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2026
Master Plan
Reexamination Report

TOWNSHIP OF COLTS NECK

Monmouth County, New Jersey

Adopted:

2026
MASTER PLAN
REEXAMINATION REPORT

Township of Colts Neck
Monmouth County, New Jersey

Public Hearings:

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A. INTRODUCTION

The New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., stipulates that each municipality in the State of New Jersey must reexamine its Master Plan and Development Regulations at least every ten years. Specifically, N.J.S.A. 40:55D-89 states:

> "The governing body shall, at least every ten years, provide for a general reexamination of its master plan and development regulations by the Planning Board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which shall be sent to the Office of Planning Advocacy and the County Planning Board. A notice that the report and resolution have been prepared shall be sent to any military facility commander who has registered with the municipality pursuant to section 1 of P.L. 2005, c.41 (C.40:55D-12.4) and to the municipal clerk of each adjoining municipality."

The purpose of this report is to examine how changes over time have impacted land use decisions. It provides the Planning Board with the opportunity to determine if the goals, objectives and recommendations of the 2004 Master Plan, 2010 Master Plan Reexamination Report, 2020 Master Plan Reexamination Report and the Addendum No. 1 to the 2020 Master Plan Reexamination Report adequately address planning issues affecting Colts Neck today and in the foreseeable future. It is also a tool that identifies outdated zoning classifications, land use conflicts and development regulations that need updating. Finally, it provides the opportunity to review the needs and initiatives of other governmental bodies and sets the Township's planning agenda for the next ten years.

The Municipal Land Use Law states that failure to comply with the reexamination requirement "shall constitute a rebuttable presumption that the municipal development regulations are no longer reasonable". This reexamination of the Township of Colts Neck Master Plan conforms to the requirements of the Municipal Land Use Law and addresses the requirements of N.J.S.A. 40:55D-89 by including the following:

a. The major problems and objectives relating to land development in Colts Neck at the time of the adoption of the 2020 Master Plan Reexamination Report.

b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan

or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives.

d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards or whether a new plan or regulation should be prepared.

e. The recommendations of the Planning Board concerning the incorporation of re-development plans adopted pursuant to the "Local Redevelopment and Housing Law". P.L. 1992, c.79 (C.40A:12A-1 et.al) into the land use plan element of the municipal master plan and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

f. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

This reexamination report represents the reexamination of the Township of Colts Neck Comprehensive 2004 Master Plan which was adopted on February 10, 2004, 2010 Master Plan Reexamination Report adopted February 9, 2010, the 2020 Master Plan Reexamination report adopted January 14, 2020, and the Addendum No. 1 to the 2020 Master Plan Reexamination Report adopted August 11, 2020.

B. MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF COLTS NECK IN 2020, THE YEAR THE CURRENT REEXAMINATION REPORT WAS ADOPTED

The 2020 Master Plan Reexamination Report lists the following significant land use policies on which the report was based.

1. Preservation of the open character of the Township as a low-density residential area with agricultural activity. This was the first and basic objective of Colts Neck's original Master Plan in 1961 and continues to be the cornerstone of the 2020 Reexamination Report land use policies.

2. Designation of lower densities in major areas of underdeveloped land.

3. Locating higher density residential zoning in the southwestern corner of the Township (A-4 and A-6 Zones) to implement the Township's affordable housing obligation.

4. Confining commercial uses to an area along State Highway Route 34 that is south of Yellow Brook and north of State Highway Route 18. The commercial district should be a modest distance along County Route 537 and be bordered by New Street (Block 29.13, Lot 14) to the west and the former Meridian Academy School to the east.

5. The industrial base should not be expanded above its present locations and intensity.

6. Public water and sanitary sewer facilities shall not be further extended into the Township. Individual users of public water and sewers should be limited to the A-4 and A-6 Zones and the existing water customers along Swimming River Road and Asbury Avenue.

The 2020 Reexamination Report anticipated that future zoning decisions would follow these policies and be based on the unique physical features and natural carrying capacity that limits development in Colts Neck.

The Township's overall land use plan encouraged agriculture and low-density single family residential housing. Future development is encouraged to utilize the design flexibility of cluster and lot size averaging developments. It is a basic goal that new growth would simulate the existing pattern of development and preserve large contiguous tracts of land for agriculture and open space. The plan recommended that

low lot coverage standards be retained to minimize stormwater runoff and erosion, as well as increase infiltration to protect the water quality of the Swimming River Reservoir, a Category One (C-1) waterbody.

AGRICULTURAL DISTRICTS

The Township's plan for agricultural areas (AG Zone) is to promote agriculture and retain farmland by utilizing planning and innovative land conservation techniques, protecting the economic viability of the agricultural industry and advising residents of the benefits and the special needs of agriculture. The plan recognizes that if agriculture is to be sustained as a viable industry in the future, farms must be of sufficient size to promote commercial farming and the conversion of prime farmland into non-farm uses must be discouraged.

While planning and zoning can provide flexible land development techniques, they cannot preserve agriculture alone. Other factors such as taxation, regulatory policy, profit margins and land values each affect the state of agriculture. If farmland preservation efforts are not made immediately, sites that should be retained for farming will be developed with homes, and once farms are residentially developed, it is unlikely that the land will be returned to agricultural use again.

AGRICULTURAL/RESIDENTIAL DISTRICTS

The Agricultural/Residential Districts (A1, A2 & A3 Zones) are largely a reflection of the existing pattern of development which is described as high-quality single-family dwellings on large lots. The goal of the agricultural/residential districts is to have zoning regulations that match the developed character of the area. When development of existing farms occurs, cluster designs are encouraged in order to create buffers between the new houses and such uses as an adjacent farm, abutting residential neighborhood or collector/arterial streets.

A-5 RURAL RESIDENTIAL DISTRICT

The A-5 Rural Residential District was established in 1999. The purpose of the zone is to provide for the ordinary development of open land, protect views and wooded areas and minimize the construction of roads and other impervious surfaces so as to preserve the watershed of a public water source as well as the aesthetic character of Colts Neck. This zone is currently limited to four developments that were originally approved under the rural residential development standards. These standards allowed a reduction in pavement width, curbing and subsurface drainage systems when large lots of 220,000 square feet or more were planned. However, the rural residential development standards were repealed after the State adopted the Residential Site Improvements Standards. The A-5 zone was then created to identify these projects and provide zoning that reflects the existing pattern of development.

A-4 MIXED HOUSING DISTRICT

The A-4, Mixed Housing District is limited to the southwestern corner of the Township. This zone was established specifically in recognition of the Township's obligation to provide low- and moderate-income housing. The zone offers a variety of housing opportunities ranging from atriums, townhouses, duplexes, quadplexes, and garden apartments to single family dwellings. The zone intended that design alternatives be used to maximize design flexibility and provide a mixture of housing types. The A-4, Mixed Housing District contains two developments.

The first is the Grande at Colts Neck. The Grande was constructed in 1995 and satisfied Honorable Eugene Serpentelli's Order and the Township's Round One Affordable Housing Obligation. The Grande at Colts Neck contains 276 units, comprised of 188 single family dwellings and 88 stacked flat quadplex affordable units. Of the 88 quadplex affordable units, 22 units were designated as rental units. The project is built at a gross density of 3.7 units per acre.

Charleston Meadows is the second development in the A-4, Mixed Housing District. The project partially satisfies Honorable Linda Grasso Jones, J.S.C. August 13, 2020, order of Fairness and Preliminary Mount Laurel Compliance to the Township's Third Round Affordable Housing Obligation. The development received preliminary major site plan and subdivision approval on December 6, 2022, and final major site plan and subdivision approval on July 9, 2024. The development is currently under construction. The project includes 68 townhomes and condominium units. The fifty-two townhomes are market rate units on fee simple lots. Of the remaining 16 condominiums, 15 will be dedicated to very low, low, and moderate-income households. The project contains a gross density of 4.5 units per acre.

A-6 RESIDENTIAL DISTRICT

The A-6, Residential District was originally established to satisfy a portion of the Township's Round II (1987-1999) low- and moderate-income housing obligation under the New Jersey's Fair Housing Act N.J.S.A. 52:27D-301 et seq., the rules of the New Jersey Council on Affordable Housing N.J.S.A. 5:93 and the Mount Laurel doctrine. The District advanced the public welfare by settling Mount Laurel litigation, and creating a realistic opportunity for affordable housing by a court approved regional contribution agreement (RCA) for up to 107 units and providing developer funding for eight and a half (8.5) of the RCA units.

The Zone offered an alternative development option consisting of courtyard dwelling units at a maximum density of 1.24 units per acre. Colts Neck Building Associates, LLC received two different site plan approvals from the Planning Board to develop the property with 48 courtyard dwellings consisting of four attached dwelling units arranged to form a semi-enclosed courtyard. However, due to unfavorable market conditions

Colts Neck Building Associates, LLC did not develop the project and the two approvals expired.

In 2015, Colts Neck Building Associates, LLC intervened as an interested party in the Township's Third Round Declaratory Judgement seeking approval of its Third-Round Affordable Housing Plan. The Honorable Jamie S. Perri, J.S.C. granted intervener status to Colts Neck Building Associates, LLC on August 15, 2015. The Township executed a settlement agreement with Colts Neck Building Associates, LLC to develop the property with 360 rental units containing 72 very low, low and moderate rental units. The property was approved at a gross density of 9 units per acre. The project is serviced with potable water from Gordon's Corner Water Company in Marlboro Township. Sanitary sewerage treatment is provided by an on-site sewerage package plant owned and operated by Colts Neck Building Associates, LLC.

A-7 RESIDENTIAL DISTRICT

The purpose of the A-7 Residential District is to encourage the orderly development of 25 single-family residential dwellings serviced by on-site individual sanitary sewerage systems and potable wells to help generate supplemental capital to offset the costs associated with the extension of infrastructure into Area 1 as contained in the Colts Neck Round Three Housing Element and Fair Share Plan. The A-7 Zone also satisfies one component of the March 16, 2020, letter from the Fair Share Housing Center memorializing the terms of the Township's Round Three affordable housing obligation settlement agreement with Fair Share Housing Center and fulfills one of the requirements of the Township's Round Three Declaratory Judgement Action and Order to Show Cause in the Matter of the Application of Colts Neck Township docket at MON-L-2234-15.

The Zone limits residential development to a maximum of 25 single family dwellings at a gross density of 0.65 units per acre. Each lot must contain a minimum of 30,000 square feet free of wetlands, riparian buffers, floodplains and easements.

A-8 OVERLAY RESIDENTIAL DISTRICT

The A-8 Overlay Residential District was adopted on September 23, 2026. The purpose of the A-8, Overlay Residential District is to allow for the future development of 212 townhome units, on Block 50, Lot 7. The project partially fulfills the Township's Fourth Round Affordable Housing obligation as adjudicated by the Superior Court of New Jersey in *In the Matter of the Declaratory Judgement of Township of Colts Neck , Monmouth County, Pursuant to P.L. 2024, Chapter 2 (N.J.S.A. 52:27D-304.1, et seq.)* Docket No MON-L-422-25.

The 212 townhouses will be for sale and will consist of 104 three-story stacked market rate units, 58 two-story market rate units, 20 two-story affordable housing units and 30

three-story affordable units. The affordable housing units will be made available to very low-, low-, and moderate-income households. The property contains 36.22 acres and will have a gross density of 5.9 units per acre. Potable water will be provided by on-site wells, and sanitary sewerage treatment will be handled by an on-site treatment plant. Effluent from the treatment plant will be discharged into a disposal field.

A-9 OVERLAY RESIDENTIAL DISTRICT

The purpose of the A-9 Overlay Residential District is to allow for the future development of Block 48, Lots 25.01, 26, and 27, commonly known as 318-322 County Route 537, with a maximum of 263 units. Established on September 23, 2026 the zone partially fulfills the Township's Fourth Round Affordable Housing obligation as adjudicated by the Superior Court of New Jersey in the matter of the Declaratory Judgement of Colts Neck, Monmouth County, Pursuant to P.L. 2024, Chapter 2 (N.J.S.A. 52:27D-304.1, et seq) Docket No. MON-L-422-25. The A-9 Overlay Residential District has been adopted under protest to comply with Hon. Linda Grasso Jones, J.S.C. March 9th order accepting the Program Decision Recommendation to develop the site as an inclusionary development consisting of 210 market rate units and 53 affordable housing units. The property contains 162 acres and is being developed at 1.6 units per acre.

The Township adopted the zone under protest with the intent to appeal the Program Decision Recommendation and the March 9, 2026, Order. The zone was only established to maintain immunity from further builder's remedy lawsuits while the matter is under appeal and until the matter is deemed final. While the matter is under appeal, any applicant intending to pursue land use approvals in conjunction with the A-9 Overlay Residential District shall be on notice that the submission of such application or the granting of any land use approvals prior to a final non-appealable adjudication of an appeal of the Program Decision Recommendation and the March 9th Order shall not convey any vested rights.

A-10 OVERLAY RESIDENTIAL DISTRICT

The purpose of the A-10 Overlay Residential District is to allow for the future development of Block 11, Lots 3.02, commonly known as 151 Dutch Lane Road, with a maximum of 389 units. Established on September 23, 2026 the zone partially fulfills the Township's Fourth Round Affordable Housing obligation as adjudicated by the Superior Court of New Jersey in the matter of the Declaratory Judgement of Colts Neck, Monmouth County, Pursuant to P.L. 2024, Chapter 2 (N.J.S.A. 52:27D-304.1, et seq) Docket No. MON-L-422-25. The A-10 Overlay Residential District has been adopted under protest to comply with Hon. Linda Grasso Jones, J.S.C. March 9th Order accepting the Program Decision Recommendation to develop the site as an inclusionary development consisting of 311 market rate units and 78 affordable housing units. The property contains 40.3 acres and is being developed at 9.65 units per acre.

The Township adopted the zone under protest with the intent to appeal the Program Decision Recommendation and the March 9, 2026, Order. The zone was only established to maintain immunity from further builder's remedy lawsuits while the matter is under appeal and until the matter is deemed final. While the matter is under appeal, any applicant intending to pursue land use approvals in conjunction with the A-10 Overlay Residential District shall be on notice that the submission of such application or the granting of any land use approvals prior to a final non-appealable adjudication of an appeal of the Program Decision Recommendation and the March 9th Order shall not convey any vested rights.

BUSINESS DISTRICTS

The Business Districts' (B-1, B-2 & B-3 Zones) long term goal is to provide neighborhood-oriented businesses specifically catering to Colts Neck Township residents and the agricultural base. It is recommended that all non-residential growth be designed in accordance with the Route 34 Colts Neck Highway Access Management Plan prepared by Garman Associates. No increase or change to the business zone boundary was proposed or anticipated. The intent of the Business Zones is to encourage agricultural services as well as other traditional commercial activities that create a small-town ambiance. Regional shopping facilities or high trip generating uses are not anticipated and are recommended to be sited in Metropolitan and Suburban Planning Areas (PA1 and PA2) as delineated in the State Development and Redevelopment Plan.

The B-1A Zone was established in 1999 and contains Brandywine Assisted Living Facility. This zone is located on the west side of Route 34 just south of Delicious Orchards. The B-1A Zone consists of one parcel, 12.98 acres in area, which is developed with a 52,740 square foot, 72 bed assisted living facility. The front portion of the site, 3.7 acres, is deed restricted for the purpose of a septic field, underground utilities, recreation facilities, ancillary parking facilities and agricultural purposes not requiring above ground structures or open space (DB5897/PG656). However, given this restriction the property is still underdeveloped and could support approximately 32,000 square feet of additional floor area totaling a maximum buildout of 84,740 square feet of floor area.

MU-1 MIXED-USE 1 OVERLAY DISTRICT

The purpose of the Mixed-Use 1 Overlay District (MU-1) is to provide for the construction of mixed-used development that will support Township businesses and provide new shops and services, as well as private and public outdoor amenity spaces. The district also provides the opportunity for the Township to establish a sense of place and destination for shopping and services. Furthermore, this mixed-use development is required to include an affordable housing component that is intended to satisfy a

portion of the Township's Third Round Affordable Housing obligation pursuant to the New Jersey's Fair Housing Act, N.J.S.A. 52:27D-301 et seq. and the 2020 Settlement Agreement between the Township and Fair Share Housing Center.

The MU-1 District consists of approximately 89 acres within the B-1 Business District. The overlay zone is generally bounded by County Route 537 to the north, Pebble Creek Golf Course to the east, Brandywine Assisted living facility to the south and Trump National Golf Course to the west.

The MU-1 Overlay District zoning ordinance permits a density of eight (8) units/acre with a 20% affordable housing set-aside. As such, the area will permit a total of 709 sale and rental units, of which 142 would be affordable. The location of the MU-1 District creates the opportunity to add density to a location in Colts Neck where it can be used to support the businesses and where the increased activity will have a limited impact on existing residential neighborhoods. No applications for land development in the MU-1 Overlay District have been submitted to date.

INDUSTRIAL DISTRICTS

No new industrial centers were proposed in the 2020 Reexamination report. The only industrial uses anticipated were the existing facilities in the D and D-1 zones.

No significant increase in the Township's industrial base is planned due to the Township's agricultural character, lack of public utilities, low density residential base, distance from major population centers and location within the watershed of three potable water supplies. Based upon the above, the establishment of an industrial or employment center is not encouraged. Since the State and County plans designate Colts Neck as an agricultural low-density area, the goal is to maintain past planning policies and continue the bucolic nature of Colts Neck.

C. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SINCE THE 2020 MASTER PLAN REEXAMINATION REPORT

The 2020 Master Plan Reexamination Report listed six land use policies on which the plan was based. These six land use policies are still relevant today and are the foundation of current zoning decisions.

The following is a review of six major land use policies and the extent to which they have been reduced or increased.

1. *The preservation of the open character of the Township as a low density residential area with agricultural activity.*

   The preservation of the combination of open space, agriculture and well buffered low-density housing continues to be the cornerstone of the Township's rural and scenic character. When new development occurs, whether residential or non-residential, it is encouraged to be designed to maximize the appearance of open space through use of topography, landscape plantings, clustering, lot size averaging and open space dedications.

   The overall intent is to maintain the Township's high degree of visual quality that makes walking, biking or driving along our roadways a pleasurable and enjoyable experience.

2. *Designation of lower densities in major areas of underdeveloped land.*

   The Township has zoned most of the major areas of underdeveloped land as AG, Agriculture. The AG District calls for a minimum lot area of ten acres with a maximum building and total lot coverage of five percent and ten percent, respectively. Residential Developments in agricultural areas are encouraged to use lot size averaging designs where properties are subdivided at an overall density of one unit per ten acres. New residential lots can be as small as two acres with one large deed restricted farm lot comprising the remaining acreage.

   The only time the Township did not follow this objective was to implement its affordable housing obligation. The following lists the deviations from this policy for each of the Township's affordable housing rounds.

   A. <u>First Round Affordable Housing Obligation</u>

   The first deviation was to meet the terms and conditions of an Order by Honorable Eugene Serpentelli entered on December 1, 1986, with the creation

of the "A-4, Mixed Housing District." This paved the way for The Grande of Colts Neck a 276-unit development at a gross density of 3.7 units per acre.

B. Second Round Affordable Housing Obligation

The second was to implement the Judgment of Repose dated June 21, 2004, in the case Westminster Realty Corporation v Colts Neck Township et. al., Docket No. MON-L-2954-99 and created the A-6, Residential District. The rezoning would have allowed the construction of 48 courtyard units to provide funding for 8.5 of the 107 RCA units with the City of Long Branch. The courtyard development was never constructed due to market conditions.

C. Third Round Affordable Housing Obligation

On June 8, 2015, the Township filed a Declaratory Judgement action with the Freehold Superior Court (MON-L- 2234-15) to fulfill its 1999 to 2025 affordable housing obligation of 305 units. Three developers were granted motions to intervene. Two developers, Colts Neck Building Associates, LLC and Toll Brothers, were seeking higher density zoning for properties they control. The third, Countryside Developers LLC, was seeking to develop an underimproved property in the A-4, Mixed Housing District. On August 13, 2020, Honorable Linda Grasso Jones J.S.C. entered an Order of Fairness and Preliminary Mount Laurel Compliance directing the following zone changes

(1) Colts Neck Building Associates (Livana)

To abandon the prior plans to develop 48 courtyard units and to increase the density in the A-6, Residential District to allow 360 rental units consisting of 270 market rate units and 72 affordable units at a gross density of 9 units per acre.

(2) Toll Brothers (Mumford)

To rezone Block 53, Lots 4, 5, and 7 from A-1, Agricultural Residential District to A-7, Residential District. This effectively reduced the minimum lot size from 88,000 square feet to 30,000 square feet.

The A-7 zone allows the district to be developed with a maximum of 25 single family dwellings at a gross density of 0.65 units per acre. The rezoning was intended to generate supplemental capital through the affordable housing development fees to offset the cost of extending infrastructure into the MU-1, Mixed Use 1 Overlay District.

(3) Countryside Developers, Inc (Charleston Meadows)

To modify various bulk standards in the A-4, Mixed Housing District. These amendments included reducing the minimum side setback from 20 feet to 15 feet as well as reducing the perimeter buffer from 50 feet to 35 feet.

(4) MU-1, Mixed Use 1 Overlay District

The MU-1 District is intended to promote mixed-use development that will support existing businesses and provide new shops and services. The district consists of approximately 89 acres within the B-1 Business District. The MU-1 District permits a maximum density of 8 units per acre with a mandatory 20% affordable housing set-aside. It is anticipated that the District could yield 709 units, of which 142 would be affordable.

D. Fourth Round Affordable Housing Obligation

On March 9, 2026, Honorable Linda Grasso Jones issued an order titled "Decision and Order Regarding Housing Element and Fair Share Plan for the Fourth Round Cycle". This order required the Township to rezone Block 50, Lot 7 from AG, Agriculture to a new a new A-8, Overlay Residential District. This new overlay zone allows the property to be developed with 212 townhouse units consisting of 162 market rate units and 50 affordable units for very low, low and moderate income households. This overlay zone effectively increased the permitted density from 1 unit per 10 acres to 5.6 units per acre.

Today, the Township Fourth Round affordable housing obligation has not been completely satisfied and litigation is ongoing. On September 23, 2026, the Township Committee established under protest new A-9 and A-10 Overlay Residential Districts. The A-9 District allows 318-322 County Route 537 to be developed with 263 units consisting of 210 market rate units and 53 affordable units. The A-10 zone allows 151 Dutch Lane Road to be developed with 389 units consisting of 311 market rate units and 78 affordable housing units.

The Township adopted the A-9 and A-10 zones under protest with the intent to appeal the Program Decision Recommendation and the March 9, 2026 Order. The zones were established to maintain immunity from further builder's remedy lawsuits while the matter is under appeal and until the matter is deemed final. While the matter is under appeal, any applicant intending to pursue land use approvals in conjunction with the A-9 and A-10 Overlay Residential Districts shall be on notice that the submission of such application or the granting of any

land use approvals prior to a final nonappealable adjudication of an appeal of the Program Decision Recommendation and the March 9th Order shall not convey any vested rights.

3. *Locating the higher density residential areas in the southwestern corner of the Township (A-4 and A-6 zones) to implement the Township's affordable housing obligation.*

The relevancy of this policy has been tested as part of the Township's Third and Fourth Round affordable housing obligation. The Township has six multifamily residential zones. A-4, Mixed Housing District, A-6 Residential District, MU-1, Mixed Use-1 Overlay District, A-8, Overlay Residential District, A-9, Overlay Residential District and A-10, Overlay Residential District.

The A-4, Mixed Housing District is located in the southwestern portion of the Township and is developed with The Grande at Colts Neck and Charleston Meadows. However, to satisfy the Township's Third and Fourth Round affordable housing obligation, higher density multifamily residential zoning has creeped into the Route 34 corridor (MU-1, Mixed Use 1 Overlay District) as well as in the Hockhockson section of the Township (A-8, Overlay Residential District) by court order. Today this land use policy should be "locating higher density residential areas to the southwestern corner (A-4 and A-6 zones), Route 34 corridor (MU1 zone south or County Route 537) and the Hockhockson section of the Township (A-8 zone) of the Township to implement the Township's affordable housing obligation.

The A-9 and A-10 zones are under appeal and were adopted to maintain immunity while litigation is pending. If the Township is not successful in overturning Hon. Linda Grass Jones, J.S.C. March 9, 2026 Order, the A-9 and A-10 will result in the further leap-frogging of high-density development along County Route 537 and the Marlboro Township border.

4. *Confining commercial uses to an area along State Highway Route 34 that is south of Yellow Brook and north of State Highway Route 18. The commercial district should be a modest distance along County Route 537 and be bordered by New Street (Block 29.13, Lot 14) to the west and Meridian Academy to the east.*

This policy continues today and it is our goal to contain commercial services within the well-established business corridor on Route 34 between Yellow Brook and State Highway Route 18 and also within the historic business area along Route 537 with its smaller lots and buildings often located close to the road. It is expected that the commercial area will continue to provide agriculturally oriented

services along with other commercial activities. New development, traffic patterns and architectural design should facilitate a combination of public safety, convenience of access and the appearance of open space and a "small town ambiance". Regional shopping facilities are not anticipated and are more appropriately located in Metropolitan and Suburban Planning Areas (PA1 & PA2) and not Rural or Environmentally Sensitive Planning Areas (PA4B & PA5) as designated by the State Development and Redevelopment Plan. Therefore, department stores, supermarkets, large warehouse type retail establishments, automotive dealerships, lumber yards, fast food restaurants, drive thru pharmacies, data centers etc. are discouraged while community or neighborhood supported businesses specifically designed for Colts Neck residents and the Township's agricultural base, such as local food stores, sit down restaurants, wine and liquor stores, hardware stores, lawn and garden supplies, seed and feed supplies, specialty shops, boutiques, beauty parlors, barbers, decorators, jewelers, tack shops, bookstores and the like are anticipated.

It is also envisioned that new development in the Business Zones will implement the recommendations contained in the Route 34 Colts Neck Highway Access Management Plan. This plan includes a new internal street system or parallel access road that will access the rear portion of the lots south of Route 537 as well as other safety and traffic calming recommendations.

5. *The industrial base should not be expanded above its present locations and intensity.*

No change to this policy has occurred. Since the repeal of the "Time of Decision Rule", the Township has been proactive and in 2014 adopted an Ordinance retitling the D, Industrial Zone to D, Distillery and Bottling Plant District. The purpose of the rezoning was to remove more intense activities permitted which were inconsistent with the Township's long-term plans, such as experimental testing and research establishments, all types of industrial fabrication and processing operations or trucking operations. The intent was to maintain limited light industrial activity consistent with the historical use of the property due to the Township's agricultural character, lack of public utilities and low-density residential base.

The D, Distillery Zone is located at the intersection of County Route 537 and Laird Road. This 25-acre zone is home to Laird & Company, a bottling and distributing plant. The only other industrial zone is the D-1, Light Industrial Zone along Asbury Avenue in the extreme southeast corner of the Township. This 98-acre zone contains the JCP&L Atlantic Coastal Substation (50 acres). The remaining 48 acres are vacant and have limited development potential due to freshwater wetlands and an abandoned landfill. The landfill has been purchased

by the County of Monmouth and will be used to expand the Monmouth County Reclamation Center. No increase or reduction to the boundaries of these zones is anticipated in the future.

6. *Public water and sanitary sewer facilities shall not be further extended into the Township.*

In 2020, the Township's goal was to limit public utility services to the A-4 Zone (The Grande at Colts Neck) and the existing water customers along Swimming River Road and Asbury Avenue. Today, this land use policy has evolved to "limit public utility services to the A-4 and A-6 zones (The Grande at Colts Neck, Livana, and Charleston Meadows) and the existing water customers along Swimming River Road and Asbury Avenue. The A-9 and A-10 Overlay Residential Districts were adopted under protest and the Township is appealing the March 9, 2026, Order mandating the establishment of these Districts. If the Township is not successful with its appeal, it is anticipated that court ordered public utilities will be extended from Tinton Falls along County Route 537 and from Marlboro Township on Boundary Road.

If affordable housing is ordered in other areas, it is recommended that the developments be serviced by on-site sewerage treatment package plants and on-site wells such as the multi-family development proposed in the A-8, Overlay Residential District.

It is a further goal to have all future non-affordable residential and non-residential developments to be restricted to lot sizes and densities based on groundwater resources and the ability of the soil to sustain on-site sewerage disposal systems and potable wells. In some instances, this might require larger lots, lower densities, or lower floor area ratios than permitted under zoning regulations. If that is the case, it is expected that on-site environmental conditions will control the amount of development, and what is permitted under zoning regulations will not be achieved.

D. THE EXTENT WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS OF THE 2020 MASTER PLAN REEXAMINATION REPORT

This section addresses the "extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives."

Since the Township adopted in 2020 Reexamination Report, the overall character of the Township has not changed, nor have there been substantive changes in land use, besides the inclusionary developments discussed in Sections B and C, environmental conditions or circulation patterns in the Township. However, there have been some changes at the state, county and local level affecting the assumptions, policies and objectives forming the basis of the Master Plan. These changes include:

1. Local level – adoption of new, amendments or addendums to Master Plan elements
2. County level – Naval Weapons Station Earle Joint Land Use Study
3. State level – State Development & Redevelopment Plan, Climate Change – Related Hazard Vulnerability Assessment, Stormwater Management and Fourth Round Affordable Housing obligation

Local Level

The Township is continuously and closely involved in the planning and development process and regularly reviews the Master Plan and Development Regulations based on best available information and past experiences. To this end, over the past six years and the Planning Board has adopted the following new amendments or addendums Elements to the Master Plan:

- Addendum No. 1 to the 2020 Master Plan Reexamination Report dated August 11, 2020
- Third Round Housing Element and Fair Share Plan dated October 28, 2020
- Open Space and Recreation Plan Element of the Master Plan dated June 14, 2022
- Environmental Resource Inventory dated May 2024
- Third Round Housing Element and Fair Share Plan dated February 11, 2025
- 2025 Fourth Round Housing Element and Fair Share Plan dated June 9, 2025
- Comprehensive Farmland Preservation Element dated December 2025

- 2026 Amendment to the 2025 Fourth Round Housing Element and Fair Share Plan dated April 7, 2026

County Level

On December 31, 2017, the Monmouth County Planning Board in cooperation with NWS Earle and thirteen surrounding municipalities published the NWS Earle Joint Land Use Study. One of the major purposes of the study was to investigate ways to promote community development that is compatible with NWS Earle.

For Colts Neck the major outcome of the study was the Military Influence Area. The Military Influence Area is a geographical planning area where military operations may impact local communities and, conversely, where local activities may affect the installation's ability to carry out its mission. The Navy monitors land use activities within this area to identify and avoid potential incompatibilities between NWS Earle and its neighbors. The Military Influence Zone surrounding the main side base in Colts Neck is comprised of a one-mile Primary Buffer and an additional one-mile Secondary Buffer.

Section 7.1 of Public Law 1975 was amended requiring the notice of hearing on applications for approval of a major subdivision or site plan be given to military facility commanders for any property within 3,000 feet of a military base. The Study uses this 3,000-foot boundary as the Development Review line and encourages zoning amendments to promote compatible land use development which limits densities and the types of development in proximity to base boundaries where munitions are stored. The main types of development deemed less compatible within the 3,000-foot Development Review Line are: multi-family housing, institutional uses (schools and hospitals) nursing homes/assisted living facilities and land uses involving large congregations of people for long periods of time. The Planning Board believes this also includes conference/convention centers or other assembly uses for nonmilitary purposes and open to the general public on Federal property. These uses should be directed to other locations. Based on the findings and conclusions of the NWS Earle Joint Land Use study, when new Master Plans and Zoning Ordinances are updated, Colts Neck should promote compatible low-density development within the Development Review Line and discourage incompatible uses such as new medium to high density development or places of large assembly for safety reasons.

In October 2018 the Navy signed a Readiness and Environmental Protection Integration (REPI) Program agreement with the County of Monmouth and the Monmouth County Conservation Foundation to pursue the preservation of land in the Military Influence Area. To date, this program has placed conservation easements on the following two farms to restrict their future development.

Department of Defense REPI
Purchase of Development Rights

Name	Block	Lot	Acreage
Bailey / Overbrook	50	4.01, 17 & 23	235.67
Spinella Family, LLC	33	3 & 32	84.001
		Total	**319.671**

In June 2022 the Monmouth County Planning Board and Michael Baker International published the Next Steps To Compatibility Planning Study. The Next Steps Study is a follow-up to the 2017 Earle Joint Land Use Study. The purpose of the study is to encourage compatible development in the military influence zone through a toolbox of Land Use solutions. The Next Steps Study provides sample Master Plan goals and statements for inclusion within municipal Master Plans. It also includes sample ordinances, establishing an NWS Earle Military Overlay Zone. The Overlay Ordinance discourages less compatible land uses identified by the 2017 Joint Land Use Study.

The Township supports the findings and recommendations of the 2017 Joint Land Use Study and 2022 Next Steps Study. Therefore, this reexamination report is adding a seventh significant land use policy listed in Section A, Major Problem and Objective Relating to Land Development as follows:

7. *To advance the Land Use policies of the 2017 NWS Earle Joint Land Use Study and the June 2022 Next Steps To Compatibility Study.*

   Permitted principal and accessory uses should be limited to those activities found as compatible in the Joint Land Use Study. Within the 3,000-foot military development review boundary, all less compatible uses as well as any non-residential uses that attract within a structure more than 100 people should be prohibited. Within the two-mile buffer around the Mainside portion of Earle and Normandy Road, all less compatible use as identified in the Joint Land Use Study as well as non-residential uses that attract more than 200 people should be prohibited.

Since the publication of the Next Steps To Compatibility Study, the Commanding Officer, Naval Weapons Station Earle has provided April 30, 2026 memorandum regarding the Navy rail operations and safety protocols (Appendix No. 1). Normandy Road rail line is authorized for the transportation of explosive ordnances and ammunition materials. The memorandum analysis a worst-case scenario, such as a prolonged stoppage or incident (e.g., derailment, track obstruction) involving a train carrying its maximum authorized capacity of hazardous materials. In accordance with national Emergency Response Guide, 2024 (ERG) protocol, the Commanding Officer

discusses the need for designated Evacuation Distance of one mile from the location of a stopped train. In the event of an incident, inhabited buildings containing incompatible uses or civilians would be evacuated. Structures in the one mile evacuation zone could be subject to minor damage or more significant impacts depending on the distance from the rail line. The Commanding Officer concludes that the Navy is committed to discouraging incompatible developments within the one mile Emergency Response evacuation zone along the Normandy Road rail line and the mission of Naval Weapons Station Earle.

State Level

1. State Development and Redevelopment Plan

On December 17, 2025, the NJ Office of Planning Advocacy adopted the 2025 State Development and Redevelopment Plan (SDRP). The State Plan reflects current planning principles and best practices in the areas of land use, transportation, housing, environmental protection and enhancement, economic development, provision of public infrastructure, historic preservation, social justice, and adaptation to global climate change.

State agencies implement the SDRP through their functional plans, investment priorities, and administrative rules, while local governments implement it through their planning objectives. The State Plan is not designed to overrule, negate, or interfere with existing plans or regulations in these communities, but is intended to provide guidance and foster collaboration among stakeholders.

The Goals of the 2025 SDRP are:

- Promote Economic Growth that Benefits All Residents of New Jersey
- Provide an Adequate Supply of Housing for Residents of All Ages and Incomes in Communities of Their Choosing That Meet Their Needs and Offer Ready Access to the Full Range of Supportive Goods and Services
- Economic Opportunity Through Nation-leading Infrastructure
- Revitalize and Recenter the State's Underutilized Developed Areas
- Effectively Address the Adverse Impacts of Global Climate Change
- Protect, Maintain, and Restore the State's Natural and Water Resources and Ecosystems
- Protect the Environment; Prevent and Clean Up Pollution
- Protect, Enhance, and Improve Access to Areas with Exceptional Archaeological, Historic, Cultural, Scenic, Open Space, and Recreational Value
- Implement Equitable Planning Practices to Promote Thriving Communities for all New Jerseyans
- Foster Sound and Integrated Planning and Implementation at All Levels Statewide

In adopting the 2025 State Development and Redevelopment Plan, Colts Neck participated in the Cross Acceptance process. Cross Acceptance is a bottom-up approach for comparing planning policies at different levels of government in order to attain the greatest degree of consistency among municipal, county, regional and state plans with the new State Development and Redevelopment Plan. As part of the Cross Acceptance, Colts Neck identified one area of disagreement with the State Policy Map. The State Policy Map designated Block 56.01 in the southeastern corner of the Township as PA3, Fringe. The Township requested this designation be replaced with the more appropriate designation PA5, Environmentally Sensitive. A PA5 designation of Block 56.01 is proper since the area meets the following PA5 Guiding Criteria:

a. Population density of less than 1,000 persons per square mile.
b. It is contiguous to other PA5 areas and together creates a land area greater than one square mile.
c. The area is in the watershed of a Category 1 stream.
d. The area is in the watershed of a potable water supply.
e. The area contains sections of freshwater wetlands.
f. The area is not in a public sanitary sewer service area or a drinking water purveyor service area.
g. Portions of the area are identified as Vernal Habitat that serve as unique breeding habitats.

Although the State Plan has been adopted, Mr. Joseph Barris, AICP, PP, CFM Direction of the Monmouth County Planning Board has advised that all proposed State Plan Map changes will be considered through a separate process after the State Plan is adopted. This appears to be the case since the 19th WHEREAS clause is in the Resolution adopting the Final State Development and Redevelopment Plan and Final Infrastructure Needs Assessment States "in adopting the State Development and Redevelopment Plan, the Commission formally acknowledges that all requests to amend the State Policy Map received during cross acceptance process and the subsequent public comment and review periods will be addressed under NJAC 15:30-8.3 and without prejudice after adoption of the State Development and Redevelopment Plan." The Planning Board acknowledges this deferral and will continue to pursue redesignating of Block 56.01 as PA5 at the appropriate time.

2. Municipal Land Use Law (MLUL) Updates – Climate Change-Related Hazard Vulnerability Assessments (CCRHVAs) (2021)

In 2021, New Jersey enacted Senate Bill No. 2607, which amended the MLUL to require municipalities to include a "climate change-related hazard vulnerability assessment (CCRHVA)" in the Land Use Element of their Master Plans. The CCRHVA examines "current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to

increased temperatures, drought, flooding, hurricanes, and sea-level rise" and must "rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection."

3. Stormwater Management

On July 17, 2023, New Jersey adopted the "Inland Flood Protection Rule", which adopted amendments to both New Jersey's Stormwater Management Rules, N.J.A.C. 7:8 ("SWM") and New Jersey's Flood Hazard Areas Control Act, N.J.A.C. 7:13 ("FHACA"), to account for current and future increased precipitation conditions in New Jersey. One of the purposes of the rule is to ensure that both new development and reconstruction are well suited to manage current levels of rainfall, run-off and flooding, as well as the anticipated future conditions over the lifetime of an asset. In terms of Stormwater Management for a site, the rules address the following:

a. Requires stormwater Best Management Practices (BMPs) for "Major Developments" to be designed to manage runoff for both today's storms and future storms. Prior iterations of the SWM rules relied on computation of outdated rainfall intensities only through the year 1999. The rule amendments required computation of current rainfall intensities with the utilization of a "Current Precipitation Adjustment Factor".

b. Prior iterations of the SWM rules did not account for future increases in precipitation due to climate change. The rule amendments require computation of year 2100 projected rainfall intensities with the utilization of a "Future Precipitation Adjustment Factor".
c. Both the "Current" and "Future" precipitation adjustment factors are applied to the 2-, 10- and 100- Year Storm Events, and vary by county throughout the state.

d. Removes the use of the Rational and Modified Rational methods for stormwater calculations. The DEP's reasoning for removal of these methods is as follows: these methods are based on an oversimplification of complex hydrological processes in which the volume of runoff is estimated from three basic variables: a dimensionless runoff coefficient, rainfall intensity, and the size of the contributory drainage area being analyzed.

The NJDEP published a Model Stormwater Control Ordinance which reflects these changes to assist municipalities in adopting the required language to implement the new rules. Colts Neck adopted this new Stormwater Control Ordinance on March 13, 2024, and the ordinance was approved by the Monmouth County Planning Board.

4. Affordable Housing (2024)

On March 18, 2024, the affordable housing legislation known jointly as Senate Bill S50 and Assembly Bill A4 passed both houses of the legislature. Governor Murphy signed the bill (P.L. 2024, c.2) into law on March 20, 2024, establishing a new method for calculating municipalities' affordable housing obligations. Later that year, the Department of Community Affairs (DCA) released non-binding estimates for the number of affordable housing units municipalities needed to build or rehabilitate by 2035 (the Fourth Round).

Colts Neck Fourth Round Affordable Housing obligation was set at 101 units. When combined with Township's outstanding Third Round obligation of 138 units, Colts Neck still needs to provide 239 affordable housing units.

On January 30, 2025, the Township filed a Declaratory Judgement accepting the Township Fourth Round obligation of 101 units. Honorable Linda Grasso Jones, J.S.C. issued an order on March 27, 2025, accepting the Township's Fourth Round obligation and authorizing the Township to prepare and adopt its Fourth-Round Housing Plan. The Township then filed its Fourth-Round Housing Plan on June 9, 2025. This filing received three objectors/interveners; Fair Share Housing Center, 68 Obre Owner, LLC and Active Acquisitions, LLC. The Plan was transferred to the Affordable Housing Dispute Resolution Program (Program) for mediation.

The objections were not resolved during the Township's participation in the Program. On March 4, 2026, the Program Judge, Hon. Mary C. Jacobson, A.J.S.C. (Ret.), issued her *Program Decision and Recommendation* with the Special Adjudicator's Recommendation and Statement of Reasons, dated March 3, 2026. The County Housing Judge, Hon. Linda Grasso Jones, J.S.C. issued an order shortly thereafter on March 9, 2026 titled *Decision and Order Regarding Housing Element and Fair Share Plan for the Fourth Round Housing Cycle*. The Order is consistent with the *Program Decision and Recommendation* and states the Township's Fourth Round Housing Plan is not consistent with the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) ("FHA"). The Order goes on to state the actions that must be taken, for the Township to be compliant with the FHA; failure to comply with the specified deadlines will result in "immediate revocation of immunity from exclusionary zoning litigation".

Under protest and to retain its immunity the Township is complying with the Order. On April 7, 2026 the Township Planning Board Adopted the 2026 Amendment to the 2025 Fourth Round Housing Element and Fair Share Plan. On September 23, 2026 the Township Committee adopted an ordinance establishing the A-8 Residential Overlay District rezoning 68 Obre Road to allow a total of 212 townhouses and 50 Affordable Housing Units.

On September 23, 2026 the Township adopted the A-9 Residential Overlay Residential District rezoning 318-322 County Route 537 to allow a total of 263 units of which 53 units will be affordable and the A-10 Overlay Residential Overlay District rezoning 151 Dutch Lane Road to allow a total of 263 units and 78 affordable units under protest. The Township has appealed the mandated creation of the A-9 and A-10 zones. The appeal puts future land applications under these zones on notice that any future land use approvals prior to a final non-appealable adjudication of the Township's appeal of the Program Decision Recommendation and the March 9, 2026 Order shall not convey any vested rights.
To satisfy the Township's remaining or future affordable housing obligations, the Township should pursue affordable housing strategies that maximize the use of existing housing resources and minimize the need for construction of new dwelling units. Potential strategies include the extension of existing affordability controls, the conversion of existing dwellings to group homes, and the development of 100% affordable housing projects.

The Township has previously demonstrated success in extending existing affordability controls at The Grande at Colts Neck. The Grande was constructed in 1995–1996, and the original 30-year affordable housing deed restrictions were scheduled to expire in 2025–2026. Through the Township's efforts, affordability controls were extended for an additional 30-year period on 34 of the 66 for sale units and 14 of the 22 rental units, preserving affordability on a total of 48 units. By extending these existing affordability controls, the Township avoided the need to satisfy those affordable housing obligations through a conventional inclusionary development. Using a typical 20% affordable housing set-aside, providing 48 affordable units through new construction could require an inclusionary development of approximately 240 dwelling units consisting of 192 market-rate units and 48 affordable units. Thus, preserving existing affordable units through extended affordability controls can substantially reduce the amount of new residential development necessary to satisfy the Township's affordable housing obligation.

The conversion of existing dwellings to group homes also provides an opportunity to create affordable housing while minimizing new residential construction. Each qualifying group-home bed may be credited as an affordable housing unit. For example, the conversion of an existing four-bedroom dwelling to a qualifying group home could provide four affordable housing units without constructing new market rate units. Under a conventional 20% inclusionary development model, providing four affordable units could otherwise require 20 total new dwelling units, including 16 market-rate units.

Accordingly, the Township should continue to explore partnerships with qualified nonprofit organizations, including organizations serving disabled veterans and other populations in need of supportive housing, to identify existing residential and/or non-residential structures that may be suitable for conversion to qualifying group homes.

The Township should also investigate opportunities to facilitate the development or acquisition of 100% affordable housing projects, particularly where such projects can utilize existing buildings, undeveloped properties, or sites that minimize impacts on the Township's established residential character.

These strategies would allow the Township to address its affordable housing obligations by maximizing existing housing resources, preserving existing affordability, and creating affordable housing opportunities while reducing the amount of additional market-rate residential development that may otherwise be necessary.

General Housing Characteristics

Table 1 Total Housing Units shows the growth from 1960 to 2020 and compares the Township's growth with the County and State. In this sixty year period the number of housing units grew by 422 percent in the Township, while it grew 135 percent in the County and 214 percent in the State. The major differences in these growth patterns is that the dominant growth period in the State was concentrated in the 1950s and 1960s. The County's major growth occurred mostly in the 1960's while the Township experienced rapid growth from the 1970s to the 1990s. This pattern of development is consistent with the expansion of the older suburban areas nearer New York and Philadelphia first, expanding along the coastal areas as development spread further from New York in the 1970s then reaching more remote areas later in the 1970s and into the 1980s.

Between 2010 and 2020 the Township grew by only 6 units (0.2%) while the County and State both grew by 5 and 6 percent, respectively. The Township's 2010 to 2020 low growth rate is attributed to the demolition of the 300 Laurelwood units in NWS Earle. Otherwise, the Township growth since 2000 has been stable, reflecting a mature community approaching full build-out. Future growth rates in the Township are anticipated to remain low (less than 5%) under current zoning, absent statutory, social or economic pressures which may impact development densities such as compliance with the Township's affordable housing obligation.

TABLE 1
Total Housing Units
1970, 1980, 1990, 2000, 2010 & 2020

	Colts Neck	Monmouth County	New Jersey
1960 Total Housing Units	716	115,619	1,198,940
1970 Total Housing Units	1,550	150,469	2,388,689
1980 Total Housing Units	2,220	185,770	2,772,149
Net Gain 1970 – 1980	670	35,301	383,460
Percentage Gain	43%	23%	16%
1990 Total Housing Units	2,921	218,408	3,075,310
Net Gain 1980 – 1990	701	32,638	303,161
Percentage Gain	**32%**	**18%**	**11%**
2000 Total Housing Units	**3,614**	**240,884**	**3,310,275**
Net Gain 1990 – 2000	**693**	**22,476**	**234,965**
Percentage Gain	**24%**	**10%**	**8%**
2010 Total Housing Units	**3,735**	**258,410**	**3,553,562**
Net Gain 2000 – 2010	**121**	**17,526**	**243,287**
Percentage Gain	**3%**	**7%**	**7%**
2020 Total Housing Units	**3,741**	**271,940**	**3,761,229**
Net Gain 2010 – 2020	**6**	**13,530**	**207,667**
Percentage Gain	**0.2%**	**5%**	**6%**

Source: US Census 1970, 1980, 1990, 2000, 2010 and 2020

Table 2 Housing Occupancy compares occupied and vacant housing and homeowner and rental vacancy rates. The Table shows that Colts Neck has a higher percentage of owner occupied housing as compared to Monmouth County and the State. Similarly, the Township's vacant housing and vacancy rates are lower than the County and State averages. It should be noted that the 420 vacant units and 12.3% vacancy rate in 2010 was an anomaly. This number includes the 300 Laurelwood units which were intentionally held vacant in 2010 in preparation for demolition by the Navy in 2011.

TABLE 2
Housing Occupancy

Year Round Housing Units	Colts Neck					Monmouth County					New Jersey				
	1980	1990	2000	2010	2020	1980	1990	2000	2010	2020	1980	1990	2000	2010	2020
Total	2,220	2,921	3,614	3,735	3,741	180,428	218,408	240,884	258,410	271,940	2,667,754	3,075,310	3,310,275	3,553,562	3,816,432
Occupied	2,151			3,277	3,629	170,130	197,570	224,236	233,983	253,580	2,648,594	2,794,71	3,064,645	3,214,360	3543944
Owner	1,899	455	617	3,034	3404	117,885	143,533	167,311	175,157	186,590	1,579,827	1,813,381	2,011,473	2,102,465	2264820
Renter	252			243	225	52,245	54,037	56,925	58,826	66,990	968,767	981,330	1,053,172	1,111,895	1279124
Vacant	69	281	101	458	112	10,298	20,838	16,648	24,427	18,360	139,160	280,599	245,630	339,202	272488
For Sale	22	44	23	30	66	1,882	4,465	2,313	2,836	1447	22,964	46,271	24,546	39,260	15099
For Rent	3	25	4	8	0	3,192	5,471	2,756	5,271	4078	49,154	78,771	49,858	92,118	49442
Other	44	212	74	420	46	5,224	10,902	11,579	16,318	12835	67,042	155,557	171,226	207,824	207947
Vacancy Rates															
Total	3.11%	9.62%	2.79%	12.26%	2.99%	5.71%	9.54%	6.91%	9.45%	6.75%	5.18%	9.12%	7.42%	9.55%	7.14%
Owner / For Sale	1.16%	9.67%	3.73%	0.99%	1.94%	1.60%	3.11%	1.36%	1.62%	0.78%	1.45%	2.55%	1.22%	1.87%	0.67%
Renter / For Rent	1.19%			3.29%	0.00%	6.11%	10.12%	4.84%	8.96%	6.09%	5.07%	8.03%	4.73%	8.28%	3.87%

Source: US Census 1980, 1990, 2000, 2010 and 2020

Demographic Characteristics

The age characteristics shown in Table 3 Age Group Trends indicates how the Township aged from 1960 to 2020. During this span the largest percentage of population under five peaked in 2000 with a 10 percent share of the Township's total population. The largest percentage of the population between 5 and 14 occurred in 2000 with a 21 percent share. The 15 to 24 age range peaked in 2000 with a 19 percent share of the population. The 25 to 34 age group peaked in 2000 with a 14 percent share of population. Today the 65 and older range contains the largest share of population at 20 percent.

TABLE 3
Age Group Trends

COLTS NECK														
	1960#	1960%	1970#	1970%	1980#	1980%	1990#	1990%	2000#	2000%	2010#	2010%	2020#	2020%
Under 5	239	2%	458	5%	342	3%	634	6%	1,019	10%	422	4%	307	3%
5-14	385	4%	1,633	16%	1,537	15%	1,145	11%	2,125	21%	1,812	18%	1,403	14%
15-24	242	2%	676	7%	1,536	15%	1,408	14%	1,948	19%	1,374	14%	1,367	14%
25-34	240	2%	645	6%	722	7%	1,142	11%	1,374	14%	494	5%	627	6%
35-44	333	3%	1,106	11%	1,348	13%	1,067	11%	2,182	22%	1,230	12%	996	10%
45-54	278	3%	694	7%	1,223	12%	1,534	15%	1,536	15%	2,119	21%	1,375	14%
55-64	236	2%	387	4%	614	6%	954	10%	1,144	11%	1,315	13%	1,932	19%
65+	275	3%	310	3%	566	6%	675	7%	1,003	10%	1,376	14%	1,983	20%
TOTAL	2,228	22%	5,819	58%	7,888	79%	8,559	86%	12,331	123%	10,142	102%	9,990	100%
Median Age	N/A		27.9		32.8		34.6		33.2		43.6		47.5	
Under 18	N/A	N/A	2,430	24%	2,510	25%	2,192	22%	3,600	36%	2,887	29%	2,164	22%
Over 65	215	2%	310	3%	566	6%	675	7%	1,003	10%	1,376	14%	1,983	20%

MONMOUTH COUNTY														
	1960#	1960%	1970#	1970%	1980#	1980%	1990#	1990%	2000#	2000%	2010#	2010%	2020#	2020%
Under 5	39,062	12%	40,440	9%	31,423	6%	38,969	7%	42,231	7%	34,755	6%	32,685	5%
5-14	64,235	19%	99,053	22%	82,161	16%	73,795	13%	93,278	15%	86,679	14%	74,113	11%
15-24	38,386	11%	71,831	16%	84,442	17%	72,282	13%	67,406	11%	78,229	12%	78,247	12%
25-34	43,647	13%	55,730	12%	75,222	15%	91,357	17%	75,308	12%	64,860	10%	71,427	11%
35-44	47,559	14%	56,997	12%	64,341	13%	92,488	17%	111,681	18%	86,499	14%	79,025	12%
45-54	37,616	11%	52,324	11%	66,078	11%	63,691	12%	92,239	15%	110,979	18%	82,749	13%
55-64	29,684	9%	38,085	8%	49,970	10%	50,155	9%	56,235	9%	81,688	13%	97,399	15%
65+	34,194	10%	44,919	10%	59,536	12%	70,387	13%	76,923	13%	86,691	14%	131,875	20%
TOTAL	334,401	100%	459,379	100%	503,173	100%	553,124	100%	615,301	100%	630,380	100%	647,520	100%

Source: US Census 1960, 1990, 2000, 2010 and 2020

Income Levels

Table 4 Income Levels indicates that the median household income of $38,077 in 1980 nearly doubled to $75,119 by 1990. This trend continued from 1990 through 2000 where the median household income grew by 45 percent to $109,190. In 1980, 195 households or 9 percent of the population earned $100,000 or more a year. By 2000, 1,836 households or 53.7 percent of the population earned at least $100,000 with 821 households or 24 percent of the population earning $200,000 per year or more. Today, 1,443 households (41.8%) earn $200,000 or more.

TABLE 4
Income Levels
1980, 1990, 2000, 2010 & 2020

Household Income Level	1980#	1980%	1990#	1990%	2000#	2000%	2010#	2010%	2020#	2020%
Less than 10,000	157	7	76	3	37	1.1	69	2.2	24	0.70
10,000 to 14,999	132	6	87	3	82	2.3	7	0.2	35	1
15,000 to 24,999	315	15	287	11	160	4.5	44	1.4	76	2.2
25,000 to 34,999	386	18	179	7	236	6.7	76	2.4	90	2.6
35,000 to 49,999	512	23	276	10	339	9.6	95	3	183	5.3
50,000 to 74,999	481	22	414	16	436	12.4	425	13.5	349	10.1
75,000 to 99,999	N/A	N/A	448	17	342	9.7	345	10.9	238	6.9
100,000 to 149,000	195	9	426	16	667	19	429	13.6	621	18
150,000 to 199,999	N/A	N/A	451	17	349	9.9	522	16.6	393	11.4
200,000 or more	N/A	N/A	N/A	N/A	871	24.8	1,142	36.2	1443	41.8
TOTAL	2,178	100	2,644	100	3,519	100	3,154	100	3,451	100
Median	38,077		75,119		109,190		154,491		101,078	

Source: US Census 1980, 1990, 2000, 2010 and 2020

Jobs Held

Table 5 Jobs Held by Colts Neck Residents shows that in 2010 Township residents held 5,120 jobs. This is a 16% increase in the number of jobs held by Township residents reported in the 2010 census. Most jobs were classified as Health & Education (26%), Professional (19.6%) and Finance/Insurance/Real Estate (10.4%). These three categories total 2,870 jobs and represents 56 percent of the total jobs held by Township residents. The distribution of jobs in each category has remained consistent since the 1990 census. However, it should be noted that since 1990 agriculture, manufacturing, wholesale trade and retail trade have experienced the largest decrease in the number of jobs.

TABLE 5
Jobs Held by Colts Neck Residents
1990 - 2020

	1990		2000		2010		2020	
Employed Persons Age 16 + By Industry	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture	131	3.3	52	1.1	34	0.8	37	0.72
Construction	191	4.8	250	5.5	262	6	522	10
Manufacturing	440	11.1	318	7.0	238	5.4	421	8.2
Transportation	99	2.5	158	3.5	89	2.0	161	3.1
Information	171	4.3	178	3.9	140	3.2	196	3.8
Wholesale Trade	150	3.8	173	3.8	177	4.0	65	1.3
Retail Trade	678	17.1	545	12.0	488	11.1	372	7.3
Finance/Insurance/ Real Estate	599	15.1	673	14.9	887	20.1	534	10.4
Business & Repair Services	180	4.5	N/A	N/A	N/A	N/A	N/A	N/A
Personal/Entertainment/Recreation	138	3.5	242	5.3	265	6.0	273	5.3
Professional	N/A	N/A	684	15.1	675	15.3	1005	19.6
Health & Education	587	14.8	861	19.0	868	19.7	1331	26.0
Other	409	10.3	181	4.0	169	3.8	102	2.0
Public Administration	198	5.0	209	4.6	121	2.7	101	2.0
TOTAL	3,971		4,524		4,413		5,120	

Source: US Census 1990, 2000, 2010 and 2020

E. RECOMMENDED REVISIONS TO THE TOWNSHIP MASTER PLAN AND DEVELOPMENT REGULATIONS

The major underlying planning principles and objectives relating to land development in the Township of Colts Neck which formed the basis of the 2020 Reexamination Report are still valid. Based on the findings of this reexamination report and taking into consideration the ultimate planning goals of the Township, the following specific changes are recommended to the Township Master Plan and Development Regulations:

Rezone Block 30, Lots 18.01, 18.02, and 19 from B-3, Business District to A-3, Village Residential District.

On March 16, 2023, the Zoning Board of Adjustment granted use variance and minor subdivision approval to LM537 Colts Neck, LLC, resulting in the subdivision of Block 30, Lot 18 into two lots. Lot 18.01 was created as a vacant lot, while Lot 18.02 contains an existing single-family dwelling. The dwelling constitutes a pre-existing, nonconforming residential use within the B-3, Business District.

On June 23, 2025, Notaro Commercial Development/9 Heyers Mill, LLC submitted an application seeking approval to construct an 8,550-square-foot commercial building on Lot 18.01. During the public hearings, the Planning Board and members of the public raised concerns regarding the potential traffic impacts of the proposed development, including the reported frequency of accidents at the intersection of County Route 537 and Heyers Mill Road. Additional concerns involved stormwater management and drainage, the adequacy of landscape buffering, and fire and emergency access. Specific concerns included the ability to provide adequate fire apparatus access around the proposed building and the absence of a fire apparatus turnaround at the end of a proposed dead-end parking lot access aisle exceeding 150 feet in length.

The Planning Board denied the application on March 10, 2026. Notaro Commercial Development/9 Heyers Mill, LLC subsequently appealed the denial to the Superior Court of New Jersey, Monmouth County Law Division, under Docket No. MON-L-001136-26.

Following the denial of the application, the Township evaluated the existing zoning and development pattern of the subject properties in relation to the surrounding land uses along Heyers Mill Road. The Township determined the area is predominantly residential in character. The prior use variance approval reinforced the residential use on Lot 18.02 within the B-3 District, while the subdivision created a vacant, commercially zoned parcel immediately adjacent to the existing dwelling. Lot 19 contains an existing public utility use, with additional residential properties extending north along Heyers Mill Road. This configuration creates an isolated commercial-zoned

parcel within an otherwise predominantly residential development pattern and presents the potential for future land use conflicts.

To establish a more consistent and compatible land use pattern and maintain and strengthen the existing residential character of this portion of Heyers Mill Road, it is recommended that Block 30, Lots 18.01, 18.02, and 19 be rezoned from the B-3, Business District to the A-3, Village Residential District, as shown on Map No. 1.

The proposed rezoning represents sound land-use planning for the following reasons:

- **Implement the terms of the Stipulation of Settlement.** The proposed rezoning is intended, in part, to facilitate implementation of the terms of the Stipulation of Settlement concerning the litigation captioned *Notaro Commercial Development/9 Heyers Mill, LLC v. Township of Colts Neck*, Docket No. MON-L-001136-26, subject to the terms and conditions of the settlement agreement. The rezoning is also supported by the Township's independent land-use planning objectives and its determination that the proposed zoning designation is consistent with the existing development pattern and long-term planning goals.

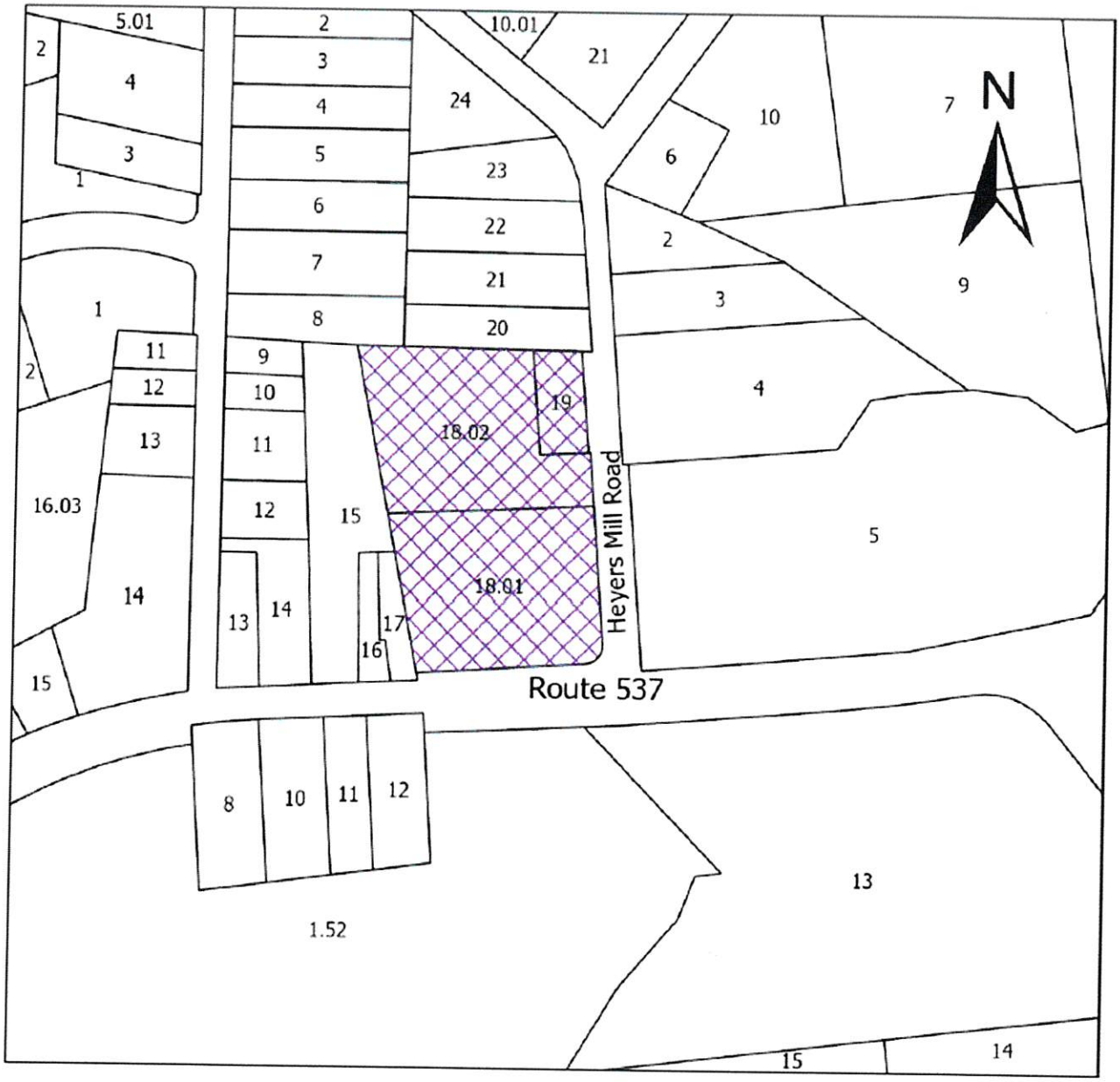
- **Establish a zoning designation consistent with the existing residential development pattern.** The proposed A-3 zoning would recognize detached single-family residential development as a permitted principal use and provide a zoning framework that better reflects the established residential character of the surrounding properties along Heyers Mill Road.

- **Maintain and strengthen the existing residential character.** Rezoning the subject properties would eliminate the potential for future commercial development on vacant Lot 18.01 under the existing B-3 zoning designation, thereby helping preserve the residential character of the west side of Heyers Mill Road.

- **Reduce potential land-use conflicts.** The proposed rezoning would eliminate the isolated commercial zoning designation on Lot 18.01 between and adjacent to existing residential properties, reducing the potential for incompatible land uses and promoting a more cohesive and compatible development pattern.

- **Recognize the existing public utility use.** The proposed A-3 zoning would recognize the existing public utility use on Lot 19 while maintaining such use as a permitted conditional use within the A-3, Village Residential District, subject to the applicable requirements of the Township's Development Regulations.

Map No. 1
Rezone B-3 to A-3



Legend

Rezone B-3 to R-3

ColtsNeckTwp_

Create a New Detached Single Family Inclusionary Overlay Zone Following the A-1 Cluster Development Provisions on Block 51, Lot 1.02

The Township should consider establishing a detached single family inclusionary overlay zone on Block 51, Lot 1.02, permitting residential development under the A-1 Cluster Development provisions in Section 102-91 of the Development Regulations as shown on Map No. 2. The site, commonly known as Synergy Farm, is located on County Route 537, approximately 0.85 miles west of Swimming River Road, the Township's boundary with Tinton Falls. The property contains approximately 31.2 acres and is currently zoned AG, Agriculture. The property is partially environmentally constrained, with approximately 10 acres of wetlands and riparian buffers. The property is currently developed with a single-family dwelling, a horse stable with an attached indoor riding arena, and an accessory support building.

Utilizing the Cluster Development provisions of the A-1 Zone, the property could accommodate a maximum of 14 single-family residential lots, each containing a minimum of 55,000 square feet. Based upon the applicable affordable housing requirements, the development could provide two affordable housing units. All dwelling units would be served by individual on-site sanitary sewerage systems (septic systems) and private potable wells.

The proposed Single Family Inclusionary Overlay Zone represents sound planning for the following reasons:

- Location and infrastructure. The property's location is significant because of its proximity to Tinton Falls and its access to County Route 537. Development utilizing individual on-site septic systems and private potable wells would advance Master Plan Land Use Policy No. 6 by avoiding the extension of public water and sanitary sewer infrastructure into this portion of the Township.

- Property owner support. The property owner has consented to developing the property as a single-family inclusionary development at a gross density of 0.45 dwelling units per acre.

- Compatibility with surrounding land uses. Development of the property as a single-family inclusionary development at a gross density of approximately 0.45 dwelling units per acre would be compatible with the surrounding agricultural uses to the north, private golf course to the east/south and low-density residential land uses to the south and west.

- Access to transportation and services. The property is accessible from a major east-west County roadway. Although public bus service in the area is limited, County Route 537 provides access to nearby shopping, as well as employment, community facilities, and other services in the county seat.

- Consistency with State planning policies. Development of the property with single-family dwellings on 55,000-square-foot lots is consistent with the planning objectives of the State Development and Redevelopment Plan's PA-5 Environmentally Sensitive Planning Area designation for the site, particularly with respect to accommodating development while recognizing environmental constraints.

- Protection of the Township's development pattern. The proposed overlay zone would provide an opportunity to satisfy a portion of the Township's affordable housing obligation through a low-density, single-family development pattern and would reduce pressure for higher-density, multifamily development to be introduced into the eastern portion of the Township.

Moreover, the property satisfies the applicable suitability criteria set forth in N.J.A.C. 5:59-3.13, as described below.

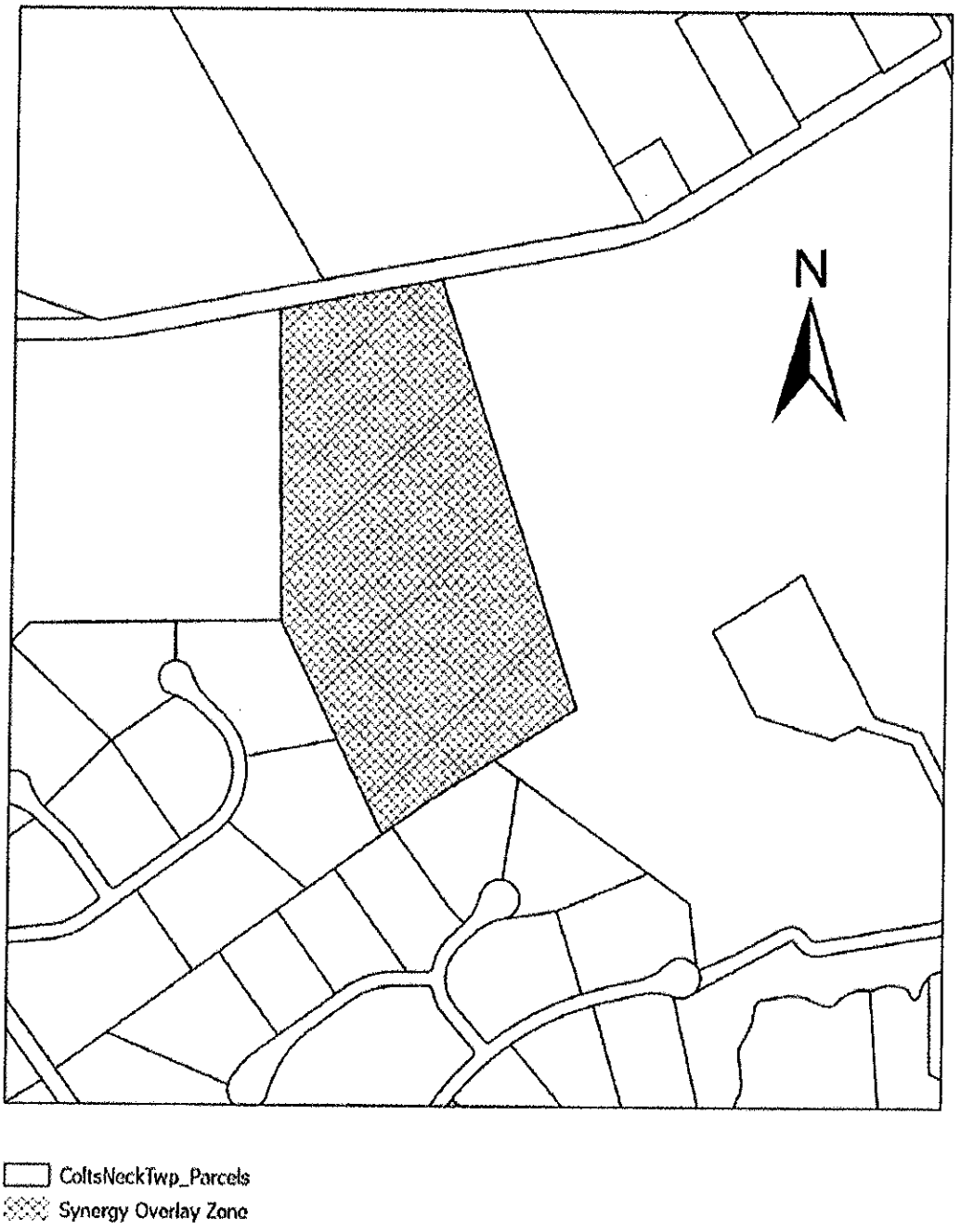
- "Available Site" means a site with clear title, free of encumbrances that preclude development of very low, low and moderate-income housing. The property is not known to have any ownership conflicts or other encumbrances that would prohibit its development with affordable housing. The property owner has affirmatively expressed a willingness to develop the property as an inclusionary single family residential development.

- "Developable Site" means a site that has access to appropriate water and sewer infrastructure and is consistent with the applicable areawide water quality management plan. The property is not located within a public sewer service area. The proposed development would utilize individual on-site septic systems and private potable wells consistent with the water quality management plan.

- "Suitable Site" means a site that is adjacent to compatible land uses, has access to appropriate streets, and is consistent with environmental policies delineated by N.J.A.C. 5:93-4. The property fronts on County Route 537, a major east-west County roadway providing access between the Jersey Shore and the County's governmental centers. The site is bounded to the north by agricultural uses; to the east by a golf course; to the south by a golf course and two-acre single-family residential lots; and to the west by two-acre single-family residential lots and an agricultural use.

  The introduction of a maximum of 14 single-family dwellings on lots containing at least 55,000 square feet would be compatible with the existing development pattern in the surrounding area. The proposed development would maintain a low-density residential character and would provide a transition between the existing agricultural and residential uses.

Map No. 2
Synergy Overlay Zone



Cluster Developments

On March 14, 2001, the Township Committee adopted Ordinance 2001-4. This ordinance reduced the lot yield calculation for cluster developments. The old ordinance calculated the number of residential lots in a cluster development on the basis of 0.45 lots per gross acre. If this calculation resulted in a remaining fraction of a lot, the fraction would be rounded to the nearest whole number. This calculation was replaced by the submission of a lot yield plan of a standard subdivision in accordance with all provisions of Chapter 102 which includes delineated wetlands, wetland buffers and floodplains. The number of conforming approvable lots in the conventional subdivision design is then counted, and the development may be redesigned using the cluster development regulations so that the same number of lots are created.

This change was effective in reducing lot yields. It also essentially shut down the Township's cluster development provisions. In fact, no subdivision applications proposing a cluster development have been submitted since adoption of Ordinance 2001-4. This is because the new ordinance reduced the yield calculation for cluster developments. The lot calculation based on 0.45 lots per gross acre includes all environmentally sensitive areas (freshwater wetlands, wetland buffers and floodplains). These environmental features are easily placed in the 40% of the gross tract area's greenway dedication. Conversely, the conforming lot yield plan limited the use of these environmentally sensitive features due to the unencumbered lot area calculation. As a result, over the past 20 years the Township has lost the dedication of greenways and establishing buffers surrounding new developments in lieu of a few less lots. It is therefore recommended that the Township reconsider the cluster development lot yield calculations and return the 0.45 lots per gross acre calculation to facilitate the preservation of greenways/open space and buffers surrounding residential developments.

Parking Lot Lighting Code

Section 102-117, lighting requires all parking, loading and unloading areas, walkways and driveways serving commercial, business office, industrial or other similar uses to be illuminated during the hours between sunset and sunrise when the use is in operation. The code requires the light intensity at the ground level to be a minimum of 0.3 footcandle anywhere in the area illuminated, with an average minimum 0.5 over the entire area. No maximum illumination intensity is established by the ordinance. The absence of a maximum illumination intensity has led to unnecessary, excessive and misdirected use of artificial light at night. Light pollution from unnecessary or excessive light impacts human well-being, wastes money and energy, disrupts wildlife, contributes to climate change and obstructs stargazing and the night sky. Excessive glare and light clutter from unnecessary parking lot lighting also negatively impacts and makes it harder for drivers to see on adjacent roadways. Therefore, to prevent excessive lighting, reduce light trespass, reduce glare, prevent lighting escalation, support energy

conservation and protect nighttime views and dark skies, a maximum illumination standard of 2.5 footcandles at any point within the parking lot, with a maximum average of 1.0 to 1.5 footcandles should be adopted. In addition, all outdoor lighting serving parking areas, driveways, access isles and other vehicular use areas shall utilize LED light sources having a correlated temperature (CCT) of 2,700 Kelvin or less, unless a higher color temperature is demonstrated to be necessary for a specific public safety purpose. Lighting should be paired with full cutoff/shielded fixtures with downward direct light.

Bamboo

The New Jersey Invasive Species Management Act was adopted on January 20, 2026. The Act specifically identifies running bamboo (Phyllostachys) as a prohibited invasive species and recognizes that it can spread beyond its original location, threaten native species and adversely affect ecosystems. Bamboo presents a particular concern for Colts Neck because of its ability to spread rapidly through underground rhizomes and extend beyond the property where it was originally planted. Once established, running bamboo can be difficult and costly to control and may displace native vegetation particularly within wooded areas and along stream corridors. The NJDEP recognizes invasive species as a threat to natural ecosystems and emphasizes proactive management to prevent their establishment and spread.

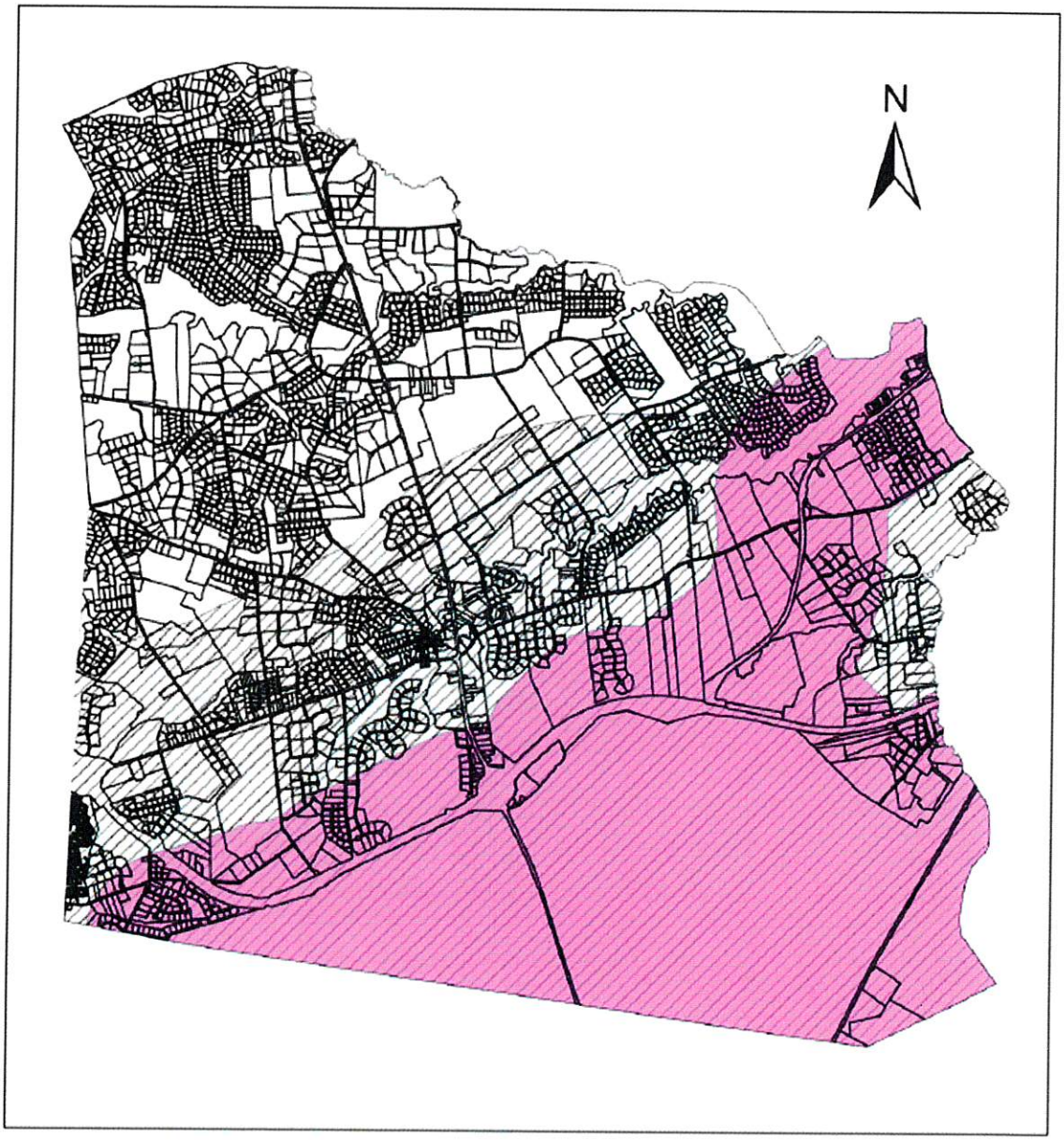
Consideration should be given to complement the new State law by addressing invasive species, particularly bamboo, within the Township Code. For example, an ordinance could prohibit the planting of running bamboo, establish requirements for the removal or containment of existing bamboo and/or dictate appropriate barriers or other control measures to prevent its spread. This would give the Township a local mechanism to reduce the spread of bamboo onto adjoining properties and into natural areas. Adopting standings prohibiting the planting of new running bamboo is consistent with the Township's goal of preserving its rural character, protecting native vegetation, and preventing conditions that can negatively affect neighboring properties. Establishing clear control measures and barrier design standards for existing stands of bamboo would give property owners, developers and landscapers appropriate tools for addressing a plant that the state now specifically recognizes as an invasive species.

Next Steps To Compatibility Study

In June 2022 the Monmouth County Planning Board and Michael Baker International published the Next Steps To Compatibility Study. The Next Steps Study is a follow up to the 2017 Earle Joint Land Use Study. The purpose of the Next Steps Study is to encourage compatible development near NWS Earle through a toolbox of land use solutions. Chapter 4, Toolbox of Land Use Solutions encourages adoption of overlay zoning within the NWS Earle 3,000-foot military review development boundary and the two-mile military influence zone. Copies of the model NWS Earle Overlay ordinances

are found in Appendix B Model Ordinances and Resolutions. Sample amendments to advance the Next Steps Study land use policies are found in Appendix B, Sample Local Regulations. It is recommended that the Township amend its Zoning and Development Regulations to promote more compatible land uses within the 3,000-foot military review development boundary and two-mile military influence zone as contained in The Next Steps To Compatibility Study and adopt overlay zoning as shown on Map No. 2, NWS Next Steps Overlay Zone.

Map No. 3
Next Steps Overlay Zones



Legend

Military Influenence Zone

3,000 foot Military Development Review

Microbreweries / Small Craft Distilleries

In recent years, craft beers and spirits manufactured by microbreweries and small craft distilleries have grown in popularity both nationally and in New Jersey. Microbreweries and small craft distilleries are currently limited as permitted principal uses to the D-1 Distillery and Bottling Plant District. In 2016 and 2017, the Zoning Board of Adjustment granted use variance approvals to Colts Neck Stillhouse and Source Brewery, respectively, to operate in the B-1 Business District. In granting these variances, the Board of Adjustment found that breweries and small craft distilleries were uncommon when the Master Plan was last revised, but have since gained in popularity, and that their exclusion was not deliberate but rather inadvertent. The Zoning Board also found that the purpose of the B-1 Business District is to provide for neighborhood-oriented businesses specifically designed to support the Township's agricultural base. Since small craft breweries and distilleries process local agricultural products and can assist in maintaining agriculture as a viable industry, and their presence is in the best interest of the Township. Therefore, it is recommended that microbreweries and small craft distilleries be added as permitted principal uses in the B-1 Business District.

Experience with existing facilities, however, has demonstrated that the customer-serving and tasting-room components of breweries and distilleries can function similarly to restaurants and bars and may generate significantly greater parking demand than anticipated under the Township's existing parking requirements. During peak periods, weekends, and special events, the off-street parking available at Colts Neck Stillhouse and, particularly, Source Brewery has proven insufficient to accommodate customer demand. Source Brewery provides a large lawn area with picnic tables and lawn games that encourages customers to remain on the premises for extended periods of time. As a result, the parking lot can become completely overwhelmed, causing customers to park along both sides of Trump National Boulevard and Professional Circle. This on-street parking reduces the effective roadway width, creating a narrow access aisle that impedes the safe and efficient passage of emergency vehicles, including fire apparatus. The resulting parking conditions demonstrate that the impacts of these uses extend beyond their property boundaries and can affect traffic circulation, emergency access, and neighboring properties.

Accordingly, before establishing a permanent parking standard for microbreweries and small craft distilleries, the Township should conduct actual parking utilization studies and peak-period parking counts at existing facilities, including Source Brewery and Colts Neck Stillhouse. The studies should account not only for the size of the tasting room but also for outdoor seating, picnic areas, lawn games, special events, customer dwell time, and other site characteristics that contribute to parking demand. The Township should use this information to develop a parking standard specifically tailored to breweries and small craft distilleries and should also consider standards that prohibit or limit off-site and on-street parking that interferes with emergency access. This

approach would allow the Township to recognize these uses as appropriate within the B-1 Business District while ensuring that adequate parking, circulation, and emergency access are provided.

Medical Parking Standard

Advances in technology combined with changes to the business economy have decreased the demand for retail and professional/business offices. Online internet sales have negatively impacted retail, and telecommuting and office downsizing have negatively impacted office demand. As a result, the business district is experiencing higher vacancy rates.

On the other hand, changes to the medical environment and shifting medical services from hospitals to outpatient facilities have significantly increased the demand for medical space. This demand is experiencing difficulties in filling the available vacancies due to a higher, more stringent parking standard. The parking standard for retail and professional offices is one off-street parking space per 200 s.f. of gross floor area. Medical uses have a higher standard of one space per 150 s.f. of gross floor area or five spaces for the first exam room plus two spaces for each additional exam room, whichever is greater. This higher parking standard is creating a barrier for siting new medical facilities in town and affecting the Colts Neck business economy.

The Planning Board has recently granted variances to allow limited medical use based on the concept of shared parking. The Planning Board has found that in larger commercial properties with multiple tenants, the individual tenant peak parking demands vary. While one tenant's peak demand might be the lunch rush others may have an early morning or evening peak demand. The concept of shared parking has allowed the Planning Board to introduce limited medical uses to multi-tenant commercial properties without overcrowding or negatively affecting traffic and pedestrian safety.

It is recommended that the Township review its medical parking standards. Consideration should be given to creating a new standard for larger multi-tenant commercial properties which allows a limited percentage for medical use.

Deer Management Program

The deer population in the Township is critically out of balance. Over-browsing by white tail deer has severe long term environmental consequences such as preventing forest regeneration, which promotes overgrowth of invasive plant species and results in a loss of habitat for native animals. The ideal deer density to support healthy forest and deer populations is less than ten deer per square mile. To obtain an estimate of white tail deer population in Clover Hill, the Colts Neck Wildlife Committee conducted a spot light search on three separate clear nights in April 2019 (4/17, 4/24 and 4/27). The same

ten mile route was covered each night between 8 and 10 p.m. The total deer count by the Wildlife Committee was 93 (4/17), 110 (4/24) and 145 (4/27). The count converts to an approximate value of 250 deer per square mile, roughly 25 times the density considered healthy.

Although long term solutions will require a coordinated multi-prong approach by local, regional and state entities, the Colts Neck Wildlife Committee is working to develop a rational approach to reduce the deer population. A Deer Management Plan is a progressive approach to wildlife management which requires working relationships with the public, landowners, hunters and wildlife professionals. No single approach alone will successfully manage the white tail deer population. It is recommended that the Township develop a long term multi-prong plan for deer management. This plan must include education, non-lethal options (fencing, sound and visual deterrents or taste and smell repellants) and lethal options (recreational hunting, controlled hunts, professional deer removal and/or fertility control).

In their May 8, 2019 report to the Township Committee the Wildlife Committee made the following recommendations as a first step to a coordinated Deer Management Plan.

1. Implement an Ordinance prohibiting the supplemental feeding of white tail deer on privately owned land with the exception of legal baiting used to attract white tail deer for the purpose of hunting as allowed by the NJ Fish and Wildlife.

2. Implementing language to the Township owned Farmland Lease Agreements that institutes a requirement for the lessee to submit a Wildlife Management Plan to aid in the management of white tail deer. Harvest data shall be reported to the Wildlife Committee to provide a metric to track progress made in managing the deer herd as well as providing valuable data for future Wildlife Committee Recommendations.

3. Review other municipal owned open space with NJ Fish and Wildlife to evaluate the potential of implementing controlled deer management hunts.

In addition to the Wildlife Committee's recommendations, the Township should consider amending its Development Regulations to address the potential displacement of deer when active agricultural properties are developed. The loss of habitat, and the conversion of agricultural areas to housing may displace deer or alter their movement patterns resulting in increased deer populations in surrounding neighborhoods. To minimize these impacts, the Township should consider establishing a deer management requirement as part of the development approval process for properties transitioning from agricultural to residential uses. Where consistent with State law, the ordinance could require the property owner or developer to coordinate with the NJ Department of Environmental Protection. Division of Fish & Wildlife and obtain a deer depredation permit to reduce excessive deer populations and minimize the

displacement of deer. Any such program should only be conducted by properly authorized individuals and in accordance with all State wildlife management, hunting, firearms and public safety requirements.

Need for a New Master Plan

2004 was the last complete rewrite of the Township Master Plan. While this report concludes the underlying planning assumptions, objectives and policies are still valid, much of the data and mapping is dated. The 2004 Master Plan is now 22 years old and underlying planning studies, mapping and statistical analysis should be updated. For example, all mapping should include the 300-foot riparian buffer and the Joint Land Use Study Military Influence Zone. The Community Facilities Element should be updated to include the new library, Parks and Recreation storage building at Bucks Mill Park and the new Town Hall. A Green Buildings and Sustainability Plan Element as well as a Climate Change-Related Hazard Vulnerability Assessment should be prepared. Therefore, it is recommended that a complete master plan rewrite be performed within the next 10 years after the township resolves its pending fourth round affordable housing litigation.

F. RECOMMENDATIONS CONCERNING INCORPORATION OF REDEVELOPMENT PLANS

On June 10, 2026, the Colts Neck Township Committee adopted Resolution 2026-105 Requesting the Planning Board conduct a Preliminary Investigation of Certain Parcels of Property within the Township for Potential Designations as Redevelopment Areas. The resolution directs the Planning Board to review the "Study Area" and determine its eligibility for designation as an "area in need of redevelopment" pursuant to the criteria contained in N.J.S.A. 40A:12A-5 or, alternatively, an "area in need of rehabilitation" pursuant to the criteria contained in N.J.S.A. 40A:12A-14. The Study Area is generally described as the State Highway Route 34 corridor starting at its intersection with Flock Road/Phalanx Road continuing south to State Highway Route 18 (Map No 3). The Planning Board is further directed to examine the Study Area and: (a) identify the individual properties in the Study Area; (b) examine each of said properties; (c) develop a map reflecting boundaries of the proposed redevelopment/rehabilitation areas; and (d) prepare a written report containing the results of the investigation.

In response to the Township Committee's directive, the Planning Board retained the services of Scott D. Taylor AICP, PP, LLA, LEED, AP and the Taylor Design Group, Inc. as Redevelopment/Special Projects Planner. Mr. Taylor and the Taylor Design Group, Inc. will be the lead agency for the preparation of the Redevelopment/Rehabilitation Report. Upon completion of the report the Planning Board will conduct a public hearing to review and consider the report. Upon completion of the public hearing the Planning Board shall prepare a resolution containing the Planning Board's findings as to which properties, if any, appear to be suitable for a designation as an area in need of redevelopment/rehabilitation and forward said resolution to the Township Committee.

Map No. 4
Redevelopment / Rehabilitation Study Area

G. RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING LOCATIONS APPROPRIATE FOR THE DEVELOPMENT OF PUBLIC ELECTRIC VEHICLE INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, COMMERCIAL DISTRICTS, AREAS PROXIMATE TO PUBLIC TRANSPORTATION AND TRANSIT FACILITIES AND TRANSPORTATION CORRIDORS, AND PUBLIC REST STOPS; AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY OR APPROPRIATE FOR THE DEVELOPMENT OF PUBLIC ELECTRIC VEHICLE INFRASTRUCTURE

On July 11, 2022 the Township Committee adopted Ordinance 2022-11 which created new Section 102-54 "Electric Vehicles Supply/Service Equipment" (EVSE).

The purpose of this ordinance is promote and encourage the use of electric vehicles by requiring the safe and efficient installation of electric vehicle supply/service equipment (EVSE) and make-ready parking spaces through municipal parking regulations and other standards. EVSE and make-ready parking spaces will support the state's transition to an electric transportation sector, reducing automobile air pollution, greenhouse gas emissions and stormwater runoff contaminants. The goals are to:

(1) Provide adequate and convenient EVSE and make-ready parking spaces to service the needs of the traveling public.

(2) Provide opportunities for residents to have safe and efficient personal EVSE located at or near their place of residence.

(3) Provide the opportunity for nonresidential uses to supply EVSE to their customers and employees.

(4) Create standard criteria to encourage and promote safe, efficient and cost-effective, electric vehicle charging opportunities in all zones and settings for convenience of service to those that use electric vehicles.

The ordinance establishes EVSE or make-ready parking spaces as a permitted accessory use in all zones. Applications solely for the installation of EVSE or make-ready parking spaces at existing residential or non-residential properties are exempt from site plan approval. All applications for preliminary site plan approval involving a parking lot or garage must provide EVSE or make-ready parking stalls. Finally, the

ordinance establishes a 2-for-1 parking bonus for each EVSE or make-ready parking stall for the purpose of complying with the minimum parking space requirements.

Colts Neck does not have any public park and ride sites, public transit facilities or public rest stops to incorporate EVSE or make-ready parking stalls.

APPENDIX No. 1

COMMANDING OFFICER, NAVAL WEAPONS STATION EARLE MEMORANDUM APRIL 30, 2026

DEPARTMENT OF THE NAVY
NAVAL WEAPONS STATION EARLE
201 HIGHWAY 34
COLTS NECK NJ 07722-5001

IN REPLY REFER TO
8028
Ser 00/077
30 Apr 26

From: Commanding Officer, Naval Weapons Station Earle
To: Deputy Assistant Secretary of the Navy (Mission Readiness and Environment)

Subj: INFORMATION REGARDING NAVY RAIL OPERATIONS NEAR PROPOSED RESIDENTIAL DEVELOPMENTS AT WELLSPRING STABLES AND SQUILLARE FARM

Ref: (a) NAVSEA OP 5 Vol. 1, Ammunition and Explosives Safety Ashore
(b) USDOT Emergency Response Guidebook, 2024

Encl: (1) 1-Mile Evacuation Zone Scenario
(2) 1-Mile Evacuation Zone Normandy Road

1. Purpose. To provide information regarding existing U.S. Navy rail operations near the proposed residential developments at Wellspring Stables and Squillare Farm. This document outlines the established safety protocols and potential life-safety impacts.

2. Scenario Details

a. The Normandy Road rail line is authorized for the transportation of explosive ordnance and ammunition materials.

b. The analysis considers a highly unlikely, worst-case scenario, such as a prolonged stoppage or incident (e.g., derailment, track obstruction) involving a train carrying its maximum authorized capacity of hazardous materials.

c. The scenario location was selected for its proximity to the two development sites, however the hazards associated with the scenario apply for the entire Normandy Road corridor and are not unique to this location.

3. Safety Analysis and Protective Zones

a. To ensure public safety, our analysis considered several protective zones based on standard safety protocols. These zones are not based on an active threat but are part of mandatory contingency planning and hazard assessment.

b. In accordance with national Emergency Response Guide (ERG) protocol, a designated Evacuation Distance, also known as the protective action zone, would be established one mile (5,280 feet) from the location of a stopped train measured along the rail line. In the event of a qualifying incident, evacuation of this area would be mandatory.

c. The evacuation distance roughly approximates the limit recommended under reference (a) for the siting of inhabited buildings containing incompatible uses or unaffiliated civilian users. Structures within

this area could be subject to effects ranging from minor damage to more significant structural impacts depending on the distance from the rail line. Potential injury to personnel or building occupants could also be anticipated, with the most severe effects occurring closest to the incident location.

4. Potential Community Impacts and Mitigation

a. Standard Safety Protocols. All rail operations are governed by the most stringent Navy, federal, and local safety standards. These protocols are designed to prevent incidents and to manage them effectively if they occur. Our emergency plans are regularly reviewed and coordinated with local first responders to ensure a swift and effective response.

b. Risk Factors. The entirety of the Wellspring and Squillare properties are located within the designated one-mile evacuation distance. The unit density of the proposed development creates an additional burden upon emergency responders who will be responsible for the evacuation procedures and significantly increases the risk to all personnel while within the incident radius.

5. Conclusion. Due to the high density of residents within the potential evacuation zone, the proposed developments remain incompatible with the mission of the installation. We remain committed to upholding the highest safety standards related to rail operations at Naval Weapons Station Earle. While the likelihood of a significant rail incident is exceptionally low, robust safety planning is critical. The designation of these protective zones is a proactive measure aimed to ensure that risk to the surrounding community can be effectively managed with available resources.

6. If you have any questions, please reach out to my Community Planning Liaison Officer, Mr. Nicholas Ginther. He can be reached at (732) 861-3451 or Nicholas.a.ginther2.civ@us.navy.mil.

K. D. SMITH

1-Mile Evacuation Zone Scenario

4/10/2026

Rail Track

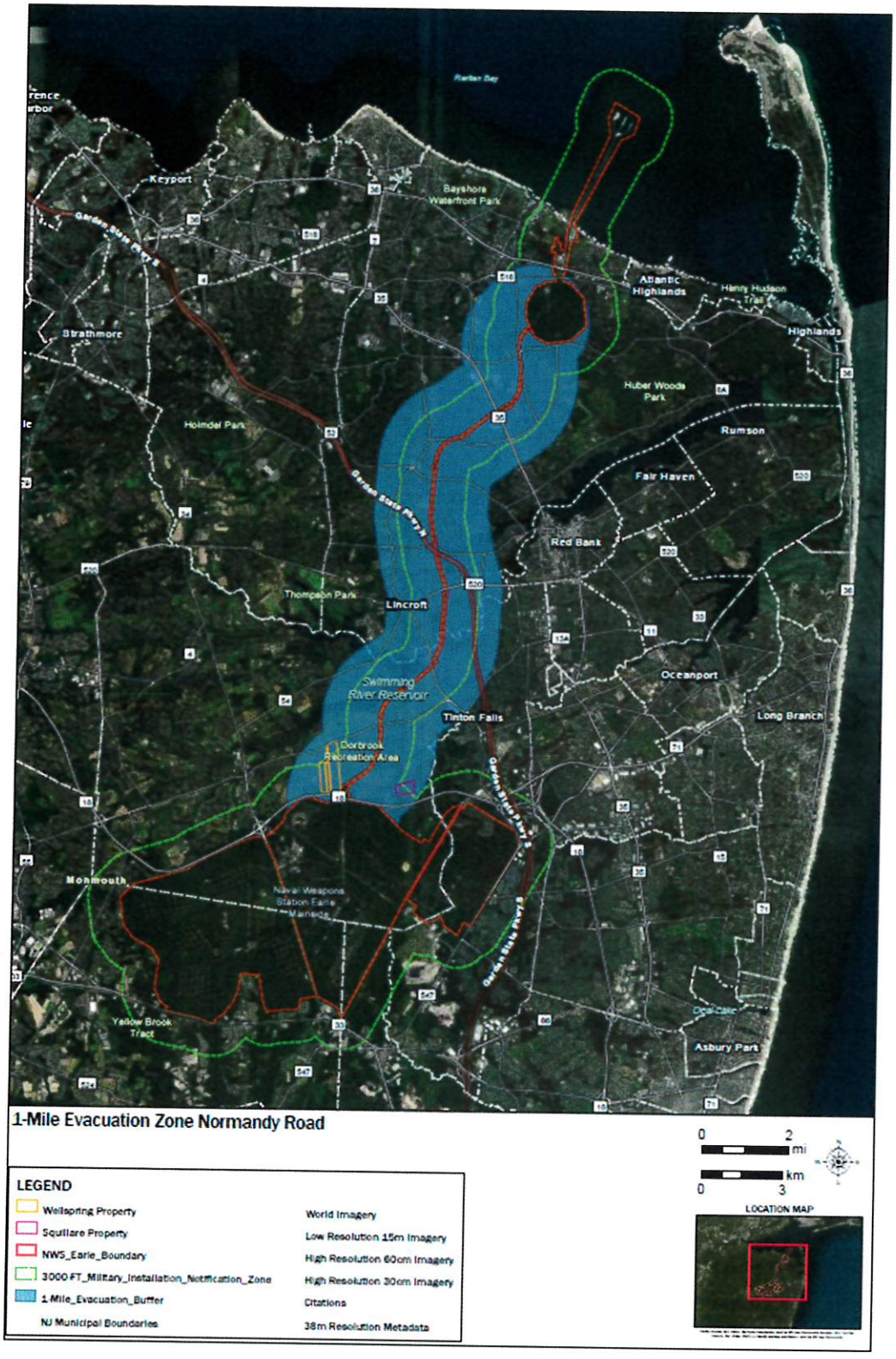
Installation

1:31,417

0 0.2 0.4 0.8 mi

0 0.33 0.65 1.3 km

Monmouth County NJ GIS, New Jersey Office of GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US


Raritan Bay
Keyport
Bayshore Waterfront Park
Garden State Parkway
Atlantic Highlands
Henry Hudson Trail
Highlands
Brathmore
Huber Woods Park
Holmdel Park
Rumson
Fair Haven
Red Bank
Thompson Park
Lincroft
Swimming River Reservoir
Oceanport
Tinton Falls
Long Branch
Deerbrook Recreation Area
Monmouth
Naval Weapons Station Earle Manasquan
Yellow Brook Tract
Asbury Park
1-Mile Evacuation Zone Normandy Road
LEGEND
Wellspring Property
Squillare Property
NWS_Earle_Boundary
3000 FT_Military_Installation_Notification_Zone
1 Mile_Evacuation_Buffer
NJ Municipal Boundaries
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
38m Resolution Metadata
0 2 mi
0 3 km
LOCATION MAP