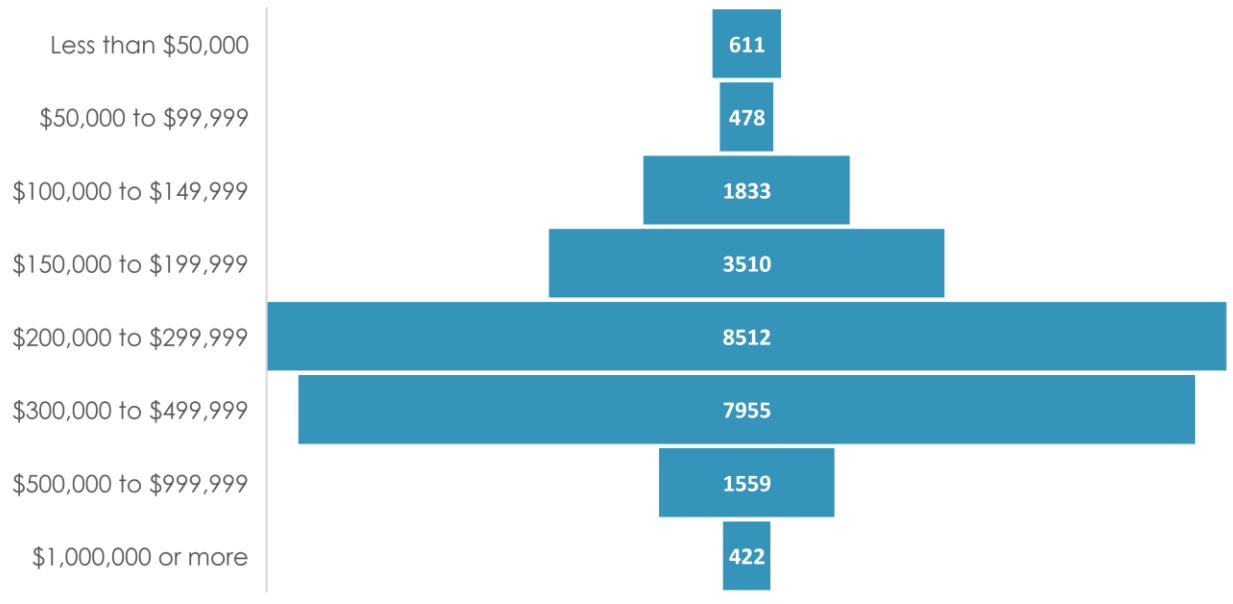
Diversity of Residential Housing By Zone



Housing Type by Units in Structure		
Unit Type	Units	Percent
Single-Family Detached	27308	78%
Single-Family Attached	3095	9%
Two-Family	265	1%
3 or 4 Units	392	1%
5-9 Units	510	1%
10-19 Units	1000	3%
20 or More Units	2459	7%
Mobile Home	90	0%
Total	35119	

The Township of Brick has a large percentage of the housing units occupied by owners at 83% and 17% renter occupied. The median value of owner-occupied units from the 2017 American Community Survey US Census is \$275,000. The distribution of the value is shown on the following page.

## Value of Owner Occupied Units



The cost of rent (\$1,411/month) in the Township is commensurate with Ocean County (\$1422), but higher than New Jersey (\$1,295). The high costs of living in New Jersey are also translated into the difficulties of finding affordable and descent housing in the Township of Brick.



Fortunately, the Township has 930 Affordable Housing credits that provide units in a diversity of housing types from apartments to single family residential scattered site units and are monitored by the Township annually to ensure income qualification and affordability controls are followed.



## Industry, Employment & Income

The Township of Brick has a robust industry in the educational, health care and social services sector. Retail trade is the second largest employer followed by professional, scientific and management and then by arts and entertainment. The labor force is reportedly 39,841 with an unemployment rate of 3.4% in 2019. The unemployment rate in the Township increased to more than 9% during the pandemic, but was reported at below 7% in August of 2021.

The 2019 US Census Estimate Median Household Income in the Township of Brick is \$78,288, which is higher than Ocean County (\$70,909) and just below the State of New Jersey (\$82,545).

### LABOR FORCE ESTIMATES BY INDUSTRY OF EMPLOYMENT



## REDEVELOPMENT AREAS

According to the 2007 Township of Brick Master Plan, the vast majority of the Township's developable areas are built-out and there are few large undeveloped parcels remaining. In addition, most of the developed land area has been dedicated to residential use. The Township promotes flexible residential design while limiting over development of individual lots. It promotes the protection of environmentally critical areas, and the redevelopment of high-density single-family and multi-family residences. The Township also has several main types of commercial development, including highway commercial, general commercial, neighborhood commercial, village commercial (allowing mixed-use) and waterfront commercial. The Township remains open to opportunities for development and redevelopment. New development is limited by the Township's location near two state highways and the Metedeconk River.

The Township of Brick contains approximately 13,700 acres of land (other calculations of the acres include water bodies), of which, approximately 87.5% is developed, including 6,471 acres of residential development (47.2% of land), 3,606 acres of public property (26.3% of land), and 1,184 acres of commercial development (8.6% of land) (Brick Township Master Plan 2007).

## STATUS OF PLANNING

### HISTORY OF PLAN ENDORSEMENT

The Township of Brick is seeking to renew its 2007 Plan Endorsement approval from the New Jersey State Planning Commission ("NJSPC"). Through this petition, the Township of Brick seeks to renew Plan Endorsement status and amend its previously approved CAFRA Town Center boundaries and create two CAFRA Cores. The existing Brick Town Center boundary was established to encompass a large portion of the Township's centralized commercial development and the hospital support zone area to encourage mixed uses, smart growth planning principles and increase commercial development activity where a significant commercial and transportation infrastructure existed. In the years subsequent to Plan Endorsement, the Township Center experienced development of a 250-unit mixed-use development known as "New Visions." The 2007 Plan Endorsed Center, "Brick Town Center" met the State Plan Criteria as seen in the table below:

**2007 Brick Town Center**

Criteria	State Plan Criteria: Town Center	Proposed Town Center Baseline	Proposed Town Center 2025
<b>Land Use</b>			
Function	Mixed-use core and diverse housing.	No opportunities for mixed use Developments. All land uses are single use commercial or residential.	Mixed use and diverse housing integrated into Brick Town Center through adoption of incentivized overlay zones.
Land area	< 2 sq mi	1.12 sq mi	1.12 sq mi
Housing units	500 to 4,000	2,373	3,000
Housing	> 3 du / ac	3.31 du/ac	4.18 du/ac
<b>Population</b>			
Number of people	1,000-10,000	6,362	6,989
Density	> 5,000 per sq mi	5,680	6,240
<b>Economy</b>			
Employment	500 to 10,000	7,118	7,518
Jobs-housing ratio	1:1 to 4:1	3.0:1.0	2.5:1.0
<b>Infrastructure</b>			
Capacity (general)	Sufficient existing or planned infrastructure.	Sufficient water and sewer to support targeted growth.	Sufficient water and sewer to support targeted growth.
Transportation	Arterial highway or public transit.	State highways (Routes 35, 70, 88).	Traffic improvements are needed to support growth.

# STATEMENT OF PLANNING

The Township of Brick has consistently reexamined, rewrote or created new planning documents and studies during the years following Plan Endorsement. The Township of Brick Planning Board has an active Master Plan Committee and the governing body has a Land Use Committee that regularly meet to examine and revise land use ordinances and planning documents to address challenges to development and redevelopment in the Township of Brick.

## COMMUNITY VISION & PUBLIC PARTICIPATION

Since 2015, the Township has been continuing to reexamine and make changes to the cadre of master plan elements. As part of the continuing planning effort, the Township has continued to fulfill its obligation to provide the public with opportunity to learn of and comment on planning activities. The following is a comprehensive listing of 29 public hearings, planning board meetings and visioning sessions that were noticed in accordance with N.J.A.C. 5:85-7.6 and 7.11. The Township received a waiver of holding a second visioning session due to the series of public opportunities and visioning sessions that were held over the past five years.

Advertised Public Visioning & Planning Sessions	Noticed Public Hearings
<p>June 16, 2015 – Shore Acres Neighborhood  June 11, 2015 – Princeton Midstreams Neighborhood  June 16, 2015 – Bay Harbor/Cherry Quay Neighborhood  July 18, 2015 – Barrier Island Neighborhood  November 29, 2017 – Visioning Session for Comprehensive Bicycle and Pedestrian Master Plan  April 17, 2018 – Visioning Session for Master Plan Reexamination  April 21, 2018 – Presence at Township-wide Green Fair for public comment  April 2018 – deployment of online survey for comments on Comprehensive Bicycle and Pedestrian Master Plan  March 30, 2016 – Shore Acres Neighborhood  March 30, 2016 – Princeton Midstreams Neighborhood  March 30, 2016 – Bay Harbor Cherry Quay Neighborhood  March 30, 2016 – Green Building and Sustainability Plan  May 14, 2016 – Barrier Island Neighborhood  September 12, 2017 – Floodplain Management Plan  June 24th, 2021 -Floodplain Management Plan Committee Meeting – 5-Year Cycle Review  July 8th, 2021 - Floodplain Management Plan Committee Meeting – 5-Year Cycle Review  July 22nd, 2021- Floodplain Management Plan Committee Meeting – 5-Year Cycle Review  August 5, 2021- Floodplain Management Plan Committee Meeting – 5-Year Cycle Review  August 19th, 2021- Floodplain Management Plan Committee Meeting – 5-Year Cycle Review  September 2nd, 2021- Floodplain Management Plan Committee Meeting – 5-Year Cycle Review</p>	<p>June 8, 2016 – Master Plan Hearing -Resiliency Amendments to Master Plan  August 22, 2018 – Reexamination of Master Plan Hearing  February 28, 2018 – Master Plan Hearing – Reexamination &amp; Fair Share &amp; Housing Plan Hearing  June 26, 2019 – Master Plan Hearing -Bicycle &amp; Pedestrian Element of Master Plan  May 26, 2021 – Plan Endorsement Citizens Advisory Committee Visioning Session &amp; Master Plan Hearing  July 8th, 2021 – Floodplain Management Plan Hearing  September 2nd, 2021 -Floodplain Management Plan Hearing  September 14th, 2021 -Floodplain Management Plan Hearing  *December 14, 2021 - Governing Body Public Hearing</p>



## Visioning Session

On May 26, 2021, the Township of Brick, Citizen's Advisor Committee, Planning Board and staff held a Community Visioning Session to develop a Vision Statement, hold a facilitated discussion regarding Plan Endorsement and provide the public with opportunity to participate. The session was held via Zoom and was noticed in the newspaper and advertised on social media and on the Township's Website. The Agenda, Slides and materials are included as an appendix to this report.

The Visioning Session was well attended by eleven members of the Planning Board, and the full complement of the Citizen's Advisory Committee including representatives from the business and medical community, residents and other outside agencies.

The Visioning Session included a facilitated discussion and a brainstorming session that asked the participants to talk about what their ideal community would look like in 20 years from now. Then they were asked to put themselves in the place of a resident 50 years ago and ask themselves if these changes were predictable. This activity is meant to challenge the participants to imagine the impossible. The result of this exercise produced many varied inputs from the group including the following statements:

- Recognize that the municipality is split into two areas; a northern side and a southern side, divided by the Metedeconk River
- It is difficult to have one downtown and the focus should be on creating two areas of

**What is a vision?**

- Visioning generates a common goal, hope and encouragement: offers a possibility for fundamental change; gives people a sense of control; gives a group something to move toward; and generates creative thinking and passion
- The vision should look to the long-term future (e.g. a 20-year horizon) of the municipality with regard to major planning issues such as
  - land use
  - housing
  - economic development
  - infrastructure and services
  - natural and cultural resource protection
  - resiliency
  - equity

The slide also features a photograph of a modern commercial building with storefronts for 'DNA MAKE BEAUTY SALON' and 'GNC'. A small circular logo is visible in the bottom left corner of the slide.

- central development; one on each side of the river
- Transportation needs to be prioritized to reduce congestion including the use of mass transit with electric vehicles
- The barrier to the two areas of Town are the locations of the highway systems. This causes inequity in the development patterns and should be examined to reduce barriers through implementation of sidewalks, bikeways and bike lanes and mass transit to make it easier for those without vehicles to get to work
- Older commercial developments should be rezoned or redeveloped to encourage investment and redevelopment
- The changes to the work-life-school balance should be recognized and a mix of uses should be permitted in business zones to encourage these shifts in commercial uses to occupy these sites
- Grants for schools and green investment should be pursued to fund updated infrastructure and use of buildings
- Resiliency should be at the focus of creating a livable, economically balanced, environmentally protected and socially inclusive community
- Access to healthcare should be accessible for everyone in the community regardless of transportation or socio-economic status
- Electric vehicle charging stations, residential and commercial solar and wind technology should be a focus of technological and development standards
- In 20 years, the goals are to see the Township of Brick is an experience, not a destination.

- Stewardship of the remaining environmentally sensitive areas and open spaces is a focus of the community as we work to add to open spaces and improve recreational opportunities

At the beginning of the facilitated discussion, we read an excerpt from the facilitated discussion provided from the Livingston County, Michigan Master Plan Visioning Session website that provided statements beginning with “WE Envision Our Community.” Each member was asked to elaborate on these example Visioning Statements:

- We envision our community as one which embraces the rural and suburban contrasts of community as complimentary and mutually beneficial land uses;
- We envision our community as one which maintains its suburban residential character through managed growth, continuation of conservation and preservation efforts towards Open Space;
- We envision our community as one which strives to be excellent stewards of our existing park and recreation resources, while improving, expanding and linking these resources and creating new parks and recreational opportunities;
- We envision our community as one which will protect its irreplaceable and abundant natural features through conservation practices for long-term sustainability of our connected ecosystems;
- We envision our community as one that supports the implementation of transportation endeavors such as walkable communities, roadway and traffic improvements, complete streets and public transit;
- We envision our community as one with a diverse range of housing opportunities that will serve the broad spectrum of needs within our population;
- We envision our community as one offering mixed uses in designated Village Zone areas, to maximize potential main thoroughfares, connecting various neighborhoods;
- We envision our community as one encouraging in-fill development, while maintaining the traditional character of existing residential neighborhoods;
- We envision our community as one to say consistent with the most recent examination of the Township Master Plan
- We envision the Township of Brick the safest, healthiest and most active community valuing open space; social and business offerings; and welcoming neighborhoods and gathering places. amenities for all residents
- We envision a variety of housing opportunities with shops and services within walking distance and connected by a network of transportation options accessible to all.
- We envision a prosperous future leveraging renewable resources driven by our dynamic health care, educational, and business economies, while respecting our cultural heritage and extensive scenic beauty.

**“The Township of Brick is a community characterized by Green Acres Open Spaces, vast residential waterfront properties and communal recreational services. With respect to our historic past, the Township of Brick is focused on a sustainable future that creates a sense of place for all generations. Through collaboration and cooperation, we will work together to build a shared future:”**

At the end of the Visioning Session, we worked on paring the diversity of opinions and perspectives of the participants to develop the following Vision Statement:

*"The Township of Brick is a "Gateway" to Ocean County where residents and visitors alike, experience a scenic community of diversity and equity where people live, work, play and go to school in neighborhoods and commercial areas that are safe, resilient, dynamic and healthy. Future generations will benefit from the efforts of the past that create vibrant commercial areas, diverse housing opportunities, quality education, open spaces, recreational areas and habitat protection that adapt to changes in technology, climate, work and life for years to come."*



### Summarize

- Review ideas.
- Vote on top candidates and consolidate.

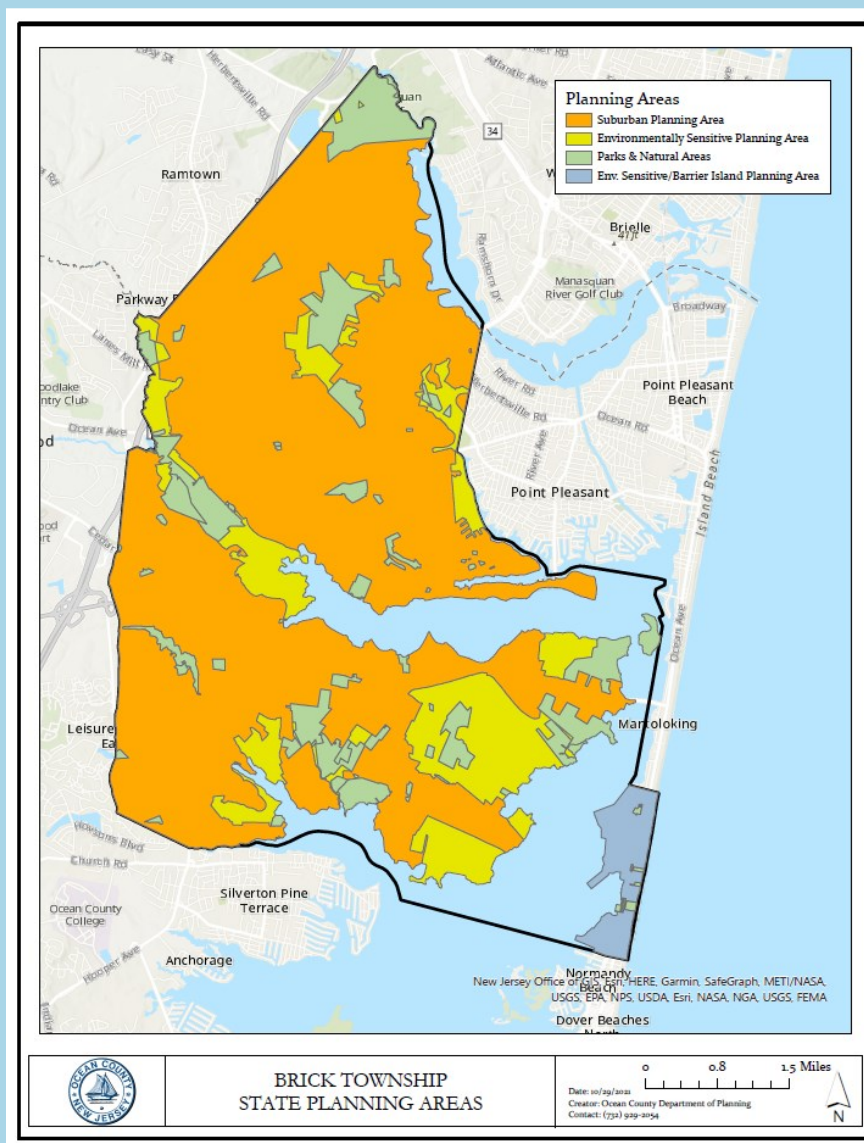
*A vision without a plan is just a dream  
A plan without a vision is just drudgery  
But a vision with a plan can change the world*



## STATE DEVELOPMENT AND REDEVELOPMENT PLAN & CONSISTENCY ANALYSIS

The 2001 State Development and Redevelopment Plan (SDRP) established eight policy planning goals to guide development activity in the State. Of these eight goals, a number are particularly relevant to the physical conditions of Brick Township and the Township's focus on its center and protection of the environs through 'smart growth' planning tools. The eight goals can be summarized as follows:

GOAL #1	Revitalize the State's Cities and Towns
GOAL #2	Conserve the State's Natural Resources and Systems
GOAL #3	Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
GOAL #4	Protect the Environment, Prevent and Clean Up Pollution
GOAL #5	Provide Adequate Public Facilities and Services at a Reasonable Cost
GOAL #6	Provide Adequate Housing at a Reasonable Cost
GOAL #7	Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
GOAL #8	Ensure Sound and Integrated Planning and Implementation Statewide



The SDRP established planning areas throughout the State that share common development and environmental characteristics. These planning areas serve as the framework for application of the policies of the State Plan. Each planning area has policy objectives that guide growth. These objectives are intended to guide local and regional planning, to establish a system of Centers, and to encourage livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation, while preserved green space. The Township of Brick contains PA2 and PA5 areas. According to the SDRP Policy Map, 12,337.119 acres of Brick Township are situated in the PA2 Suburban Planning Area, 2,355.838 acres in the PA5 Environmentally Sensitive Planning Area, and 490.253 acres in State Park. The Township also has 903.159 acres categorized as the U.S. Fish and Wildlife Reedy Creek Unit of the Edwin B. Forsythe National Wildlife Refuge.



## TOWNSHIP OF BRICK MASTER PLAN CONSISTENCY

### Suburban Planning Area: PA2

Provide for much of the State's future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns.

The State Plan anticipates PA2 to provide much of the State's future development. The majority of the Township is in the PA2 and built out in excess of 95%, the focus on the Township's petition for Plan Endorsement is to provide consistency with the policy objectives for Suburban Planning areas including:

- **Land Use:** Guide development and redevelopment into more compact forms such as Center and former single-use developments that have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities. Provide a full range of housing choices primarily in Centers or Cores and in the Village Zone.
- **Economic Development:** Guide opportunities for economic development into Centers.
- **Transportation:** Emphasize the user of public transit systems and encourage densities capable of supporting transit.
- **Natural Resource Conservation:** Conserve continuous natural systems, the continued viability of agriculture and provide maximum active and passive recreational opportunities
- **Redevelopment:** Encourage redevelopment efforts in existing Centers and single-use areas which can be redeveloped into mixed-use areas.
- **Intergovernmental Coordination:** Establish regional approaches to the planning and provision of facilities and service.

The SDRP recognizes the challenges of implementing a redevelopment strategy in a PA2 area that has already been built up. The Township has very little opportunity to: create a new center" and has to work with what it has to identify areas where the municipality can grow and use planning and design tools to pro-actively engage the private sector and government agencies to coordinate implementation of managed development and redevelopment. The Township has changed zoning to allow for small mixed-use developments in the Village Zone. Three geographic areas along the Mantoloking, Drum Point and Herbertsville Road Corridors were rezoned from small and medium B-1 and B-2 Zones to permit residential housing in conjunction with commercial development. Approximately 290 acres in business zones were re-zoned to allow for up to two residential units. At full build-out, this could yield up to 800 accessory apartments without making a significant impact on roadways, schools or environmentally sensitive areas because they will be located on lots that are already built. For additional growth, the most logical area in the Township of Brick in which to do this is where our centers of civic activity and engagement exist in the Commercial and Hospital Cores.

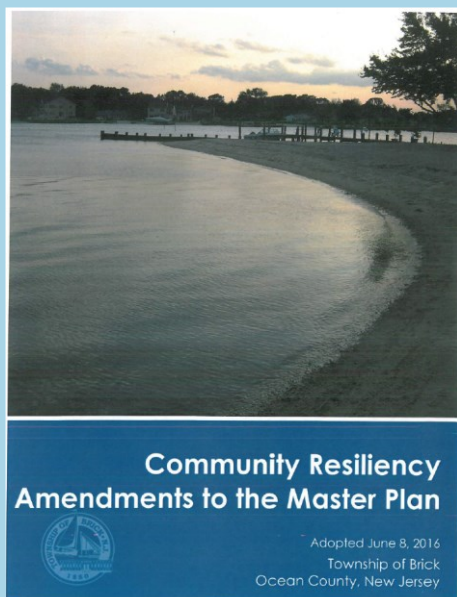
In addition to the vast majority of the Township being mapped as PA2, a considerable portion is located within the PA5 and PA5B Planning Areas where we have extensive areas of wetlands and the Barrier Island.

### **Environmentally Sensitive Planning Area: PA5 and Environmentally Sensitive**

Protect environmental resources through the protection of large contiguous areas of land; accommodate growth in Centers; protect the character of existing stable communities; confine programmed sewers and public water services to Centers; and revitalize cities and towns.

"The Environmentally Sensitive Planning Area is highly vulnerable to damage of many sorts from new development in the environs..... Irreplaceable resources which are vital for the preservation of the ecological integrity of New Jersey's natural resources." (SDRP, pg. 216)

The vast majority of the Township of Brick is in a Sewer Service Area or has sewers. In addition, the Township has nearly 3,000 acres of land preserved through the US Fish and Wildlife Service, Reedy Creek National Wildlife Refuge, State of New Jersey Division of Fish and Wildlife, Ocean County Natural Lands Trust, Trust for Public Lands and the Township's own Open Space and Recreation Preservation and park areas.

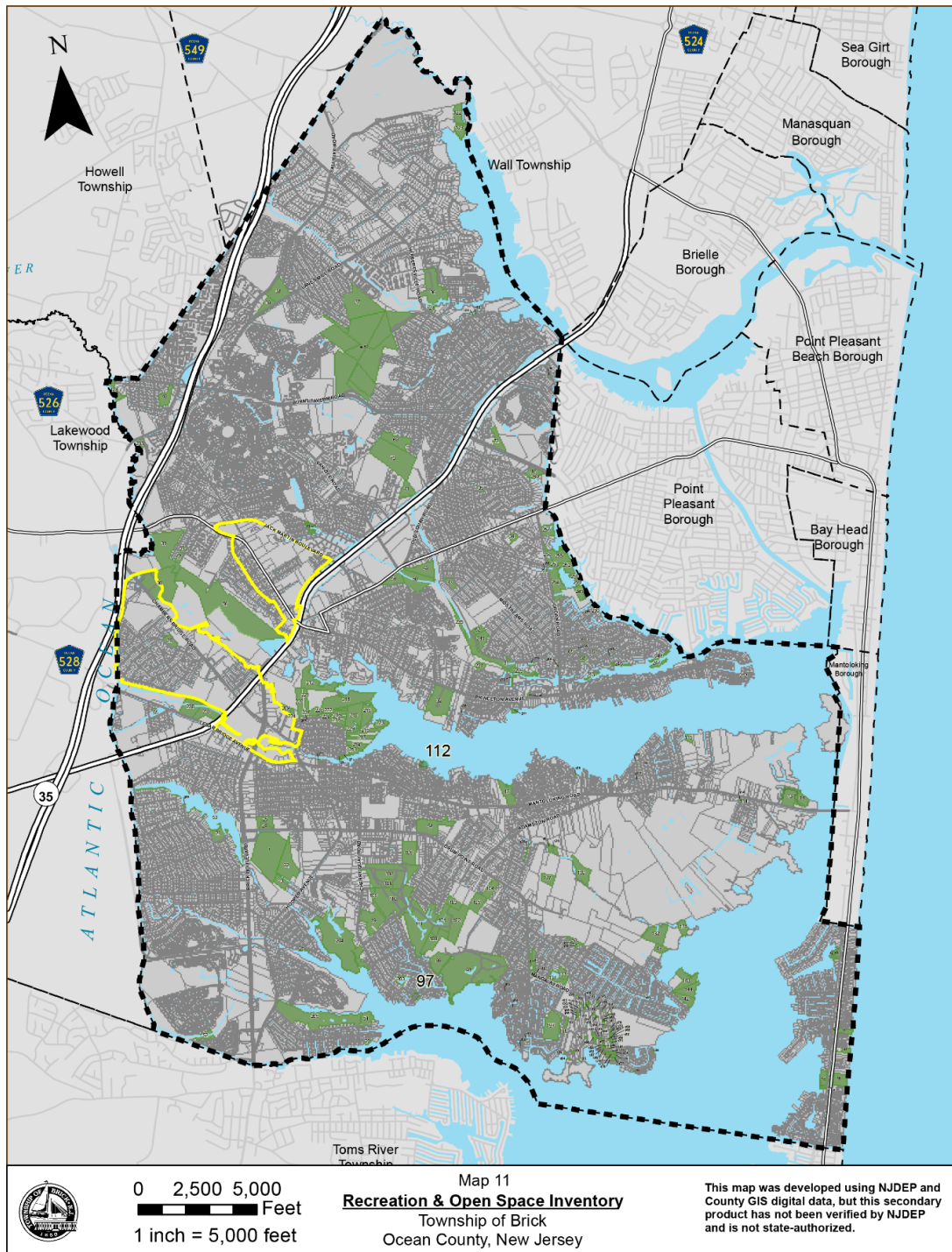


The Township of Brick shares the intent of the SDRP through the adoption of the following policies:

- To protect environmental resources through the protection of large contiguous areas of land
- Accommodate growth in Centers
- Provide for full range of housing choices in Centers to protect environs
- Support appropriate recreational and natural resource-based activities in the environs (Township bicycle trails in Airport & Saw Mill Tracts)

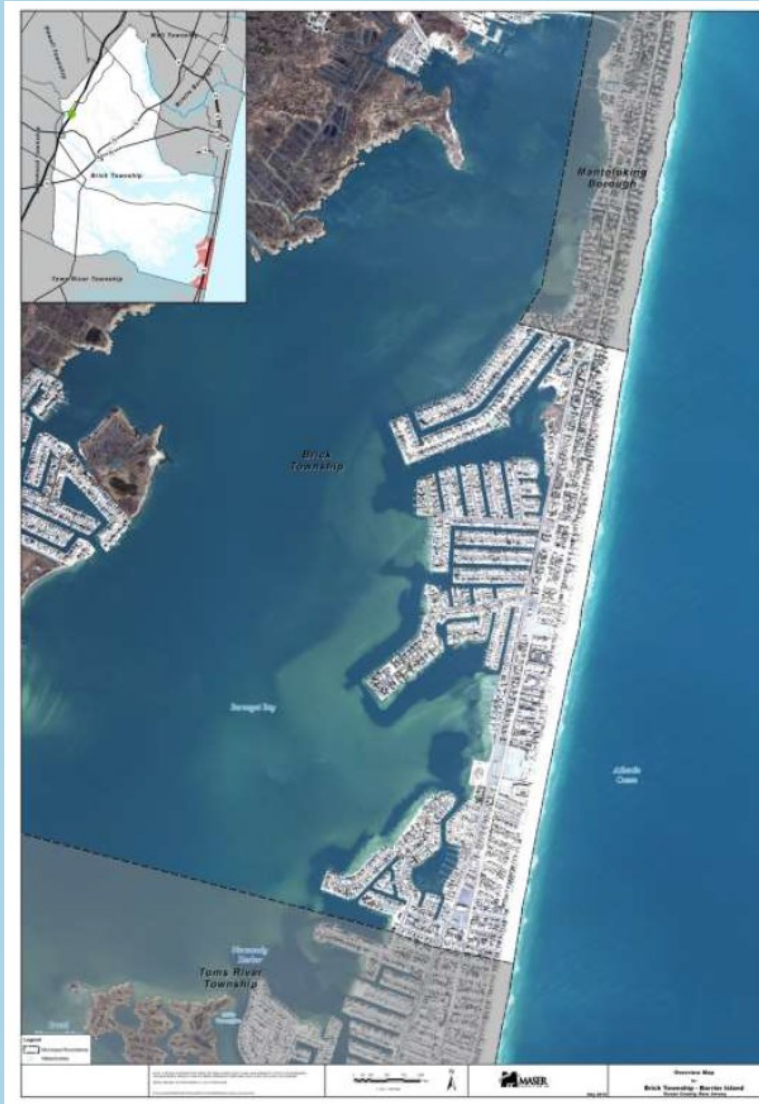
The Township has an active Open Space Preservation Committee that recommends and reviews the purchase of properties that are environmentally sensitive or contiguous to other areas of preservation.

The challenge to implementing these strategies is the need to respond to development pressures for subdivision and site plan applications. This drives up the cost of open space preservation through acquisition. The Township has worked in the past to meet these challenges through partnering with the New Jersey Department of Environmental Protection Green Acres Program to offset acquisition and development costs. However, the high cost of land and limited resources to raise funds for acquisition remains a challenge.





## Environmentally Sensitive Planning Area: Barrier Islands Planning Area: PA5B



One of the most challenging aspects of achieving Consistency with the SDRP for policies lies in the approach to development and redevelopment in the PA5B Planning Area.

Following the Township's Initial Plan Endorsement in 2007, New Jersey experienced one of the most devastating storms in the 21<sup>st</sup> Century. Super Storm Sandy was a post-tropical cyclone that roared on shore on October 29, 2012. It brought destruction and devastation to the Township of Brick where more than 3,000 structures experienced flooding and varying degrees of destruction. However, Sandy also brought opportunity for the Township to develop a more resilient policy towards development on the Barrier Island and low lying bayfront and river front areas. Concurrent with the storm, FEMA deployed new development regulations that required a higher degree of construction for structures in the Special Flood Hazard Area.

Consistent with the SDRP, the township's barrier island community offers an array of challenges. Excerpted from the SDRP, the

following characterizes the Township's Barrier Island Community; "The natural island geography which underlies these communities and endows them with much of their unique character also presents extraordinary conditions that affect planning for:

- Disaster preparedness and long-term coastal changes, such as sea level rise and beach erosion;
- Extended tourist seasons to maintain year-round economic vitality
- Protection of sensitive areas exposed to high public use; and
- Expansion of public areas along beaches and bayfronts"

The Township of Brick has addressed the Intent and Policy Objectives in the SDRP, to the best of its ability by engaging in the following:

- Accommodating growth in Centers
- Protecting and enhancing the existing character of the barrier island and minimizing the risk from natural hazards through:
  - Participation in the US Army Corps of Engineer's and New Jersey Beach Replenishment and Revetment Project
  - Entrance into the FEMA NFIP CRS Program as a Class 6 Community
  - Adoption of Resiliency Amendments to the Master Plan, Floodplain Management Plan, Hazard Mitigation Plan, Flood Warning and Response Plan, and Repetitive Loss Area Analysis

- Completion of a grant funded study of the Shore Acres, Bay Harbor, Cherry Quay and Barrier Island Neighborhood Plans and making recommendations for which resulted in the adoption of new Impervious Cover limitations on residential properties in addition to other shore protection projects completed through capital planning. These plans can all be accessed here: <http://www.bricktownship.net/index.php/departments/land-use/>
- Provide access to coastal resources for public use and enjoyment through the continued use of three Ocean Beaches and 8 public parks located on waterfront properties in the Township in addition to the adoption of the Municipal Public Access Plan in 2021 which can be found at the link above.



## BRICK TOWN CENTER - CONSISTENCY WITH SDRP

The State Planning Commission Staff found the Township of Brick CAFRA Town Center to be consistent with the State Plan and provided the planning analysis that is excerpted from the 2007 report below:

### *Proposed Town Center*

*The Township of Brick has requested designation of a Town Center of 1.12 square miles. This proposed boundary contains major civic institutions, employers and the retail base that local residents consider the "center" of the Township. Another important consideration for the proposed Center has been the identification of key potential redevelopment sites, where smart growth principles can be applied. As the opportunities arise, these projects will move Brick towards mixed-use development and design supported by enhanced connectivity. While there are currently a handful of redevelopment opportunities, they will serve as models for future planning and development.*

### *Application of Center Criteria*

*The State Plan outlines both the hierarchy of centers and the designation criteria, which establish certain basic thresholds of land area, population, employment and densities for the various center categories. According to the Plan, these thresholds are intended to serve as a flexible guideline for consideration of proposed centers, especially in terms of their projections out 20 years into the future.*

*Such flexibility is important in this case, as the proposed Town Center is affected by a number of constraints and opportunities. The proposed Center is by no means a blank slate upon which we can build a new community in a wholesale manner. **Even in the 1970s, the Township was approaching build-out in a suburban pattern, so there is limited land available for development. However, the reason for staff's recommendation of this Center is not to approve the existing development pattern but rather to support the vision for the future, which has been demonstrated to be consistent with the State Plan.***

### *Consistency of Brick Town Center*

*On a pure number's basis, the proposed Town Center fulfills the criteria outlined in the State Plan, including population and employment densities. The qualitative standards reveal a different picture, as the Center in its current state consists of sprawl development and separated land uses on the ground. These contrasting results illustrate the need for the thorough and discretionary review in Plan Endorsement. Justification for the Center here is based most heavily on the aforementioned local efforts, including the various ordinances, to set a new foundation for better planning and change the development pattern over time.*

The Township of Brick continues to fulfill the criteria outlined in the State Plan and desires to continue setting new foundations for better planning and changes in development patterns by the mapping changes to the Town Center as Cores described within this document and to incorporate a vision of the future that contemplates resiliency, redevelopment, infill mixed-use developments ushered by the new Village Zone and preservation of the remaining undeveloped lands.

## THE YEARS FOLLOWING ENDORSEMENT

In the years following the CAFRA Brick Town Center and Plan Endorsement, the Township's growth was impeded by a number of events including the economic downturn of the 2008 housing and stock market event that caused "The Great Recession," property value declines, the impacts from Super Storm Sandy in 2012 and still has not recovered fully from either event. This is reflective in the Township's population and cumulative construction permit data. The



Township's population declined between the 2000 and 2010 Census and relative stagnation in population growth in the 2020 Census, property tax revenue was negatively impacted and declined through these years and while construction has begun to pick up in the most recent years, redevelopment, modernization and replacement of vacated commercial uses in the Center area during the decade that preceded has been the focus for commercial properties in the Brick Town Center. A few new hospital support building developments were completed in the past ten years in the hospital support area, however no significant development has occurred to increase mixed uses or increase residential development with the exception of one 250-unit mixed use project called "New Visions" that was a result of a court settlement in the Commercial Core area. Redevelopment of existing commercial properties and the infill development of commercial lands along the Rt. 70 Corridor have been occurring in the latter part of 2020 and 2021. However, these development trends are a direct result of the need for "convenience" commercial amenities including three Wawa gas stations and two other convenience gas station developments.

During the writing of this report, the world entered into a catastrophic pandemic caused by the COVID-19 Coronavirus. The economy was negatively impacted, experiencing significant unemployment and nearly one year since the pandemic began, still ten percent of the working population is unemployed. The pandemic has also had immediate impacts on commerce and how land is used. While the Township of Brick continued to see subdivisions and "convenience" commercial development such as gas stations and quick serve food establishments, no significant residential development has been proposed. Commercial and office building occupancy have been impacted negatively and the Township must consider future development of commercial spaces in the proposed Town Center for a more flexible and market driven realty in the post-pandemic economy. The proposal to alter the mapped areas of the Township's Center remain the main goal for the purposes of allowing a mix of service, commercial and housing uses. The proposed mapping changes are addressed in the section below. Thus, the focus of this petition is to renew Plan Endorsement to refine and improve upon the opportunities that we have available to us in the Brick Town Center, while recognizing the need to create a more resilient community through site design techniques, open space preservation and zoning requirements where possible.

## PROPOSED 2021 TOWNSHIP OF BRICK CAFRA CORES

As a result of the new guidance and policies to remove Special Flood Hazard Areas out of Center Designations, the Township of Brick has produced mapping to demonstrate that the Brick Town Center as a Coastal Town Center should be amended and two new "Cores" should be created. When FEMA Special Flood Hazard Areas are removed from the existing CAFRA Town Center, the designated area is effectively split into two distinct geographical areas; a "Brick Town Commercial Core" and a "Hospital Support Core." This revision is also consistent with one of the main results of the Visioning Session that highlighted the need to recognize the geographical division in the Township by the Metedeconk River of the Township into two halves; North Brick and South Brick. The Commercial Core is located in the South and the Hospital Core is in the North. The revision of the boundaries for the elimination of the "Brick Town Center" and the creation of these two Cores will accomplish a number of sound planning goals including:

- The removal of Special Flood Hazard Areas, riparian buffers and wetlands from the Town Center Designation, providing environmental protection and appropriate land uses outside of environmentally sensitive areas and floodplains
- The recognition that increased densities, impervious cover and promotion of redevelopment in areas where infrastructure exists is a preferred planning policy with regard to resiliency, reduction in sprawl and promotion of infill development with appropriate mixes of commercial and residential uses

- The increased permissible impervious cover in a CAFRA Core (90%) and the reduction in tree preservation and forested areas (10%) allows for the expansion of the Township's Hospital Support Zone and surrounding commercial and mixed land uses including the Hackensack Meridian Ocean Medical Center site that has increasing parking and building area demands due to increasing populations in the service area
- The "Commercial Core" area is better defined and central to the existing commercially developed area at the crossroads between Brick Boulevard, Chambers Bridge Road, Route 70 and Cedar Bridge Avenue where significant improvements have been made to commercial developments including Brick Plaza, Kohls Plaza and Town Hall Shoppes that provide neighborhood and regional serving commercial amenities to multi-family and single-family developments.

#### **CAFRA Core**

*Center Design Policies Policy 13 Cores Design Cores to be the commercial, cultural, and civic heart of a Center, with multi-story and mixed-use buildings, shared parking, higher intensities and a high proportion of internal trips on foot or by transit. Focus on Cores activities, such as restaurants, retail and services, which generate pedestrian traffic.*

Cores are known traditionally as the "downtowns" and major concentrated commercial developments in communities. They tend to illicit a vision of "town square" designs and centralized commercial buildings and walkable areas for shopping or obtaining service such as beauty salons that serve the residential developments in the vicinity. The New Jersey State Development and Redevelopment Plan identifies Cores as taking a variety of physical forms in linear or concentrated styles. In the Suburban Planning Area 2, offers a pattern of scattered subdivisions and employment centers that offer few if any focal points for community interaction.

The 1980 New Jersey State Development Guide Plan Concept Map identified all of the Township of Brick for High Growth. A lot of growth occurred in these areas since the 1980's however, in a very linear, subdivision by subdivision, sprawling fashion. This makes creating new centers of compact development very difficult to create, when traffic congestion and ingrained development patterns discourage existing residents from accepting increased housing densities and the conversion of single-family housing to higher density multi-family development patterns. In addition, the pattern of scattered subdivisions and employment centers offer few if any focal points for community interaction.

This is precisely why the goal of revising the Brick Town Center to include themed Cores for Commercial and Hospital Support growth is proposed. These concentrated areas that currently have some mixed use and multi-family developments adjacent to or intermingled with traditional suburban commercial and medical office uses are where the Township envisions allowing these areas to expand upon these accepted land use patterns to modestly increase densities and promote smart growth planning techniques such as pedestrian and bicycle improvements, higher density compact design principles and expansion of commercial intensities with 21<sup>st</sup> Century economic trends acknowledged in the zoning and land use permissible uses.

CONSISTENCY WITH SDRP TOWNSHIP OF BRICK PROPOSED CENTER MAPPING CHANGES FROM ONE CENTER TO TWO SEPARATE CORES					
Criteria	State Plan Criteria: Town Center	Proposed Town Center Baseline	Center Core Planning Guidelines	Township of Brick Commercial Core	Township of Brick Hospital Support Core
<i>Land Use</i>			Regional Center PA 2		
Function	Mixed-use core and diverse housing.	No opportunities for mixed use Developments. All land uses are single use commercial or residential.		Proposed Mixed-Use and commercial growth opportunity through zoning	Proposed Mixed-Use and commercial growth opportunity through zoning
Land area	< 2 sq. mi	1.12 sq. mi	.2 to 1 sq. miles	.9 sq. miles	.35 sq. miles
Housing units	500 to 4,000	2,373	200 to 2,500	2,200	273
Housing	> 3 du / ac	3.31 du/ac	3 du/ac	4.5 du/ac	1.3 du/ac
<i>Population</i>					
Number of people	1,000-10,000	6,362	400-5,000	4765	1840
Density	> 5,000 per sq. mi	5,680	N/A	4,289	644
<i>Economy</i>					
Employment	500 to 10,000	7,118	>2,500	+5,200	+2,000
Jobs-housing ratio	1:1 to 4:1	3.0:1.0			
<i>Infrastructure</i>					
Capacity (general)	Sufficient existing or planned infrastructure.	Sufficient water and sewer to support targeted growth.		Sufficient water and sewer to support targeted growth.	Sufficient water and sewer to support targeted growth.
Transportation	Arterial highway or public transit.	State highways (Routes 70 & 88).		State Highways Routes 70 & 88 West	State Highways 70 & Ocean County Routes

It should be noted that the Township of Brick Commercial Core and Hospital Support Core are not limited to serving the residents of the Township of Brick. These commercial and service areas serve the greater Northern Ocean County and Southern Monmouth County populations of Lakewood, northern Toms River, Point Pleasant, Point Pleasant Borough, Bay Head, Mantoloking, Wall Township, Brielle and Manasquan. Recent population growth, in Lakewood, in particular, have placed pressure on the Township's transportation infrastructure and have created the need for these cores to be allowed to intensify to meet the commercial and service demands from the growing population, further justifying the need to re-draw the boundaries and re-categorize these areas as Cores.

## HOSPITAL SUPPORT CORE

In the 1980's the Hospital Support Zone was created as a catalyst for the building of a new hospital and medical support buildings in a triangular area of the Township; situated between Route 70, Jack Martin Boulevard, Burrsville Road and Route 88 West. The development in this area with the Zoning Ordinance and Master Plan as a guide has been successful in making the Township of Brick a center for medical arts and services to not only the residents of Brick, but to a growing population in the southern Monmouth and Northern Ocean County area.



This area was included in the 2007 Brick Town Center and did experience additional growth with the addition of two new medical arts buildings along Route 88 West and the development of two Sub-acute, Nursing and Assisted Living Residences. These developments have contributed to making

the Hospital Support Core an area where approximately 23% of the jobs in the health care industry in the Township of Brick are centralized.

There are a few areas remaining in this core area that are undeveloped and/or available for re-development. A six-acre parcel has been approved for a Medical Office/Surgical Center and there are several properties adjacent to Hackensack Meridian Ocean Medical Center that are underutilized or in need of redevelopment. One of those parcels is a known contaminated site that would benefit from public dollars for the clean-up and redevelopment. A portion of the Route 88 East Corridor has been added to encourage economic development of depressed strip mall areas and provide for additional flexibility in design.

The Township believes the that revised center designation would be a catalyst to continued economic growth in the Township in the Hospital Support Zone in the Rt. 88 West, Burrsville Road, Jack Martin Boulevard area, allowing for increased density to create a walkable environment to serve resident, visitors to the hospital complex, medical employees and the surrounding supportive businesses in the center. In addition to adding the Rt 88 section that connects a commercial redevelopment area that are available for re-development and improvement.

The Township's vision is for a Hospital Support Town Center core is discussed in the 2018 Community Resiliency Amendments to the Master Plan on page 4, Development, 8:

***"To continue to encourage the development of facilities in the vicinity of Brick Hospital which complement the Hospital's support services."***



## BRICK TOWN COMMERCIAL CORE

The area proposed to encompass the area to the south of the Forge Pond and Metedeconk River has been known traditionally as the commercial center of the Township. From the mid-part of the last century, commercial development in strip centers and commercial shopping centers have typically located in the crossroads of the Brick Boulevard, Cedar Bridge, Chambers Bridge, Route 70 area. The Old General Store was located at the intersection of the Brick Boulevard and Route 70 and had grown to include the Brick Plaza, Kohls-Shoprite Plaza, Kennedy Shopping Mall and grew linearly along these county roadways.

The current focal point of the Town Center is the Municipal Complex, Library and Brick Township High School, the major shopping center of the Township that includes The Town Center would provide for an expansion of the existing municipal and banking uses with the development of professional offices, including medical offices, restaurants, pharmacies and specialty shops.



The Township's 2017 Master Plan Reexamination Report recommended that the Township investigate and pursue Plan Endorsement, Center Designation, or some alternative program, that would allow the maximum impervious coverage to be increased from 30 percent to 70 percent under the CAFRA regulations. When the flood prone areas are removed from the center mapping, it becomes clear that there are two commercial cores, one in the Brick Town Center and one in the Hospital Support area. A third potential Core that could be incorporated into the Hospital Support Core or left separate, the Route 88 Core has emerged as mapping exercises were conducted. This area is in need of revitalization as there is a large number of older commercial "strip centers" that are struggling to obtain tenants and remain occupied. Discussion regarding the inclusion of this area is on-going and should be considered while analyzing the mapping changes.

While the Brick Town Commercial Core does meet the narrative description of much of what the New Jersey State Development and Redevelopment Plan talks about with regard to a commercial, cultural and civic heart of the Center. It is a bustling place that has a dynamic setting for human interaction, pedestrian traffic, restaurants, retail and services; it does not "look" like what a traditional "downtown" center does because of the broad expanse of parking lots and single-story buildings. However, the area has come a long way from being a hodgepodge of single-story buildings with the only connectivity provided by driveways for vehicular connections that were poorly planned. Much improvement has occurred over the past ten years in the integration of low-impact design improvements for landscaping, stormwater management controls and the integration of pedestrian amenities that provide connections between stores, parking and adjacent properties through the implementation of the Brick Town Center Streetscape Ordinance adopted as part of the last Plan Endorsement approval.

The proposed mapping changes reflect a desire by the Township to retain the flexibility in development and design that the additional impervious cover allowances under CAFRA's regulations would allow property owners in core areas that are already significantly developed, have infrastructure, access to major highways, and are not environmentally sensitive or in flood hazard areas. The proposed mapping changes demonstrate the proposed new boundaries, land use distribution and impervious cover as reported by NJDEP Land Use/Land Cover data.

## MAPPING JUSIFICATION

The Township sent these proposed mapping changes and a request to change the Coastal Town Center to two distinct Cores to the NJ Office of Planning Advocacy (OPA) and received suggested changes to the Center Mapping. The proposal included the expansion of the CAFRA Brick Town Coastal Center while, removing the Floodplain areas.

The Township does not object to the proposed expansion of already developed areas that includes areas of Rt. 70 that and Rt. 88 that are currently not in the Town Center, however the inclusion of these additional areas without changing the areas from a CAFRA Town Center from CAFRA Core areas does not benefit these property owners or the Township due to the fact that these areas are primarily already developed in excess of the 70% impervious cover limitation and would not be subject to CAFRA.

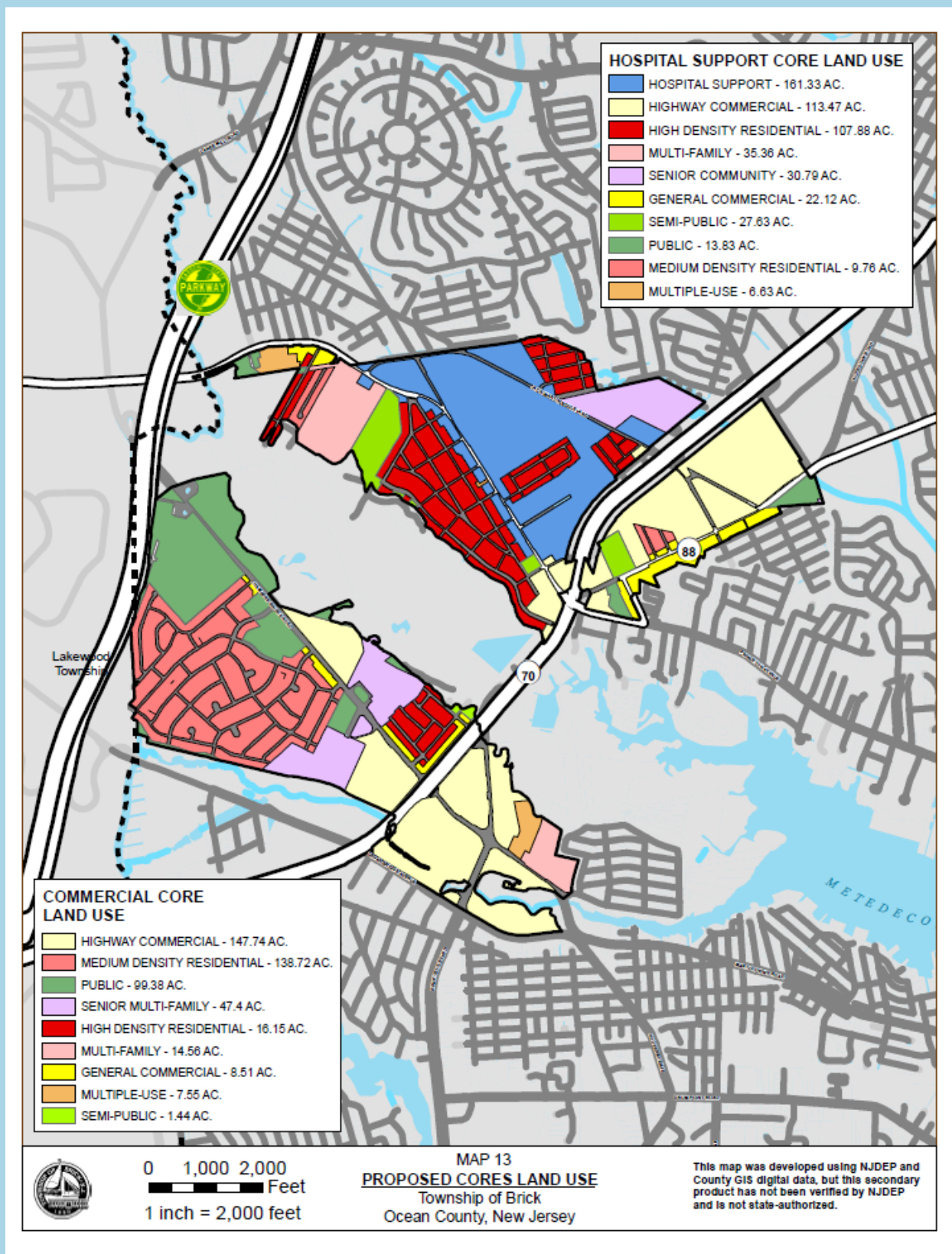
Municipal Self Assessment Report  
TOWN CORES LAND USE

Land_Use	CORE	ACREAGE	% OF CORE
GENERAL COMMERCIAL	COMMERCIAL	8.51	1.77%
HIGH DENSITY RESIDENTIAL	COMMERCIAL	16.15	3.35%
HIGHWAY COMMERCIAL	COMMERCIAL	147.74	30.69%
MEDIUM DENSITY RESIDENTIAL	COMMERCIAL	138.72	28.81%
MULTI-FAMILY	COMMERCIAL	14.56	3.02%
MULTIPLE-USE	COMMERCIAL	7.55	1.57%
PUBLIC	COMMERCIAL	99.38	20.64%
SEMI-PUBLIC	COMMERCIAL	1.44	0.30%
SENIOR MULTI-FAMILY	COMMERCIAL	47.40	9.84%
<b>COMMERCIAL TOTAL</b>		<b>481.45</b>	<b>100.00%</b>
GENERAL COMMERCIAL	HOSPITAL	22.12	4.18%
HIGH DENSITY RESIDENTIAL	HOSPITAL	107.88	20.40%
HIGHWAY COMMERCIAL	HOSPITAL	113.47	21.46%
HOSPITAL SUPPORT	HOSPITAL	161.33	30.51%
MEDIUM DENSITY RESIDENTIAL	HOSPITAL	9.76	1.85%
MULTI-FAMILY	HOSPITAL	35.36	6.69%
MULTIPLE-USE	HOSPITAL	6.63	1.25%
PUBLIC	HOSPITAL	13.83	2.62%
SEMI-PUBLIC	HOSPITAL	27.63	5.23%
SENIOR COMMUNITY	HOSPITAL	30.79	5.82%
<b>HOSPITAL TOTAL</b>		<b>528.80</b>	<b>100.00%</b>
<b>TOTAL</b>		<b>1010.24</b>	

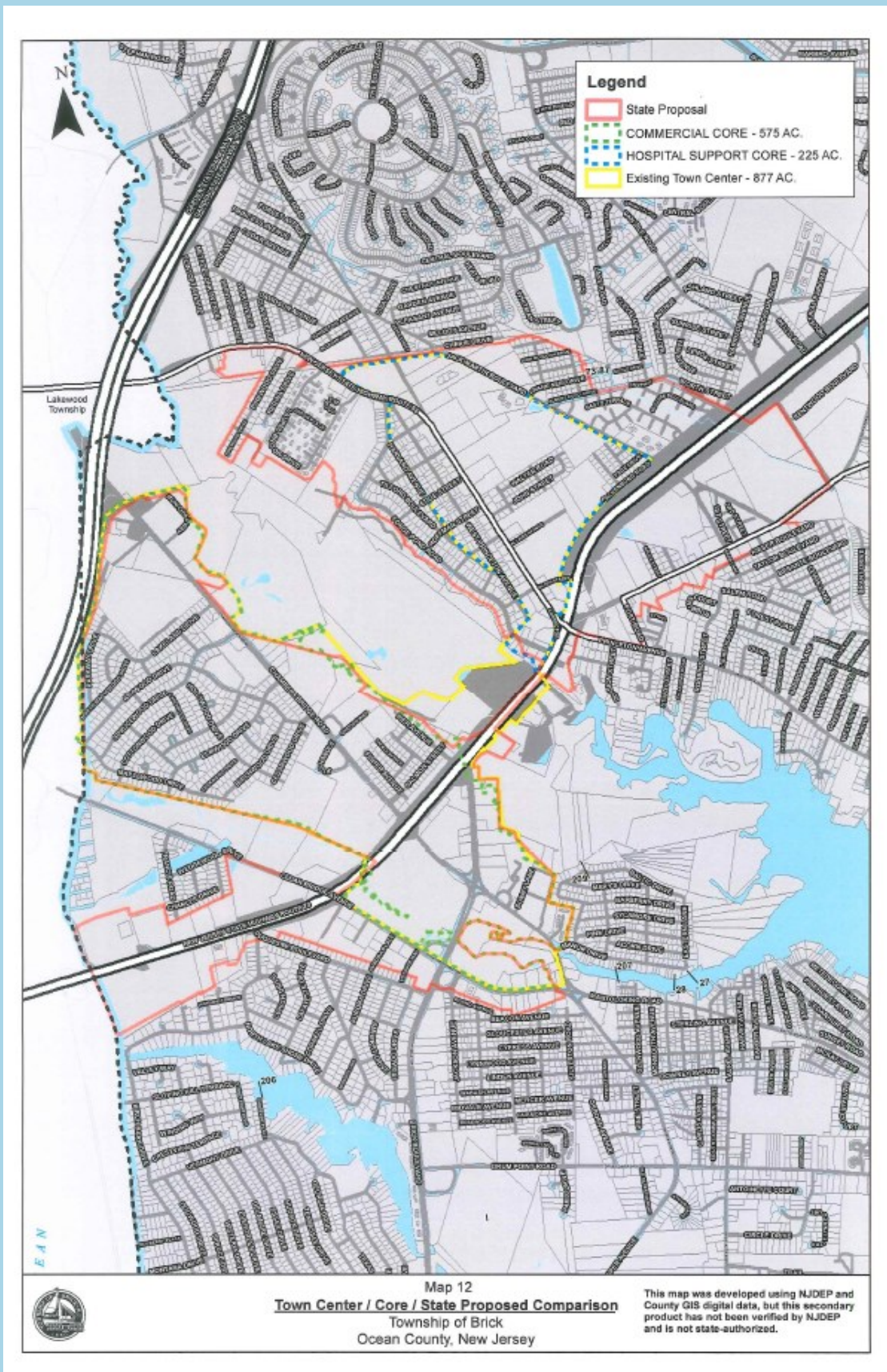
A recent analysis estimated the Commercial Core to be 88.87% impervious and the Hospital Support Core as 87.56% impervious. To encourage properties in these areas to redevelop and improve sub-standard stormwater management and design, an incentive must be provided.

In the Township's opinion, the increase in impervious cover allowance for CAFRA regulated projects in Core designed areas to 90% for would provide an incentive to redevelop these areas and bring higher environmental and stormwater protection while promoting good civic design at appropriate densities and uses. In the following pages, please review the Township of Brick proposed Center and revised Core mapping in contrast to the proposed State of NJ changes to the Brick Town Center.

# Township of Brick Town Center - Two Cores - Proposed Mapping Changes

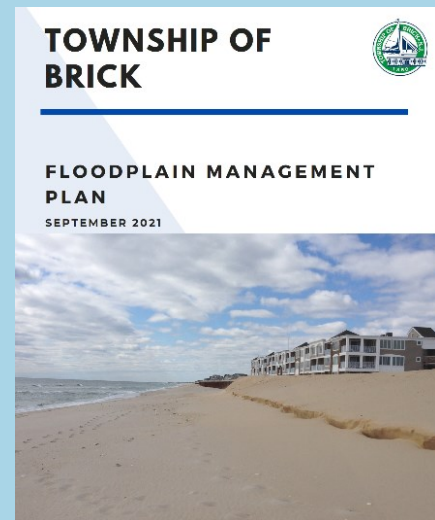






# RESILIENCY STATEMENT

***“The mission of the Township of Brick is to promote a safe, protected and well-informed community with a comprehensive set of tools and the necessary capacity to identify an address vulnerability for flood related hazards. The Township of Brick will strive to protect and improve the health, safety and quality of life of community members and remain a safe, resilient and prosperous place to live.”***



The goals of the Township of Brick Floodplain Management Plan embody the Township's desire to provide a resilient community:

Goal Number	Goal
1	Reduce impacts from flooding to protect life and property and strengthen critical facilities and infrastructure to withstand severe flooding events
2	Protect and preserve environmental resources and maintain their natural ability to increase flood protection and community resilience
3	Ensure that local government operations are not significantly disrupted by flood hazard events
4	Provide methodical approach to flood hazard planning and identify and create decision-making tools for flood policy that considers sea level rise and climate change
5	Promote and maintain compliance with flood risk reduction programs and requirements
6	Increase public awareness and foster collaboration to create a flood-hazard resilient community
7	Monitor, evaluate and map the evolving flood hazard

The Township of Brick Floodplain Management Planning Committee and the Governing Body adopted the Resiliency Statement and Floodplain Management goals along with 27 other objectives that address vulnerability analysis that address and support social, economic and environmental sustainability, including resiliency to climate change. The Township is a Federal Emergency Management Agency, National Flood Insurance Program, Community Rating System (CRS) Class 6 Community, receiving 20% discount for our resident's flood insurance premiums. The Township is currently under review by the CRS program for its 5-Year Cycle Verification and desires to continue in the program or improve. Please see the full adopted 2021 Floodplain Management Plan in the appendix of this document.

The factors that impact the Resiliency of a municipality are primarily regional in nature including the current regulatory and tax structure of the State of New Jersey. Until these obstacles are addressed, resiliency at the municipal level will be piecemeal and reactive. Flooding and climate change cannot be tackled on a town by town basis and leadership from the State will be required to create meaningful efforts towards resiliency. The Township of Brick is willing to consider partnerships with the State of New Jersey to facilitate resiliency policy to make the Township of Brick a more sustainable and resilient community.



## STATE AGENCY ACTIONS

The Township of Brick is requesting that the State Planning Commission adopt the proposed Brick Town Center Mapping changes as proposed to create two new Cores; The Brick Town Commercial Core and The Brick Town Hospital Core.

In addition, the Township is requesting continued and enhanced cooperation from the following State agencies:

- Coordination with the NJ Department of Transportation (NJDOT) to facilitate the continuation of sidewalks and bike lanes along all NJ State Corridors in the Township of Brick.
- The Township is fortunate to be continually supported by the NJDOT Municipal and Local Aid program for roadway paving projects. It is requested that the Township obtain priority ranking in the award of future bikeway and pedestrian grant funding to complete these projects.
- The Township worked with The Office of Planning Advocacy (OPA) in 2018 to complete the Township of Brick Bicycle and Pedestrian Plan that highlighted a priority system of projects beginning with State of New Jersey highway Rt. 70, Rt. 88 and a number of county highways that need connecting and constructing pedestrian and bicycle amenities. These areas are known as the “missing mile” where pedestrian and bicycle facilities are only missing on State roadways. The completion of these amenities on State roadways will significantly improve the safety and connectivity of pedestrians and bicyclists in our community.
- In addition, the Township of Brick requests that the NJDOT include pedestrian and bicycle infrastructure in all of its repaving and reconstruction projects on Rt. 70 and Rt. 88.
- Assistance with the installation of ADA ramps on all State Roads.
- Assistance from New Jersey Department of Environmental Protection (NJDEP) in obtaining approval for the placement of dredge materials in conjunction with the newly obtained Township-wide Dredge Maintenance Permit.
- Assistance with stormwater and flooding control projects on NJDOT roadways and coordinate the improvement and maintenance of problem areas on State roadways such as on Rt. 88, Rt. 70 and Rt. 35. Stormwater infrastructure and flood control initiatives are excerpted from the 2021 Township of Brick Floodplain Management Plan Mitigation Strategies and include the following:
  - Installation of tide valve and check valves to prevent backflow of the stormwater system on state roadways
  - Elevation of flood prone state roadways
  - Develop a long-term sea level rise and climate change plan for infrastructure improvements on State roadways
  - Construct stormwater gravel wetlands on state roadways when reconstructing stormwater basins
  - Maintain and clear debris from state road stormwater drainage systems
  - Improve street sweeping to remove sediment and pollutants from state roadways
  - Repair bulkheads owned and located on State Rt. 35 and Rt. 70
  - Maintain and improve stormwater basins along state highways including Rt. 70
- The NJDEP CAFRA Land Use office frequently refers residents to our offices to solve an issue that has arisen during CAFRA minor subdivision for single-family properties located on waterways. These applicants are required to provide Public Access as a condition of their approvals. In the Township of Brick, most of these subdivisions involve 5,000 and 7,500, 50 and 75-foot by 100-foot lots. The permit requires a 10' easement from the municipal roadway to the water for the public to access the water. It is extremely difficult for these homeowners to comply with this requirement due to the

nature of these small parcels. As part of their solution to this problem, the NJDEP staff refers the applicants to the Township to identify a Public Access project on the waterway where the subdivision is occurring for which they can make a monetary contribution to satisfy their Public Access requirement. The Township has over 53 miles of water front on 12 waterways. The NJDEP will only accept Public Access projects that have been permitted or are under construction at the time of the permit approval. The Township usually has two or three projects that could be eligible in varying phases of the capital budgeting process; yet, the NJDEP will not agree to these projects if they are not under construction and permitted. That only gives applicants an approximate 90-180-day period for which they can satisfy their requirement through this contribution. This is a burdensome task and one which overtaxes our staff and frustrates the residents. It is requested that the NJDEP find alternative solutions to this issue that do not include burdening the Township staff to satisfy a State requirement. The Township has proposed solutions including the creation of a Public Access Improvement Trust Fund where these funds could be deposited and at the time of construction, we would request approval from NJDEP to utilize these funds for Public Access projects.

- The Township requests more NJDEP Enforcement Coordination and at a minimum copying our Clerk and Land Use Offices when enforcement actions are occurring.
- The Township requested a NJ Transit Ridership Study in 2020 to increase bus stop locations along Rt. 88 and Rt. 70. The study determined that ridership did not support additional locations. However, we are requesting reconsideration of the addition of bus stop locations with signage to anticipate an increase in the need for transit services in the Brick Town Hospital Core and Brick Town Commercial Core, if approved.

## CONCLUSION

The Township of Brick is pleased to submit this Municipal Self-Assessment to further coordinate and enhance consistency between the state, county and municipal planning efforts to achieve the goals and policies of the State Planning Act. Although, much effort has been put into this voluntary process, it will result in an increased understanding of the possible improvements that can be accomplished through the coordination of public resources and intergovernmental relations, communication and cooperation. The public will benefit from the opportunities to participate in and have an impact on the overall function of government from the State to the local level.

# Sources

The New Jersey State Development and Redevelopment Plan, 2001

Retrieved from: [stateplan030101.pdf](#)

Township of Brick, 2007 Plan Endorsement

Township of Brick, Master Plan, 2007

Township of Brick, Community Resiliency Amendments to the Master Plan, 2016

Township of Brick, Floodplain Management Plan, 2016 & 2021

Township of Brick Green Plan & Sustainability Element, 2016

Township of Brick, Master Plan Re-Examination Report, 2018

Township of Brick, Fair Share and Housing Plan Element, 2018

Above reports retrieved from <http://www.bricktownship.net/index.php/departments/land-use/>

U.S. Census Bureau, American Community Survey, Township of Brick

Retrieved from: [U.S. Census Bureau QuickFacts: Brick township, Ocean County, New Jersey](#)

Ocean County Data Book, Twenty-first Edition, Ocean County Board of Commissioners, 2021

Livingston County Master Plan Visioning Session Retrieved from: [Master Plan Community Visioning Session | Planning \(livgov.com\)](#)

# Appendix





**HOSPITAL SUPPORT CORE  
LAND USE**

	46.32 AC. - HIGH DENSITY RESIDENTIAL
	14.10 AC. - HIGHWAY COMMERCIAL
	141.20 AC. - HOSPITAL SUPPORT
	0.31 AC. - MULTIPLE-USE
	1.63 AC. - SEMI-PUBLIC

Lakeview  
Township

**COMMERCIAL CORE  
LAND USE**

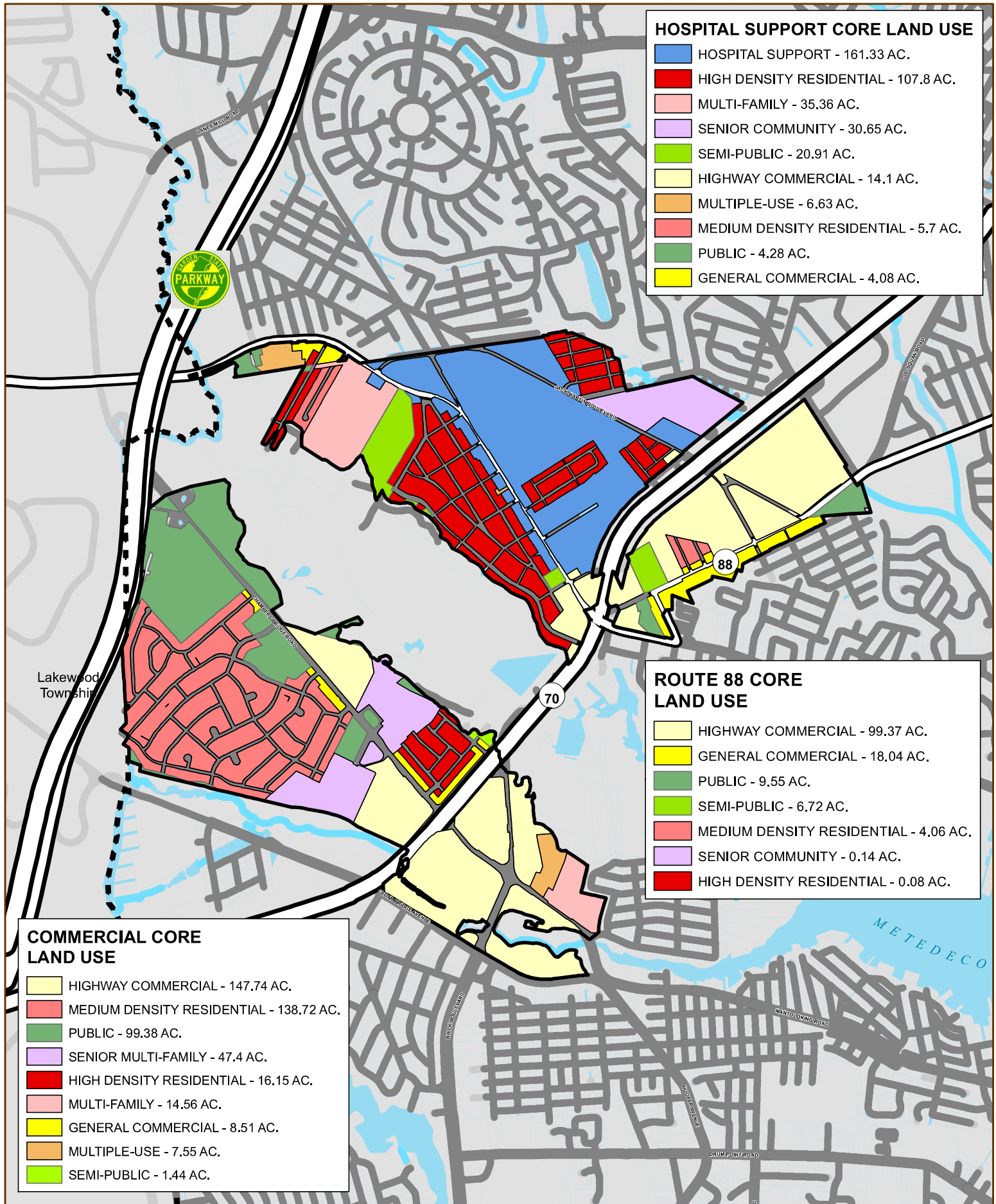
	8.51 AC. - GENERAL COMMERCIAL
	16.15 AC. - HIGH DENSITY RESIDENTIAL
	147.74 AC. - HIGHWAY COMMERCIAL
	138.72 AC. - MEDIUM DENSITY RESIDENTIAL
	14.56 AC. - MULTI-FAMILY
	7.55 AC. - MULTIPLE-USE
	99.38 AC. - PUBLIC
	1.44 AC. - SEMI-PUBLIC
	47.40 AC. - SENIOR MULTI-FAMILY



0    1,000    2,000  
  
Feet  
1 inch = 1,500 feet

MAP 13  
**PROPOSED CORES LAND USE**  
Township of Brick  
Ocean County, New Jersey

This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



0 1,000 2,000  
Feet  
1 inch = 2,000 feet

MAP 13  
**PROPOSED CORES LAND USE**  
Township of Brick  
Ocean County, New Jersey

This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Municipal Self Assessment Report  
TOWN CORES LAND USE

11.23.2020

Land_Use	CORE	ACREAGE	% OF CORE	% OF TOTAL WITHOUT RT.88	% OF TOTAL WITH RT.88
GENERAL COMMERCIAL	COMMERCIAL	8.51	1.77%	0.98%	0.84%
HIGH DENSITY RESIDENTIAL	COMMERCIAL	16.15	3.35%	1.85%	1.60%
HIGHWAY COMMERCIAL	COMMERCIAL	147.74	30.69%	16.94%	14.62%
MEDIUM DENSITY RESIDENTIAL	COMMERCIAL	138.72	28.81%	15.90%	13.73%
MULTI-FAMILY	COMMERCIAL	14.56	3.02%	1.67%	1.44%
MULTIPLE-USE	COMMERCIAL	7.55	1.57%	0.87%	0.75%
PUBLIC	COMMERCIAL	99.38	20.64%	11.39%	9.84%
SEMI-PUBLIC	COMMERCIAL	1.44	0.30%	0.16%	0.14%
SENIOR MULTI-FAMILY	COMMERCIAL	47.40	9.84%	5.43%	4.69%
<b>COMMERCIAL TOTAL</b>		<b>481.45</b>	<b>100.00%</b>		
GENERAL COMMERCIAL	HOSPITAL	4.08	1.04%	0.47%	0.40%
HIGH DENSITY RESIDENTIAL	HOSPITAL	107.80	27.58%	12.36%	10.67%
HIGHWAY COMMERCIAL	HOSPITAL	14.10	3.61%	1.62%	1.40%
HOSPITAL SUPPORT	HOSPITAL	161.33	41.28%	18.50%	15.97%
MEDIUM DENSITY RESIDENTIAL	HOSPITAL	5.70	1.46%	0.65%	0.56%
MULTI-FAMILY	HOSPITAL	35.36	9.05%	4.05%	3.50%
MULTIPLE-USE	HOSPITAL	6.63	1.70%	0.76%	0.66%
PUBLIC	HOSPITAL	4.28	1.09%	0.49%	0.42%
SEMI-PUBLIC	HOSPITAL	20.91	5.35%	2.40%	2.07%
SENIOR COMMUNITY	HOSPITAL	30.65	7.84%	3.51%	3.03%
<b>HOSPITAL TOTAL</b>		<b>390.84</b>	<b>100.00%</b>		
GENERAL COMMERCIAL	ROUTE 88	18.04	13.07%	0.00%	1.79%
HIGH DENSITY RESIDENTIAL	ROUTE 88	0.08	0.06%	0.00%	0.01%
HIGHWAY COMMERCIAL	ROUTE 88	99.37	72.03%	0.00%	9.84%
MEDIUM DENSITY RESIDENTIAL	ROUTE 88	4.06	2.94%	0.00%	0.40%
PUBLIC	ROUTE 88	9.55	6.92%	0.00%	0.94%
SEMI-PUBLIC	ROUTE 88	6.72	4.87%	0.00%	0.67%
SENIOR COMMUNITY	ROUTE 88	0.14	0.10%	0.00%	0.01%
<b>ROUTE 88 TOTAL</b>		<b>137.95</b>	<b>100.00%</b>		
<b>TOTAL WITOUT ROUTE 88</b>	<b>872.2898384</b>			<b>100.00%</b>	
<b>TOTAL WITH ROUTE 88</b>	<b>1010.241086</b>				<b>100.00%</b>

TOWN CORES LAND USE  
BY TYPE ROUTE 88 EXCLUDED

LAND USE	CORE	ACREAGE	% OF TOTAL WITHOUT RT.88
GENERAL COMMERCIAL	COMMERCIAL	8.51	
GENERAL COMMERCIAL	HOSPITAL	4.08	
<b>TOTAL</b>		<b>12.58</b>	<b>1.44%</b>
HIGH DENSITY RESIDENTIAL	COMMERCIAL	16.15	
HIGH DENSITY RESIDENTIAL	HOSPITAL	107.80	
<b>TOTAL</b>		<b>123.95</b>	<b>14.21%</b>
HIGHWAY COMMERCIAL	COMMERCIAL	147.74	
HIGHWAY COMMERCIAL	HOSPITAL	14.10	
<b>TOTAL</b>		<b>161.85</b>	<b>18.55%</b>
HOSPITAL SUPPORT	HOSPITAL	161.33	
<b>TOTAL</b>		<b>161.33</b>	<b>18.50%</b>
MEDIUM DENSITY RESIDENTIAL	COMMERCIAL	138.72	
MEDIUM DENSITY RESIDENTIAL	HOSPITAL	5.70	
<b>TOTAL</b>		<b>144.43</b>	<b>16.56%</b>
MULTI-FAMILY	COMMERCIAL	14.56	
MULTI-FAMILY	HOSPITAL	35.36	
<b>TOTAL</b>		<b>49.92</b>	<b>5.72%</b>
MULTIPLE-USE	COMMERCIAL	7.55	
MULTIPLE-USE	HOSPITAL	6.63	
<b>TOTAL</b>		<b>14.18</b>	<b>1.63%</b>
PUBLIC	COMMERCIAL	99.38	
PUBLIC	HOSPITAL	4.28	
<b>TOTAL</b>		<b>103.66</b>	<b>11.88%</b>
SEMI-PUBLIC	COMMERCIAL	1.44	
SEMI-PUBLIC	HOSPITAL	20.91	
<b>TOTAL</b>		<b>22.35</b>	<b>2.56%</b>
SENIOR COMMUNITY	HOSPITAL	30.65	
<b>TOTAL</b>		<b>30.65</b>	<b>3.51%</b>
SENIOR MULTI-FAMILY	COMMERCIAL	47.40	
<b>TOTAL</b>		<b>47.40</b>	<b>5.43%</b>



Municipal Self Assessment Report  
TOWN CORES LAND USE  
BY TYPE INCLUDING ROUTE 88

11.23.2020

LAND USE	CORE	ACREAGE	% OF TOTAL WITH RT.88
GENERAL COMMERCIAL	COMMERCIAL	8.51	
GENERAL COMMERCIAL	HOSPITAL	4.08	
GENERAL COMMERCIAL	ROUTE 88	18.04	
<b>TOTAL</b>		<b>30.62</b>	<b>3.03%</b>
HIGH DENSITY RESIDENTIAL	COMMERCIAL	16.15	
HIGH DENSITY RESIDENTIAL	HOSPITAL	107.80	
HIGH DENSITY RESIDENTIAL	ROUTE 88	0.08	
<b>TOTAL</b>		<b>124.03</b>	<b>12.28%</b>
HIGHWAY COMMERCIAL	COMMERCIAL	147.74	
HIGHWAY COMMERCIAL	HOSPITAL	14.10	
HIGHWAY COMMERCIAL	ROUTE 88	99.37	
<b>TOTAL</b>		<b>261.21</b>	<b>25.86%</b>
HOSPITAL SUPPORT	HOSPITAL	161.33	
<b>TOTAL</b>		<b>161.33</b>	<b>15.97%</b>
MEDIUM DENSITY RESIDENTIAL	COMMERCIAL	138.72	
MEDIUM DENSITY RESIDENTIAL	HOSPITAL	5.70	
MEDIUM DENSITY RESIDENTIAL	ROUTE 88	4.06	
<b>TOTAL</b>		<b>148.48</b>	<b>14.70%</b>
MULTI-FAMILY	COMMERCIAL	14.56	
MULTI-FAMILY	HOSPITAL	35.36	
<b>TOTAL</b>		<b>49.92</b>	<b>4.94%</b>
MULTIPLE-USE	COMMERCIAL	7.55	
MULTIPLE-USE	HOSPITAL	6.63	
<b>TOTAL</b>		<b>14.18</b>	<b>1.40%</b>
PUBLIC	COMMERCIAL	99.38	
PUBLIC	HOSPITAL	4.28	
PUBLIC	ROUTE 88	9.55	
<b>TOTAL</b>		<b>113.21</b>	<b>11.21%</b>
SEMI-PUBLIC	COMMERCIAL	1.44	
SEMI-PUBLIC	HOSPITAL	20.91	
SEMI-PUBLIC	ROUTE 88	6.72	
<b>TOTAL</b>		<b>29.07</b>	<b>2.88%</b>
SENIOR COMMUNITY	HOSPITAL	30.65	

Municipal Self Assessment Report  
TOWN CORES LAND USE  
BY TYPE INCLUDING ROUTE 88

11.23.2020

SENIOR COMMUNITY	ROUTE 88	0.14	
<b>TOTAL</b>		<b>30.79</b>	<b>3.05%</b>
SENIOR MULTI-FAMILY	COMMERCIAL	47.40	
<b>TOTAL</b>		<b>47.40</b>	<b>4.69%</b>



Municipal Self Assessment Report  
TOWN CORES LAND USE

11.10.2021



Land_Use	CORE	ACREAGE	% OF CORE
GENERAL COMMERCIAL	COMMERCIAL	8.51	1.77%
HIGH DENSITY RESIDENTIAL	COMMERCIAL	16.15	3.35%
HIGHWAY COMMERCIAL	COMMERCIAL	147.74	30.69%
MEDIUM DENSITY RESIDENTIAL	COMMERCIAL	138.72	28.81%
MULTI-FAMILY	COMMERCIAL	14.56	3.02%
MULTIPLE-USE	COMMERCIAL	7.55	1.57%
PUBLIC	COMMERCIAL	99.38	20.64%
SEMI-PUBLIC	COMMERCIAL	1.44	0.30%
SENIOR MULTI-FAMILY	COMMERCIAL	47.40	9.84%
<b>COMMERCIAL TOTAL</b>		<b>481.45</b>	<b>100.00%</b>
GENERAL COMMERCIAL	HOSPITAL	22.12	4.18%
HIGH DENSITY RESIDENTIAL	HOSPITAL	107.88	20.40%
HIGHWAY COMMERCIAL	HOSPITAL	113.47	21.46%
HOSPITAL SUPPORT	HOSPITAL	161.33	30.51%
MEDIUM DENSITY RESIDENTIAL	HOSPITAL	9.76	1.85%
MULTI-FAMILY	HOSPITAL	35.36	6.69%
MULTIPLE-USE	HOSPITAL	6.63	1.25%
PUBLIC	HOSPITAL	13.83	2.62%
SEMI-PUBLIC	HOSPITAL	27.63	5.23%
SENIOR COMMUNITY	HOSPITAL	30.79	5.82%
<b>HOSPITAL TOTAL</b>		<b>528.80</b>	<b>100.00%</b>
<b>TOTAL</b>		<b>1010.24</b>	





Lakeview  
Township

### IMPERVIOUS LAND COVER

	COMMERCIAL CORE	511 AC.	89%
	HOSPITAL SUPPORT CORE	197 AC.	88%



0 1,000 2,000  
Feet  
1 inch = 1,500 feet

MAP 14  
**PROPOSED CORES IMPERVIOUS COVER**  
Township of Brick  
Ocean County, New Jersey

This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.







Lakewood  
Township

88

70

## CORES IMPERVIOUS

-  COMMERCIAL CORE - 70%
-  HOSPITAL SUPPORT - 38%
-  ROUTE 88 CORRIDOR - 53%
-  IMPERVIOUS COVER 2015



0 1,000 2,000  
Feet  
1 inch = 1,575 feet

MAP 14  
**PROPOSED CORES IMPERVIOUS COVER**  
Township of Brick  
Ocean County, New Jersey

This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

CORE	ACREAGE	% OF CORE	% OF TOTAL CORES WITHOUT RT.88	% OF TOTAL CORES WITH RT. 88
COMMERCIAL	401.96	69.91%	39.37%	34.30%
HOSPITAL	171.01	38.34%	16.75%	14.59%
ROUTE 88 CORRIDOR	79.62	52.73%	0.00%	6.79%

**WHEREAS**, the Mayor and Council of the Township of Brick desire to obtain Plan Endorsement from the State Planning Commission; and

**WHEREAS**, Plan Endorsement is a voluntary review process developed by the State Planning Commission to provide the technical assistance and coordination of the State for municipalities, counties, and regional agencies to meet the goals of the State Planning Act and State Development and Redevelopment Plan; and

**WHEREAS**, the State Planning Act recognizes that coordination of State action is necessary to help municipalities develop New Jersey's economy while protecting the natural, historic and recreational resources, providing adequate and diverse housing, and redeveloping our cities and older suburban areas;

**WHEREAS**, the purpose of the Plan Endorsement process is to increase the degree of consistency among municipal, county, regional and state agency plans with each other and with the State Plan and to facilitate the implementation of these plans with the primary focus on where and how development and redevelopment can be accommodated in accordance with the State Plan; and

**WHEREAS**, the State Planning Rules and Plan Endorsement Guidelines establish a comprehensive and coordinated planning process in order for a municipality to consider, and update as necessary, master plans, functional plans, development regulations and capital plans to be consistent with the State Plan and achieve plan endorsement; and

**WHEREAS**, through plan endorsement, master plans, functional plans, development regulations and capital plans should be coordinated and supportive of each other; and

**WHEREAS**, the State Planning Rules and Plan Endorsement Guidelines incorporate, and expand upon, the principles of the Municipal Land Use Law in order to help towns plan for a sustainable future; and

**WHEREAS**, pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-27, the Mayor may appoint one or more persons as a citizens' advisory committee to assist or collaborate with the planning board in its duties, including adoption of, and amendment to, the master plan to guide the use of lands within the municipality in a manner which protects the public health and safety and promotes the general welfare of the community; and

**WHEREAS**, the Plan Endorsement Guidelines and State Planning Rules require the appointment of a Plan Endorsement Advisory Committee to guide the municipality through the Plan Endorsement process; and

**WHEREAS**, the Plan Endorsement Advisory Committee shall consist of between 5 and 10 members, including one representative of the governing body, a Class IV member of the planning board, one representative of a local board, commission or committee who is not a member of the planning board; and two representatives of the public that do not hold a position, employment or office with the municipality.

**NOW THEREFORE BE IT RESOLVED** that the Mayor and the Council of the Township of Brick hereby approves and adopts the following:

The Township of Brick establishes a Plan Endorsement Citizens' Advisory Committee consisting of between 5 and 10 members as follows:

1. Member of the Governing Body – Paul Mummolo, Councilman
2. Class IV Member of the Planning Board – Bernie Cooke, Planning Board, Chairman
3. Class IV Member of the Planning Board – Kevin Aiello, Planning Board, Vice Chairman
4. Representative of local board, commission or committee – David Chadwick, Board of Adjustment Chairman
5. Member of the Public – Ken Soucheck, Hackensack Meridian
6. Member of the Public – Brian Mirsky, Brick Chamber of Commerce
7. Tara Paxton, Township Planner
8. Christopher Romano, Zoning Officer
9. Steven Specht, BTMUA
10. Arthur Halloran, Councilman

The members of the Citizens' Advisory Committee shall serve at the pleasure of the Mayor; and



The Citizens' Advisory Committee shall report findings and conclusions of its actions performed pursuant to the State Planning Rules and Plan Endorsement Guidelines, and make recommendations to the Planning Board on next steps, but shall have no power to vote or take other action required of the Planning Board; and

The Citizens' Advisory Committee shall also report to the Governing Body at least Bi-annually on the status of plan endorsement; and

The Citizen Advisory Committee shall be entitled to call to its assistance any personnel of any municipal department or consultant thereto as it may require in order to perform its duties; and

The Citizens' Advisory Committee is established for the purpose of:

Guiding the plan endorsement process for the municipality;

Increasing public awareness of, and participation in, the plan endorsement process for the community;

Serving as the liaison with the state, county, regional agencies and local officials throughout the plan endorsement process;

Assisting the municipality in meeting the deadlines of plan endorsement;

Take the lead on completing the municipal self-assessment and submitting the required planning documents to the Office of Smart Growth;

Helping to facilitate community visioning as described in the Plan Endorsement Guidelines and community visioning standards;


Reporting the findings and conclusions of the self-assessment and community visioning to the local planning board for its review; and

Negotiating a draft Action Plan with the Office of Smart Growth, in collaboration with the planning board and governing body, to consist of actions that should be taken to adopt and/or update plans, ordinances and regulations in order to meet the plan endorsement requirements;

Facilitating completion of the Action Plan items in order to achieve endorsement by the State Planning Commission and enjoy the benefits available to the municipality as a result of the endorsed plan.

**THEREFORE, BE IT FURTHER RESOLVED** that the Clerk of the Township of Brick shall transmit a copy of this resolution and the notice as required in the State Planning Rules to the State Planning Commission.

ADOPTED: August 11, 2020


  
LISA CRATE  
COUNCIL PRESIDENT

  
LYNNETTE A. IANNARONE  
TOWNSHIP CLERK

#### CERTIFICATION

I, Lynnette A. Iannarone, Township Clerk of the Township of Brick, County of Ocean and State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Township Council on August 11, 2020.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal of this Township this 11<sup>th</sup> day of August, 2020.

  
LYNNETTE A. IANNARONE  
TOWNSHIP CLERK



A Caucus/Public meeting of the Township Council was held in the Municipal Building at 7:00 p.m. and was called to order at 7:00 p.m.

Present

Councilwoman Andrea Zapcic\*  
Councilman Vince Minichino\*  
Councilwoman Heather deJong\*  
Councilman Paul Mummolo\*  
Councilwoman Marianna Pontoriero\*  
Council Vice President Arthur Halloran\*  
Council President Lisa Crate

Also Present

Mayor John G. Ducey  
Scott Kenneally, Township Attorney\*  
Lynnette A. Iannarone, Township Clerk  
Joanne Bergin, Business Administrator\*

(\*Present via Zoom)

Clerk Iannarone announced adequate notice of this meeting was provided and published in Asbury Park Press and The Ocean Star on January 7, 2020. Copies of the agenda were provided to the newspapers, posted on public bulletin boards and the township website ([www.bricktownship.net](http://www.bricktownship.net)).

President Crate thanked everyone for participating in this evenings Township Council meeting. She said the COVID-19 pandemic prevents them from meeting in the traditional way, but they have adjusted accordingly so that they can continue to conduct the business of the Township, and serve the residents. She said this meeting is available through the Zoom application, where you can see and hear tonight's meeting, and participate during all public comment periods as you would if they were all together in person. She said to ask a question or comment, please click on your device and a bar will appear on the bottom of your screen. One of the icons posted there is a "Raise your hand" button. Click that to indicate you have a question. She said they can see that on their end and will call on people one at a time. Questions and comments are also welcome by email. The address is [publicmeetingquestions@bricktownship.net](mailto:publicmeetingquestions@bricktownship.net) and they will be checking emails throughout the meeting and will read those questions into the minutes and respond accordingly.

This meeting began with the salute to the flag followed by a moment of silence.

Clerk Iannarone was directed to accept and file the Building & Construction, Certificate of Occupancy, Engineering, Sewer & Water and Vital Statistics Reports for the month of July 2020.

Motion by Vice President Halloran and seconded by Councilwoman Zapcic dispense with the reading of the minutes of July 28, 2020 and approve the same.

All Council Members voted AYE on Roll Call; except:

Councilwoman Pontoriero ABSTAINED because she was absent.

Motion by Councilman Minichino seconded by Councilman Mummolo to adopt the following Resolutions:

All Council Members voted AYE on Roll Call.

**Authorize Insertion of Chapter 159 – 2020 Community Development Block Grant - Coronavirus**

President Crate stated this resolution authorizes the insertion of a grant in the amount of \$177,866.00 from the U.S Department of Housing and Urban Development Office of Community Planning and Development for the 2020 Community Development Block Grant Coronavirus initiative. She advised the Township has been awarded this grant to provide grants to social service agencies serving Brick Township's residents basic needs specifically, programs and services developed specifically to assist people experiencing hardship as a direct result of COVID.

**Authorize Receipt of Bids – 2020 Bulkhead Replacement - Various Locations**

President Crate stated this resolution authorizes receipt of bids for bulkhead replacement projects at: Lawndale Drive, Brower Drive, South Drive, East Coral Drive, and Bay Shore Drive. She advised these bulkheads are Township's responsibility and have been

recommended for repair by our Township Engineer.

**Authorize Change Order No. 1 – Brick Beach III Parking Lot Improvements**

President Crate stated this resolution authorizes a change order decrease in the amount of \$990.41 from \$546,543.00 to \$545,552.59, as a result of final as-built quantities. The decrease is in the contract with S&G Paving Construction, Inc., for Brick Beach III parking lot improvements.

**Authorize Extension of Contract – Fireworks Exhibitions**

President Crate stated this resolution authorizes the extension of the contract with Schaefer Fireworks for the Summerfest Concert series fireworks display. She advised the vendor was the successful bidder this year and has asked for an extension based on the Township's decision to cancel the event this year.

**Establishing a Plan Endorsement Citizens' Advisory Committee**

President Crate stated this resolution establishes a Plan Endorsement Citizens Advisory Committee. She advised the State Planning Rules and Plan Endorsement guidelines establish a comprehensive and coordinated planning process for Brick Township to follow as necessary when updating the Master Plan to be consistent with the State Plan and achieve plan endorsement. She said State Planning rules and Plan Endorsement guidelines incorporate and expand upon the principles of the Municipal Land Use Law in order to help towns plans for a sustainable future. She stated in accordance with Municipal Land Use Law the Plan Endorsement Advisory Committee consists of members including one from the governing body, Planning Board, another local board and two public representatives. She said the members are: Councilman Paul Mummolo, Councilman Art Halloran, Planning Board Chairman Bernie Cooke, Planning Board Vice Chairman Kevin Aiello, Board of Adjustment Chairman David Chadwick, Ken Soucheck from Hackensack Meridian, Brian Mirsky from the Chamber of Commerce; Township Planner Tara Paxton, Zoning Officer Chris Romano, and Steve Specht from the Brick Township Municipal Utilities Authority.

**Authorize Special Events Permit – Brick Presbyterian Church Drive In Movie Event**

President Crate stated this resolution authorizes a special event permit for a Drive-In Movie in the parking lot of the Brick Presbyterian Church from dusk to 11 pm on Friday, September 18 at the church located at 111 Drum Point Road.

**Bond Releases/Reductions:**

Clerk Iannarone advised the following:

- Performance Bond Reduction – Pioneer House Fire Co. – Drum Point Road, in the amount of \$311,938.03.
- Inspection Fund Release in the amount of \$810.82 to Atlantic Lifts Inc., Drum Point Road.
- Inspection Fund Release in the amount of \$125.62 to Nobility Crest at Brick off Chambers Bridge Road.
- Inspection Fund Release in the amount of \$2,175.68 to Chambers Bridge Realty, Chambers Bridge Road.
- Inspection Fund Release in the amount of \$1,599.61 to Mind and Spine, LLC, Route 88.
- Inspection Fund Release in the amount of \$151.60 to Shlomo Teren, Industrial Parkway.
- Inspection Fund Release in the amount of \$3,235.31 to Axiom DR Construction, Route 88.
- Inspection Fund Release in the amount of \$32.50 to Krisanna Construction, Route 88.
- Inspection Fund Release in the amount of \$837.80 to Woods at Laurel, Carnation Drive.

**Tax Collector:**

Clerk Iannarone advised the following:

- Senior Citizen Deduction Granted – 2018, there is one in the amount of \$250.00.
- Senior Citizen Deduction Granted – 2019, there is one in the amount of \$250.00.
- Exempt Property Cancel Taxes – Block 464 Lot 35.

President Crate opened the public hearing on the Resolutions.

There were no comments from the public.

President Crate closed the public hearing on the Resolutions.

President Crate opened the public hearing on the Computer Bill Resolution.

There were no comments from the public.

President Crate closed the public hearing on the Computer Bill Resolution.

Motion by Councilwoman Pontoriero and seconded by Councilwoman Zapcic to adopt the following Resolution.

All Council Members voted AYE on Roll Call; except:  
Councilwoman deJong ABSTAINED on CME Associates;  
Councilman Mummolo ABSTAINED on Meridian Occupational Health

**2020 Computer Bill Resolution in the amount of \$26,561,602.11**

President Crate opened the public hearing on the Manual Bill Resolution.

There were no comments from the public.

President Crate closed the public hearing on the Manual Bill Resolution.

Motion by Councilman Mummolo and seconded by Vice President Halloran to adopt the following Resolution.

All Council Members voted AYE on Roll Call; except:  
Councilwoman deJong ABSTAINED on CME Associates

**2020 Manual Bill Resolution in the amount of \$1,744,546.59**

**Ordinance on First Reading: Capital Ordinance for Acquisition & Purchase of Block 1171 Lot 1**

Clerk Iannarone read the title of the Ordinance into the record.

President Crate explained this capital ordinance appropriates \$300,000.00 from the Capital Improvement Fund to pay for the acquisition and purchase of Block 1171, Lot 1. She said the approximately 1.35 acres, 58,806 square foot site is vacant land on Route 88 and Burrsville-Squankum Road. She advised the property acquisition is the necessary first step to ensure drainage and traffic improvements are complete. She noted both projects are long overdue and have been held up because proper title was not secured.

Motion by Councilman Mummolo and seconded by Vice President Halloran to adopt the following Ordinance on First Reading and said Ordinance be published as provided by law:

All Council Members voted AYE on Roll Call.

**CAPITAL ORDINANCE APPROPRIATING \$300,000 FROM THE  
CAPITAL IMPROVEMENT FUND TO PAY FOR THE ACQUISITION  
AND PURCHASE OF BLOCK 1171, LOT 1, IN AND BY THE  
TOWNSHIP OF BRICK, IN THE COUNTY OF OCEAN, STATE OF  
NEW JERSEY AND AUTHORIZING THE EXECUTION OF AN  
AGREEMENT RELATED THERETO**

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE TOWNSHIP COUNCIL OF  
THE TOWNSHIP OF BRICK, IN THE COUNTY OF OCEAN, STATE OF NEW JERSEY** (a majority of the full membership thereof affirmatively concurring), AS FOLLOWS:

**SECTION 1.** The capital purposes described in Section 2 of this capital ordinance are hereby authorized as general capital purposes to be undertaken by the Township of Brick, in the County of Ocean, State of New Jersey (the "Township"). For the said improvements or purposes stated in Section 2 hereof, there is hereby appropriated \$300,000,

said amount is now available in the Capital Improvement Fund of the Township from a previously adopted budget or budgets of the Township.

**SECTION 2.** (a) The improvements and purposes hereby authorized are for the acquisition and purchase of an approximately 1.35+/- acre, 58,806 square foot property known as Block 1171, Lot 1 on the official tax map of the Township, commonly referred to as vacant land on Route 88 and Burrsville-Squankum Road (the "Property"), by the Township.

(b) The above improvements and purposes set forth in Section 2(a) shall also include, but are not limited to, as applicable, title searches, title policies, surveys, environmental testing and remediation, and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

**SECTION 3.** The expenditure of \$300,000 from the Capital Improvement Fund for the purposes set forth in Section 2 hereof is hereby authorized and approved.

**SECTION 4.** The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable, for the Township. The capital or temporary capital budget, as applicable, of the Township is hereby amended to conform with the provisions of this capital ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget of the Township, a revised capital or temporary capital budget for the Township has been filed with the Division of Local Government Services.

**SECTION 5.** Pursuant to the provisions of the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq., the Township is hereby authorized to acquire the Property and to negotiate, execute, and deliver an agreement (the "Agreement") for the purchase of said Property. The Mayor, Business Administrator, Chief Financial Officer, Township Attorney and Township Clerk (collectively, "Township Officials") are each hereby authorized, as applicable, to negotiate, approve, execute, attest, deliver and perform said Agreement and all other agreements, documents, instruments, affidavits, or certificates necessary to acquire said Property. Any prior actions taken by, as applicable, the Township Officials and other authorized officers and professionals of the Township in relation to the negotiation for, and purchase and acquisition of, the Property are hereby ratified and confirmed

**SECTION 6.** This ordinance shall take effect immediately after final adoption as described in N.J.S.A. 40:69A-181.

**Ordinance on First Reading: Refunding Bond Ordinance.**

Clerk Iannarone read the title of the Ordinance into the record.

President Crate explained the Refunding Bond Ordinance encompasses the General Improvement Bonds, Taxable Series 2009B and the General Obligation Refunding Bonds, Series 2012. She advised proceeding with the refunding, the Township will be saving an approximate amount of \$212,763.00 over the course of nine years.

Motion by Councilman Mummolo and seconded by Councilwoman Pontoriero to adopt the following Ordinance on First Reading and said Ordinance be published as provided by law:

All Council Members voted AYE on Roll Call.

**REFUNDING BOND ORDINANCE OF THE TOWNSHIP OF  
BRICK, IN THE COUNTY OF OCEAN, STATE OF NEW JERSEY  
PROVIDING FOR THE REFUNDING OF CERTAIN  
OUTSTANDING GENERAL OBLIGATION BONDS OF THE  
TOWNSHIP TO ACHIEVE DEBT SERVICE SAVINGS, AND  
AUTHORIZING THE ISSUANCE OF NOT TO EXCEED  
\$5,750,000 AGGREGATE PRINCIPAL AMOUNT OF GENERAL**



**OBLIGATION REFUNDING BONDS OF THE TOWNSHIP TO  
EFFECT SUCH REFUNDING AND APPROPRIATING THE  
PROCEEDS THEREFOR**

**WHEREAS**, pursuant to the Local Bond Law, N.J.S.A. 40A:2-1 et seq., as amended and supplemented (the "Local Bond Law"), the Township of Brick, in the County of Ocean, State of New Jersey (the "Township") issued (i) \$1,600,000 General Improvement Bonds, Taxable Series 2009B, dated November 20, 2009, \$960,000 of which are currently outstanding and maturing on or after November 1, 2020 and which bonds are subject to redemption on or after November 1, 2019 at a redemption price equal to 100% of the par amount to be redeemed (the "2009 Refunded Bonds"), and (ii) \$13,955,000 General Obligation Refunding Bonds, Series 2012, dated May 10, 2012, \$4,245,000 of which are currently outstanding and maturing on or after November 1, 2023 and which bonds are subject to redemption on or after November 1, 2022 at a redemption price equal to 100% of the par amount to be redeemed (the "2012 Refunded Bonds" and together with the 2009 Refunded Bonds, the "Refunded Bonds"); and

**WHEREAS**, the Township Council has determined that refunding bonds can be issued to refund, in whole or in part, such Refunded Bonds which, under current market conditions, can generate net present value debt service savings to the Township equal to or greater than three percent (3%), which savings is the minimum amount required by the Local Finance Board, Division of Local Government Services, Department of Community Affairs of the State of New Jersey (the "Local Finance Board") to undertake such refunding of the Refunded Bonds; and

**WHEREAS**, the Township Council has determined to provide for the refunding of the Refunded Bonds through the issuance by the Township of not to exceed \$5,750,000 aggregate principal amount of General Obligation Refunding Bonds, Series 2020 (Taxable).

**NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF BRICK, IN THE COUNTY OF OCEAN, STATE OF NEW JERSEY** (not less than two-thirds of all members thereof affirmatively concurring) **AS FOLLOWS:**

**SECTION 1.** The refunding of all or a portion of the Refunded Bonds is hereby authorized.

**SECTION 2.** In order to refund the Refunded Bonds and to pay all related costs of issuance associated therewith, the Township is hereby authorized to issue General Obligation Refunding Bonds in an aggregate principal amount not to exceed \$5,750,000 (the "Refunding Bonds"), to be issued in one or more issues, all in accordance with the requirements of N.J.S.A. 40A:2-51, and to appropriate the proceeds of such Refunding Bonds to such purpose described in Section 3 hereof. Such Refunding Bonds shall be designated as "General Obligation Refunding Bonds, Series 2020 (Taxable)", with such other designation as may be necessary to identify such bonds, including each series thereof.

**SECTION 3.** The purposes for which the Refunding Bonds are to be issued are to achieve debt service savings for the Township by refunding all or a portion of the callable principal amount of the Refunded Bonds, including the payment of interest accrued thereon on each interest payment date to the dates fixed for redemption for the applicable series of Refunded Bonds.

**SECTION 4.** An aggregate amount not exceeding \$72,500 may be allocated from the aggregate principal amount of the Refunding Bonds to pay for items of expense listed and permitted under N.J.S.A. 40A:2-51(b), including, but not limited to, the aggregate allocated costs of issuance thereof, including underwriting, printing, credit enhancement or other insurance premiums, advertising, paying agent and escrow fees, verification agent fees, rating agency fees, accounting, municipal advisory, legal and other expenses in connection therewith.

**SECTION 5.** The purpose of the issuance of the Refunding Bonds is to realize net present value interest cost savings for property taxpayers residing in the Township ("net" meaning savings after payment of all costs of issuance of the Refunding Bonds). Applicable State requirements mandate that such net present value interest cost savings equal at least 3% of the principal amount of the Refunded Bonds. In addition, the issuance of the Refunding Bonds shall comply with the provisions of N.J.A.C. 5:30-2.5, including that within 10 days of the date of the closing on the Refunding Bonds, the Clerk shall file a report with the Local Finance Board within the Division of Local Government Services, New Jersey Department of Community Affairs setting forth (a) a comparison of the Refunding Bonds' debt service and the Refunded Bonds' debt service which comparison shall set forth the present value savings achieved by the issuance of the Refunding Bonds; (b) a summary of the issuance of the Refunding Bonds; (c) an itemized accounting of all costs of issuance in connection with the issuance of the Refunding Bonds; and (d) a certification of the Clerk that (i) all of the conditions of section (b) of N.J.A.C. 5:30-2.5 have

been met, and (ii) a resolution authorizing the issuance of the Refunding Bonds, adopted pursuant N.J.S.A. 40A:2-51(c), was approved by a two-thirds vote of the full membership of the Township Council.

**SECTION 6.** The Supplemental Debt Statement relating to the Refunding Bonds, required by the Local Bond Law, has been duly made and filed in the Office of the Clerk of the Township, and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, in the New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Township, as defined in the Local Bond Law, is increased by the principal amount of the authorization of the bonds and notes provided for in this Refunding Bond Ordinance, and will be decreased by the principal amount of the Refunded Bonds.

**SECTION 7.** To the extent that the Refunding Bonds are issued as federally tax exempt obligations, the Township Council hereby covenants on behalf of the Township to take any action necessary or refrain from taking such action in order to preserve the tax-exempt status of the Refunding Bonds authorized hereunder as is or may be required under the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code"), including compliance with the Code with regard to the use, expenditure, and investment of the proceeds of the Refunding Bonds, and the timely reporting and rebate of investment earnings on such proceeds as may be required thereunder. The Refunding Bonds are authorized, if required, and with the consent of the Chief Financial Officer of the Township, in consultation with the Township's financial advisor, to be issued as taxable bonds.

**SECTION 8.** This Refunding Bond Ordinance shall take effect twenty (20) days after the first publication hereof after final adoption, as provided by the Local Bond Law.

President Crate opened the public hearing portion of the meeting.

President Crate advised Clerk Iannarone to read the public meeting question that was received via email from a resident.

Clerk Iannarone read the email from Virginia Burgoyne, Tide Pond Road, questioning the Township's policy on nepotism.

There were no further comments from the public.

President Crate closed the public hearing portion of the meeting.

Mayor Ducey addressed Ms. Burgoyne email regarding nepotism and stated that there is already a policy in place. He explained that social service agencies provide an essential role to our residents and they do so with care and compassion. He said each year the Township receives Community Development Block Grants (CDBG) funds to use specifically for social service projects. He announced they received over \$114,000.00 in requests this year but only received \$43,500.00 in CDBG funds to award. He announced the following recipients and gave a brief overview of their services:

• The Arc, Ocean County Chapter	\$ 2,000.00
• Caregiver Volunteers of Central Jersey	\$10,000.00
• Visitation Church Soup Kitchen	\$ 2,500.00
• Community Services, Inc.	\$ 5,000.00
• Contact of Ocean & Monmouth	\$ 2,500.00
• Interfaith Hospitality Network of OC	\$ 5,000.00
• Jersey Shore Council BSA	\$ 2,000.00
• Ocean Harbor House	\$ 2,300.00
• Providence House	\$ 5,000.00
• Church of Epiphany	\$ 5,000.00
• True Vine Community Services	\$ 2,000.00

Councilman Mummolo commended the DPW workers for doing a great job after the storm and they still have a lot of work to do with the cleanup.

President Crate echoed Councilman Mummolo's words regarding the DPW workers and expressed her appreciation for all their hard work; she gave an update on the Brick Library hours.

Motion by Councilman Mummolo and seconded by Vice President Halloran to Adjourn the meeting at 7:25 p.m.

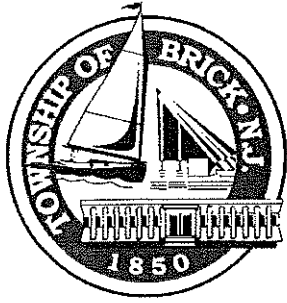
All Council Members voted AYE.

---

Lisa Crate  
Council President

---

Lynnette A. Iannarone  
Township Clerk



# TOWNSHIP OF BRICK

## OFFICE OF THE MAYOR

401 CHAMBERS BRIDGE ROAD, BRICK, N.J. 08723

**John G. Ducey**

**Mayor**

732-262-1240

Fax: 732-262-1149

[mayor@twp.brick.nj.us](mailto:mayor@twp.brick.nj.us)

February 11, 2020

Donna Rendeiro, Executive Director  
New Jersey Business Action Center  
Office of Planning Advocacy  
Department of State  
P.O. Box 820  
Trenton, NJ 08625-0820

Re: Request for Plan Endorsement Pre-Petition Meeting

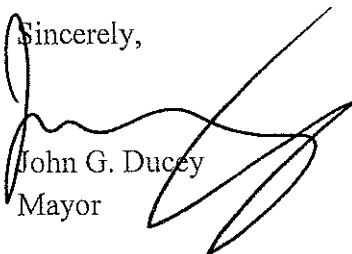
Dear Ms. Rendeiro:

Please accept this letter as a formal request for a Plan Endorsement Pre-Petition Meeting on behalf of the Township of Brick. As you are aware, the Township of Brick Plan Endorsement Designation, achieved in 2007, will be expiring and we are desirous of meeting with the State Planning Commission and Staff to explore options for re-certification and the re-approval of the Township's CAFRA Coastal Town Center.

Please be advised that an email invitation to the Township's Plan Endorsement One Drive will be sent to your staff where they will find all of the pre-petition materials required as part of the submission. Please contact Tara B. Paxton, Township Planner at [tpaxton@twp.brick.nj.us](mailto:tpaxton@twp.brick.nj.us) with the contact person and email address of the individual who will require access to the One Drive account.

We look forward to meeting with you, the State Planning Commission representatives and your staff to assist us in our goals to provide sound planning in the pursuit of sustainability and resiliency for the residents of our community.

Sincerely,

  
John G. Ducey  
Mayor



## **Tara Paxton**

---

**From:** Tara Paxton  
**Sent:** Thursday, March 11, 2021 3:27 PM  
**To:** Rendeiro, Donna  
**Cc:** 'Avichal, Lisa'; Joanne Bergin; Vincent Palmieri  
**Subject:** Public Hearing Waiver Request

Dear Donna,

As per our conversation regarding a request to hold one visioning session and one public hearing before the governing body for the purpose of Plan Endorsement, please see the list of public hearings, Master Plan Hearings and Visioning Sessions the Township held in preparation of the Reexamination Report of the Master Plan, adoption of the Fair Share and Housing Plan, Bicycle and Pedestrian Master Plan, Resiliency Amendments to the Master Plan, Floodplain Management Plan, Flood Warning and Response Plan, four Neighborhood Plans and the Hazard Mitigation Plan. Over the past five years, the Township has had a great number of public meetings and visioning meetings. The Township takes public participation seriously and only requests limiting the number of meetings for this Plan Endorsement Process because of the difficulty in holding in-public hearings during the COVID emergency.

### **Advertised Public (Not noticed but advertised in local online papers and Twp. Website) Visioning Sessions:**

June 16, 2015 – Shore Acres Neighborhood  
June 11, 2015 – Princeton Midstreams Neighborhood  
June 16, 2015 – Bay Harbor/Cherry Quay Neighborhood  
July 18, 2015 – Barrier Island Neighborhood  
November 29, 2017 – Visioning Session for Comprehensive Bicycle and Pedestrian Master Plan  
April 17, 2018 – Visioning Session for Master Plan Reexamination  
April 21, 2018 – Presence at Township-wide Green Fair for public comment  
April 2018 – deployment of online survey for comments on Comprehensive Bicycle and Pedestrian Master Plan  
March 30, 2016 – Shore Acres Neighborhood  
March 30, 2016 – Princeton Midstreams Neighborhood  
March 30, 2016 – Bay Harbor Cherry Quay Neighborhood  
March 30, 2016 – Green Building and Sustainability Plan  
May 14, 2016 – Barrier Island Neighborhood  
September 12, 2017 – Floodplain Management Plan

### **Noticed Hearings:**

June 8, 2016 – Master Plan Hearing -Resiliency Amendments to Master Plan  
August 22, 2018 – Reexamination of Master Plan Hearing  
February 28, 2018 – Master Plan Hearing – Reexamination & Fair Share & Housing Plan Hearing  
June 26, 2019 – Master Plan Hearing -Bicycle & Pedestrian Element of Master Plan

I would be happy to send you the notices and advertisements of each of these meetings, however they are all contained within the documents that are on-file that were sent digitally for the Plan Endorsement Petition submission. We await your feedback on the mapping justification. We have established our Committee on Plan Endorsement and we are awaiting feedback prior to holding our first meeting. Subsequently, we will prepare to plan our first visioning session virtually with the committee and advertise to include public participation. We anticipate having this hearing sometime at the end of April. Thank you for your continued support in this project. We look forward to hearing from you.

Tara



**Tara B. Paxton, MPA, PP, AICP**

Township Planner

Township of Brick

401 Chambers Bridge Road

Brick, NJ 08723

732-262-4783

[tpaxton@twrp.brick.nj.us](mailto:tpaxton@twrp.brick.nj.us)

Land Use-Planning-Grants-Affordable Housing-Community Development

[www.bricktownship.net](http://www.bricktownship.net)



State of New Jersey  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
P.O. Box 820  
TRENTON, NEW JERSEY 08625-0820

PHILIP D. MURPHY  
*Governor*

THOMAS K. WRIGHT  
*Chairman*

SHEILA Y. OLIVER  
*LT. GOVERNOR*

DONNA A. RENDEIRO  
*Executive Director/Secretary*

May 10, 2020

Mayor John Ducey  
401 Chambers Bridge Road  
Brick, NJ 08723

Dear Mayor Ducey:

The Office of Planning Advocacy is in receipt of your request to waive Step 5 of the Plan Endorsement Process, conducting Community Visioning sessions *N.J.A.C. 5:85-7.11*.

Based on facts identified below in accordance with *N.J.A.C. 5:85-7.6*, I approve Brick Township's request for waiver of Step 5, conducting Community Visioning session. The Township shall still be required to hold one public hearing and one visioning session.

This approval is based on the following information:

- Over the past five years, the Township has had a great number of public meetings and visioning meetings. These sessions were held for the Reexamination Report of the Master Plan, adoption of the Fair Share and Housing Plan, Bicycle and Pedestrian Master Plan, Resiliency Amendments to the Master Plan, Floodplain Management Plan, Flood Warning and Response Plan, four Neighborhood Plans, and the Hazard Mitigation Plan.
- According to the Township, Township of Brick takes public participation seriously and only requests limiting the number of meetings for this Plan Endorsement Process because of the difficulty in holding in-public hearings during the COVID emergency.
- The Township is requesting to hold one visioning and one public hearing before the governing body for the purpose of Plan Endorsement instead of the three workshops and two public hearings as stated in *N.J.A.C. 5:85-7.11*.

I look forward to working with the Borough to complete the Plan Endorsement process. Should you have any questions, please do not hesitate to contact Lisa Avichal, Area Planner for Ocean County ([lisa.avichal@sos.nj.gov](mailto:lisa.avichal@sos.nj.gov)) or me ([donna.rendeiro@sos.nj.gov](mailto:donna.rendeiro@sos.nj.gov)).

Sincerely,

Donna A. Rendeiro  
Executive Director

# Township of Brick Visioning Session

Facilitator: Tara B. Paxton, MPA, PP, AICP  
Township Planner





# Agenda

- Introductions
- Overview
- Community Vision Goals –Explanation of the Process
- What is a Community Vision?
- Facilitated Discussion
- Brainstorming activity
- Summarize
- Next steps



# Overview

Quick overview of what this meeting is all about:

- What to expect



# What is a vision?

- Visioning generates a common goal, hope and encouragement: offers a possibility for fundamental change; gives people a sense of control; gives a group something to move toward; and generates creative thinking and passion
- The vision should look to the long-term future (e.g. a 20-year horizon) of the municipality with regard to major planning issues such as
  - land use
  - housing
  - economic development
  - infrastructure and services
  - natural and cultural resource protection
  - resiliency
  - equity





# Brainstorming goals

- What would our community be like if we had the power to make it any way we wanted?
- Where would people live? Where would they work? How would they get to their schools and workplaces?
- On their days off, where would they go and what would they do?
- What kind of houses would they live in? Where would they shop? How would they get there?
- What kind of energy would they use for heating? For transportation? For travel? Where would it come from?
- How would the air, water, and environment be kept clean and preserved?
- What do we want our community to “look like” in 20 years?





# Rules

- We have 25 minutes to share our answers to these questions.
- Use your hand tool in Zoom to be called on.
- Your comments are recorded.
- No idea is a bad idea.
- Be creative.
- Take risks.
- No criticism allowed.





# Brainstorming Activity

- Generate ideas.
  - What would your ideal community look like in 10 to 20 years from now?
  - Be specific ....
  - How would there be changes in people, housing, schools, jobs/businesses, health care, crime, transportation, amenities, environment and public involvement?
  - Make declarative positive statement about how the community will be in the future. Make this statement in the present tense. For example: "There are lots of bike trails." "You can walk at night safely." "Transportation is fast and cheap."
- Highlight the major differences between now and the future you have created.



# Brainstorming Activity

- Now put yourself in the place of a resident 50 years ago and try to imagine the likelihood of some of these changes.
- Were some of these changes predictable? Were others outside of the realm of prediction?
- Changes of the next 50 years may be just as astounding as what has occurred since 1970.
- Things that seem impossible now, may be commonplace to your grandchildren.





# Synthesis

Group the elements of the vision into common themes  
Identify areas of consensus and disagreement.





# Summarize

- Review ideas.
- Vote on top candidates and consolidate.

*A vision without a plan is just a dream  
A plan without a vision is just drudgery  
But a vision with a plan can change the world*





# Next Steps

- Municipal Self Assessment
  - Mapping & Town Center Boundary Changes
- Township Council Meeting
- Planning Board Master Plan Committee Meeting
- Plan Endorsement Petition Review by NJ
- State Planning Commission Public Meeting





# Questions

- Tara's contact information: [tpaxton@twp.brick.nj.us](mailto:tpaxton@twp.brick.nj.us) or 732-262-4783

Sources: World Resources Institute (WRI), 2000  
<https://www.gdrc.org/ngo/vision-dev.html>





# TOWNSHIP OF BRICK

## OFFICE OF THE MAYOR

401 CHAMBERS BRIDGE ROAD, BRICK, N.J. 08723

**John G. Ducey**  
**Mayor**

732-262-1240

Fax: 732-262-1149

[mayor@twp.brick.nj.us](mailto:mayor@twp.brick.nj.us)

February 11, 2020

Donna Rendeiro, Executive Director  
New Jersey Business Action Center  
Office of Planning Advocacy  
Department of State  
P.O. Box 820  
Trenton, NJ 08625-0820

Re: Request for Plan Endorsement Pre-Petition Meeting

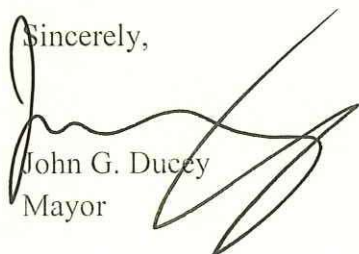
Dear Ms. Rendeiro:

Please accept this letter as a formal request for a Plan Endorsement Pre-Petition Meeting on behalf of the Township of Brick. As you are aware, the Township of Brick Plan Endorsement Designation, achieved in 2007, will be expiring and we are desirous of meeting with the State Planning Commission and Staff to explore options for re-certification and the re-approval of the Township's CAFRA Coastal Town Center.

Please be advised that an email invitation to the Township's Plan Endorsement One Drive will be sent to your staff where they will find all of the pre-petition materials required as part of the submission. Please contact Tara B. Paxton, Township Planner at [tpaxton@twp.brick.nj.us](mailto:tpaxton@twp.brick.nj.us) with the contact person and email address of the individual who will require access to the One Drive account.

We look forward to meeting with you, the State Planning Commission representatives and your staff to assist us in our goals to provide sound planning in the pursuit of sustainability and resiliency for the residents of our community.

Sincerely,

  
John G. Ducey  
Mayor



State of New Jersey  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
P.O. Box 820  
TRENTON, NEW JERSEY 08625-0820

PHILIP D. MURPHY  
*Governor*

THOMAS K. WRIGHT  
*Chairman*

SHEILA Y. OLIVER  
*LT. GOVERNOR*

DONNA A. RENDEIRO  
*Executive Director/Secretary*

June 21, 2021

The Honorable John G. Ducey  
Mayor  
401 Chambers Bridge Road  
Brick, NJ 08723

Dear Mayor Ducey,

I hope this letter finds you well. I am happy that New Jersey is on the way to fully opening and the public health emergency has ended.

With the conclusion of the public health emergency, the expiration of your Center takes on a particular urgency. While the State Planning Commission Resolution 2020-07 allows for 180 after the revocation of the State of Emergency, the legislation recently enacted takes priority over the resolution.

As a result, YOUR CENTER AND ENDORSEMENT WILL EXPIRE ON JANUARY 11, 2022. The Office is currently working with 76 municipalities that are affected. Some of those municipalities are further along than others, but we will work on a "first come, first served" basis to get as many municipalities to the finish line before January 11.

If you decide that you no longer wish to pursue Plan Endorsement, please send written confirmation to me as soon as possible. A letter sent via email to me ([donna.rendeiro@sos.nj.gov](mailto:donna.rendeiro@sos.nj.gov)), copied to the area planner will suffice. See below for the area planner assigned to your county.

If you wish to continue the pursuit of Plan Endorsement, I urge you to contact your area planner as soon as possible to discuss where you are in the process and your next steps.

Area planners are as follows:

- Matthew Blake ([matthew.blake@sos.nj.gov](mailto:matthew.blake@sos.nj.gov)): Bergen, Essex, Hudson, Passaic, Sussex, Union and Warren.
- Barry Ableman ([barry.ableman@sos.nj.gov](mailto:barry.ableman@sos.nj.gov)): Hunterdon, Mercer, Morris, Middlesex, Somerset.
- Lisa Avichal ([lisa.avichal@sos.nj.gov](mailto:lisa.avichal@sos.nj.gov)): Burlington (shared with Meghan Wren), Monmouth, Ocean
- Meghan Wren ([Meghan.wren@sos.nj.gov](mailto:Meghan.wren@sos.nj.gov)): Atlantic, Burlington (shared with Lisa Avichal), Camden, Cape May, Cumberland, Gloucester, Salem).

If you have any questions, please do not hesitate to contact your area planner or me. We are here to assist in any way we can.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna A. Rendeiro". The signature is fluid and cursive, with a prominent initial "D".

Donna A. Rendeiro  
Executive Director

c: Lisa Avichal, Area Planner  
Tara Paxton  
Mark Villinger