

# TOWNSHIP OF WALL



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To: Jeffry Bertrand  
Township Administrator

From: J. Nora Coyne, P.P., AICP  
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CC: Wall Township Planning Board

Date: September 3, 2015

**Re: 2015 Reexamination Report**

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As you are aware, the Planning Board must reexamine its master plan every ten (10) years. The last reexamination report was adopted in September 2005. As a result, an updated reexamination of the master plan is coming due. A reexamination report must state the following (NJSA 40:55D-89):

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last 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 regulations should be prepared.

- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” 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.

It should be noted that a reexamination report may reach the conclusion that no changes are necessary to the existing Master Plan, in which event, no further action is required. In addition, it is permitted for the Planning Board to reexamine its master plan more frequently than once every ten years.

Attached are my recommendations for the 2015 Master Plan reexamination report in order to meet the statutory ten-year requirement. I also recommend that the Planning Board look to adopt a more comprehensive reexamination in the upcoming months.

## 2015 Reexamination Report Recommendations

### ***The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.***

Following are the major goals and objectives relating to land development set forth in the last reexamination report:

1. Promote the establishment of appropriate population densities in concentrations that will contribute to the well being of persons, neighborhoods, and the region, and the preservation of the environment;
2. Provide sufficient space and appropriate locations of a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to the respective environmental requirements in order to meet the needs of all citizens;
3. Encourage the location and design of transportation routes and construction of circulation improvements that will promote the free flow of traffic while discouraging the location of such facilities that will result in congestion or blight;
4. Promote the conservation of cultural resources, historic sites and districts, open space, and valuable natural resources, and prevent sprawl and degradation of the environment through improper use of land;
5. Promote a desirable visual environment through conservation and preservation of valuable natural features;
6. Promote the preservation of public open space and development of recreation facilities in the development process;
7. Assure that the development of Wall Township does not conflict with the development and general welfare of neighboring municipalities, Monmouth County and the State as a whole
8. Encourage the appropriate and efficient expenditure of public funds by coordinating public development with land use policies;
9. Promote the maximum practicable recovery and recycling of recyclable materials from solid waste generated within the Township by adopting of planning practices that implement the State Recycling Plan and compliment municipal recycling programs.
10. Preserve the rural character of the central portion of the Township through zoning and farmland preservation. The Planning Board recognizes the importance of agriculture in the local economy and its role in protecting natural resources and

determining the character of the central portion of the Township. Wall Township should encourage landowners to participate in State and County Farmland Preservation Programs;

11. Promote the industrial and office type development in order to improve the commercial ratable base of the Township;
12. Promote the following objectives for the Route 34 corridor to continue to attract large corporate users:
  - a. To continue to improvement the visual appearance of the corridor utilizing enhanced architectural requirements and landscaping standards;
  - b. To continue to capitalize upon the strategic location of Wall Township with respect to the regional roadway system and the availability of air transportation; and
  - c. To continue to deemphasize retail development in favor of office and office/research facilities to provide sufficient space for such uses in appropriate locations;
13. Limit additional permitted density or any major expansion of residential areas beyond that permitted by existing zoning and the Township's Affordable Housing Plan, as amended;
14. Encourage the development of continuous wildlife corridors. Development of new homes and businesses in Wall has reduced the land area of wildlife habitat and created discontinuous habitat areas. Development regulations should encourage, where possible, contiguous forested areas or continuous corridors along streams and wetlands.
15. Enhance building, signage and landscaping design standards throughout the Township to promote a desirable visual environment through civic design.

In addition, following are some of the significant land use and circulation issues that were highlighted in the 2005 reexamination report:

1. Land Use

An amended land use plan was adopted as part of the last master plan reexamination report, which offered changes to residential, highway business office business, office park, office research, commercial recreation, industrial and Airport Industrial uses.

*Affordable Housing*

Affordable Housing (Mount Laurel) Residential uses were called out separate from other densities as follows:

*No changes are proposed to the Township's existing Mount Laurel areas because the districts are the subject of Mount Laurel litigation and settlement in New Jersey Superior Court. The boundaries of the Mount Laurel areas in the Land Use Plan are coterminous with the current Mount Laurel districts may continue to be added in the Township as the result of additional Cycle I-II and Cycle II compliance.*

#### *Route 34 Corridor*

The office-research land use designation and Route 34 Corridor were highlighted in the 2005 reexamination report. The intent of the designation and corridor as set forth in the 2005 reexamination report were to permit office and research uses while continuing to upgrade the image of the Route 34 corridor by favoring corporate campus and corporate office park development.

## 2. Circulation

Major issues identified with circulation in the 2005 reexamination report were traffic circles, the Route 18 extension to the Brielle Circle, designation of West Side Drive and portions of Allenwood Road to Monmouth County, an upgraded bus stop at the Wall Township K-Mart, and adoption of the New Jersey Highway Access Management Code into the Township ordinances.

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

#### 1. Goals and Objectives

There have been no significant changes to the objectives since the 2005 reexamination report.

#### 2. Affordable Housing

Since the adoption of the last reexamination report an amended Housing Plan Element and Municipal Fair Share Plan was adopted. The Township remains committed to meeting its affordable housing obligation through the effectuation of its Housing Plan Element and Municipal Fair Share Plan. In addition, a change in zoning classification was designated to Block 801 Lot 1. The property was rezoned from the Office Park (OP-2) Zone District to the Office Park/Mount Laurel (OP-2/ML-12A) Zone District. This change was made to advance the Township's Affordable Housing Obligation and it is recommended that the use of the property be for office park uses or a 100% age-restricted affordable housing development.

Several new potential affordable housing opportunities have arisen since the adoption of the last Housing Plan Element and Municipal Fair Share Plan. It is recommended that the Township continue to pursue potential affordable housing opportunities in order to meet its required affordable housing obligation and

seek to prepare and updated affordable Housing Plan Element and Municipal Fair Share Plan.

3. Airport and Route 34 Corridor

The Route 34 corridor remains designated for airport and office uses, and it is recommended that this designation continue. However, recent vacancies in administrative office space, and a sluggish development of new administrative offices have indicated a need for further studies along this corridor, particularly in the vicinity of the airport.

***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.***

Table 1 illustrates the overall population of Wall Township since 1940. Since the last reexamination report the 2010 census has been completed. The 2010 census indicated the population of Wall Township as 26,164, which is a 3.6% increase since the last census in 2000.

<b>Table 1: Historical Population Trends Township of Wall 1940-2010</b>								
<u>Year</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Population	4,383	7,386	11,929	16,498	18,952	20,244	25,261	26,164
# Change	--	3,003	4,543	4,569	2,454	1,292	5,017	903
% Change	--	68.5%	61.5%	38.3%	14.9%	6.8%	24.8%	3.6%
<i>Sources: 2005 Master Plan Reexamination Report 2010 U.S. Census</i>								

There have been some changes in the age distribution since the last reexamination report. The smallest percentage of the population are children under five years of age, where as the smallest percentage in 2000 were persons seventy-five years of age and over. The largest percentage of the population were persons twenty to forty-four years of age in 2000 whereas, the largest percentage of the population according to the 2010 census were persons between the ages of forty-five and fifty-nine.

Age Category	1990		2000		2010	
	Total	Percentage	Total	Percentage	Total	Percentage
Under 5 years	1,283	6.3%	1,671	6.6%	1,209	4.62%
5 to 19 years	4,106	20.3%	5,147	20.4%	5,504	21.04%
20 to 44 years	7,510	37.1%	8,030	31.8%	6,376	24.37%
45 to 59 years	3,482	17.2%	5,592	22.1%	6,959	26.60%
60 to 74 years	2,573	12.7%	3,201	12.7%	3,854	14.73%
75 years and over	1,290	6.4%	1,620	6.4%	2,262	8.65%

*Sources: 2005 Master Plan Reexamination Report  
2010 U.S. Census*

Likewise, the median age has increased from 40.3 to 45 years of age, since the data presented in the last reexamination report. According to the median age data, Wall Township is slightly older than the county and state, which have median ages of 41.3 and 39, respectively.

	1990	2000	2010
Wall Township	37.4	40.3	45
Monmouth County	35	37.7	41.3
State of New Jersey	34.4	36.7	39

*Sources: 2005 Master Plan Reexamination Report  
2010 U.S. Census*

The total number of households in Wall Township increased slightly since the data available at the time of the last reexamination report from 9,437 to 10,051. The distribution of households changed slightly with non-family households increasing and family households decreasing. However, family households still make up a majority of households at 70.3%. There was little change in the percentage of families with children under the age of 18.

	1990		2000		2010	
	Total	Percentage	Total	Percentage	Total	Percentage
Family Housholds	5,495	74.6%	6,931	73.4%	7,070	70.3%
Non-Family Households	1,869	25.4%	2,506	26.6%	2,981	29.7%
Total	7,364		9,437		10,051	
Families with Children Under 18	2,486		3,189		3,296	
Percentage of All Families	45.2%		46.0%		46.6%	

*Sources: 2005 Master Plan Reexamination Report  
2010 U.S. Census*

The average household size and average family size changed very little since the last reexamination report. The average household size and average family size in Wall Township are consistent with those of Monmouth County.

<b>Table 5: Households by Size</b>			
	1990	2000	2010
Wall Township			
Average Household Size	2.71	2.64	2.57
Average Family Size	3.20	3.14	3.11
Monmouth County			
Average Household Size	2.74	2.70	2.66
Average Family Size	3.24	3.24	3.22
<i>Sources: 2005 Master Plan Reexamination Report 2010 U.S. Census</i>			

Since the data available at the time of the last reexamination report there has been a slight increase in vacant units in Wall Township. Additionally, owner occupied units decreased slightly, while renter occupied units increased slightly.

<b>Table 6: Housing Unit Occupancy and Tenure</b>						
	1990		2000		2010	
	Total	Percentage	Total	Percentage	Total	Percentage
Occupied Units	7,364	93.3%	9,437	94.8%	10,051	92.4%
Owner-Occupied	6,048	82.1%	8,111	85.9%	8,175	81.3%
Renter-Occupied	1,316	17.9%	1,326	14.1%	1,876	18.7%
Vacant Units	530	6.7%	520	5.2%	832	7.6%
<b>Total</b>	<b>7,894</b>		<b>9,957</b>		<b>10,883</b>	
<i>Sources: 2005 Master Plan Reexamination Report 2010 U.S. Census</i>						

The median housing unit value in Wall Township increased significantly from \$234,700 to \$439,300. Consistently, the Monmouth County median housing unit value also increased significantly. In addition, the median gross rent increased from \$818 to \$1,228 for Wall Township and from \$759 to \$1,219 for Monmouth County.

<b>Table 7: Housing Value</b>			
	1990	2000	2010*
	Total	Total	Total
Wall Township			
Median Housing Unit Value	\$193,800	\$234,700	\$439,300
Median Gross Rent	\$702	\$818	\$1,228
Monmouth County			
Median Housing Unit Value	\$180,200	\$203,100	\$389,900
Median Gross Rent	\$634	\$759	\$1,219
<i>Sources: 2005 Master Plan Reexamination Report</i>			
<i>*2013 U.S. Census Estimate</i>			

***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 regulations should be prepared.***

It recommended that the master plan revisit the following areas for continued/ further study:

- Route 34 Corridor/Airport Area
- Route 33 Corridor

In addition, it is recommended that the Township seek to prepare an updated affordable Housing Plan Element and Municipal Fair Share Plan in order to meet its current round affordable housing obligation.

***The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” 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.***

It is recommended that Wall Township continue to seek new development opportunities to effectuate the West Belmar Gateway Redevelopment Plan, which continues to be the priority redevelopment area within the Township.