



GRAVATT GELLER ■ Consulting Engineers ■ Surveyors ■ Planners

Lacey Township Clerk's Office
Veronica Laureigh, R.M.C.
818 West Lacey Road
Forked River, NJ 08731

October 7, 2002

Re: **Current Planning Documents Supplemental to the 1991 Master Plan**

Dear Veronica:

During several recent pre-application meetings with prospective applicants and their experts, a problem has been brought to my attention regarding requests for the Township Master Plan. Applicants' planners and engineers have only been sold the three-volume Master Plan, prepared by Wilcox Gravatt VanSant, Inc., George VanSant, P.P., which was finalized in 1991. *However, as you are aware, the Planning Board subsequently re-examined the Master Plan and undertook supplemental updates to the Circulation and Land Use Elements of the Master Plan in the late 1990's and into 2000. These efforts were included in a series of reports, maps and resolutions adopted by the Planning Board.*

Therefore, for your use in selling "complete" Master Plans to the public, the following Lacey Township Planning Board documents are transmitted herewith:

1. Master Plan Re-Examination Report, adopted by resolution on January 12, 1998.
2. Addendum to the Master Plan Circulation Element, adopted by resolution on December 14, 1998.
3. Addendum to the Master Plan Land Use Element, adopted by resolution on March 13, 2000.

When receiving a request for "a copy of the Township Master Plan", the above documents should be sold in addition to the complete three-volume edition from 1991.

If there are any questions regarding these items, please advise.

Very truly yours,
Gravatt Geller & Associates, Inc.

Michael Geller, P.E., P.P., C.M.E.
Planning Board Engineer & Planner

cc: Louis D'Arienzo, Director - Lacey Township Dept. of Community Development
Susan Carannante, Acting Secretary - Lacey Township Planning Board

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TOWNSHIP OF LACEY

MASTER PLAN UPDATE

REVISED LAND USE ELEMENT

FINAL ADOPTION

PREPARED FOR THE LACEY TOWNSHIP PLANNING BOARD

January 6, 2000
Revision # 2: January 27, 2000
Last Revised: February 14, 2000
Adopted: March 13, 2000



Michael Geller, P.E., P.P., C.M.E.
Planning Board Engineer / Planner

INTRODUCTION:

1. This Land Use Element concerns lands in Lacey Township east of the Garden State Parkway; recognizing that lands west of the Parkway are within the N.J. Pinelands Protection Area and subject to the provisions of the Pinelands Comprehensive Management Plan.
2. East of the Parkway, Lacey Township is predominantly (more than 60%) developed with a fully developed infrastructure. Remaining vacant lands are generally within planned infrastructure service areas and accessible by public roadways.
3. The main purpose of this Land Use Element is to provide planning framework for remaining undeveloped areas.
4. A second purpose is to provide for areas planned for historic preservation and redevelopment, as well as redevelopment of certain areas containing existing development.



PROPOSED USE CATEGORY DESCRIPTIONS:

The Planning Board envisions the following general uses, which would be "new" to Township Zoning and are proposed in the Land Use Element:

1. Single - Family / Cluster Residential Development:

Proposed as a **conditional use only** in the R-100 Residential Zone.

2. Age - Restricted. Multi - Family Residential Development:

Proposed as a **conditional use** for existing "commercially" zoned tracts in the C-200 Zone: east of the abandoned railroad right-of-way (planned for development as a roadway) between Lacey Road and South Street; and C-200 zoned properties at the southeast and southwest corners of Route 9 and Lakeside Drive, East and South, respectively.

3. Age - Restricted Planned Unit Residential Development:

Planned unit residential development (PURD) is currently defined in the Zoning Ordinance as, "an integrated community providing various single-family, multi-family, commercial and recreational uses coordinated with common open space." This use is envisioned for the "**special planning district - 1**" for tracts with an area of **100 acres or greater**.

Requirements for planned developments would generally be in accordance with the provisions of the Municipal Land Use Law Section 40:55D-45.

Proposed are a variety of housing alternatives [detached single-family, patio homes (i.e., "zero-lot line), attached single-family units (i.e., duplexes), townhouses, quadraplexes (i.e., "quads"), garden apartments, etc.] in a planned unit residential development within the planned "special planning district - 1". (This proposed zone is an updated, contemporary version of existing Residential Retirement Cluster Development ("RRCD") zoning currently in place in Township Zoning for the "Pheasant Run" development.)

Commercial uses would be permitted as part of a PURD, when in accordance with the requirements of the existing O-C Office Commercial Zone of the Lacey Township Zoning Ordinance.



3. Age - Restricted Planned Unit Residential Development: [continued]

Projects would be required to contain an affordable housing element under qualifying regulations, consistent with the Housing Element currently being prepared by the Township. [It is anticipated that the required number of set-aside units would be in the range of from 10% to 20% of the gross number of units, regardless of the mix or type of housing units. The specific percentage is to be resolved during the preparation of the Housing Element and Affordable Housing Plan by the Township, and is subject to certification by the New Jersey Council on Affordable Housing (COAH).]

4. Independent Living Facilities:

This land use consists of apartments for seniors (typically traditional apartment buildings up to three stories in height) with included social and recreational elements; also proposed as a **conditional use in the planned "special planning district - 1"**.

Projects would be required to contain an affordable housing element under qualifying regulations, consistent with the Housing Element currently being prepared by the Township.

5. Assisted Living Care Facilities:

Planned as a **conditional use in the "special planning district - 1"**.

Projects would be required to contain an affordable housing element under qualifying regulations, consistent with the Housing Element currently being prepared by the Township.

6. Historic District Zoning:

Proposed for the **"Forked River Historic District"**, as a "zoning overlay" currently delineated on the Township Zoning Map.

7. "Flexible Non-Residential Zoning"
(Proposed "Special Planning District - 2"):

Planned for the area commonly known as "Finninger's Farm"; the tract east of Route 9, between the South Branch of the Forked River and Oyster Creek, across from the GPU Nuclear Power Plant.



REQUIRED LAND USE / ZONING MAPPING ADDITIONS & REVISIONS:

(See the attached Proposed Land Use Plan)

ADDITIONS:

1. **Special Planning District - 1 ("SPD - 1")**
(Block 1901; Lot 18):
Age - Restricted Planned Unit Residential Development (and Commercial uses as part of a PURD) as permitted uses; and Independent Living and Assisted Living Facilities as conditional uses. Projects would be required to contain an affordable housing element. *(Although a less attractive alternative, conventional subdivision developments would also be permitted without age restrictions or affordable housing elements; however, bulk requirements and resulting densities would be in accordance with the existing R-150 Zone of Lacey Township.)*
2. **Historic District:**
Overlay to Existing C-150, C-100, R-75 & R-80 Zones.
3. **Special Planning District - 2 ("SPD - 2"):**
Flexible, Non-Residential Zoning in accordance with provisions of the C-150, C-100, M-1 & M-2 Zones.



PROPOSED "NEW" ZONING (GENERAL PROVISIONS):

1. Single - Family / Cluster Residential Development:
 - Allowed as a **conditional use in the R-100 Zone.**
 - Minimum tract size: 10 acres.
 - Permitted density: 2.3 dwellings per gross acre.
 - Minimum open space: 30%.
 - *Bulk standards to be developed when actual zoning is considered.*

2. Age - Restricted. Multi - Family Residential:
 - Allowed as **conditional use in existing C-200 Zones.**
 - Permitted density: 10 dwelling units per gross acre.
 - Must include covenants and deed restrictions, restricting occupancy of units to age 55 or older and limitations on children under 19 years of age.
 - Minimum tract size: 5 acres
 - Minimum open space: 30%
 - In the C-200 Zones between Lacey Road and South Street, age-restricted, multi-family residential uses are permitted a maximum distance of **500 feet east of the abandoned railroad right-of-way**; residential development would be **subject to the existing or proposed improvement of the railroad right-of-way.**
 - Types of housing to be permitted: Garden apartments and townhouses.



3. Age - Restricted Planned Unit Residential Development:

- Proposed in **Special Planning District - 1 ("SPD-1") only**
- Minimum tract size: 100 acres.
- Minimum open space: 30%
- Must include covenants and deed restrictions, restricting occupancy of units to certain age-restrictions and limitations on children under 19 years of age.
- Must contain recreational facilities; consisting of: a recreation building or buildings containing a set amount of common floor area per unit, as well as swimming pools and other recreational amenities, to be established in the proposed zoning.
- Allows mixed-use development, based on an approved "General Development Plan", in accordance with the provisions of MLUL Section 40:55D-45.
- Permitted density: 4 dwelling units per **gross** acre.
- Permitted are a variety of housing alternatives [detached single-family, patio homes (i.e., "zero-lot line), attached single-family units (i.e., duplexes), townhouses, quadraplexes (i.e., "quads"), garden apartments, etc.]. Recommended permitted **net** densities are as follows:
 - Detached single-family dwellings: 4.5 dwelling units per acre.
 - Patio homes (i.e., "zero-lot line): 5 dwelling units per acre.
 - Attached single-family units (i.e., duplexes): 5.5 dwelling units per acre.
 - Townhouses: 6 dwelling units per acre.
 - Quadraplexes (i.e., "quads"): 7 dwelling units per acre.
 - Garden apartments: 10 dwelling units per acre.



3. Age - Restricted Planned Unit Residential Development: [continued]

- Projects would be required to contain an affordable housing element under qualifying regulations, consistent with the Housing Element currently being prepared by the Township.
- *The required number of "set-aside" units is subject to the preparation of the affordable housing element, and subject to certification by the New Jersey Council on Affordable Housing (COAH).*

4. Independent Living Facilities:

- Allowed as conditional use in SPD-1 Zone.
- Minimum lot size: 4 acres.
- Permitted net density: 15 dwelling units per acre.
- Projects would be required to contain an affordable housing element under qualifying regulations, consistent with the Housing Element currently being prepared by the Township.
- *The required number of "set-aside" units is subject to the preparation of the affordable housing element, and subject to certification by the New Jersey Council on Affordable Housing (COAH).*

5. Assisted Living Care Facilities:

- Allowed as conditional use in SPD-1 Zone.
- Minimum lot size: 4 acres.
- Maximum net density: 25 dwelling units per acre.
- Projects would be required to contain an affordable housing element under qualifying regulations, consistent with the Housing Element currently being prepared by the Township.



5. Assisted Living Care Facilities: [continued]

- *The required number of "set-aside" units is subject to the preparation of the affordable housing element, and subject to certification by the New Jersey Council on Affordable Housing (COAH).*

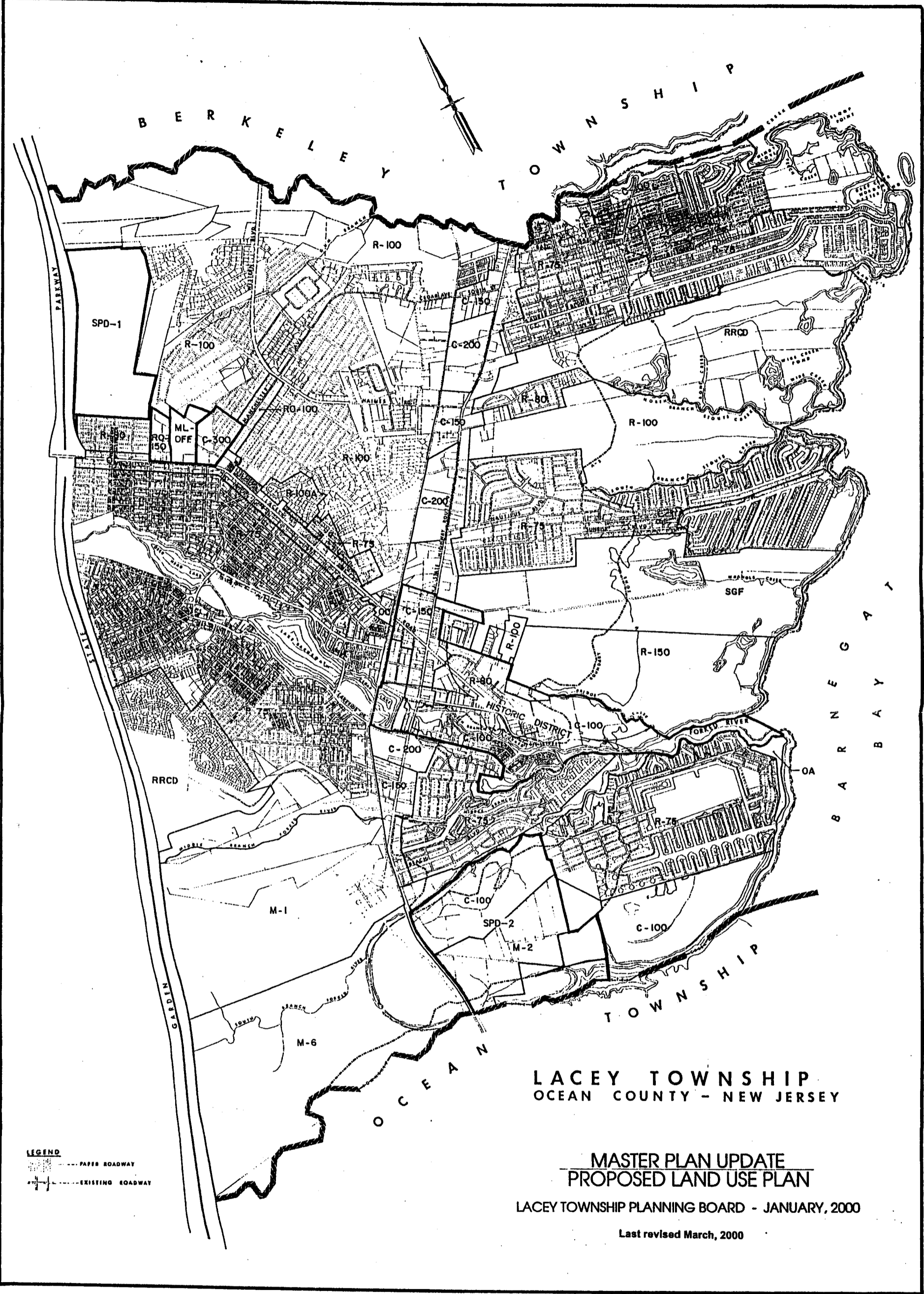
6. Historic District:

- Proposed as "overlay" to existing zoning currently mapped.
- To provide for special uses and re-development uses in the "Forked River Historic District"; bed & breakfast establishments and others *to be determined during preparation of the Historic Preservation Element of the Master Plan Update and any proposed zoning.*
- To provide for special development standards with respect to required improvements; and permitted exceptions to normally required improvements; historic preservation; etc. - *details to be resolved in the Historic Preservation Element of the Master Plan Update and any proposed zoning.*

7. Flexible Non-Residential:

- Proposed in new Special Planning District - 2 ("SPD-2").
- Envisioned for area commonly known as "Finninger's Farm", across from GPU Nuclear Power Plant.
- Subject to shut-down and decommissioning of nuclear power plant.
- Current or previously discussed zoning for this area: M-2, M-1, C-100 and C-150, as currently defined in the Zoning Ordinance.
- Previously proposed during land use discussions: C-150 zoning along Route 9 and C-100 along South Branch Forked River and Oyster Creek.
- Envisioned "flex" zoning would allow a variety of the above-noted zoning permitted uses and standards - *to be further reviewed and resolved when actual zoning provisions are considered.*





B E R K E L E Y T O W N S H I P

B A R N E G A T

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LACEY TOWNSHIP
OCEAN COUNTY - NEW JERSEY

MASTER PLAN UPDATE
PROPOSED LAND USE PLAN

LACEY TOWNSHIP PLANNING BOARD - JANUARY, 2000

Last revised March, 2000

LEGEND
 - - - PAPER ROADWAY
 - - - EXISTING ROADWAY