

Plan Endorsement Recommendation Report for Township of Brick



New Jersey Department of State
Business Action Center
Office of Planning Advocacy

This document is a recommendation report prepared by the Office of Planning Advocacy (OPA) as staff to the State Planning Commission (SPC) based on input or partner agencies, Township of Brick (Township), Ocean County, and members of the public. OPA will post this report and other materials related to Township of Brick Plan Endorsement petition on our website. You can contact our office by email regarding petitions for Plan Endorsement by providing contact information, including name, organization, address and e-mail address to osgmail@sos.nj.gov.

Documents, such as Master Plan, Re-examination Report, Zoning and Land Use Maps, etc. submitted by Township of Brick can be found here:

<https://nj.gov/state/planning/plan-endorsement.shtml>

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INTRODUCTION

The Township of Brick (hereafter Brick or Township) in Ocean County received Town Center Designation on June 20, 2007. This designation was set to expire on June 30, 2020; however, the expiration has been extended through various extension approvals by the legislation, executive orders and/or State Planning Commission resolutions. According to Brick's Municipal Self-Assessment (MSA), Brick's primary reason for Plan Endorsement and Center renewal is to continue to align its local planning goals and objectives with the State Development and Redevelopment Plan (State Plan).

This report contains findings and conclusions concerning consistency of the Township's plans with the State Plan. The review of the petition is based on information submitted by the petitioner and information otherwise available to OPA.

Adopting a resolution in support of Plan Endorsement of their plans will demonstrate that they are taking appropriate steps to plan for the sustainable future by addressing their infrastructure, economic development, housing, open space, environmental, and resiliency concerns.

BACKGROUND

The Township of Brick initiated the Plan Endorsement (PE) process with a pre-petition meeting with OPA and relevant State Agencies on March 31, 2020, so they could renew their Town Center designation. The Township then appointed its Plan Endorsement Advisory Committee by resolution #306-20 on August 11, 2020. The MSA followed and was authorized by the Township via resolution #411-21 on November 23, 2021. Brick submitted their MSA to OPA on December 3, 2021. OPA and our State Agency partners responded with an Opportunity and Constraints report on June 27, 2022.

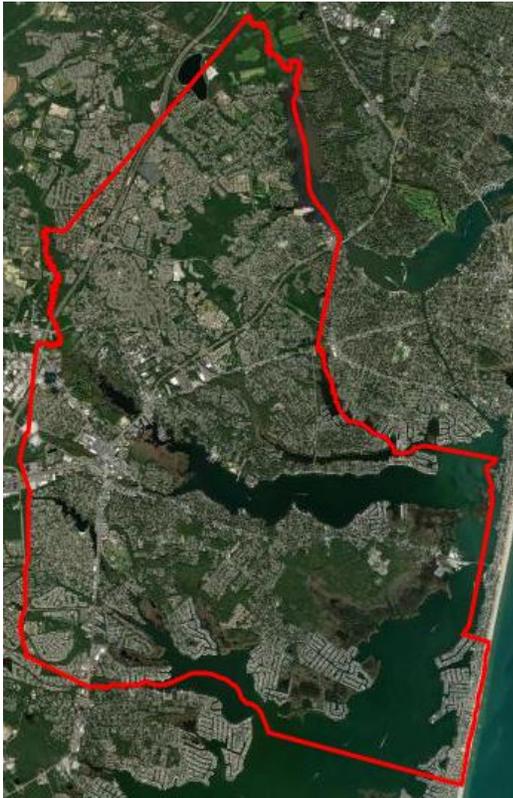
Currently, OPA, Brick, and our State Agency partners are in negotiations regarding the Plan and Implementation Agreement (PIA). It is expected that Brick’s Governing Body will formally approve the PIA and State proposed map at their October 25, 2022 meeting. The PIA includes items that OPA and our State Agencies believe will achieve consistency with the State Plan, as well as the updated Plan Endorsement Guidelines, which address State priorities for environmental justice and climate resiliency, including amendments to the New Jersey Municipal Land Use Law (MLUL).

CHRONOLOGY

Event(s)	Date	Notes
Recycling Ordinance	6/12/1990	
Master Plan	6/6/2007	Updated in 2016 and 2018
Open Space and Recreation Plan	6/6/2007	
Recreation Plan Element	6/6/2007	
Town Center Designation	6/20/2007	
Tree Protection Ordinance	5/26/2009	
Water Conservation in Emergency Ordinance	3/28/2000	
Flood Damage Prevention Ordinance	2/19/2013	Updated in 2021
Land use Inventory	6/8/2016	
Coastal Consistency Plan	6/8/2016	
Community Resiliency Amendments to Master Plan	6/8/2016	
Recreation and Open Space Inventory	12/14/2018	
Pre-petition Meeting	3/21/2020	
Stormwater MS4 Permit	2020	Update in PIA
Municipal Self-Assessment	12/3/2021	
Stormwater Management Ordinance update	4/13/2021	Adopted in 2005
Riparian Buffer Ordinance update	10/26/2021	Adopted in 2013
Opportunity and Constraints Report	6/27/2022	
Plan and Implementation Agreement	Ongoing	
PIC Approval	10/19/2022	
SPC Adoption	TBD	

PUBLIC PARTICIPATION

The Township followed Plan Endorsement guidelines and requested a waiver for Step 5 of the Plan Endorsement process, Conducting Visioning Sessions. The Township had sufficiently demonstrated an intent for public participation through the number of public meetings that have been held in the past 5 years. Brick was granted a waiver request on May 10, 2021 to waive Step 5 of the Plan Endorsement process, conducting Community Visioning sessions (N.J.A.C. 5:85-7.11). The Township requested in the waiver to only hold one visioning session. Brick held its visioning session on May 26, 2021.



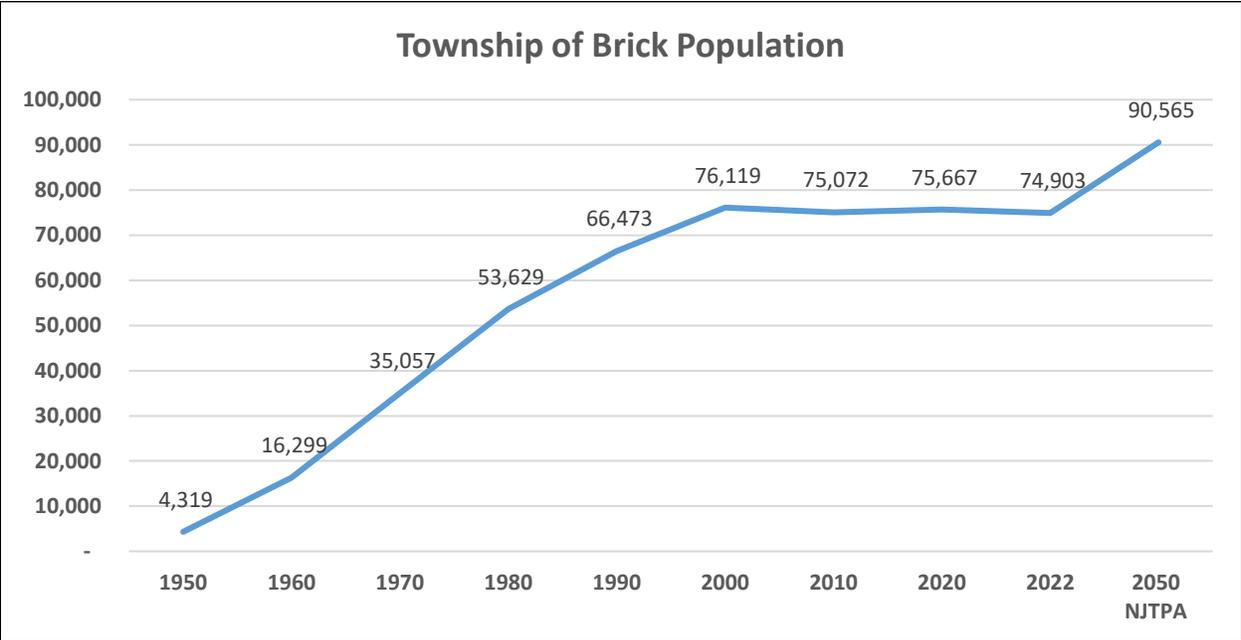
LOCATION & REGIONAL CONTEXT

The Township of Brick is located in northeastern Ocean County and includes 26.2 square miles of land area and 6.61 square miles of water. Brick's neighboring municipalities include: Point Pleasant Borough, Township of Wall, Township of Howell, Borough of Mantoloking, Township of Toms River, and Township of Lakewood. According to Brick Township's Strategic Recovery Planning Report, the Township is proximate to major transportation corridors including Route 70, Route 88, and the Garden State Parkway. According to Brick's MSA, following the creation of the Garden State Parkway in the 1950s, 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.

	Township of Brick	Ocean County
Land Area (sq. mile)	26.2	628.29
Population	74,903	648,998
Households	30,249	229,454
Average Household Size	2.49	2.60
Population Density (Persons/ Sq. Mile)	2,859	1,014
Housing Units	35,119	295,584
Home Ownership Rate	80.6%	80.3%
Median Household Income	\$81,330	\$72,679
Per Capita Income	\$41,675	\$37,041
Persons Below Poverty Rate	6.2%	10.5%
Sources: US Census Bureau Ocean County Data Book 21 st Edition		

DEMOGRAPHICS AND TOWNSHIP OF BRICK'S FUTURE

According to Brick's Municipal Self- Assessment, the population in the Township has remained stable for the past 20 years. A 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 decades following and no growth was recorded in the past twenty years. Population decline was experienced in the years immediately after Hurricane Sandy damaged nearly 3,000 structures in the Township.



INFRASTRUCTURE

Water

According to Brick's Utilities Plan Element of the Master Plan, "The Brick Township Municipal Utilities Authority (BTMUA) services the 26.4 square miles of Brick Township with a comprehensive water and sewer system. All of the mainland areas are served with both systems while on the barrier island, sewer service is provided by the BTMUA and water service is provided by the New Jersey American Water Co., a private water purveyor. Sanitary sewer service is also provided to a portion of southwestern Wall Township. Under Ocean County Utilities Authority (OCUA) and the Manasquan River Regional Sewerage Authority (MRRSA) agreements, up to a maximum of 250,000 gallons/day, from Wall Township can be conveyed through the BTMUA's systems to the OCUA interceptors. Approximately 20,000 gallons/day of the capacity is already being utilized. The BTMUA also supplies approximately 1,250,000 gallons of potable water per day to Point Pleasant Borough and Point Pleasant Beach Borough.

Sewer Service Area



Water Quality Management Planning

The Township of Brick is included as part of the overall Ocean County Wastewater Management Plan (WMP). The WMP was submitted by The Ocean County Board of Chosen Freeholders on January 8, 2015 and approved by The New Jersey Department of Environmental Protection on December 30, 2015. The Ocean County WMP is an integral component of the Ocean County Water Quality Management Plan. The WMP assess the adequacy of existing wastewater treatment alternatives to meet population growth projections, and proposes solutions where deficits are discovered. The WMP ensures that sewer service is not extended into environmentally sensitive areas. This is done through the adoption of a Sewer Service Area map. The WMP identifies public water supply areas and identifies the water supply needs associated with proposed development.

TRANSPORTATION

Circulation

According to the Circulation and Transportation Element of Brick’s Master Plan, the Township has a total of approximately 319 miles of roadways, of which about 256 miles were maintained by the municipality, 46 miles by Ocean County, 12.6 miles by NJ Department of Transportation, and 3.3 miles by the NJ Turnpike Authority. According to the Master Plan, the following table lists the functional classification of roads in Township of Brick.

Table No. 1
Functional Classification of Roads
Township of Brick

Freeways	The Garden State Parkway
Principle Arterials	Route 70* Route 88 from Point Pleasant to Route 70 * Brick Boulevard** Chambers Bridge Road**
Minor Arterials	Cedar Bridge Avenue** Mantoloking Road** Burnt Tavern Road** Burnt Tavern Road Extension** Herbertsville Road** Route 88 west from Route 70 to the Lakewood *
Minor Collectors	Hooper Avenue** Drum Point Road** Adamston Road** Midstreams Road Jordan Road Van Zile Road Maple Avenue Lanes Mill Road** Sally Ike Road** Forge Pond Road

* Indicates State of New Jersey jurisdiction

** Indicates Ocean County jurisdiction

Note: All roads not otherwise indicated on the Functional Classification Map are considered local streets.

Public Transportation

The Township of Brick has two forms of public transportation listed in their Circulation and Transportation Element of their Master Plan.

The Intercostal Inland Waterway

Brick Township is situated along the intercostal waterway, which provides inland passage for vessels from the Point Pleasant Inlet, to the Florida Keys. These waters are regulated and maintained by the United States Coast Guard, however, Brick Township is committed to providing its residents with access to the

inland waterway. Capital projects such as lagoon dredging enable boaters to access channels. Dock, bulkhead, and shoreline stabilization projects typically occur where a Township right-of-way terminates at a water body. These projects protect the barrier between the roadways and waterways.

Buses

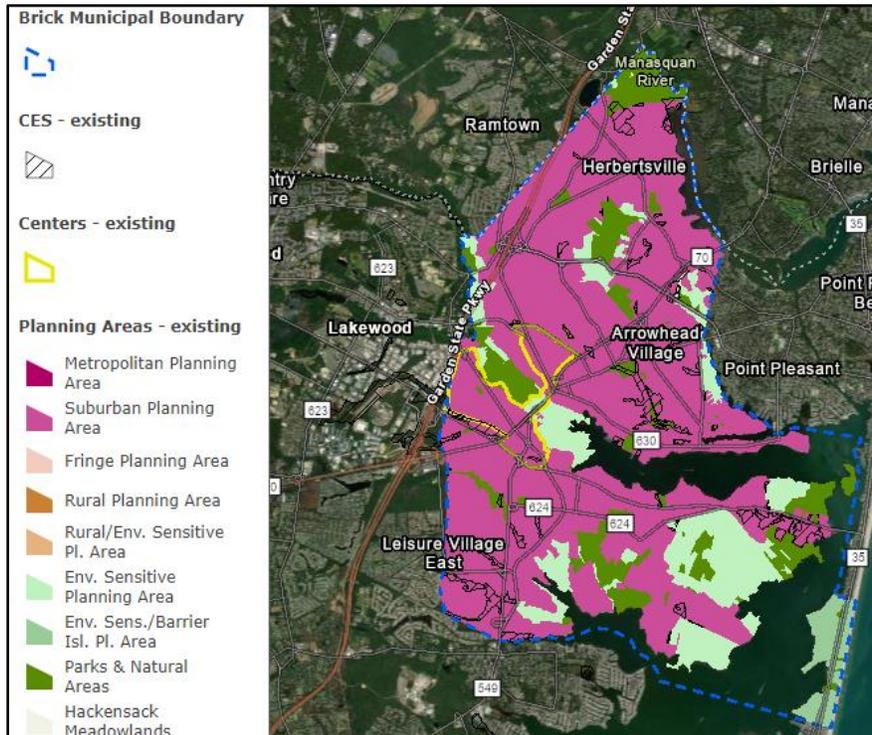
Bus service is present through a variety of different companies that offer services for different needs in town. Bus Service reduces the dependence on personal automobiles. The existing bus services have been summarized below.

- NJ Transit Route 137
- NJ Transit Route 317
- Academy Bus
- Ocean Ride
- Summerfest Shuttles
- Recreational Shuttles
- Senior Living Shuttles

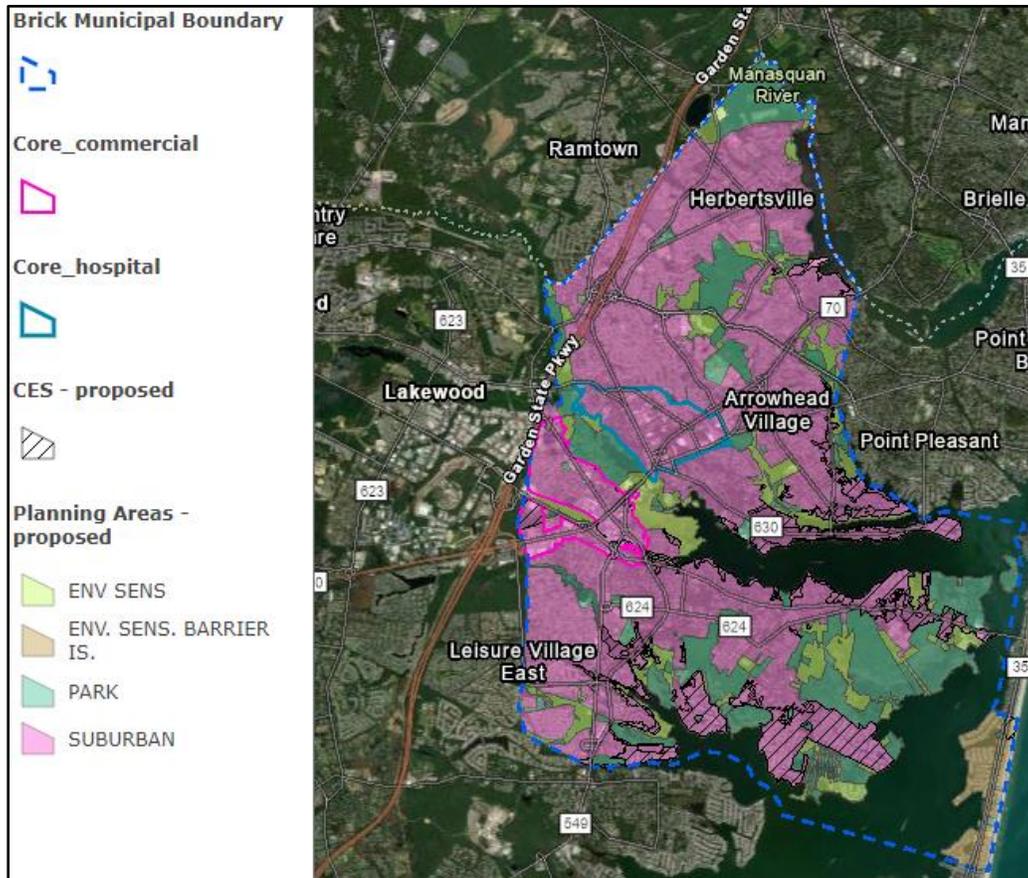
PROPOSED MAP AMENDMENTS

Township of Brick proposed mapping in which the Brick Town Center as a Coastal Town Center should be eliminated and two new “Cores” should be created. When FEMA Special Flood Hazard Areas are removed from the existing Town Center, the designated area is effectively split into two distinct geographical areas; a “Brick Town Commercial Core” and a “Commercial (Hospital) Core.” This revision is also consistent with one of the main results of their 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.

Brick Township Plan Endorsement Existing Mapping



Brick Township Plan Endorsement Proposed Mapping



Summary of Proposed Map Amendments

Planning Area	Label	Existing Acreage	Proposed Acreage
PA 2	Suburban	12,337.17	11,631.45
PA 5	Environmentally Sensitive	2,355.85	1,854.43
PA 5B	Environmentally Sensitive/Barrier Island	432.59	435.12
Park	Park	1,888.93	3,097.42

Center Designation	Existing Acreage	Proposed Acreage	Change in Acreage
Town Center	867.09	-	-867.09
Commercial (Hospital) Core	-	653.22	653.22
Commercial Core	-	795.53	795.53
CES	678.44	1,667.8	989.36

STATE PLAN GOALS REVIEW

Goal #1: Revitalize the State's Cities and Towns

- Town Center Designation in the PA-2 Suburban Planning Area had the intention to: have a high investment in public facilities and services several neighborhoods with a highly diverse stock and a central core of retail, office and community facilities. Towns are New Jersey's traditional Centers of commerce and government. The Suburban Planning Area also intends to: 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.

Goal #2: Conserve the State's Natural Resources and Systems

- Conservation and Open Space Plan Element: adopted in 2007, this element to the Master Plan addresses and provides for the recognition, protection and preservation of the natural resources that include: vistas, interconnected wetland systems, forested areas, fallow fields and coastal landscapes.
- Natural Resources Inventory: adopted in 2007, as part of the Conservation and Open Space Element, the NRI through GIS mapping, all existing conservation and recreation properties were identified in the Township. These areas were used as a basis for identifying available properties adjacent to or in the vicinity of the existing preserved areas. These available properties were then prioritized by size, existence of structures, zoning, ecological value and current development pressures. Other public and private land and waters maintained as conservation areas dedicated to the preservation of natural and cultural resources are currently maintained by the municipality in numerous locations.

Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

- One of the proposed mapping changes is to designate 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 the neighborhood and regional serving commercial amenities to multi-family and single-family developments as a Commercial Core.
- Fair Share Housing – Rehabilitation (Present Need) Component
 - According to Brick's Housing Element & Fair Share Plan of the Master Plan, "Brick Township's housing rehabilitation program provides home improvements funds to families who either own and occupy or are owners of rental housing units occupied by households which: 1.) meet family income criteria as established by the Township, State and Federal regulations, 2.) have a demonstrable need to make home improvements to correct eligible serious housing deficiencies, 3.) comply with Township application procedures and provide required personal and financial information, and 4.) agree to use the money in accordance with established Township procedures and stated Federal regulations regarding such expenditures. Brick Township has established a priority system

to ensure that families with seriously substandard units will receive housing rehabilitation program home improvement funds since requests for rehabilitation have historically exceeded the Township's funding capability. The program is administered by the Township's Housing Consultant, Rehab Co. The Township proposes to continue its very active rehabilitation program to meet the 8 units required in the Rehabilitation obligation.

Goal #4: Protect the Environment, Prevent and Clean Up Pollution

- Conservation and Open Space Plan Element: adopted in 2007, this element to the Master Plan addresses identifies and maps critical environmental resources including wetlands, floodplains, soils, rare and endangered species, aquifer recharge areas, surface water systems, watersheds and habitats.
- The Brick Township Landfill Superfund site is a municipal landfill that stopped its operations in 1979 after waste contaminated the groundwater with leachate. A private entity owned the landfill until 1973, before Brick Township bought and operated it until 1979, when it was closed. Brick Township, with EPA oversight, addressed the contamination at the site in two stages: an immediate action and a long-term cleanup focused on the entire site. The site is currently in the long-term cleanup phase. EPA completed the second five-year review in 2022 to evaluate the protectiveness of the cleanup.

Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost

- Public Municipal Building – Located at 401 Chambers Bridge Road
- Brick Township Fire Department – Located at 253 Brick Blvd
- There are 12 school properties located in Brick Township: 2 preschools, 6 elementary school, 2 middle schools, and 2 high schools.

Goal #6: Provide Adequate Housing at a Reasonable Cost

- Housing Element and Fair Share Plan: According to Brick's Master Plan "Brick Township has historically provided a variety of housing types and opportunities. While many communities enacted zoning regulations designed to exclude housing which might be affordable to low and moderate income households, Brick has always been open to housing for these families."
 - According to the 2002 Amendment to the Housing Element and Fair Share Plan, the Township has a total of 987 affordable units. The Growth Share Plan proposed a total of 169 more affordable units to bring the Township's Fair Share obligation number through the year 2015 to 1,156 units of affordable housing. As a part of the Third Round Growth Share, the municipality is required to rehabilitate approximately 8 more units under its rehabilitation program. However, the Township plans to rehabilitate in excess of these 8 required units to continue the policy of providing acceptable housing opportunities for its residents.

Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

- Conservation and Open Space Plan Element: adopted in 2007, this element to the Master Plan recognizes the need to preserve open spaces for conservation and recreational purposes. Presently, the Township has approximately 3,000 acres of preserved lands owned by the Federal, State, County, Municipal governments and non-profit entities. The origin of the Open Space Preservation initiative

in Brick Township began as a series of recommendations in the 1981 Natural Resource Inventory (NRI). As a part of the NRI, a Green Belt Study was produced to identify undeveloped lands in the Township, to inventory the surface and subsurface conditions, soil types, vegetation, fish and wildlife, and as a result of the inventory.

- Recreation Element: adopted in 2007, this element to the Master Plan has been designed to reflect the following: to serve multiple recreation and conservation purposes, such as active and passive recreation, cultural and ecological interpretation and information, to meet the recreational needs of a wide variety of citizens, to provide recreational needs such as outdoor games and sports facilities, bicycle trails, picnic areas, hiking and walking trails, and boating facilities, to maintain recreational and conservation areas to be useable and enjoyed by all citizens, to provide open space and recreation opportunities on an equal and accessible basis for all citizens, to preserve additional open space for recreation.
- Historic Preservation Commission: created in 1998, the Commission's main role is to preserve the heritage of Brick Township. The Commission encourages the preservation of the cultural, social, economic and architectural history of Brick Township. It encourages the reinvestment in existing historic sites in a manner that preserves, restores and reuses these sites and discourages unnecessary demolition. It carries out advisory, educational and informational functions that will provide historic preservation in Brick Township. The Commission makes recommendations to the Planning Board on the historic preservation component of the master plan. It also advises the Planning Board on the inclusion of historic sites in the recommended capital improvement program and maintains a Historic Sites Survey.

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

- Keeping up to date on Master Plan, including affordable housing element.
- Completing the items agreed upon in the Plan and Implementation Agreement.
- Working with the State and County to be consistent with their planning.

STAFF RECOMMENDATION

Based on the work the Township of Brick has supplied, actions taken and committed to complete, it is my recommendation that the State Planning Commission adopt the Resolution for Plan Endorsement.

PLANNING & IMPLEMENTATION AGREEMENT

See attached PIA