



Middletown Township Master Plan

Public Workshop #2

June 12, 2024



Introductions



Master Plan Subcommittee

Tony Mercantante – Township Administrator

Amy Citrano – Director of Planning

Tara Berson – Communications Director

David Mercas – Chairman, Planning Board

Carl Rathjen – Vice Chairman, Planning Board

Roseann Eteson – Member, Planning Board

Vlad Berson – Member, Planning Board

BFJ Planning

Urbanomics

MATRIX **NEWORLD**
Enabling Progress

Consultant Team

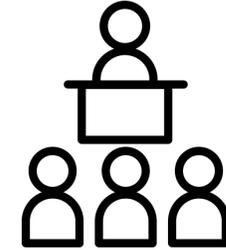
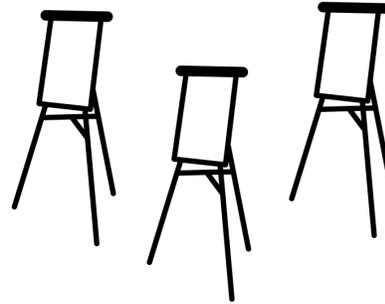
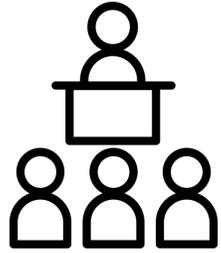
Susan Favate, AICP, PP – Principal in Charge, BFJ

Mark Freker – Project Manager, BFJ

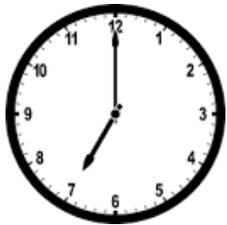
Michelle Gilman – Project Planner, BFJ

Nicole Campo, AICP – Director, Land Use Planning, Matrix

Agenda & Meeting Format

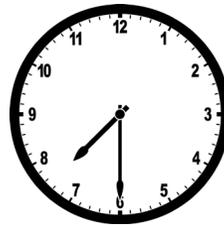


Welcome & Brief Presentation



7:00 pm –
7:30 pm

Interactive Open House



7:30 pm –
8:30 pm

Public Comments



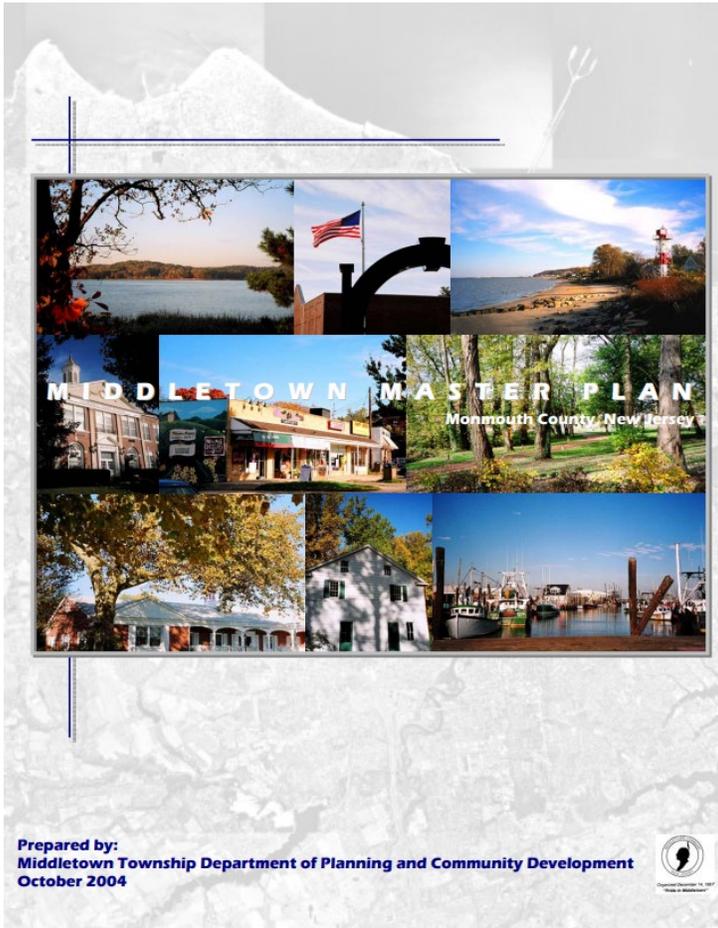
8:30 pm –
9:00 pm

A landscape photograph showing a dirt path winding through a field of yellow wildflowers. The sky is filled with soft, white and grey clouds, suggesting a bright but slightly overcast day. The overall tone is warm and natural.

What is a Master Plan/ Project Overview

What is a Master Plan?

- Community-wide land use policy guide adopted by the Planning Board.
- Grounded in community engagement.
- Sets the vision and blueprint for growth, revitalization, and preservation for the municipality.
- Does not contain laws or mandates, but gives elected officials and administrators a guide for decision-making on land use, zoning, and capital investment.
- The New Jersey Municipal Land Use Law requires each municipality to re-examine its Master Plan at least every 10 years.



The last Master Plan was completed in 2004 with Re-Examination Reports in 2009, 2011, 2014, and 2023.

What Isn't a Master Plan?

- Zoning or any other kind of regulation.
- Development approval for any specific property.
- A revision to tax assessments or processes.
- A change to environmental regulations. Instead, it should align with environmental conservation goals and sustainable practices.
- A requirement that the Township take specific spending actions.

Elements of a Master Plan

NJ Municipal Land Use Law Requires:

- **A statement of the goals and objectives of the Plan:** These goals and objectives will be informed by community engagement and stakeholder input.

A Land-use Element:

- This section provides a vision for the future possibilities of development.
- A municipal zoning ordinance must be substantially consistent with the Land Use plan element.

Additional Considerations:

Additional elements are optional.
The Middletown Master Plan will include the following elements:

- Circulation
- Utilities
- Community Facilities
- Open Space, Recreation
- Historic Preservation
- Economic Development
- Green Building, Environmental Sustainability, & Conservation
- *Implementation*

Project Overview

Project Initiation, Data Review

Dec 2023 – Feb 2024

- Review Prior Plans and Studies
- Data gathering
- Initial Mapping

Stakeholder & Community Engagement

Ongoing

- Online Engagement
- Subcommittee Meetings
- Stakeholder Meetings
- Public Workshops

Recommendations & Draft Plan

Jan – Jun 2024

- Vision and Goals
- Plan Elements
- Initial Draft Master Plan

Final Plan & Adoption

Jul – Nov 2024

- Full Draft
- Public Hearing, Revisions, and Adoption

Master Plan Outline

1. Introduction

Vision, Goals, and Objectives

Relationship to Other Plans

Demographic Conditions and Trends

2. Elements

Land Use

Circulation (Transit and Mobility)

Utilities

Community Facilities

Open Space and Recreation

Historic Preservation

Economic Development

Green Building, Environmental Sustainability, Conservation

+

Climate Change-Related Hazard Vulnerability Assessment

3. Implementation

Implementation guide for all Master Plan Recommendations



What We've Heard so Far

Stakeholder Engagement

Township Officials / Topical Meetings

- Health & Social Services
- Public Works
 - (Infrastructure; Traffic/Roadways)
- Zoning, Development and Housing
- Sustainability
- Parks & Recreation
- Police, EMS, Fire Prevention
- Fire Department
- Library
- Middletown School District
- Town of Middletown Sewerage Authority (TOMSA)

County & State Agencies

- Monmouth County Planning
- Monmouth County Public Works
- Monmouth County Parks
- NJ Dept. of Transportation (DOT)
- NJ Transit

Other Local Entities

- Naval Weapons Station Earle (NWSE)
- Lincroft Village Green Association (LVGA)
- Ideal Beach Community Association (IBCA)
- Small Business Roundtable

Ideas Wall - Preliminary Summary

Open February 21st – May 31st

1,987

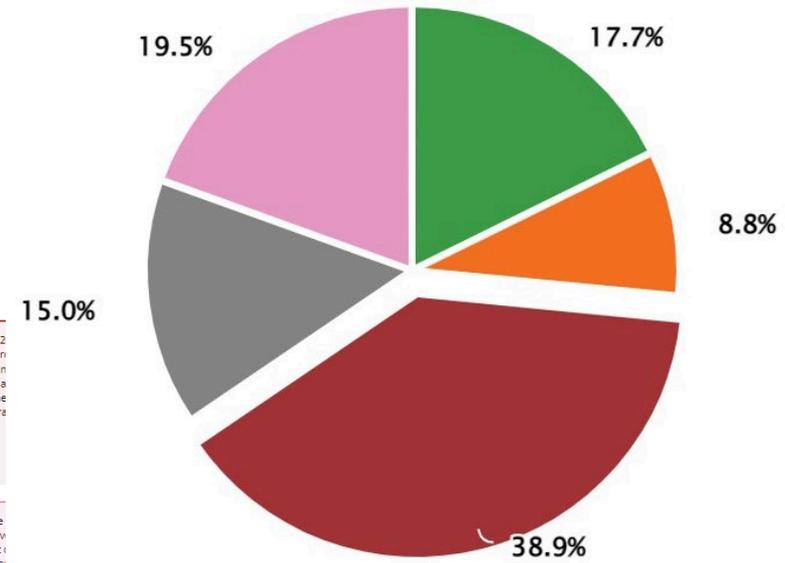
Total Visits

979

Unique Users

146

Comments



- Environment & Resiliency
- Housing
- Land Use, Zoning, & Development
- Parks, Open Space, and Community Facilities
- Transportation

While recognizing the need for additional housing, please consider impacts of more cars in a high traffic area, particularly during rush hour near Garden State Parkway 109 in Lincroft. The 'proposed' housing development at Block 1131 on Newman Springs Rd seems like it would add many more cars to the situation. Not to mention the issues of potentially adding a drive through coffee/food establishment. Consider the number of accidents already in that stretch of Middletown near Half-mile road.

Land Use, Zoning, & Development | 6 days ago

There is a real traffic issue on Route 52 Lincroft, both east and west of the Gan Parkway exit 109. There seems to be an aggressive drivers as well, making sa concern. Half-mile road intersection ne improvement with all the additional tra new business (Lifetime, Vet hospital).

Land Use, Zoning, & Development | 6 days ago

There should be coordination with the improve the Route 36 corridor. Improv should include pedestrian/bicycling at East Road and Main Street in Belford Avenue and Main Street in Port Monm connect neighborhoods providing acce Junction Area to Bayfront/Henry Hudsc Creating landscaped median instead of barrier such as along Route 36 in Atlam Highlands would provide visual/stormv enhancement and pedestrian crossing improvements.

Transportation | 10 days ago

I am sensitive to the need to fulfill affordable housing requirements and fully support. However, housing needs can not and s preclude the protection of sensitive en and natural resources. As such, I kindly that the housing development disguise "re" development at Block 1131, Lots 30-32 along the Swimming River, headwaters of the Navesink River, be reconsidered for another, less environmentally valuable location. I welcome the opportunity to discuss.

Housing | 17 days ago

Belford is a great area of Middletown, and the Junction could be a jewel! Why isn't it getting more attention in redevelopment? It has a rich historic element that should be showcased and appreciated. The area has businesses,

Land Use, Zoning, & Development | 17 days ago

Stormwater capacity/infrastructure should be analyzed in the Belford area. Given the increased frequency and heavy rainfall events roadways typically flood preventing access. The intersection of East Road and East End Avenue flood when the ponds along Henry Hudson Trail overflow. This prevents access to East End Avenue as there is no alternative route. The north end of Main Street where it turns into Harbor Way also floods limiting access to the Ferry and the future Port Belford RDP area.

Environment & Resiliency | 10 days ago

I have a concern about any significant development of the Belford port area. I don't feel the existing infrastructure leading into the port could support significant development. Ask anyone how awful the intersection of 36 and East End is never mind how difficult it is to get in or out of side streets when the ferry has just come in. If development there is truly in the plans, please, please, PLEASE address the roads getting in & out as they'll be a nightmare for residents.

Land Use, Zoning, & Development | 17 days ago

Enroll by May 24, 2024 in the BPU/Sustainable Jersey Community Energy Plan & receive \$10K to

gripevine (a reliable source) is a 30 acre solar farm may be constructed on our beautiful bayshore community. Overview from a Rutgers study does not whatsoever promote any kind of industrialization of any part of our beloved bayshore. Middletown to get paid for leasing the land. Numerous phone calls were made to the county in opposition of this project that would do nothing but obliterate our beloved bayshore. NO to the proposed solar farm.

Land Use, Zoning, & Development | 22 days ago

we need more playgrounds for those individuals with physical or cognitive or neurological disabilities. Not just for children but adults also. More care needs to be shown to adults with disabilities. They need places to play and feel confident within.

Land Use, Zoning, & Development | 22 days ago

Develop a 15+ year energy plan (with the electric utility) as part of the Master Plan to ensure the electric grid serving Middletown is resilient in the face of future energy needs. We can also handle

Land Use, Zoning, & Development | 18 days ago

Planning queries, your master plan along The Swimming River is a little frightening to your bordering neighbor towns. I attended one of your meetings & heard the discussion about affordable housing. After reviewing your occupancy numbers and State requirements it is apparent that issue can be met by rehabbing the current building into residential housing. Please consider this before a massive build on a coastal water flow zone. Thanks for opportunity to share thoughts.

Land Use, Zoning, & Development | 18 days ago

View the discussion (4)

Parks, Open Space, and Community Facilities | 11 days ago

More housing should be devoted to those individuals with physical or cognitive disabilities. As people age out of school at 21 or 23, there are very few places of employment and fewer living facilities. Their parents are at least 50 and aging fast! Help establish group homes for these individuals with caring staff and respected learning environments for their economic independence. There are a few homes now but there need to be more, especially hoes with full-time care givers.

Land Use, Zoning, & Development | 18 days ago

ousing should of greenfield s.

Transportation | 10 days ago

trail crossings d be improved with shoreline restoration techniques to prevent continued and future flooding. Invasive species removal, native species planting, seating should be included along East Road and the trail to create a pocket park area.

Environment & Resiliency | 10 days ago

I would love to be able to take my dog on a walk/hike off leash legally at one of the many parks in Middletown with trails. It doesn't matter which park, but ideally we could have one where under control dogs were permitted off leash, even for just certain hours of the day. Dogs deserve an opportunity to run free and explore. Some dogs don't do well in dog parks and never get that chance. We lived in Pittsburgh, San Diego, San Francisco, and Wayne, PA which have all had great areas like this.

Parks, Open Space, and Community Facilities | 11 days ago

Ideas Wall - Environment & Resiliency

- **Tree Preservation** – there is concern over the loss of trees and a desire for tree replanting initiatives.
- **Energy Resilience** – improve the electric grid and transition Township buildings to renewable energy:
 - Implement the goals of the Middletown 2020 Energy Plan
 - Enroll in the Sustainable Jersey Community Energy Plan
- **Street sweepers** – provide Township street sweeping services to mitigate storm drain blockage and improve streetscape aesthetic
- **Improve the health of local waterways** – focus on ecology and resiliency

Ideas Wall – Parks, Open Space, and Community Facilities

- **Open Space** – continue to acquire and preserve open space; increase kayak/fishing access
- **Senior Center** – upgrades are needed; there is a desire for additional programming to accommodate an active senior population
- **Park Maintenance** – increase investment in park maintenance
- **Trail Connections** – create trail connections between parks and open spaces

Ideas Wall - Housing

- **Preservation** – prioritize preserving existing historic districts, scenic roadways, and farmland
- **Developer Contributions** - obligate developers to enhance area surrounding new development
- **Overdevelopment** – there is a concern about overcrowding and the impact of high-density development on Township services
- **Housing Typology** – interest in increasing the inventory of small, single-family homes to accommodate medium-income residents and older adults looking to downsize

Ideas Wall - Land Use, Zoning, and Development

- **Limit New Development** – there are concerns about high density development and its impact on Township traffic congestion
- **Future Development Guidelines**
 - Require new developments to provide walking or biking paths
 - Place new housing near public transit
 - Prioritize redevelopment of existing, vacant sites before developing undeveloped land
- **Waterfront Improvements** – invest in improvements to create public access
- **Route 35 and 36 Streetscape** – enhance streetscapes; enact stricter sign codes
- **Campbell's Junction** - Invest in rejuvenating Campbell's Junction as a community gathering place with retail, restaurants, green space

Ideas Wall - Transportation

- **Speeding**
 - Reduce speed limits in residential areas and near schools
 - Increase enforcement of speed limits
- **Traffic Light Cycles** – long traffic light cycles are creating backups at some intersections, worsening roadway congestion
- **Pedestrian and Cyclist Safety** - Invest in improving connectivity for alternative transportation modes
- **Roadway Maintenance** – prioritize maintenance of roadway infrastructure
- **Alerts**– issue alerts specific for road closures

A wide, flat landscape with low vegetation and a cloudy sky. The foreground is filled with green and yellowish-brown plants. The middle ground shows a flat expanse of land leading to a distant horizon. The sky is light blue with scattered white and grey clouds.

What Happens Next?

Interactive Open House and Public Comments

- Visit each of the Open House stations and review the draft recommendations.
- Let us know what you like or dislike and any additional ideas you have!
- How to ensure your feedback is heard:
 - Write your ideas on post-it notes and add them to the boards.
 - Write longer comments on comment cards.
 - *Need help writing down your ideas? A facilitator will be at each station to help!*
- If interested, attendees are invited to reconvene for public comments and questions

Vision and Planning Goals

Land Use

Circulation & Mobility

Community Facilities

Open Space & Recreation

Utilities

Historic Preservation

*Green Buildings &
Environmental Sustainability*

Ways to Stay Involved

- Stay-tuned via the project website:
 - middletownnj.org/mpinput
- Online Engagement: Public Survey #2 will launch later this summer



Middletown Township 2024 Master Plan

Online Survey 'Ideas Wall'

The Ideas Wall is a platform for the Middletown community to share ideas, priorities, and comments related to the Township. Your input will help shape the Master Plan and the future of your community.

To access the Ideas Wall, click [this Ideas Wall link](#).

What is a Master Plan?

Middletown Township is embarking on a significant journey to develop a comprehensive Master Plan, the first in nearly two decades, to chart the course of our Township's future. This Master Plan, a meticulous roadmap, will guide planning decisions reflecting our community's vision, goals, and recommendations for the economic, social, physical, environmental, and fiscal development of Middletown. It will serve as a crucial tool for our elected officials and decision-makers, offering clear guidance for decisions related to land use, zoning, and capital investments.

The Middletown community's active involvement is an essential pillar of this process. The Master Plan is not only about the Township; it is every bit about its residents who live, work, and contribute to its vibrant fabric daily. The community gets multiple avenues to engage in the process, identify crucial priorities, voice concerns, and explore potential opportunities. This vital engagement forms the foundation of our Master Plan, shedding light on the changes, issues, and trends our community grapples with and allowing us to refine our land use, planning, and zoning policies accordingly.

2024 Master Plan Update Process

The Township selected BFJ Planning, a planning consultant firm based in New York City, to assist with developing the 2024 Middletown Master Plan. The planning process will span approximately 12 months, with various community engagement opportunities occurring throughout the process. The process will occur in three phases, which include an analysis of Middletown's existing conditions, drafting of the element chapters and recommendations, and the revised and final Master Plan.

To access the 2024 Master Plan and related planning documents, please visit the Township's

ESTIMATED 12-MONTH PROCESS



IMPORTANT DATES

June 12, 2024

Public Workshop #2 - Preliminary Recommendations

Time: 7:00-9:00 PM

Location: Middletown Senior Center | 7:00pm-9:00pm

Workshop Format: Short presentation followed by interactive open house stations with preliminary recommendations. Time will be designated for a Q&A. Come provide feedback and share your ideas to help shape the Master Plan. Content areas include land use, parks and open space, development, transportation, sustainability, and more!



Thank You!