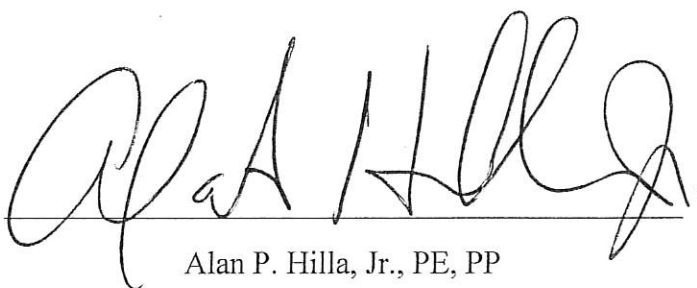


MASTER PLAN REEXAMINATION REPORT
BOROUGH OF BRIELLE
MONMOUTH COUNTY, NEW JERSEY

SEPTEMBER 2016

Prepared By:

A handwritten signature in black ink, appearing to read 'Alan P. Hilla, Jr.', written over a horizontal line.

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I. Introduction

New Jersey Municipal Land Use Law (hereinafter "MLUL") requires municipalities to periodically reexamine their municipal Master Plan and development ordinances no less than every ten years. It should be noted that this recurrence term was increased from every six years to every ten years in 2011. The Borough of Brielle (hereinafter "Borough") issued a comprehensive Master Plan (as prepared by Birdsall Engineering, Inc.) in August 2000, and last reexamined their Master Plan and development ordinances through a report (prepared by Birdsall Engineering, Inc.) dated November 2006. These previous planning documents provide a basis for this report, and are hereby incorporated by reference.

The reexamination report format utilized hereinafter is organized in keeping with the statutory requirements for reexamination (as enumerated at NJSA 40:55D-89), addressing the following issues:

- The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;
- The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis of 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;
- 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; and
- The recommendations of the Planning Board concerning the incorporation of redevelopment 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.

In compliance with the statutory requirement, this Reexamination Report has been developed by the Borough Planning Board and its professionals, and has been adopted by the Board

via Resolution _____ appended herein in Appendix A. Further, a copy of this report shall be submitted to the Monmouth County Planning Board and the Municipal Clerks of the Boroughs of Manasquan, Point Pleasant Beach, Point Pleasant Borough, and the Townships of Wall and Brick.

II. Major Land Development Problems and Objectives at the Time of the 2006 Reexamination Report

The 2006 Reexamination Report represented the first reexamination of the Master Plan that was reissued by the Borough in 2000. That Master Plan was based on lists of objectives, principles, assumptions, policies and standards developed over time by various Borough officials and professionals. These objectives, principles, assumptions, policies and standards are pertinent and continue to guide planning activities and land use decisions to this day.

Specific problems and objectives that were notable or have evolved at the time or subsequent to the 2006 Reexamination are as follows:

- Those developed areas that are inconsistent with the existing Zoning Map;
- The existence of unintentional split-zoned lots, and the enhanced burden associated with development;
- Existing vacant parcels of land in the Borough that are large enough to develop with recreational facilities are difficult to develop because of significant environmental constraints;
- Existing waterfront sites should be maintained and provisions for new waterfront sites should become a Borough priority;
- The Borough should consider adopting ordinances such as pooper-scooper laws, stream corridor protection, open space preservation, stormwater management, and flood protection to protect its marine recreational and commercial character and promote water quality protection;
- Programs should be considered to improve and protect water quality resources such as storm drain stenciling, lawn maintenance, and outreach/education programs;
- Promotion of Gateway Commercial Development along Higgins Avenue;
- Modification of the C-1A Gateway Zone uses to more closely reflect permitted C-1 uses;
- Clarification of change of use and site plan criteria;
- Off-street parking requirements;
- Impervious coverage requirements for residential zones;
- Telecommunications uses in commercial zones;
- Street tree and residential lot tree removal;
- Proximity of basements to groundwater table;
- Additional height allowances for structures in flood zones;
- Restriction on height of living fences.

III. Extent to Which Problems Have Been Reduced or Increased

The extent to which the problems and objectives identified in Section II herein have been reduced or have increased subsequent to the 2006 Reexamination are as follows:

- *Those developed areas that are inconsistent with the existing Zoning Map;*

Since the last reexamination, while there may have been an isolated instance or two involving inconsistencies, most of those entertained by the Planning Board have been of the hybrid type, meaning split-zoned lots. Examples include properties along the Route 71 corridor that span more than one zone and where existing or proposed uses permitted in one zone are not permitted in the other (ie. Commercial vs. residential).

- *The existence of unintentional split-zoned lots, and the enhanced burden associated with development;*

This item converges a bit with those areas that are inconsistent with the existing Zoning Map, and the Borough has had very real recent experience with developed properties that happen to be split-zoned. It is believed that these occurrences are unintentional; however, pose very real consequences for land owners in terms of time, effort and money to develop or redevelop split-zoned properties.

- *Existing vacant parcels of land in the Borough that are large enough to develop with recreational facilities are difficult to develop because of significant environmental constraints;*

Since the last Reexamination, the Borough has experienced a few instances whereby otherwise suitable lands for active or semi-active recreation have been stymied due to environmental constraints. In most cases, these areas, where Borough owned, have remained as is and now support passive recreation only. It should be noted, where many of these suitable lands could be developed but are currently privately owned, the price of the land or the level of improvement necessary makes it nearly impossible for the municipality to develop recreation facilities.

- *Existing waterfront sites should be maintained and provisions for new waterfront sites should become a Borough priority;*

Since the last Reexamination, some waterfront properties have become available for purchase; however, the costs alone for purchase of said properties were even more prohibitive than those inland. And many contained or supported other

economically necessary concerns that would force the municipality to continue said uses (ie. marina) either through active management or bidding out such concessions and ancillary services.

- *The Borough should consider adopting ordinances such as pooper-scooper laws, stream corridor protection, open space preservation, stormwater management, and flood protection to protect its marine recreational and commercial character and promote water quality protection;*

This item has been systematically addressed by the Borough through adherence to the State's Stormwater Management rules that have been put in place and have been in effect since the time of the last Reexamination.

- *Programs should be considered to improve and protect water quality resources such as storm drain stenciling, lawn maintenance, and outreach/education programs;*

- This item has been systematically addressed by the Borough through adherence to the State's Stormwater Management rules that have been put in place and have been in effect since the time of the last Reexamination.

- *Promotion of Gateway Commercial Development along Higgins Avenue;*

While there are discussions herein regarding the expansion of permitted uses in the C-1A Zone, this does not diminish the benefits the Borough has enjoyed through the "aesthetic" intentions of the Gateway Zone. Between the streetscape developed by the Borough and existing properties that have been developed in keeping with those criteria, the Borough should consider keeping the theme of the developments found there so as to create a cohesive corridor moving forward.

- *Modification of the C-1A Gateway Zone uses to more closely reflect permitted C-1 uses;*

While the creation of the C-1A Zone began in earnest in hopes to transform the Higgins Avenue corridor both visually and economically, very little in the way of the anticipated gains has been realized there. In fact, the modification of the permitted uses there has proven problematic from an operational perspective.

- *Clarification of change of use and site plan criteria;*

The Site Plan section of the ordinance contains a change of use procedure which is so flawed as to require Planning Board approval for most changes in use.

- *Off-street parking requirements;*

These ordinance requirements are often debated through the course of applications for development as the vast majority of recent commercial applications requested variances for the number of spaces provided. Of particular concern is the off-street parking burden for marinas. The current standard is one space per boat slip, which might suffice for marinas serving smaller, recreational vessels, but has proven woefully inadequate for marinas serving boats for hire. In fact, the reality of the inadequacy coupled with the local current seasonal parking problems has led to Applicant stipulations to eliminating commercial fishing concerns (boats for hire) at no less than two marinas.

- *Impervious coverage requirements for residential zones;*

This issue has been debated since the time of the last Reexamination, and has become the focal point of a number of development applications in that time. There was a recommendation some years ago to consider a 50% maximum impervious coverage in residential zones. However, no such ordinance was passed. While this has been much debated, the Planning Board is now entertaining applications with legal impervious coverages over 50% on a regular basis. This level of impervious coverage, when left unabated, exerts a collective strain on the municipal road and drainage system, then requiring the municipality to expend funds to alleviate problems.

- *Telecommunications uses in commercial zones;*

Recent technology has given rise to the use of smaller, less intrusive facilities to provide and supplement wireless coverage, particularly serving problem areas between previously developed cell tower sites. In many cases, this new technology can be utility pole or building top mounted with little to no impact to the surrounding neighbors or uses. However, such installations are problematic, in the Borough's Commercial Zones as they are non-conforming uses there, requiring use variances for the smallest of installations.

- *Street tree and residential lot tree removal;*

The Borough ordinances contain little in the way of direct prohibitions on the removal of street trees and interior tree stands. While the ordinance encourages the maintenance of existing conditions to the extent possible, such language is

subjective at best. And the Borough has witnessed the continued clear-cutting of lot after lot to make way for both residential development.

- *Proximity of basements to groundwater table;*

While the number of structures with deep basements and those close to the water table may have remained constant over time, the detrimental effects seem to have become more acute since the last Reexamination. Specifically, the prevalence of sump discharges to Borough streets seems to have increased, and with it increased health and aesthetic complaints.

- *Additional height allowances for structures in flood zones;*

Since Superstorm Sandy, there have been monumental changes in the way flooding is managed and flood insurance is administered. Building codes have changed in an attempt to guide post-storm development and reconstruction toward greater durability and sustainability. As relates to most structures in flood zones throughout the Borough, this means elevating structures in flood zones such that flood waters may pass in and among structural supports without damaging the “superstructure”. In 2013, the State passed legislation that would allow otherwise unaltered residential structures to be raised, within certain parameters, without regard to any non-conformities existing or created. Since that time, while some homeowners have proceeded in keeping with this legislation, the Planning Board is now entertaining more and more development applications (new and remodels) that are hybrids, combining the principles of the raising the home but seeking liberal variances with respect to building height and lot coverage.

- *Restriction on height of living fences.*

Development trends have tended toward in the creation of living fences and other wind-blocking or visual screens. However, the Ordinance contains little in the way to limit the extents to which these living “structures” grow, and impact upon adjoining property owners.

IV. Significant Changes Since 2006 Reexamination Report

A. Demographics

The 2006 Master Plan Reexamination Report referenced herein utilized 2000 Census data. Since the adoption of the 2006 Master Plan, however, the United States Census has released the 2010 Census Report. This section, therefore, updates the general demographic changes in Brielle with Census 2010 data.

1. Population

The Borough of Brielle encompasses 1.65 square miles with total population, as reported in the 2010 United States Census, of 4,774. The Borough has a population density of 2,893 residents per square mile. As illustrated in **Table 1**, below, the total population of Brielle, decreased by 2.4% between 2000 and 2010. The only growing population in the ten-year period between 2000 and 2010 was that population of school age (5 to 20 years) which increased by 30.7%. The senior population over the age of sixty-five decreased by nearly 7% over that same time span.

Table 1: Population by Age Group			
Age Group	2010	2000	% Δ
Preschool (Under 5 years)	178	348	- 48.9%
School Age (5 to 19 years)	1,159	887	+ 30.7%
Working Age (20 to 64 years)	2,629	2,790	- 5.8%
Senior Citizens (65 and over)	808	868	- 6.9%^
Total	4,774	4,893	- 2.4%
<i>Sources: 2000 United States Census and 2010 United States Census</i>			

2. Racial Composition

The racial composition of the Borough of Brielle's residents in 2010 was 4,518 white, 121 African American, and 135 Asian or another race. There were 152 people with Hispanic origin as reported in 2010. During the decade between 2000 and 2010 all racial populations decreased. The racial composition of the Borough as reported by the 2000 and 2010 Census is illustrated in **Table 2** below.

Table 2: Racial Composition			
Race	2010	2000	% Δ
White	4,518	4,553	- 0.48%
African American	121	172	- 29.7%
Asian or Other	135	168	- 19.7%
Hispanic Origin *	152	162	- 0.16%
* Hispanic Origin is not a race class			
<i>Sources: 2000 United States Census and 2010 United States Census</i>			

3. Income

As depicted in **Table 3**, the average income of the Borough residents substantially increased during the decade between 1999 and 2010. The per capita income for the Borough increased by approximately twenty-seven percent (27%), while the median family and household incomes increased by approximately thirty-one percent (31.3%) and forty-four percent (44%), respectively. The Borough's average income and per capita income remain considerably higher than those of Monmouth County as a whole.

Table 3: Income			
Race	2010	1999	% Δ
Median Family Income	\$108,818	\$82,867	31.3%
Median Household Income	\$98,419	\$68,368	44.0%
Per Capita Income	\$35,785	\$35,785	27.0%
<i>Sources: 2000 United States Census and 2010 United States Census</i>			

4. Education

Table 4 illustrates the highest level of educational attainment for those Brielle residents over the age of twenty-five (25) in 2000 and 2010. Overall, it appears that the residents of Brielle are achieving significantly higher levels of education than they were in 2000. Those residents whose highest level of education was less than a high school degree or equivalent decreased by twenty-seven percent (27%). However, those residents whose highest level of education was a high school diploma or equivalent increased over twenty-six percent (26%). Those residents whose highest level of education was some college or an associate degree also decreased, each by 6.1% and 15.1% respectively. In contrast those residents whose highest level of education was a bachelor's degree or a graduate/professional degree each increased by 8.6% and 31.3% respectively.

Table 4: Educational Attainment of Population Ages 25 Years and Older			
Highest Level of Education	2010	2000	% Δ
Less than 9 th Grade	45	62	- 27.4
9 th to 12 th Grade (no diploma)	137	122	12.3
High School Graduate (includes equivalency)	580	850	- 31.8
Some College (no degree)	660	703	- 6.1
Associate Degree	185	218	- 15.1
Bachelor's Degree	1,151	1,060	8.6
Graduate or Professional Degree	680	518	31.3
<i>Sources: 2000 United States Census and 2010 United States Census</i>			

B. Land Use

As the Borough of Brielle was already largely developed at the time that the 2010 Reexamination was adopted, the Municipality has not experienced any significant land use changes. The predominant change that has occurred is the development of residential homes on pre-existing vacant parcels within the southwestern area of the Borough, infill development throughout the Borough, and redevelopment spurred in part by Superstorm Sandy. For the most part, these developments were in keeping with the Zone Plan for the Municipality.

V. **Specific Changes Recommended for the Master Plan and Development Regulations**

Since the adoption of the 2000 Master Plan, and in many cases as reinforced through the 2006 Reexamination Report, members of the public, Planning Board, and the Administration have identified some inconsistencies and issues with the current land use regulations. Accordingly, the following suggested ordinance changes would help eliminate those inconsistencies.

- Modernization and expansion of permitted uses and introduction of prohibited uses in Commercial Zones Districts - Based on a review of the existing list of permitted uses for the commercial zones within the Borough, it has been determined that the years of modifications to the permitted uses have left them antiquated and inconsistent with their original intent. Therefore, it is recommended that Code Section 20-3, entitled "Definitions", be amended to include the following definitions, and that the list of permitted uses within each of the commercial districts be eliminated and replaced with descriptive classes as follows:

Permitted Uses

- C-1 Central Commercial Zone
 - 1) Business Offices
 - 2) Professional Offices
 - 3) Retail Sales Establishments
 - 4) Personal Services
 - 5) Government Offices
- C-1A Gateway Zone
 - 1) Business Offices
 - 2) Professional Offices
 - 3) Retail Sales Establishments
 - 4) Personal Services
 - 5) Community Centers
 - 6) Museums
- C-2 Marine Commercial
 - 1) Retail Sale of goods, which are clearly oriented toward marine activities
 - 2) Service Establishments that are clearly oriented toward marine activities
 - 3) Marinas, boat basins, marine facilities, yacht basins, and yacht clubs including boat sales, repair, storage and fueling facilities

- 4) Other ancillary facilities and activities commonly related to party, charter head boat and pleasure boat activity
- 5) Specialty Retail Shops
- 6) Museums
- C-3 Highway Commercial
 - 1. Retail Sales Establishments
 - 2. Business Offices
 - 3. Professional Offices
 - 4. Personal Services
 - 5. Restaurants
 - 6. Community Centers

In addition, the following list of uses that are specifically prohibited within the C-1A Zone should be added into the C-1A Gateway Zone Ordinance.

- Uses Specifically Prohibited within the C-1A Gateway Zone
 - 1) Pet Shop
 - 2) Butcher Shop
 - 3) Delicatessen
 - 4) Feed Storage and Mills
 - 5) Bakery
 - 6) Grocery Store
 - 7) Ice Cream Parlor
 - 8) Luncheonette/Snack Bar/Sandwich Shops
 - 9) Restaurant
 - 10) Sea Food Store
 - 11) Tavern

Definitions

In order to clarify the intent of the permitted commercial uses set forth above, the following definitions as well as the existing definitions within the ordinance should be used when determining the permitted uses set forth in each of the commercial zones. Therefore, Code Section 20-3(c), Definitions, should be amended to include the following definitions:

- COMMUNITY CENTER – A building used for recreational, social, educational or cultural activities usually owned and operated by a public or nonprofit group or agency.

- MUSEUM – An establishment which is operated as a historical site or as a repository for a collection of natural, scientific, or literary curiosities or objects of interest or works of art.
- OFFICE, BUSINESS – A business establishment, which does not offer a product or merchandise for sale to the public but offers a service to the public. However, personal services, and automobile services are excluded.
- OFFICE, PROFESSIONAL – A professional office is an office for the use of a person or persons generally classified as professionals, such as architects, engineers, attorneys, accountants, doctors, dentists, chiropractors, psychiatrists, psychologists, and the like.
- PERSONAL SERVICES – A use that provides a personal service that is non-medical and may include accessory retail sales of products related to the services that are provided. Examples of personal services include, *but are not limited to* the following: beauty and barbershop, dry cleaners, shoe repair, laundromat, tailor, video rental and travel agency.
- RETAIL SALES ESTABLISHMENT – An establishment or place of business primarily engaged in selling goods directly to the consumer, where such goods are generally available for immediate purchase and removal from the premises by the purchaser. Includes Retail Specialty Shops
- RETAIL SPECIALTY SHOP – A business that sells directly to consumers goods or services of a distinctive kind or of particular superiority, such as antiques, clothing and accessories; jewelry; health and beauty products; spa or beauty salon services; home furnishings, accents, accessories and décor; fine art and fine art gallery; and paper products.

Prohibited Uses

Due to the compact land development within the Borough combined with the predominantly residential character of the municipality as well as the largely built out existing commercial areas, it has been determined that certain uses may interfere with or negatively affect the existing uses within the Borough of Brielle. Therefore, in order to prevent the establishment of undesirable uses, which would be incompatible with the existing uses of the Borough, the following section should be added:

- 21-9.28 Prohibited Uses—The following uses and activities shall be specifically prohibited in any zone:
 - a) Auction markets

- b) All billboards, signboards, advertising signs or devices not expressly related to the business being conducted on the premises or otherwise specifically permitted by this chapter
- c) Asphalt and cement plants
- d) Automobile, dog, horse or go-cart racetracks
- e) Check cashing, or pawnshop businesses
- f) Dealerships devoted entirely to the sale of used automobiles or trucks
- g) Junkyards, automobile wrecking or disassembly yards, the sorting or baling of scrap metal, paper, rags or other scrap or waste material
- h) Open-air drive-in motion picture theaters
- i) Privately operated dumps for the disposal of garbage, trash, junk, refuse and similar materials
- j) Tattoo parlors
- k) The keeping or raising of mink, foxes or similar fur-bearing animals
- l) The keeping or raising of swine
- m) Truck terminals when not a part of a permitted commercial or industrial use
- n) Slaughtering of fowl or animals
- o) Sexually oriented businesses
- p) Any use, which emits excessive and objectionable amounts of dust, fumes, noise, odor, smoke, vibration, glare or waste products as to endanger or discourage the public health, safety, morals and general welfare
- q) Any use of any building or premise in such a manner that health, morals, safety or welfare of the community may be endangered.

- Deletion of cluster development regulations - As Brielle is largely developed, the cluster provisions within the ordinance no longer serve their purpose of allowing smaller lot development in order to promote common or public open space.

Therefore, it is recommended that all sections of the ordinance relating to cluster residential development be removed.

- In order to limit effective paving of entire properties within residential zone districts, it is recommended that a Maximum Impervious Lot Coverage requirement be established within all residential zone districts. If it is determined that the impervious coverage limitations recommended within this section are either too restrictive or too lenient, the Planning Board should reexamine these limitations and amend them appropriately.

The following sections should be added to the ordinance:

- 21-11.2(a)1(1) – Maximum Impervious Lot Coverage 50%
- 21.12.2(a)1(k) – Maximum Impervious Lot Coverage 50%
- 21-13.2(a)1(k) - Maximum Impervious Lot Coverage 50%
- 21.14.2(a)1(k) - Maximum Impervious Lot Coverage 50%

In addition, in order to establish guidelines as to how Impervious Surface Coverage should be calculated, it is recommended that the following definitions be established with Code Section 20-3(c):

- IMPERVIOUS SURFACE – That portion of the lot that is covered by non-permeable surfaces, including but not limited to, buildings, structures, parking areas, driveways, service areas, streets, and walkways. All required parking areas, which are permitted to remain unimproved, all gravel areas and landscape areas shall be considered as impervious surfaces if they are lined with weed-inhibiting plastic or other material. The definition of impervious surface shall specifically exclude swimming pools, decks and patios.
- IMPERVIOUS LOT COVERAGE –The proportion of the area of a lot, expressed as a percent, that is covered by the maximum horizontal cross-section of the aggregate of all impervious surfaces.
- Conservation/Recreation Zone - In order to promote future conservation of the Borough's environmentally significant public property, the Borough should consider the establishment of an entirely new conservation/recreation zone district for Nienstedt Island and Sedge Island.
- Eliminate split zoned lots – In order to adequately address this issue, the Borough should coordinate efforts with the Zoning Officer, Tax Assessor, and other officials to identify the affected properties, and then modify the Zoning Map

accordingly to accurately cast properties wholly within specific zones.

- Modify uses in C-1A, but keep development criteria – In an effort to allow for greater flexibility for commercial use in the C-1A Zone, it is recommended that the permitted uses in this zone be expanded back out to more closely reflect the C- Modify R-4 Zone criteria for lesser development – In keeping with the founding principle of the R-4 Zone of satisfying “the desires of a certain segment of the population who need least cost housing”, it is recommended that the development criteria for this zone be expanded back to be in line with the permitted.
- Modify Change of Use Criteria – In an effort to streamline the review of changes of use in commercial zones, it is recommended that Code Section 23-1.5(b) be revised to allow some administrative (non-Planning Board) path to approval for sites with a valid current site plan and no new non-conformities proposed. Additionally, subsequent sections should likewise be revised to reflect the Planning Board filing path in the event the administrative approval path is not achieved.
- Change off-street parking for marinas, and consider other uses – In an effort to modernize the Parking Schedule, it is recommended to expand the off-street parking required for marinas from one space to two spaces, as well as evaluate the range of listed uses and modify to reflect current and future classifications.
- Telecommunication Support in Commercial Zones – In an effort to accommodate needed telecommunication support facilities (such as a Small Network Node (SSN)) in commercial corridors Borough-wide, it is recommended that a Conditional Use criteria be established to afford these non-obtrusive uses and structures without need for full Planning Board approval.
- Landscape and tree removal criteria for residential properties – In an effort to retain and supplement existing single street trees and aggregate tree stands throughout the Borough, it is recommended that strategies and regulations be put in place to govern both the removal and replacement of trees Borough-wide. It is further recommended that these regulations be subject to a permit process to ensure conformance.
- Basement proximity to eliminate sumps – In an effort to limit the creation of new sump discharges it is recommended that a Minimum Vertical Clearance for basements of one to two feet above the seasonal high water table be established in all residential zones.

- Additional height considerations for structures in flood zones – In order to allow for residential properties to be raised moderately without triggering a Planning Board variance process, it is recommended that the Building Height requirements as applies to properties in delineated flood zones allow for an increased overall height (40 to 42 feet), with finished floor elevations no more than three feet above the established flood elevation, and no more than 32 feet of structure from finished floor to ridge. These recommendations are similar to those already in force in nearby municipalities, and in Spring Lake in particular.
- Other - It is recommended that the Borough consider alternative uses and/or development standards within the R-1 Zone District.
 - 1) Code Section 21-11.2(a) incorrectly reads, “Accessory buildings not attached to the principal building shall conform to the height and front setback requirements of the *accessory building*.” The words ‘*accessory building*’ should be amended to read, ‘*principal building*’.
 - 2) It is recommended that the FAR regulations adopted through Ordinance No. 970 and Ordinance No. 971 be maintained and enforced.
 - 3) The objective, principles, assumptions, policies, standards and recommendations that were established in the 2000 Master Plan remain pertinent and are recommended to be maintained.
 - 4) In order to discourage the total loss of charter boat business within the Borough, it is recommended that parking requirements for marina uses be evaluated to identify an appropriate number of parking spaces per boat slip for charter boats, so the future marina facilities may provide sufficient parking for charter boats.

VI. Redevelopment Recommendations

The Borough continues to not have any existing redevelopment areas, nor are any areas contemplated or recommended for redevelopment at this time.