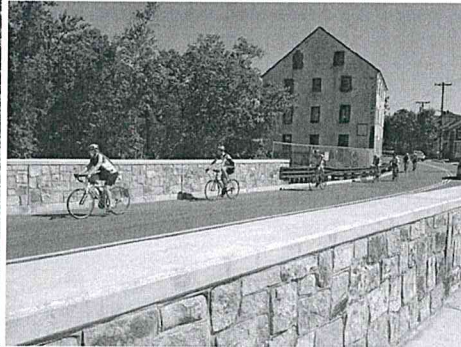
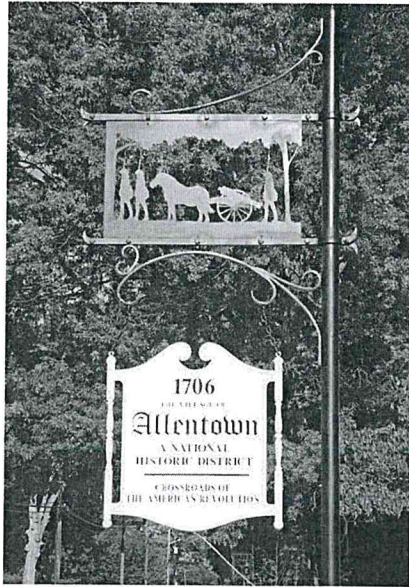


ALLENTOWN BOROUGH MUNICIPAL SELF-ASSESSMENT UPDATE REPORT

Allentown Borough Plan Endorsement Process



Prepared by

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June 2020

ALLENTOWN BOROUGH MUNICIPAL SELF-ASSESSMENT UPDATE REPORT

Borough of Allentown

Monmouth County, New Jersey

Adopted by the Borough Council on:

December 15, 2020

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Section 1. INTRODUCTION

The Borough of Allentown is seeking Plan Endorsement from the New Jersey State Planning Commission. Plan Endorsement is the voluntary review process designed to ensure the coordination and consistency between state, county, and municipal planning efforts to achieve the goals and policies of the State Planning Act.

The State Development and Redevelopment Plan is the guidance document for achieving these goals and objectives and provides a template for intergovernmental coordination. The State Planning Act requires the State Planning Commission to adopt a State Plan every ten years. The current State Development and Redevelopment Plan was adopted in March 2001, which amended the previous plan adopted in 1992. In 2010, the State released a new Draft State Strategic Plan, which went through public comment and hearing. The 2012 State Strategic Plan does not include a map, nor does it include planning area designations, as the 2001 State Development and Redevelopment Plan does. As the 2012 State Strategic Plan was never adopted the 2001 State Development Redevelopment Plan remains the current State Plan.

Pursuant to the previous Subchapter 8 of the State Planning Rules (N.J.A.C. 17:32 et seq.), the Borough of Allentown submitted a petition to amend the State Plan Policy Map to designate the Borough of Allentown as a Village Center in 2002.

PURPOSE OF PLAN ENDORSEMENT

The purpose of Plan Endorsement is to establish consistency among municipal, County, regional, and State agencies within each other and with the State Plan. The goals of plan endorsement are as follows:

1. Encourage municipal, County, regional and State agency plans to be coordinated and support each other to achieve the goals of the State Plan;
2. Encourage municipalities and counties to plan on a regional basis while recognizing the fundamental municipal master plan and development regulations;
3. Consider the entire municipality, including Centers, Cores, Nodes and Environs, within the context of regional systems;
4. Provide an opportunity for all government entities and the public to discuss and resolve common planning issues;
5. Provide a framework to guide and support State investment programs and permitting assistance in the implementation of municipal, county, and regional plans that meet statewide objectives;
6. Learn new planning approaches and techniques from municipal, county and regional governments for the dissemination throughout the state and possible incorporation into the State Plan (The New Jersey State Development and Redevelopment Plan, 2001, page 14);

7. Ensure that petitions for Plan Endorsement are consistent with applicable State land use statutes and regulations.

BENEFITS OF PLAN ENDORSEMENT

Upon receiving Plan Endorsement, State agencies will provide benefits to the municipality to assist in implementing the endorsed plan. This assistance will include technical assistance, direct State capital investment, priority for State grants and low-interest loans, preferential interest rates, and a coordinated regulator review for projects consistent with endorsed plans. A benefits package will be put together at the time of the Action Plan so the municipality and State agencies have a mutual understanding of what the municipality will need to do in order to be entitled to the State's resources, and what the State needs to do to dedicate resources and earmark funds if appropriate. The municipality and State agencies should consider as part of the benefits package all future projects for which the municipality seeks State financial and technical assistance.

Desired Plan Endorsement Benefits include:

- State Provide technical assistance for local planning endeavors
- Priority funding for state grants
- Streamlined permitting process for projects that are consistent with State Planning Goals and objectives
- Set aside implementation funding (mini grants for endorsed locations) for small scale, tactical urbanism projects that require grass roots engagement
- Free access or discounts to government officials and municipal representatives for conferences, training, and webinars as they relate to local, regional, and state planning issues

PLAN ENDORSEMENT PROCESS

Plan Endorsement involves a ten-step process with specific timeframes in which the State has to respond. The Borough has already completed Steps 1 and 2 (waiver), and this report is Step 3. The steps are as follows:

1. Step 1: Pre-Petition
2. Step 2: Plan Endorsement Advisory Committee
3. Step 3: Municipal Self-Assessment Report
4. Step 4: State Opportunities and Constraints Assessment
5. Step 5: Community Visioning
6. Step 6: Consistency Review
7. Step 7: Action Plan Implementation
8. Step 8: OPA Recommendation report/ Draft Planning and Implementation Agreement (PIA)
9. Step 9: State Planning Commission Endorsement

10. Monitoring and Benefits

MUNICIPAL SELF-ASSESSMENT

The purpose of the report is to review the existing conditions, demographic trends, and inventory of resources in Allentown Borough and assess the municipal planning and zoning documents with the State Plan. The report follows the municipal assessment template created in March 2020 by the Office of Planning Advocacy.

This report will provide valuable information on the key characteristics of the population, housing, and economic conditions, public facilities and services, transportation, sewer and water utility infrastructure, and cultural, natural and recreational facilities within the municipality. By identifying the existing conditions, the community can better understand its assets and challenges to better inform the community visioning process. The report will also include any proposed changes to the State Plan Policy Map with a description of how such changes are consistent with local and state planning objectives.

Allentown Borough is seeking Plan Endorsement to align its local planning goals and objectives within the State Plan. Allentown seeks to renew its Village Center designation along North and South Main Street from Broad Street to the Upper Freehold Township border, Waker Avenue to the Upper Freehold Township border, Church Street to the Robbinsville Township border, and High Street to the Upper Freehold Township border. The proposed Village Center boundary coincides with Allentown's municipal boundary.

The Borough has a Housing Plan that is in accordance with the Municipal Land Use Law and procedural requirements within COAH regulations that were upheld by the Supreme Court and by the Mercer County Opinion outlining the methodologies for determining the Borough's Affordable Housing Obligation for the Present Need, Prior Round Obligation, GAP Period Obligation, and Prospective Need Obligation for the period 1987 through 2025 (Master Plan, IX-4).

Allentown's Village Center environs are in Upper Freehold Township in Monmouth County and Robbinsville and Hamilton Townships in Mercer County. The Borough and most of its environs are in the Rural Planning Area (PA-4), with large-lot residential developments encroaching on the historic village and large farmland tracts. Allentown has an existing Cultural Site overlay covering much of the Borough and its historic district. A significant portion of Robbinsville Township is Suburban Planning Area (PA-2) with sewer service and an impending office, hotel, commercial and warehouse development. The State Planning Commission designated a Town Center in Robbinsville Township in 1998. Allentown's primary reason for Village Center designation renewal is to maintain State agency support to preserve the Borough's historic character through rehabilitation, to maintain the village's economic viability, and to discourage

sprawl and encourage farmland preservation and natural resource conservation outside its municipal borders in the Village Center's environs. The proximity of Interstate-195 and the New Jersey Turnpike Interchange 7A has encouraged significant residential development in the rural environs in recent years.

The Borough sought and received a waiver for Step 2: Plan Endorsement Advisory Committee due to the work that had just been done by the Planning Board and Governing Body to update the Master Plan in 2018. When the Governing Body held their public meetings and other commissions commented, those commissions were made up of public members. Nothing has significantly changed in land use planning since the adoption of the Master Plan in 2018.

Section 2. EXISTING CONDITIONS/OPPORTUNITIES AND CHALLENGES

LOCATION AND REGIONAL CONTEXT

Allentown is a small, historic village located on the western border of the County, originally settled in the 17th century. In addition to its listing in the National Register of Historic Places, Allentown is recognized as one of the largest historic districts in New Jersey. There are currently 220 buildings and homes in the village that predate 1860. The Borough has a land area of 0.6 square miles, a historic mill, and a tree-lined main street. With 56% of the land use assessed as residential, Colonial and Victorian houses populate the streets of Allentown. According to the Panhandle Region Plan, the Borough's vision is to maintain its historic character and to continue having a viable downtown offering services and goods to residents (Monmouth County At-A-Glance, 2020).

According to the County's Panhandle Region Plan (2011), Allentown's "Top Planning Issues" were downtown congestion, preservation of historic character, economic viability, and retaining "mom and pop" stores. Redevelopment efforts in the Borough include: revitalizing the business district, rehabilitation of the wastewater treatment plant infrastructure, and the Allentown Historic Streetscape Improvement Project.

In 2010, Allentown Borough assisted the County with the Upper Freehold Historic Farmland Byway Corridor Management Plan (2010). This Plan highlights the state-designated 24-mile scenic byway that showcases the pastoral landscape of horse farms, agricultural fields, historic structures, crossroad hamlets, and natural resources of Western Monmouth County, including Main Street in Allentown. A byway committee comprised of representatives from the Borough, Upper Freehold, Monmouth County, and the Monmouth Conservation Foundation was reconstituted in 2019.

In 2016, Monmouth County applied for a North Jersey Transportation Planning Authority (NJTPA) Sub regional Studies Grant to conduct a comprehensive freight related transportation planning study in the western most portion of the County encompassing the communities of Allentown Borough, Upper Freehold Township, and the neighboring community of Robbinsville Township in Mercer County. The Monmouth Mercer Moving Mindfully study was completed in

2019 and provides an array of mitigation measure that will improve conditions for all users. While reducing the negative effects associated with freight related traffic without placing an undue burden on a single community or interest group. Allentown continues to remain on numerous lists as one of New Jersey's most charming and beautiful small towns. The most recent recognition comes from New Jersey Monthly Magazine's 16 Small Towns We Love (Monmouth County At-A-Glance, 2020).

BACKGROUND

The decline in population from 1980 through 2016 occurred as a result of a declining birthrate, a declining average household size and an increasingly elderly population with fewer children living at home. It is estimated that in 2010 11.3 percent of the Allentown population was aged 65 and older. The Borough has experienced an increasingly aging population for the past 40 years and it is expected that this trend will continue through the next decade.

Population trends are influenced by a variety of factors, including national, state and regional economic conditions, social changes and government policies. Changing birth rates, employment trends, consumer preferences and numerous other factors can affect future development and the number of residents within the Borough. Since the Borough is nearly completely developed, it is unlikely that there will be a substantial increase of population in the future.

DEMOGRAPHIC DATA SOURCES

The demographic data used in this section are derived from a variety of sources. The U.S. Census Bureau provides data on general population characteristics including the number of persons, households and families and housing units within the State, Monmouth County and the Borough. Historical and geographical comparisons are possible through the use of Census data. In addition, the New Jersey Department of Labor and Industry, Office of Demographic and Economic Analysis, compiles demographic data and provides estimates on population characteristics of the State, metropolitan regions, counties and municipalities.

Figure III-1, Historic Population: 1900 – 2015 compares population changes numerically and by percentage on a decennial basis for Allentown, Monmouth County and the State. While Allentown has experienced a modest loss in population since 1980, Monmouth County experienced its first recorded estimated loss of population between 2010 and 2015. The State of New Jersey experienced a modest increase of only 4.5% between 2000 and 2010, the third lowest decennial increase since 1880. The post-World War II population growth in Monmouth County reached a peak between 2000 and 2010 while Allentown reached its population peak in about 1980.

The lack of vacant, developable land coupled with the environmental restrictions on development established by the State in wetland areas, wetland transition areas, floodplains, flood prone areas and steep slope areas further restricts future development in the Borough.

COMPONENTS OF POPULATION CHANGE: 1960-2010

Population changes occur from two basic factors:

- Natural increases or decreases (births versus deaths)
- In and out migration (the movement of residents into or out of the Borough)

Following World War II, population growth in Allentown resulted from both a high birth rate and an in-migration of population as evidenced by the fact that the population increased approximately 2½ times from 1940 to 1980. In the decades that followed, 1980 to 2015, the population decreased as a result of a reduction in the birth rate and a modest net out-migration of population. Since the New Jersey Department of Health changed its method of recording births and deaths in the 1990s, it is not currently possible to calculate natural increases or decreases based on annual birth and deaths by municipality.

**Figure III-1
Historic Population: 1900 to 2015
Allentown Borough, Monmouth County and New Jersey**

Year	Allentown Borough		Monmouth County		New Jersey	
	Census	Percent Change	Census	Percent Change	Census	Percent Change
1900	695		82,057	18.7	1,883,669	30.4
1910	634	-8.8	94,734	15.4	2,537,167	34.7
1920	634	0.0	104,925	10.8	3,155,900	24.4
1930	706	11.4	147,209	40.3	4,041,334	28.1
1940	766	8.5	161,238	9.5	4,160,165	2.9
1950	931	21.5	225,327	39.7	4,835,329	16.3
1960	1,393	49.6	334,401	48.4	6,066,782	25.5
1970	1,603	15.1	461,849	38.1	7,364,158	2.7
1980	1,962	22.4	503,173	8.9	7,168,164	18.2
1990	1,828	-6.8	553,124	10.0	7,730,188	5.0
2000	1,882	3.0	615,303	11.2	8,414,378	8.9
2010	1,828	-2.9	630,380	2.5	8,791,894	4.5
2015*	1,825	-0.2	628,715	-0.3	8,958,013	1.9

Source: United States Census of Population: 1890-2010

* United States Census Bureau, Census Estimates for New Jersey, April 1, 2010 to July 1, 2015

AGE, GENDER AND RACE CHARACTERISTICS

The U.S. Census provides population data on racial, age and gender characteristics on a municipal basis. Figure III-2 provides the data pertaining to the Borough population by race. The 2010 Census includes a breakdown of Non-Hispanic individuals.

Figure III-3 provides age and gender characteristics for the 2010 population of Allentown Borough.

The Borough population of 1,828 in 2010 consisted of 958 females representing 52.40% of the population while males totaled 870 or 47.60 % of the population. The median age of the Borough population was 42.4 years in 2010. The median age of Allentown is higher than Monmouth County at 41.3 years, the State at 39.0 years and the United States at 37.2 years.

**Figure III-2
Racial Characteristics-2010
Allentown Borough**

	Total	Percent
White Alone	1,663	91.0
Black or African American alone	81	4.4
American Indian & Alaska Native alone	2	0.1
Asian alone	28	1.5
Other Race	16	0.9
Two or More Races	38	2.1
TOTAL	1,828	100.0

Source: U.S. Bureau of Census

**Figure III-3
Age and Sex – 2010
Allentown Borough**

Age	Total	Male	Female
Under 5 years	75	37	38
5 to 9 years	102	54	48
10 to 14 years	161	72	89
15 to 19 years	164	81	83
20 to 24 years	84	39	45
25 to 29 years	89	45	44
30 to 34 years	77	37	40
35 to 39 years	91	42	49
40 to 44 years	148	67	81
45 to 49 years	205	102	103
50 to 54 years	172	82	90
55 to 59 years	139	65	74
60 to 64 years	113	55	58
65 to 69 years	64	24	40
70 to 74 years	64	30	34
75 to 79 years	33	20	13
80 to 84 years	25	11	14
85 years and over	22	7	15
Total Population	1828	870	958
Median Age	42.4	42.1	42.6

Source: U.S. Bureau of Census

INCOME LEVEL

Figure III-4 outlines household income by income category as of 2015. The 2016 American Community Survey One-Year Estimates reported the median household income in 2015 inflation-adjusted dollars for Allentown as \$97,188, for Monmouth County as \$87,297, for New Jersey as \$72,093 and the United States as \$53,657. The per capita income for Allentown was \$45,481, for Monmouth County \$44,504, for New Jersey \$36,593 and for the United States \$28,889. Monmouth County residents had the fifth highest per capita income in New Jersey at \$44,873. Hunterdon County had the highest per capita income county at \$50,415.

Figure III-4
Household Income Distribution – 2015 American Community Survey
(One Year Estimates)
Allentown Borough, Monmouth County, New Jersey and United States

	Allentown	Monmouth County	New Jersey	United States
Less than \$10,000	1.4%	4.1%	5.5%	7.2%
\$10,000 to \$14,999	1.7%	3.2%	3.8%	5.3%
\$15,000 to \$24,999	6.3%	6.8%	8.1%	10.6%
\$25,000 to \$34,999	3.5%	6.9%	7.8%	10.1%
\$35,000 to \$49,999	9.7%	8.5%	10.5%	13.4%
\$50,000 to \$74,999	13.0%	14.1%	15.8%	17.8%
\$75,000 to \$99,999	17.4%	12.2%	12.5%	12.1%
\$100,000 to \$149,999	20.2%	18.6%	17.2%	13.1%
\$150,000 to \$199,999	10.4%	11.0%	8.7%	5.1%
\$200,000 or more	16.4%	14.7%	10.1%	5.3%
Total Households		100.0%	100.0%	100.0%
Median household income	\$97,434	\$85,242	\$72,093	\$53,889
Mean household income	\$110,778	\$115,006	\$99,026	\$75,558
Per capita income	\$41,401	\$43,469	\$36,852	\$28,330

Source: U.S. Community Survey – 2016

EMPLOYMENT

The U.S. Census reported that in 2015 of the 1,510 residents 16 year of age and older, 1,036 or 68.6 percent were employed. More than 55.9 percent had positions in information, finance, insurance, real estate, professional, scientific, management, administrative, educational, health care, social assistance and public administration occupations. Other major occupations included construction, manufacturing, retail trade and the arts, entertainment, recreation, accommodation and food services sectors of the economy. The distribution of occupations is summarized in Figure III-5, Civilian Occupations-2015.

**Figure III-5
Civilian Occupations – 2015
Allentown Borough**

Classification	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	14	1.4%
Construction	55	5.3%
Manufacturing	79	7.6%
Wholesale trade	41	4.0%
Retail trade	91	8.8%
Transportation and warehousing, and utilities	40	3.9%
Information	7	0.7%
Finance and insurance, and real estate and rental and leasing	67	6.5%
Professional, scientific, and management, and administrative and waste management services	142	13.7%
Educational services, and health care and social assistance	261	25.2%
Arts, entertainment, and recreation, and accommodation and food services	104	10.0%
Other services, except public administration	33	3.2%
Public administration	102	9.8%
Total - Civilian Employed Population 16 and over	1,036	100.0%

Source: U.S. Community Survey - 2015

INVENTORY OF KEY CHARACTERISTICS

Allentown originated as a rural service center within an agricultural area but later shifted its orientation to a residential community and service center during the 1960's and 1970's. The land use patterns today reflect this change. In the 1978 Master Plan vacant land accounted for 56.2 acres and farmland accounted for 55.8 acres. By 2018 the amount of vacant land had been reduced to 5 acres and farmland to less than one acre. Most of the vacant land that remained in 1978 has been transformed into single family residential development

The existing land uses in the older, historic portions of the Borough centering on Main Street between Church Street and Conines Millpond, are remnants of the former rural service center land use pattern with narrow storefronts along the thoroughfares and the crossroads of County Routes 524 and 539 as the focal point. Land uses surrounding the Main Street commercial and

service areas are comprised of historic single-family residences. Extending beyond the historic residential area are newer single-family houses and developments that were built after World War II through the 1980s. The newer areas have a typical suburban character consisting of more uniform rectilinear lots and curved streets. Allentown is bordered by newer and more affluent residential areas within Upper Freehold and Robbinsville Townships.

The existing land uses of the Borough are described in this section. Land uses have been separated into several categories, which include: Residential (1 to 4 Family); Apartments; Commercial; Houses of Worship and Quasi-Public Facilities; Cemeteries; Public Schools; Public Property, Park and Open Space; Farm; Vacant Private Land; and Streets and Right-Of Ways.

EXISTING LAND USE TABLE AND MAP

The existing land uses as of 2018 are presented in Figure II-1 below. There are ten separate land use categories including roadways and right-of ways that total 395 acres. Figure II-3 at the end of this section presents the existing land uses within each of the categories and provides the specific names of the community facilities, parks, schools, houses of worship, cemeteries and apartments.

RESIDENTIAL (1 to 4 FAMILY)

Single family housing units and housing units occupied by two to four families comprise 50.7 percent of the total land area, or just over 200 acres. Residential uses are located throughout the Borough. The dominant dwelling type in the Borough is detached single family housing.

**Figure II-1
Existing Land Use - 2018
Acreage and Percent of Total**

Land Use	Acres	Percent of Total Land
Residential (1 to 4 family)	200.4	50.7%
Apartments	10.0	2.5%
Commercial	17.7	4.5%
House of Worship / Quasi-Public	9.2	2.3%
Cemeteries	14.2	3.6%
Farm Qualified	0.9	0.2%

Public School Property	19.3	4.9%
Public Property, Park and Open Space*	80.1	20.3%
Vacant (Private)	5.1	1.3%
Roadways (Right-of-way) approx.	38.1	9.6%
Total Land Acres	395.0	100.0%

* Includes Conines Millpond +/- 12.9 acres

APARTMENTS

There are two (2) apartments within the Borough of Allentown with five or more apartments. The apartment land use category comprises 10.0 acres or 2.5% of the land total within the Borough.

The Towne Mews Apartment contains 9.6 acres and is located at 55 Breza Road along the western Borough border. There is a total of 80 residential units within eight separate two-story buildings comprised of 1- and 2-bedroom units.

A second smaller apartment building comprised of 8 units is located in the Historic District at 30 South Main Street. There is no designated name for the apartment building.

COMMERCIAL

Commercial land uses include retail and personal service businesses, mixed commercial/residential uses and professional services and offices.

The main commercial area is located generally along Main Street between Conines Millpond and Broad Street and accounts for 17.7 acres or 4.5 percent of the land total.

A variety of different types of business and professional services are located in the downtown area. The uses include a spa, gas station, restaurants, liquor store, bakery, pharmacy, professional and medical offices, dry cleaners, retail stores and a florist. Other non-commercial uses located in the downtown include the Borough municipal and police building, post office, library, apartment and some single-family residential uses.

STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES

This section describes recent relevant planning activities, including but not limited to topics such as regional planning, master planning, redevelopment, economic development, affordable housing, transportation, utilities, open space and recreation, agriculture, historic preservation, shared services, and emergency planning.

MASTER PLAN

In order to promote desirable community features, limit future development on the existing vacant land and guide historic preservation, restoration, and redevelopment efforts, the Master Plan, updated in 2018, is based on the following principles:

1. Maintaining and enhancing the Borough's traditional historic form, characterized by its historic business district, streetscapes and buildings, residential areas, pedestrian scale, and open space and recreation areas
2. Maintaining the present intensity of land use, density of population and existing lot sizes and configurations with respect to environmental and other constraints, and recognizing the limited capacity of existing infrastructure (sanitary sewers and public water) with the goal of preserving the community's historic character and economic viability
3. Maintaining and preserving existing single-family residential neighborhoods
4. Limiting multi-family residential uses to existing locations, except as provided for in the Housing Plan Element
5. Encourage a viable economic base
6. Identify and conserve environmentally critical natural features
7. Support linkages and the balance of open space with recreation activities to enhance the character and improve the amenities centrally available in the Borough
8. Recognize and preserve historic sites and districts and encourage their restoration, rehabilitation and adaptive use or reuse

OBJECTIVES

1. To safely secure residents and property from fire, flood, panic and other natural and manmade disasters, including the development of disaster mitigation plans in advance of need
2. To limit future land development and population density to ensure neighborhood, community and regional well-being and protection of the environment
3. To prevent the degradation of the environment through the improper use of land, streams and stream corridors, wetlands and woodlands, and through reduction of tree cover and vegetation on the land
4. To encourage open space and recreational activities, adequate public services for open space use, as well as improved commercial facilities
5. To upgrade existing municipal facilities, including public utilities, administrative and maintenance facilities and creating new parking areas as required
6. To preserve historic sites and districts and restore, rehabilitate and promote adaptive uses and reuses for historic buildings
7. To promote a desirable visual environment in terms of open space and recreation lands, historic areas, scenic roadways, landscaping, buildings and infrastructure
8. To encourage restoration as well as redevelopment of substandard sites, buildings and streetscapes, which contribute to the improvement and enhancement of the Borough

9. To maintain and preserve the locations and conditions of current residential and open space and recreational uses
10. To maintain and attract beneficial commercial uses in their existing zones
11. To promote the recovery of recyclable materials from the municipal solid waste stream and encourage the conservation of energy
12. To encourage the appropriate and efficient expenditure of public funds by coordinating public and private development within the framework of existing land use patterns and densities, redevelopment needs and conservation principles
13. To support the creation and preservation of housing opportunities for households in a range of income levels including low and moderate income

ASSUMPTIONS

The Borough of Allentown Master Plan was based upon the following assumptions:

1. There will be no catastrophic disruption of the existing natural and/or man-made features of the Borough
2. There will likely be continued long-term economic expansion and population growth within the areas surrounding the Borough of Allentown.
3. Little or no population growth is expected in Allentown and land use and population density are at their limits.
4. Opportunities to preserve and enhance the economic base of the community will exist by virtue of the favorable access to the Borough within the region, and by pursuing initiatives that conserve the existing appeal and geographic advantages enjoyed by the Borough

POLICIES

The Allentown Master Plan is based upon the following policies:

1. Provision of a variety of residential uses, including homes accessible to a variety of populations and a range of income levels, and non-residential uses, which will maintain the Borough of Allentown as an attractive community in western Monmouth County
2. Protection of the environmental quality of the Borough through measures that maintain sensitive features including historic sites, areas containing recreational resources, woodlands, stream corridors, wetlands and other natural areas
3. Enhancement of the historic business district to strengthen the commercial attraction and to expand the choice of beneficial goods, services and employment opportunities available within the Borough
4. Maintenance of the livability and value of residential neighborhoods
5. Management of architectural elements that are seen in the historic downtown to maintain and enhance the architectural heritage

LAND USE PLAN ELEMENT

A Land Use Plan Element is a mandatory component of a municipal Master Plan as required by the Municipal Land Use Law, N.J.S.A. 40:55D-28, Preparation of a Master Plan. Pertinent provisions of N.J.S.A. 40:55D-28 applicable to Allentown provide that:

- a. "The planning board may prepare and, after public hearing, adopt or amend a master plan or component parts thereof, to guide the use of lands within the municipality in a manner, which protects public health and safety and promotes the general welfare.
- b. The master plan shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text, presenting, at least the following elements.....:
 - (1) A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based;
 - (2) A land use plan element
 - (a) taking into account and stating its relationship to the statement provided for in paragraph (1) hereof, and other master plan elements provided for in paragraphs (3) through (14) hereof and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes and woodlands;
 - (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance;
 - (c) including a statement of the standards of population density and development intensity recommended for the municipality;

HISTORIC RESIDENTIAL

Residential development within the Allentown Historic District is delineated by the common characteristics of the properties as developed including areas mapped as HR-40, HR-60, HR-85, HR-120 and HR-140. The Historic Residential areas are comprised almost exclusively of single-family detached home on individual lots.

Historic Residential (HR-40)

The HR-40 Historic Residential area consists of single-family homes on individual lots. The HR-40 area is a one block area located between Pearl and Hamilton Streets and a half block area along the eastern side of Hamilton Street. The HR-40 area contains lots that were platted in the 1800s. Lots in the area have frontages predominately ranging from 40 to 50 feet. Four lots along Hamilton Street have frontages of 25 feet. Lot depths in the HR-40 area range from 96 feet to 110 feet with lot areas ranging predominately from 4,000 to 5,500 square feet. The HR-40 is the highest density single family area in the Borough. The maximum net density is 11 dwelling units per acre. The platted lots, however, provide for approximately six dwelling units per acre between Hamilton Street and Pearl Street and approximately 8.5 dwelling units per acre for the lots fronting on the east side of Hamilton Street.

Historic Residential (HR-60)

The HR-60 Historic Residential area is comprised of single-family detached homes on individual lots and is located along both sides of Church Street extending west of the business district to Gordon Street and Indian Run. The majority of the lots were platted in the 1800s and have frontages ranging from 50 to 60 feet. Lot depths in the HR-60 area range from 120 feet to 250 feet along the north side of Church Street and 190 to 305 feet along the southern side of Church Street. The maximum residential density of lots platted in the HR-60 area is approximately seven dwelling units per acre, which occurs along a portion of Church Street extending from the Methodist Church west to Johnson Drive. Most of the lots along the remainder of Church Street have developed at densities of 1.5 to 3 dwelling units per acre.

Historic Residential (HR-85)

The HR-85 Historic Residential area is comprised of single-family detached homes on individual lots located along North Main Street from Church Street north to Broad Street. The area also contains two preexisting businesses. The HR-85 area contains a variety of historic platted lots including seven of the smallest lots in the Borough located in the triangular area between North Main Street and Maiden Lane. Most of the remainder of the lots in the HR-85 vary in area from 5,000 square feet to 15,000 with an average lot area of approximately 8,500 square feet. Lot frontages also vary from 35 to 75 feet with most being 50 to 60 feet in width. The overall density of the HR-85 Historic Residential area is approximately 5 dwelling units per acre.

Historic Residential (HR-120)

The HR-120 Historic Residential area is comprised of single-family detached homes on individual lots located along the north side of South Main Street opposite of High Street and the south side of South Main Street west of High Street. The HR-120 area contains historic platted lots with 60-foot frontages and lot depths that range from 200 feet to 1,000 feet with most of the lots more than 300 feet deep. Lot areas range from 12,000 square feet to more than one acre. The overall density of the HR-120 Historic Residential area is approximately 2.5 dwelling units per acre.

Historic Residential (HR-140)

The HR-140 Historic Residential area is comprised of single-family detached homes on individual lots located along South Main Street south of High Street and along North Main Street from Broad Street north to Green Way. The HR-140 area contains historic platted lots with the majority having 60 to 80-foot frontages and lot depths that range from 200 feet to 1,000 feet with most of the lots more than 300 feet deep. The majority of the lot areas range from 14,000 square feet to more than one acre. The overall density of the HR-140 Historic Residential area is approximately 2.0 dwelling units per acre.

NON-HISTORIC RESIDENTIAL

Residential development located outside of the Allentown Historic District is comprised of properties with common lot characteristics including areas mapped as R-60, R-85 and R-140. The Non-Historic Residential development areas are comprised of single-family detached homes on

individual lots. Most of the Non-Historic Residential development within the Borough was created through major subdivisions after 1950 as shown in Figure VI-1 "Major Subdivisions: 1950-1996."

Residential (R-60)

The R-60 Residential areas consist of single-family detached homes on individual lots. Two of the three R-60 Residential areas are small extensions of the adjacent small lot historic residential development including four properties along the west side of Gordon Street and twelve lots along the western end of Broad Street. The third R-60 area is comprised of the Lakeview development in the southeastern area of the Borough north of Conines Millpond and south of Waker Avenue. This area was the first major development in the Borough after WW II. The Lakeview development was subdivided in 1950 and contains 132 single family lots. The majority of the lots have frontages of 60 feet and lot depths of 100 feet. While most of the lots southeast of Lakeview Drive along the Upper Freehold Township border have lot frontages of 60 feet, the lot depths range from a minimum of 113 to more than 200 feet. The rear yards of the lots along this area of Lakeview Drive abut Doctors Creek and branches of Doctors Creek. The flood prone and wetland areas along the streams are not developable. The maximum residential density of lots in the R-60 Residential areas is seven dwelling units per acre. The lots along Broad Street have lot frontages predominately of 60 feet but lot depths range from 160 to 200 feet, which results in a lower average density of four dwelling units per acre.

Residential (R-85)

The R-85 Residential area is comprised of single-family detached homes on individual lots in two areas in the northern portion of the Borough. One area is comprised of three major subdivision developments totaling 149 lots that include 80 lots in the Indian Run subdivisions, 38 in the Pondview Estates subdivision and 31 lots in the Greenfield Park subdivision. The majority of lots in the Indian Run development have 85-foot lot frontages and lot depths of 130 feet. The density for the majority of the R-85 residential area is four dwelling units per acre. Lots in the Pondview Estates portion of the R-85 area along Pondview Drive have lot frontages of 100 feet with lot depths of 150 feet to 200 feet that result in an average density of 2.5 dwellings per acre. Lots in the Indian Run development along Probasco, in the Pond View Estates along Pondview Drive and in the Greenfield Park development along Greenfield Drive that abut the Indian Run flood prone and wetlands have lot depths that range from 130 feet to more than 400 feet. While these lots are much deeper and larger, the developable upland areas of the lots are similar to upland areas of the R-85 Residential areas.

Residential (R-140)

The R-140 Residential area is comprised of single-family detached homes on individual lots in the southern area of the Borough along South Main Street and an area north of New and Breza Roads and in the northern area of the Borough along North Main Street from Broad Street north to Green Way. The majority of the lot areas range from 14,000 square feet to more than one acre. The overall density of the HR-140 Residential area is approximately 2.0 dwelling units per acre.

One R-140 area is located in the western portion of Borough known as Timber Glen / Poets Section while the second R-140 is located at the northeastern corner of the Borough known as Greenway. The Timber Glen / Poets Section contain 58 lots along Sandburg Drive, Twain Drive and Poe Lane. This area was subdivided in 1970. The majority of lots have 100-foot frontages and lot depths that range from 130 feet to 143. Lots along Doctors Creek have lot depths of 182 to 212 feet. While the lots are deeper than the remainder of the development the flood plain and wetlands restrictions preclude development in the rear portions of the lots. The majority of the lot areas range from 13,000 to 14,000 square feet. The overall net density of the R-140 Residential area Timber Glen / Poets Section is approximately three dwelling units per acre. The Greenway R-140 subdivision contains seven lots. These lots have 85-foot frontages and lot depths ranging from 195 to 201 feet except for two lots that front on the Greenway cul-de-sac. The Greenway development has an average net density of 2.5 dwelling units per acre.

Multi-Family (MF)

There is one Multi-Family MF area on the Land Use Plan. It is located at the western edge of the Borough along Breza Road on Lot 2.01 in Block 18 and is known as Towne Mews. Towne Mews is an apartment complex consisting of 8 separate buildings with a total of 80 one- and two-bedroom apartments on 6.8 acres. A 3.3-acre portion of Lot 2.01 was not developed and is shown as an R-140 area. It is recommended that this portion of the lot be retained for single family residential development to provide for a scenic buffer along Allentown Yardville Road as one of the two western entryways to the Allentown Historic District.

A building at 30 South Main Street (Block 17 Lot 34) contains 8 apartment units. The building is located in the Historic Business District. The property contains approximately 15,150 square feet. The property was listed in the 1979 historic property survey as the J. Fisk House built in about 1860.

HISTORIC BUSINESS DISTRICT

In the center of Allentown is the Historic Business District HB-D located along North and South Main Streets extending from Broad Street in the north to Conines Millpond in the south. The Historic Business District contains approximately 17.7 acres or 4.5 percent of the land total.

The HB-D area includes a variety of different business, professional offices, personal services, residential and public uses. Uses include professional and medical offices, retail, restaurants, a spa, a gas station, a liquor store, a bakery, a pharmacy, a dry cleaner and a florist. Non-commercial uses include the Borough Hall, the Borough Library and Post Office, apartments and single-family residential uses. The Historic Business District reflects the intermixture of uses that is typical of 18th and 19th century municipalities that developed gradually over 200 years and readapted to the changing circulation, business, service and personal needs of Allentown residents and the residents in the surrounding rural areas of Monmouth, Mercer, Burlington and Ocean Counties.

PUBLIC PROPERTY

Public properties within the Borough include the following:

- Municipal Building – Located at 8 North Main Street (Block 7, Lot 39) and includes the Borough administrative facilities, council room and police headquarters.
- Municipal Annex Building – Located at 14 Church Street (Block 17, Lot 46). The municipal annex building houses the public works staff and public works equipment. The second floor is used for Borough document and other storage.
- Sewer Plant – The sewer plant is located on a 5-acre parcel in the northwest corner of the Borough (Block 17, Lot 1.01). Access is from Breza Road through the Township of Upper Freehold.
- Water Pump Station and Tower – A water pump station is located on Church Street (Block 17, Lot 98) on the border with Robbinsville Township opposite Indian Lake. The Allentown Water Tower is located east of South Main Street north of the Allentown High School property on Block 15 Lot 7.

RECREATION AND OPEN SPACE

Recreation and open space include park and recreation facilities within the Borough and in Upper Freehold Township.

- Conines Millpond – (Block 14 Lot 33) Conines Millpond totals 35 acres and extends along Doctors Creek from South Main Street east into Upper Freehold Township. The portion within the Borough is 12.91 acres.
- Byron Johnson Park is owned by the Township of Upper Freehold, with a portion of the park (5 acres) located within the Borough on Ellisdale Road (Block 15, Lot 26.02).
- Farmer Park/Lakeview Shoreline – (Block 14, Lots 22 and 23) at approximately 2.8 acres located along Lakeview Drive along the east bank of Conines Millpond.
- Heritage Park – (Block 17, Lots 30.02, 35.02) is comprised of two lots with the largest parcel of land in the Borough being Block 17 lot 30.02 at 33.6 acres. This lot is located in the north central portion of the Borough along Doctors Creek extending northwest of South Main Street to the Robbinsville and Upper Freehold Township borders. The parcel adjacent to the east of lot 30.02 is Block 17, Lot 35.02 and contains just over 5 acres and is located within the Historic District. In total Heritage Park contains 38.6 acres.
- Sara Barnes Playground – (Block 6, Lots 14 and 15), formerly known as Pearl Street Playground, was renamed in October 1992 for former Councilwomen Sarah Barnes.
- Pete Sensi Park – (Block 14, Lot 34, 35 and 33) is approximately 0.33 acres and located at South Main Street at the northern end of Conines Millpond.
- Sgt. George Ashley Memorial Park (undeveloped) – (Block 7, Lots 18 and 35) contain approximately 2.8 acres that was acquired by the Borough on December 12, 2016. This property has access from Hamilton Street as well as Broad Street (via a pedestrian walkway easement) and is located between Hamilton and North Main Street.
- Breza I (Block 17, Lots 1 and 100) contain 6.32 acres and is located along the borders of Upper Freehold Township and Robbinsville Township. These properties are jointly

owned by the Borough of Allentown, Township of Upper Freehold and the NJDEP (Monmouth Battlefield State Park).

- Phase I – Breza (Block 44, Lots 1.02 and 2 and Block 45, Lots 1.03 and 1.05 in Upper Freehold Township) contains a total of 134.1 acres and is not located in the Borough. These parcels are located in the Township of Upper Freehold and are not shown on the Land Use Plan Map but are part of the Borough’s official Recreation and Open Space Inventory (ROSI) filed with the New Jersey Department of Environmental Green Acres Program. These parcels are jointly owned by the Borough of Allentown, Township of Upper Freehold and the New Jersey Department of Environmental Protection (Monmouth Battlefield State Park).

Park, recreation and open space facilities within the Borough and facilities in Upper Freehold Township that are jointly owned by Allentown, Upper Freehold Township and the NJDEP are listed in Figure XIII-1 and shown a map, Figure XIII-2 Recreation and Open Space Facilities.

SCHOOLS

There are two (2) public school properties located in Allentown; the Allentown High School and the Newell Elementary School. Both schools are located in the southern portion of the Borough. The two schools account for a total of 19.3 acres or 4.3 percent of the total land area within the Borough. The Borough boundary shared with Upper Freehold Township bisects each of the school properties. Both schools are part of the Upper Freehold Regional School System, which also includes the Stone Bridge Middle School in Upper Freehold Township south of the Borough on Yardville Allentown Road.

Allentown High School - serves students in 9th to 12th grades from three municipalities including Allentown Borough and Upper Freehold Township. Millstone Township sends students to the High School as part of a sending/receiving agreement. The High School has been accredited by the Middle States Association of Colleges and Schools Commission on Secondary Schools since 1959. As of the 2015-2016 school year, the school had an enrollment of 1,291 students.

Newell Elementary School - serves students in grades pre-k through fourth. As of the 2015-16 school year, the school had an enrollment of 509 students, the lowest enrollment in nearly 30 years.

Allentown Borough and Upper Freehold Township students attend Stone Bridge Middle School for grades five (5) through eight (8). This school is located south of the Borough at 1252 Yardville Allentown Road in Upper Freehold Township.

CHURCHES AND CHARITABLE

Churches and charitable facility land uses are important historical and architectural elements located in the Allentown Historic District. Churches and charitable land use occupy approximately 9.2 acres or 2.3 percent of the Borough land area.

Churches that exist today in Allentown include the following:

- Allentown Presbyterian Church - 20 High Street (Block 14, Lot 41) 1837 / 1858
- Allentown United Methodist Church - 23 Church Street (Block 7, Lot 53) 1859
- Union African Methodist Episcopal (AME) Church -72 Church Street (Block 17, Lots 82-83) 1878

Properties that are occupied by church parsonages and other church facilities include the Presbyterian parsonage on South Main (Block 18 Lot 44); the Crossroads Youth Center and associated Presbyterian Church property located on South Main Street just south of Sensi Park; the United Methodist parsonage at 23 Church Street (Block 7 Lot 53); the AME parsonage at 72 Church Street (Block 17 Lot 84.11) and a Baptist parsonage at 18 Broad Street (Block 7 Lot 23). These are also included in the church land use category.

The single “charitable facility” in the Borough is the Allentown Public Library Association (APLA) located at 16 South Main Street (Block 17 Lot 43). The library property contains 0.38 acres. The site was originally developed in 1879 as the First Baptist Church of Allentown. The Allentown Library is a public-private association between the Monmouth County Library system, which pays for the library staff, books and inter-library loans and the APLA, which pays for the costs of the building and other operating expenses.

CEMETERIES

There are five cemetery properties located within the Borough that total of 14.2 acres or 3.4 percent of the total land area. All of the cemeteries are located within the Allentown Historic District. The cemeteries include:

- Allentown Methodist Cemetery on Broad Street (Block 21 Lot 54 - 5 acres) 1837
- Allentown Presbyterian Cemetery on High Street (Block 14 Lot 40 (part) – 4.5 acres) 1756
- St. John’s Cemetery on South Main Street (Block 18 Lot 41 - 4.68 acres) 1885
- Lakeview Cemetery (aka Old Episcopal Cemetery or Old Burying Ground) on Lakeview Drive (Block 9 Lot 29 - 0.27 acres) 1730
- African Methodist Cemetery on Hamilton Street (Block 7 Lot 15 - 0.23 acres)

DEVELOPMENT GUIDANCE

Guidance for the development and redevelopment of the Borough is provided in two basic documents: the Borough Master Plan and the Borough Development Regulations:

- The Borough Master Plan provides a long-term vision; discusses broad goals, available options and desirable land development and redevelopment to be pursued in the future. The Master Plan is mandated to be reviewed at least once every ten years by the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89) as revised in 2011. The current Reexamination Report was adopted on September 12, 2016.

The Land Use Plan element of the Borough Master Plan designates land use areas as

“Historic” and “Non-Historic.” The land uses within the Allentown Historic District have been designated as Historic Residential and Historic Business. It is intended that the designated land use areas within the Historic District will be utilized for establishing zoning districts and land development regulations that will include development, redevelopment and rehabilitation standards for permitted and conditional uses that will be compatible with and enhance the Historic District buildings and sites.

- The Borough Development Regulations establish specific zones for particular types of land uses so that neighboring uses will be as compatible and harmonious as possible and provide development specifications for land development. The regulations designate locations where land can be developed, which uses are permitted or prohibited in each zone; how intensive development may be in terms of building bulk, height, lot coverage and other measurable factors; and how to address drainage, off-street parking, landscaping, lighting, signage and other development amenities and appurtenances.

HISTORIC PRESERVATION ELEMENT

The Allentown Historic District, within the Borough of Allentown, as registered on the State and National Registers of Historic Places, is an extant, cohesive complex of residential and commercial structures from the eighteenth, nineteenth and early twentieth centuries. The District contains 166 acres or 42 percent of the total Borough area which consists of 395 acres. This complex of historic structures is generally surrounded by farmland and open space which are a critical part of the character of the Historic District. This cluster surrounds and is surrounded by historic watersheds and wildlife habitats. The historic cluster of buildings and waterways have remained primarily unaltered through the years, except for minimal intrusions. The entire drive through the historic Village of Allentown spans both the length and breadth of the Borough’s boundaries. A critical factor in its historic charm is its historic rural setting, punctuated occasionally by special views. The District is an excellent example of an agrarian village. It is one of the larger historic districts in the state preserved in its rural and agricultural setting. Narrow roads, the scale of the buildings within surrounding agricultural lands, proliferation of barns and rolling countryside all contribute to the character and quaintness of this small community. The district -- sequestered in its setting -- provides Allentown its sense of place as a Historic Village. The purpose of this Plan Element is to provide an understanding of the Allentown Historic District, and the importance of protecting its setting, the vistas, contributing resources and special overall character.

HISTORIC STRUCTURAL SITE CRITERIA AND SIGNIFICANCE

The Allentown Historic District significance is found in the standards used by the Department of Interior for evaluating the significance of a proposed site and/or district for inclusion on the National Register were used by Allentown when creating its historic district. The following standards determine “the quality of significance in American history, architecture, archaeology, engineering and culture [that] is present in districts, sites, buildings, structures and objects”:

- (1) Possess integrity of location, design, setting, workmanship, feeling and association, and;
- (2) Associated with events that have made a significant combination to the broad patterns of our history: or
- (3) Associated with the lives of persons significant in our past; or
- (4) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction; or
- (5) Yield, or may be likely to yield, information important in prehistory or history.

In the case of the Allentown Historic District, while its significance is found in all five standards, its particular significance is found in the first two standards listed above.

The District itself is particularly distinguished. Many individual buildings, structures, bodies of water, streetscapes and scenic vistas are extraordinary. There is an exceptionally wide variety of architecture relative to the size of the Village. The architectural historian who assisted in inventorying the Borough stated, "...Allentown presents a picture-book history of American architectural development."

The Historic Sites Survey identified at least twenty-one different styles of architecture in the District, including:

Greek Revival	Roman Classicism	Vernacular Traditional
Victorian Commercial	Vernacular Victorian	Victorian Eclectic
Victorian Double House	Italianate	Carpenter Gothic
Second Empire	Queen Anne	Beaux Arts
Classicism	Twentieth Century Commercial	Colonial Revival
Bungalow	Executive Tudor	Federal
Georgian	Country Georgian	Bungalowoid.

Allentown developed historically in a cluster around the waterways and mills, with parts of Main Street as the commercial spine. The siting of the Old Mill in the center of the Borough is of particular significance. Built on the banks of Doctors Creek, it creates an immediate awareness of its historic contribution to the Borough. The Historic District is bisected by the Conines Millpond at the center of the village and the Sawmill Pond at the Church Street western terminus. The larger Conines Millpond, a wildlife sanctuary, is one of the oldest man-made reservoirs in New Jersey.

DESCRIPTION OF ALLENTOWN HISTORIC DISTRICT

The Allentown Historic District [ID #1949] was added to the National Register of Historic Places effective June 14, 1982 [National Reference #82003284], following its listing on the State of New Jersey Register effective October 29, 1981. Prior to its being included in the Allentown Historic District, separately, the Allentown Mill [ID #1950] was nominated and added to the National

Register on February 14, 1978 [National Reference #78001774], following its inclusion on the New Jersey Register effective August 19, 1977.

The Allentown Historic District extends on both sides of North and South Main Streets through Allentown, and on both sides of High Street, Waker Avenue, Church Street, Hamilton Street and Pearl Street. It also includes properties on one side of Mechanics Street, Lakeview Drive and Allentown Yardville Road. The following scenic corridors and vistas related to the setting of the Historic District are as important to the character of the historic district as the contributing resources.

- (1) The view from the South Main Street entrance to Allentown looking south into Upper Freehold Township is a panorama of open spaces interspersed with some new housing areas and a small rural-type community commercial area. The Saint John the Baptist Catholic Church and convent add a distinctive quality to this open view: it prepares one for the breathtaking entrance to the historic homes along South Main Street. Turning around, one can view large Victorian and 18th century residences along the street that are framed by mature trees. The South Main Street corridor is part of the ridge that borders the Millpond and separates the 'Hill' section from the business or lower section of the Village.
- (2) Standing at the eastern border of Allentown on High Street looking into Upper Freehold Township, the vista is one of well-cared-for open space, a school addition, farms and historic farmhouses. Looking back into town along the Millpond Ridge, the view includes the historic Allentown Presbyterian Church and Cemetery. Lovely 18th and 19th century homes line the narrow street. The historic Allentown School building can be viewed on the southern side of the street.
- (3) Standing on North Main Street (Route 539) at the northern border with Upper Freehold Township, the view is one of a somewhat deteriorating agricultural area bounded by I-195. Turning around and viewing North Main Street, one sees a wider street that narrows to give the visitor a view of 18th and 19th century homes with the historic commercial district in the distance.
- (4) Standing on the Church Street Bridge (Route 526) at the Robbinsville Township, Mercer County border looking westward toward Mercer County, the view is one of green open spaces plus two noteworthy historic farmhouses, one Victorian and one 18th century. Turning around to view the Village from the Church Street entrance, are portions of Indian Lake and Indian Creek meandering along the western boundary of the Historic District. The view entering the Village from the western end of Church Street includes 18th, 19th and early 20th century homes set near the narrow tree-lined street. Church Street, with the A.M.E. Parsonage and Allentown United Methodist Church, is a charming introduction to the Village.
- (5) The most spectacular scenic corridor in the Village for residents and for visitors is seen when standing on the Millpond Bridge in the center of the Village on South Main Street. The scene is one of natural beauty, including Allentown's large Conines Millpond extending in a line away from the viewer surrounded by lush vegetation, birds alighting on the far end of the pond and flying overhead, punctuated by the Presbyterian Church

steeple and Cemetery along the banks of this wildlife sanctuary. The scene is one of peaceful tranquility. The changing seasons make this a favorite spot for strollers along the banks and bridge. Several recreational areas are maintained on the banks of the pond. Standing on the dock at South Main Street, turning to the west, the view includes the Allentown Mill and the banks of Doctors Creek. Turning around to the east, the view includes the steeply sloped creek banks overlooking the wetlands and open spaces.

- (6) Standing and viewing Upper Freehold Township from Waker Avenue (Route 526) to the east, one is treated to some open space and a new development in Upper Freehold. Turning around in the direction of the Village, the short narrow Waker Street is a reminder of the road taken by farmers from Imlaystown and Red Valley west of the Borough to attend Sunday morning church services. The homes are in excellent condition. Maiden Lane, a Revolutionary period section of Main Street, is well kept and maintained with pride as the back entrance to many of the Main Street homes.
- (7) Standing on South Main Street at the southeastern tip of Heritage Park looking westerly toward Breza Road, the view is of natural, lush vegetation, farmland and open space punctuated by spectacular sunsets that fill the interior of the park as well as provide a natural home for wildlife including a wide variety of beautiful birds. The area is farmed and frequented by many bird-watching groups.

Historic District Boundaries

The Historic District boundaries are included on the Land Use Plan Element Map as shown on Figure VII-1. The boundaries were delineated based on the "Verbal Boundary Description" contained in the "Allentown Historic District" submitted to the New Jersey State Historic Office Preservation Office (SHPO) on October 29, 1981 and included in the National Register of Historic Places by the National Park Service, U.S. Department of the Interior, on June 14, 1982 (NR Reference # 82003284). The boundaries were verified by SHPO in March 2017. The Borough proposes one amendment to the boundaries. A 120-foot-deep strip along the west side of South Main Street on Block 17 Lot 12 is recommended to maintain a historic entrance to the Borough from the south. This area could be developed for single family homes with a colonial motif or planted with evergreen trees and shrubs. The proposed amendment area is crosshatched in Figure VII-1.

Historic Structures and Sites Inventory

The historic structures and sites properties recorded in the historic survey inventory prepared in 1979 as submitted to the New Jersey State Historic Preservation Office and to the National Register of Historic Sites included 226 historic structures and sites. The inventory of the structures and sites are listed in Figure VII-2 at the end of this Chapter.

POLICY OBJECTIVES

The objectives of this plan are intended to create the framework for protecting and preserving the Allentown Historic District. The following objectives are designed to result in maintaining and enhancing the character of the historic Village.

- (1) Preserve the heritage of the Borough by preserving resources and elements which reflect its cultural, social, economic and architectural history.
- (2) Foster and promote the appropriate maintenance and preservation of the Historic District and its contributing and key properties.
- (3) Prevent unnecessary demolition of historic resources and inappropriate building or development.
- (4) Promote the conservation of the Historic District and sites by continuing education regarding Allentown's history and the benefits of historic preservation.
- (5) Develop and maintain an appropriate and harmonious setting for the historic and architecturally significant buildings, structures and districts within the Borough.
- (6) Establish guidelines and standards that will serve as the principles for historically appropriate alterations of local landmarks and buildings and new construction in the Historic District.

GOALS AND RECOMMENDATIONS

In order to achieve the objectives of the Historic Preservation Plan Element and the overall goals and objectives of the Master Plan, it is recommended that the following actions be implemented:

- (1) Create and adopt a local historic district in accordance with the Department of Interior criteria. The local historic district should be based on the inventory and verbal boundary description that served as the basis for the Allentown Historic District's inclusion on the State and National Registers of Historic Places.
- (2) Establish a Historic Preservation Commission in accordance with the Municipal Land Use Law, N.J.S.A.40: 55D-107, Historic Preservation Commission, which establishes the following responsibilities of a Commission:
 - (a) Prepare a survey of historic sites of the municipality pursuant to criteria identified in the survey report;
 - (b) Make recommendations to the Planning Board on the historic preservation plan element of the master plan and on the implications for preservation of historic sites of any other master plan elements;
 - (c) Advise the Planning Board on the inclusion of historic sites in the recommended capital improvement program;
 - (d) Advise the Planning Board on applications for development pursuant to N.J.S.A. 40:55D-110, Applications for Development Referred to the Historic Preservation Commission, within historic zoning districts or on historic sites designated on the zoning map or identified in any component element of the master plan;
 - (e) Provide written reports pursuant to N.J.S.A 40:55D-111 for issuance of permits (including zoning and construction permits) pertaining to historic sites referred to the Historic Preservation Commission on the application of the zoning ordinance provisions concerning historic preservation; and
 - (f) Carry out such other advisory, educational and informational functions as will promote historic preservation in the municipality.

- (3) Adopt architectural and site development standards that will apply to those districts within the Historic District to preserve the historical development patterns, vistas and resources, especially addressing in-fill and redevelopment.
- (4) Define and adopt a historic district buffer area that addresses compatible and appropriate development adjacent to the Historic District. This buffer is intended to reinforce the standards referenced above within the Historic District, to protect the district from intrusive impacts and to provide guidelines for encouraging or discouraging development within that area.
- (5) Revise the Borough Code to implement the recommendations described in (1) – (4) above.
- (6) Identify techniques for preservation including acquisition, easements and restoration best practices, and identify properties that would most benefit from such techniques.
- (7) Educate Borough and area residents as to the benefits of historic preservation, and owners of contributing resources as to the significance of their respective properties.

ASSESSMENT OF IMPACTS OF OTHER MASTER PLAN ELEMENTS

Include the impact of the following Master Plan Elements on this Historic Preservation Element:

- (1) Land Use:
 - Opportunities for in-fill should be compatible and appropriate within the Historic District in order to avoid intrusive impacts on the district
 - Zoning provisions, including uses and bulk standards, should support the protection and promotion of the character of the village
- (2) Conservation and Open Space:
 - Historic vistas and greenbelts should be preserved as described in the Conservation Plan, as appropriate for preservation
 - Develop a strategic plan to identify the appropriate techniques for historic properties, vistas and greenbelts
- (3) Housing:
 - Address the affordable housing obligation of the Borough within the context of the Historic District, first assuring the need and the available properties for developing affordable units
- (4) Circulation: both vehicular and pedestrian impact on the historic setting
 - Develop solutions for multi-modal circulation that reflects the character of the village, and prioritizes safety, geometry of the street system and protection of the historic structures
- (5) Community Facilities: the conservation of contributing resources publicly owned facilities, nameiythe Borough Hall and the Annex Building; and the Allentown Borough Library

- Ensure the public investment and improvements are consistent with the goals of historic preservation principles found in the plan
- Prioritize improvements to public buildings that promote protecting, preserving and restoring the architectural integrity of the building
- Make decisions regarding public resources that serve as an example to Borough property owners on how to approach property improvements and new construction

CONSERVATION PLAN ELEMENT

INTRODUCTION AND PURPOSE

The Borough of Allentown has long recognized the need to plan for conserving natural resources, and protecting environmentally sensitive areas, specifically steep slopes, wetlands, streams, lakes, recharge areas, flood plains, mature vegetation, groundwater and air quality, in support of open space, especially historic and scenic vistas. Although they are among the most valuable assets of the Borough and its surroundings, including the Historic Greenbelt, open space and natural and historic resources are under continuing development pressure. Borough residents concerned about the potential loss of open space, historic and scenic vistas, public access for stream and lake corridors, pedestrian trails and other amenities associated with threats from development. It is critical to adopt goals, objectives and strategies to protect these resources so that they would not be lost forever.

To document the remaining natural assets within and adjacent to the Borough, the Borough authorized the preparation of a natural resources inventory in 2002. A "Natural Resources Inventory" was completed in March 2003 by Princeton Hydro, 1108 Old York Road Suite 1, P.O. Box 720, Ringoes, NJ 08551. The Planning Board adopted the Natural Resources Inventory on May 5, 2006. Much of the information contained in the Natural Resources Inventory is summarized in this Conservation Plan Element.

In June 2003 an "Open Space and Recreation Plan" was prepared jointly by the Allentown Borough Board of Recreation Commissioners, the Environmental Commission, the Historic Preservation and Review Commission, the Planning Board and the Allentown-Upper Freehold Historical Society Friends of Heritage Park. The Plan was adopted by the Planning Board in May 2006.

In 2004 the Borough retained a consultant, F. X. Browne, Inc., 1101 S. Broad Street, Lansdale, PA 19446, to prepare a "Critical Natural Resources Analysis." The Analysis provided a parcel-specific analysis concerning the potential for additional development within the Borough and identified policy-based strategies (e.g., natural features ordinances) that could be used to protect critical areas from over development. A final report was completed in January 2005.

The 2003 Natural Resources Inventory, the 2004 Critical Natural Resources Analysis and the 2003/2006 Open Space and Recreation Plan are available in electronic format at the Borough Clerk's Office.

The purpose of the Conservation Plan Element is to establish specific objectives related to conservation of all-natural resources, preservation of open space and historic and natural resources, as well as protection of remaining environmentally sensitive areas in Allentown Borough, and to adopt strategies for achieving those objectives.

OVERVIEW

The policies and strategies of this Conservation Plan seek to limit the impacts of development and redevelopment and retain the natural terrain and features to the greatest extent practicable. This Plan also promotes the restoration of natural systems that have been degraded by past activities. As new regulatory tools or techniques become available, they should be evaluated for their ability to promote the Conservation Plan objectives and adopted where appropriate. Conservation easements for critical resources should be expanded, along with a program of mapping and monitoring remaining resources. Additionally, open space and scenic/historic vista acquisition or easement priorities should support the goals of the Conservation Plan.

Fragmentation and degradation of vegetation, land and water resources has been a byproduct of human activity. Woodlands, initially cleared for agricultural use, have given way to residential neighborhoods easily developed on these high, dry and usable soils. Water quality has been progressively altered and impacted by human activity.

The quality of the air we breathe and the water we drink determines the health of the human organism and all life forms. This Conservation Plan seeks to minimize the further degradation of these resources for the 21st century and beyond. This argues for a lighter touch on the land, one that is more respectful of natural systems, and that limits the resource commitments and impacts of human intervention. This calls for a systems approach to natural resource conservation, where interconnected natural systems are viewed as a collective resource, not a series of separate features.

The variety of biological species is an indicator of the health of an ecosystem. Maintaining biological diversity requires protection of critical habitat areas. While habitats of endangered or threatened plant or animal species are of special importance, threatened or endangered status may be transient. For instance, the great blue heron and bald eagle have been removed from the protected list, yet their critical habitats remain essential for their continued survival. Additionally, the extirpation of rare species removes elements from the food chain that help maintain ecological balance. The explosive deer population in New Jersey is but one example of the damage wrought when this natural balance is lost.

Protecting biodiversity requires the protection of terrestrial and aquatic habitats that are highly susceptible to degradation. Freshwater wetlands play an important role in filtering contaminants from the surface water and groundwater regime and, while protected by state statutes, are not immune from impacts that occur beyond the regulated areas. Similarly, prime forested areas, including mature stands of native species, are easily lost or damaged through fragmentation, a manmade impact that reduces bio-diversity.

The scenic wonder of ridgelines, slopes and ravines is only one aspect of the value of these natural features, without which certain species will not remain. Land development should be arranged to maximize the conservation of scenic vistas, fragile ecosystems and critical habitat areas, by limiting the location and extent of development and promoting effective conservation techniques.

Land stewardship involves the actions of both landowners and government agencies. This Conservation Plan proposes the continuation and expansion of land stewardship efforts and outlines Allentown Borough's strategies to meet the statutory purpose to preserve, conserve and utilize natural resources.

The Borough's approach to stewardship should be two-fold, including public education and implementation of ordinances for conservation, subdivision designs, stormwater management, protection of steep slopes, stream corridors or riparian areas, forests and trees as well as scenic/historic vistas. Public education on the importance of stewardship of protecting these valuable natural resources is available through existing educational programs offered by the County and state and private non-profit organizations including the Association of New Jersey Environmental Commissions (ANJEC), Monmouth Conservation Foundation, Delaware and Raritan Greenway Land Trust, Friends of the Hamilton-Trenton Marsh and others. The Borough should continue to partner with these and other organizations to advance these efforts and explore the creation of new programs through Borough schools and agencies.

BACKGROUND

Allentown Borough covers an area of 395 acres. Public property, parks, farm qualified, open space and privately owned vacant land make up approximately 86 acres or 21.8% of the Borough, of which about 13 acres is Conines Millpond. A large part of the Borough, 226 properties, was recognized as a Historic District and listed on the New Jersey Register of Historic Places in 1981 and the National Trust's Register of Historic Places in 1982; then in 2002, Allentown was officially designated as a Village Center by the New Jersey State Planning Commission.

The most recent estimate suggests that approximately 78 percent of the Borough appears to be developed, with the remainder undeveloped lakes/streams, cropland, woodland, wetlands and public parks and open space. This open space provides distinctive natural, cultural and historic resources, accommodates recreational activities and supports surface and groundwater resources. Since the Critical Natural Resources Analysis Report, which analyzed land use by lot and block and zoning district, was prepared in 2005, a significant portion of the vacant, undeveloped or underdeveloped land has been preserved creating Heritage Park and the Sgt. George Ashby Memorial Park. The sensitive environmental areas that were identified in that study, including steep slopes, stream corridors and historic and scenic vistas, have been preserved. The potential impact of previous development threats to steep slopes, stream corridors and historic vistas has been averted due to the commitment of the Borough's

leadership, but not entirely. Over 14 acres of the Borough land area consists of steep slopes over 15 percent and another 26 acres have slopes over 8 percent. The most significant slopes in the Borough occur adjacent to stream corridors, including Doctors Creek, Indian Run and the Conines Millpond. Therefore, continued conservation and Borough stewardship is key to preserve these critical natural resources.

STATUTORY AUTHORIZATION

The Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-1, *et seq.*), which authorizes municipalities to plan and zone to promote the general welfare, includes 15 purposes (N.J.S.A. 40:55D-2). More than half of these purposes highlight the importance of conserving natural resources and maintaining a clean, healthy environment, as the enabling statute calls on municipalities to

- Protect the public health and safety (N.J.S.A. 40:55D-2a) bear a direct relationship to the use and management of New Jersey's land and water resources;
- Secure safety from floods and other natural and manmade disasters (N.J.S.A. 40:55D-2b) and provide adequate light, air and open space (N.J.S.A. 40:55D-2c);
- Preserve the environment, in part through planning for "appropriate population densities and concentrations" (N.J.S.A. 40:55D-2e);
- Provide sufficient space in appropriate locations for a variety of land uses, including public and private open space, according to their respective environmental requirements, to meet the needs of all New Jersey citizens (N.J.S.A. 40:55D-2g);
- Promote the conservation of "open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradations of the environment through improper use of land" (N.J.S.A. 40:55D-2j);
- Promote utilization of renewable energy sources (N.J.S.A. 40:55D-2n) and promote the maximum practicable recovery and recycling of recyclable materials (N.J.S.A. 40:55D-2o)

In furtherance of its significant conservation objectives, the MLUL provides for preparation and adoption of a Conservation Plan Element (N.J.S.A. 40:55D-28b.8) as follows:

"Conservation plan element, providing for the preservation, conservation and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species, wildlife and other resources, and which systematically analyzes the impact of each other component and element of the Master Plan on the present and future preservation, conservation and utilization of those resources."

This Conservation Plan outlines the Allentown Borough strategies to meet the statutory purpose to preserve, conserve and utilize its natural resources. While it is designed to function in concert with the other plan elements, the most important linkage will be between the Land Use Plan and the Conservation Plan. Together, these plan elements propose the location, scale and intensity

of new development and redevelopment and the resource management strategies needed to protect the environment.

SUMMARY OF CONSERVATION FACTORS

Allentown Borough contains a multitude of natural resources, which together, along with its historic resources, help define the essential character of the Borough. Conines Millpond and Indian Run Pond are the two major water bodies, which, along with Doctors Creek and Indian Run, are key natural features of the Borough. Conines Millpond is one of the oldest man-made water bodies in the United States.

AIR

Allentown Borough is located adjacent to the intersection of the New Jersey Turnpike and Interstate 195. These two transportation arteries are the major north/south and east/west routes in New Jersey. These routes and increased development in adjoining municipalities, such as the Matrix Northeast Business Park and Matrix at 7A, which is the home to the Amazon 1.2 million square foot Robbinsville Fulfillment Center and the Hamilton Marketplace, are contributing to increased vehicular traffic through and around the Borough which, along with excessive summer traffic, is having a major impact on Borough air quality. There are lengthy backups due to a corridor effect at Church and Main Streets and Main and High Streets that contribute to significant air pollution. "Motor vehicles are one of the largest sources of pollution worldwide. ...slower moving traffic emits more pollution than when cars move at freeway speeds." (Jennifer Hermes, 1/5/2012 an *environmental leader*) "People who live, work or attend school near major roads appear to have an increased incidence and severity of health problems associated with air pollution exposures related to roadway traffic. (How Mobile Source Pollution Affects Your Health 1/19/17 EPA.gov.)

Air quality data from New Jersey's air monitoring sites can be accessed from www.njairnow.com. More localized air quality data is needed to measure the impacts.

Critical Habitat for Threatened and Endangered Species

In 1993, the New Jersey Department of Environmental Protection Endangered and Non-game Species Program (ENSP) initiated a move to an ecosystem-based approach for endangered species protection. With suburbanization and development occurring in all areas of the State, an increasing amount of habitat suitable for threatened and endangered species was being lost daily. The result of the ENSP effort is the New Jersey Landscape Project, designed to protect New Jersey's biological diversity by maintaining and enhancing imperiled wildlife populations within healthy, functioning ecosystems.

In order to address habitat loss, the ENSP partnered with the Center for Remote Sensing and Spatial Analysis (CRSSA) at Cook College, Rutgers University. Utilizing LandSat Thematic Mapper satellite imagery, CRSSA mapped land cover for the entire State of New Jersey, broken down into 20 different habitat/landcover types. The habitat data was combined with the Natural Heritage Programs' Biological Conservation Database (BCD) that provides information on the sighting of threatened and endangered species, based on the field work of ENSP scientists and sighting

reported by members of the public. It is the most comprehensive data available in digital form on the location of threatened and endangered species.

The New Jersey Landscape Project data was developed to aid municipalities, County and State governments, conservation agencies and citizens in identifying the extent of critical habitat within their respective jurisdictions and communities. A variety of means should be employed to protect these critical habitats, including:

- Prioritizing open space acquisitions on the presence of habitat for threatened and endangered species
- Adopting regulations aimed at protecting critical habitat
- Adopting management policies for open space that are consistent with protection of critical habitat
- Permitting flexibility in development techniques to protect critical habitat
- Promoting land stewardship practices that are consistent with the protection of critical habitat

The Landscape Project data provides users with scientifically sound, peer-reviewed information on the location of critical habitat, based on the conservation status of the species present. Habitats are ranked on a scale of 1 to 5, based on the criteria outlined in Figure VIII-1:

RANK	INDICATION
1	Suitable habitat, no special concern, threatened and endangered species sighted
2	Habitat patch with species of special concern present
3	Habitat patch with State threatened species present
4	Habitat patch with State endangered species present
5	Habitat patch with Federal threatened or endangered species present

According to the Landscape Project mapping (Figure VIII-2), significant areas within the Borough and in its Historic Greenbelt are identified as suitable habitat in the forested wetland and grassland categories. The Monmouth County Unique Areas Study (Monmouth County Environmental Council, 1978) describes Doctors Creek as a unique wildlife habitat and a significant watershed/floodplain resource. The Monmouth County Audubon Society reports that over three hundred and fifty (350) year-round, summer, winter and transient bird species are commonly found in Allentown Borough. The New Jersey Division of Fish and Wildlife (Endangered and Non-game Species Program) notes that Allentown Borough contains 35 acres of critical

forested wetland habitat and approximately 19 acres of critical grassland habitat. Allentown Borough has permanently preserved significant wildlife habitat along the Doctors Creek and Indian Run corridors by the purchase of the Heritage Park property in late 1995.

The threatened, endangered or protected species list for Monmouth County contains 21 birds, 17 insects and 32 plants. According to the Information, Planning and Consultation System (IPaC) as of October 2017. According to the NJDEP Natural Heritage Database and Landscape Project (Version 3.3) on February 1, 2018 the following endangered, threatened or special concern species are found within the immediate vicinity of Allentown Borough: Bald Eagle (Rank 4), Grasshopper Sparrow, Savannah Sparrow (Rank 3), Great Blue Heron, Wood Thrush and Eastern Box Turtle (Rank 2). Additionally, there is listed one potential “vernal pool habitat area” and the rare but secure, not yet imperiled, Coastal Bog *Metarranthis* (Invertebrate animal). The New Jersey Division of Fish and Wildlife (Endangered and Non-game Species Program) notes that Allentown Borough contains 35 acres of critical forested wetland habitat and approximately 19 acres of critical grassland habitat. Allentown Borough permanently preserved significant wildlife habitat along the Doctors Creek and Indian Run corridors through the purchase of the Heritage Park property in late 1995.

The New Jersey Division of Fish and Wildlife is studying the movement of anadromous fish upstream on Doctors Creek to determine whether the existing Conines Millpond dam is an impediment.

According to The Information, Planning and Consultation System (IPaC), Allentown Borough hosts 3 Threatened Species: Northern Long-eared Bat (mammal), Bog Turtle (reptile) and Swamp Pink (flowering plant) (IPaC 10/2017).

FORESTED AREAS AND NATIVE VEGETATION

Allentown Borough, particularly its historic district, is highly dependent on the environment created by the shade trees along the major streets and county roads as well as privately owned properties in the Borough. The ambiance and environment of the National and State Historic District is very dependent on the number, age, health and species of shade trees present. For example, an ancient American sycamore is present as a street tree at the Imlay House, which is one of the Borough’s oldest structures.

The Allentown Borough Shade Tree Commission developed a Community Forest Management Plan that was updated in 2016, which is available at the Borough Clerk’s Office. The Forest Management Plan contains the Borough Shade Tree Inventory that was completed in 2004 by Steve Chisholm, Certified Tree Expert (CTE) and the Street Tree Inventory, initially compiled in July 2010 by Donald Swaysland, and updated in 2017. This Street Tree Inventory is maintained online and is updated regularly as deemed appropriate. Over 42 different tree species were identified in Heritage Park in 2004. These species were both native and exotic (Swaysland, 2004).

According to rules of the Monmouth County Shade Tree Commission, the width of publicly owned property between the street curb and public sidewalk in many areas of the Borough is not

sufficiently wide enough to permit the planting and long-term management of large stately shade trees, which are compatible with and enhance the ambiance of the Historic District. Tree roots cause the public sidewalks to be raised and trees suffer poor growth and are more subject to disease under these stressful conditions. Consequently, tree replacement and new installation opportunities are very limited and only to very specific species.

Disease and insects currently threaten to cause major losses of the existing trees, particularly oak trees along North Main Street. Destructive pathogens include oak wilt disease, bacterial leaf scorch and sudden oak death.

Floodplains

Floodplain areas are transitional regions comprised of both aquatic and terrestrial habitats and individual species. This environmental resource provides ecological, aesthetic, recreational and economic benefits. One important function is to accept floodwaters during storm events. They absorb water, recharge aquifers, trap sediments and help stabilize stream banks. Preserved floodplain areas offer travel corridors for wildlife and recreational opportunities for Borough residents.

Flood hazard areas in Allentown Borough are identified on the Flood Insurance Rate Map as a Special Flood Hazard Area (SFHA) and are defined as areas that will be inundated by a flood event having a one-percent (1.0%) chance of being equaled or exceeded in any given year. The one-percent (1.0%) annual Chance Flood is also referred to as the base flood or 100-year flood. Special Flood Hazard Areas in Allentown Borough are labeled as Zone A, Zone AE, Zone X and 0.2-Percent-Annual-Chance (or 500-year). The areas of minimal flood hazard, which are the areas outside the mapped Special Flood Hazard Areas and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled as Zone X and are un-shaded. The Flood Insurance Rate Map has been overlaid onto the computerized Borough Tax Maps to identify properties within the Borough that may be affected by flooding along Doctors Creek and Indian Run. (See Figure VIII-3, Flood Hazard Areas - FEMA)

The Borough experienced a major flood on July 5, 1989 as a result of a storm cell. It resulted in the loss of the Borough Water Treatment Plant for approximately six weeks. Floodplain areas are represented by approximately 51 acres within the Borough. The Borough does not currently have either a Flood Mitigation Plan or an All-Hazards Mitigation Plan to effectively mitigate the impacts of natural disasters of all kinds when they occur. Flooding is a natural phenomenon and the most likely natural disaster to occur in New Jersey. Several structures, including a number of structures built in the 1970s, are located in or immediately adjacent to the flood plain as mapped by the existing Allentown Borough Federal Emergency Management Agency (FEMA) Flood Insurance Map updated in 2016 (Figure VIII-3).

Geology

Allentown Borough is located within the Atlantic Coastal Plain Province, which contains primarily sand, silt and clay deposits from the Cretaceous period and is underlain primarily by sandstones

of the Brunswick formation (See Figure VIII-4). An aquifer is a geologic formation capable of supplying water through wells. Aquifers serve as storage reservoirs and as transmission conduits. They hold groundwater in storage and they transmit it toward points of discharge in response to hydraulic gradients (Jablonski, 1968). The water stored in aquifers is referred to as groundwater. The primary aquifers underlying Allentown Borough are the Englishtown Aquifer Formation and the Potomac-Raritan-Magothy (PRM). The aquifers are included in the federally designated Soil Source Aquifer (53 Federal Register, 23791). Allentown Borough receives its water supply from the PRM aquifer, which according to the New Jersey Geological Survey, is recharged at the land surface near the boundary of Robbinsville and West Windsor Townships, just west of Windsor village.

Physiography

Physiography refers to combined surface and subsurface characteristics including geology, topography and soils. A physiographic province is defined by the variation of the geology, soils and topography within it. Allentown Borough is located within the Inner Coastal Plain segment of the Atlantic Coastal Province. This province constitutes approximately 60%, or 1,500 square miles of New Jersey, and is underlain primarily by sands, clays, glauconitic marl and silts of the Cretaceous Geologic Period.

Riparian Corridors

The riparian zone of a river, stream, or other body of water is the land adjacent to that body of water, which is, at least periodically, influenced by flooding (Mitch and Gosselink, 1986). The riparian buffer zone is the area of trees and other herbaceous vegetation growing along the course of a river, creek, or stream and within the riparian zone. An adequate vegetative buffer zone is important for a variety of reasons. First, a vegetative buffer zone reduces the impact of periodic flooding because the vegetation reduces the amount of run-off reaching the channel and the soil as vegetation acts as a storage area for flood waters. Second, the trees within the riparian corridor provide shade, thereby maintaining cooler water temperatures for aquatic life. Third, vegetative zones provide food and habitat for stream organisms via the introduction of leaves, twigs, nuts, etc. to the stream. A fourth benefit is the vegetation in buffer zones forms a physical barrier that holds soil and prevents it from washing away during storms. The buffer zones also reduce the velocity of surface water (stormwater) runoff. As the velocity of stormwater is reduced, sediments and pollutants settle out of the stormwater before it enters the stream. Therefore, a vegetated riparian corridor protects the water quality of the stream. Finally, vegetated riparian zones provide important nesting and feeding habitat for wildlife and provide a travel corridor for wildlife movement. Recreational trails are also a possibility in stream buffer areas, especially if the buffer areas join other buffered corridors.

Steep slopes in Allentown Borough are most prominent along Doctors Creek and Conines Millpond. Steep slopes also occur along Indian Run and minor tributaries of Doctors Creek. (See Figure VIII-5).

Surface Waters

Surface waters in the Borough of Allentown are delineated in Figure VIII-6. Doctors Creek is the largest tributary to the Crosswicks Creek. It has a large drainage area or watershed of approximately 8,096 acres, which includes portions of Millstone and Upper Freehold Townships as well as Allentown Borough. In addition to Allentown Lake (Conines Millpond), the Doctors Creek watershed includes Red Valley Lake, Imlaystown Lake in the Monmouth County-owned Clayton Park in Upper Freehold and other water bodies. Indian Run and Negro Run are tributary streams to Doctors Creek.

Both Doctors Creek and Indian Run are classified as freshwater, non-trout production streams (FW-2) (NJAC 7:9B-1.15). Doctors Creek has been monitored periodically by State and local agencies. Both the 1988 and 1990 State Water Quality Inventory Reports containing data from 1983-1987, state that Doctors Creek is of "fair water quality." The data was collected at Station 01464505, 0.8 miles downstream from Conines Millpond. Water quality problems reported were due to high fecal coliform, inorganic nitrogen and total phosphorus. The creek experiences reduced water quality conditions between May and July. The 1993 USGS Water-Data Report, states that the total nitrite and nitrate at the Doctors Creek Station, ranges between 0.49 and 1.65 mg/L. When above 1 mg/L, the potential for algal bloom increase. In the same study, total phosphorus ranges between 0.07 and 0.31 mg/L. The NJAC 7:9B regulations state that total phosphorus shall not exceed 0.1 mg/L for any stream.

The 2000 State Water Quality Inventory 305 (b) Report for the Doctors Creek indicates that it is "non-impaired" for all parameters. Surface water quality parameters within the Borough were below standard accepted values while there was a site on Doctors Creek in Upper Freehold that had elevated nutrient concentration and periodically elevated fecal coliform counts.

Conines Millpond water quality monitoring information is also available because a lake study was completed in 1977 and periodic lake monitoring has been completed by local agencies. The 1977 study indicated accelerated eutrophication as a result of nutrient loading. Therefore, high levels of total suspended solids, total phosphorus and total nitrogen, lead to algae blooms. The Monmouth County Planning Board water quality monitoring program sampled Conines Millpond in March and October 1995. It was tested for nitrate, nitrate load, phosphorus and phosphorus load. All values were low at that time.

In the early 1970s, interested citizens began researching all available funding to begin restoring Conines Millpond. At that point in time, the Pond had an average depth of 1.5 to 2 feet. The main channel was slightly deeper. It took many years to secure government funding and to raise local money to match grant funding for the project. In 1984 and in the spring of 1985, the Pond was finally dredged. Approximately 180,000 cubic yards of unconsolidated sediment were removed and placed at a permitted spoil site. Unfortunately, continued sedimentation of the lake is still occurring following major storm events. In fact, citizens within the vicinity feel that there is a need to establish a publicly owned stream corridor buffer upstream of the lake. These buffers would not only provide for enhanced protection of the lake from further sedimentation, but

United States Geological Survey (USGS) stream flow data (1968-2001) indicates that highest stream flows were recorded in August 1971 (1,250 cfs) and lowest flows were recorded in 1992 (100 cfs).

A major thunderstorm and subsequent flood on July 5, 1989 rendered the Borough Water Treatment Plant, located along Indian Run, inoperable for 4-6 weeks. Main Street was inundated by flood water at the Conines Millpond dam. Both the Allentown Lake (Conines Millpond) and Indian Run reservoir dams were declared “unsafe” under the State Dam Safety Law. Monmouth County, as part of its reconstruction of the Main Street Bridge, has rebuilt the Conines Millpond dam to meet State Dam Safety requirements. A condition for the rebuilding of the Conines Millpond was that the Borough of Allentown would be responsible for its ongoing operation and maintenance. Annual maintenance of the dam and its associated fish passage is done by Allentown. Every five years the Borough completes a formal dam safety inspection.

Monmouth County, under direction from the State Dam Safety Division, proposed in 2016 a joint study with Allentown Borough of the Indian Run dam, located immediately upstream of the Allentown Borough Water Treatment plant. Action on this joint study remains pending.

GOALS and OBJECTIVES

The Conservation Plan outlines the Borough goals and strategies to meet the statutory mandate to protect the environment. While it is designed to function in concert with other plan elements, the most important linkage will be between the Land Use Plan and the Conservation Plan. Together, these plan elements propose the location, scale and intensity of new development and the resource management strategies needed to protect the environment. The consistency of Allentown Borough zoning with the environmental, aesthetic, development and other objectives of the Master Plan are critical to ensure that local regulations effectively reflect the natural resource and other policy objectives.

OBJECTIVE 1. Establish lawful mechanisms for the protection of the environmental critical areas, as identified in the Borough Natural Resource Inventory.

Strategies:

- a. **Ensure Participation of the Environmental Commission in the Review of all Planning and Zoning Applications:** In accordance with the Municipal Land Use Law (MLUL), the Borough shall include the Environmental Commission in the review of all planning and zoning board applications. The Environmental Commission shall review and comment, relative to the Borough Natural Resource Inventory, Open Space Plan and other documents, to the Planning and Zoning Board on all applications.
- b. **Steep Slope Ordinance:** The Borough should adopt a steep slope ordinance to protect steep slopes and the associated downhill wetland and riparian buffers and associated stream water quality throughout the Borough. Steep slopes are highly sensitive areas that cannot support the intensive land transformation required for commercial and residential development without severe environmental consequences.

- c. **Tree Protection Ordinance:** Shade trees not only provide shade, but also have a significant, positive impact on stormwater management by intercepting rainfall and reducing the impact of construction on soil compaction. The Borough adopted a Tree Protection Ordinance in 2017 (Ordinance #12-2017). Additionally, protection of existing shade trees generally and during the development/redevelopment of an existing lot should also be adopted consistent with the Community Forest Management Plan (2016 CFMP).
- d. **Historic District Overlay Ordinance:** The Borough should adopt a Historic District Overlay Ordinance for the protection of historic and scenic vistas. The purchase of scenic and/or historic easements for the protection of existing scenic and historic vistas should be pursued.
- e. **Limit Impervious Coverage:** Develop revisions or amendments to impervious coverage regulations in each zone district to provide consistency with the objectives of the NJDEP and Borough stormwater regulations.
- f. **Consider Overlay Zoning:** Assess the use of overlay zoning for steep slopes, aquifer recharge areas, stream buffers and greenways as a mechanism for implementation of other Borough goals including the Municipal Stormwater Management Plan Element. The introduction of green infrastructure should be a key design element for stormwater solutions.
- g. **Improve Conservation Easement Tracking:** Create a standard conservation easement tracking and monitoring system to be part of the responsibilities of Borough administration, in order to monitor conservation easements. The tracking system could be managed as part of the Borough GIS mapping program and the location of conservation easements should be included as part of periodic updates of the Borough Tax Maps. As part of submittal requirements for subdivision and site plan applications, include identification of conservation easements located on properties within 200 feet of the proposed projects. Design standards should promote linkages among protected areas as new conservation easements are granted.

OBJECTIVE 2: Promote enjoyment and education about the environment in order to encourage environmental stewardship among residents, children and visitors.

Strategies:

- a. **Promote Conservation Projects:** Promote environmental restoration and improvement projects on public and private lands.
- b. **Promote Watershed Awareness:** Promote school instruction on the Borough watersheds and how rain water drains from school and home properties into storm sewers and streams.
- c. **Expand Open Space Access:** Create access points to Borough parks so that all portions of the Borough have relatively equal access to residents.
- d. **Provide Education on Use of Fertilizer and Pesticides:** Encourage development and implementation of an educational program for residents about pesticide and fertilizer use partnering with the Agriculture Science resources within the local school district.
- e. **Improve Borough Resident Recycling Tonnage:** Promote recycling and develop strategies to increase the rate of recycling by Borough residents and businesses to decrease Borough solid waste costs.

OBJECTIVE 3: Conserve energy and improve air quality. Preserving trees improves air quality through the production of oxygen and reduction of noise and thermal pollution. Air quality is also improved by reducing reliance on cars for all transportation, which also saves energy. Pollutants discharged into the air from many human activities include pesticides and herbicides.

- a. **Strategies: Reduce Reliance on Automobile Transportation:** Promote linkages between open spaces, recreational and commercial areas with walkways, bikeways and multi-purpose trails to encourage and promote alternate means of transportation.
- b. **Promote Alternative Routes Which Bypass the Borough:** Promote the design and construction of alternative roadways around the Borough to remove all non-destination traffic from the Borough.
- c. **Develop Bike Trails and Pedestrian Amenities:** Seek grants and capital funding in order to develop and maintain bike trails and pedestrian amenities that enable residents to reach destinations through alternate means.
- d. **Improve Energy Efficiency:** Promote and encourage development of sustainable practices and policies, such as the use of energy efficient lighting and the incorporation of hybrid and alternative fuel vehicles into the municipal fleet.
- e. **Improve Forest Awareness:** Promote awareness of the 2016 Community Forest Management Plan (CFMP) and implement the Community Stewardship Incentive Program (CSIP), which is a part of the CFMP.

OBJECTIVE 4: Preserve open space, scenic and historic vistas and quality of life.

Strategies:

- a. **Encourage Land Acquisition:** Promote the purchase or outright land donation of key tracts or pieces of properties as identified in the Borough Open Space and Recreation Plan to capitalize on the connecting existing open space for the benefit and enjoyment of all residents.
- b. **Expand Conservation Easements:** Promote the establishment of conservation easements, as recommended in the Borough Open Space and Recreation Plan, by publicizing the tax benefits of these preservation efforts and other benefits of open space.
- c. **Encourage the Preservation of the Historic Greenbelt:** Work with neighboring municipalities, Monmouth County and land trust organizations, to encourage the preservation of the Historic Greenbelt that characterizes Allentown as a Village Center.
- d. **Preserve Conines Millpond:** Pursue listing Conines Millpond as a recognized wildlife preserve.

HOUSING PLAN

The Borough of Allentown has prepared this Housing Plan Element and Fair Share Plan in accordance with the New Jersey "Fair Housing Act" (N.J.S.A. 52:27D-301 et seq.), Chapter 22,

Laws of 1985, effective July 2, 1985. The Fair Housing Act created the New Jersey Council on Affordable Housing (COAH) and granted the Council to have primary jurisdiction for the administration of housing obligations in accordance with sound regional planning considerations in the State. The Fair Housing Act also amended the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) to require that a municipal master plan include a housing plan element to provide for affordable housing needs of the municipality and the housing region in which it is located and also to enable municipalities to exercise the power to zone and regulate land use.

This Housing Plan Element and Fair Share Plan supersedes the Allentown Borough Housing Plan Element that was prepared and adopted by the Planning Board on December 1, 2008 and endorsed by the Borough Council on December 9, 2008. This Plan addresses current affordable housing planning requirements including the calculated cumulative fair share obligation for the period from 1987 through 2025.

HOUSING PLANS -BACKGROUND

The first Housing Plan Element for Allentown was prepared in November 2003 by Janice E. Talley, P.P. of H2M Associates, Totowa, New Jersey, to address the COAH Round 1 calculated affordable housing obligation for the period 1987-1993. The 2003 Housing Plan Element noted that the New Jersey Council on Affordable Housing (COAH) had determined that the Round 1 "Prospective Need" for Allentown Borough was one (1) affordable housing unit.

The 2003 Housing Plan was revised in May 2004 by Janice E. Talley, P.P. to address the COAH Round 2 Rules and COAH recalculated cumulative affordable housing obligation for the period 1987-1999. COAH calculated the Round 2 "Prospective Need" to be 28 new affordable housing units and the "Present or Rehabilitation Need" of seven (7) existing substandard affordable housing units within the Borough. The resulting combined or cumulative Round 1 and 2 COAH Affordable Housing Obligation for the period 1987-1999 totaled thirty-five (35) affordable housing units.

A third Housing Plan Element and Fair Share Plan was prepared by Thomas A. Thomas, P.P., of Thomas Planning Associates in 2005 to address Round 3 Rules adopted by COAH on December 20, 2004. The Plan was adopted by the Planning Board on February 7, 2005 and approved by the Borough Council on February 8, 2005. The Housing Plan was filed with COAH on March 21, 2005 with a petition for Substantive Certification. Following a review of the Plan, COAH requested that the Housing Plan be revised and be resubmitted in accordance with the Round 3 Rules. Subsequent to the submission of the 2005 Housing Plan to COAH, the Round 3 Rules were challenged in Court and revised by COAH.

A fourth Housing Element and Fair Share Plan was prepared on March 2, 2006 by Thomas A. Thomas, P.P., of Thomas Planning Associates to address the revised Round 3 Rules adopted by COAH for the period January 1, 2004 to January 1, 2014. A revised Housing Plan was

adopted by the Planning Board on May 1, 2006, approved by the Borough Council on May 9, 2006 and filed with COAH on May 16, 2006. The Round 3 Rules, which included a "growth share" methodology, were challenged in Court and remanded back to COAH for revisions by the Appellate Division. Revised proposed Round 3 Rules were subsequently re-introduced on January 22, 2008. The proposed revised Round 3 Rules dramatically increased the municipal affordable housing obligations throughout the state.

A fifth Housing Plan was prepared to address the revised Round 3 COAH Procedural Rules, N.J.A.C. 5:96-1 et seq., adopted on May 6, 2008 and effective June 2, 2008 and the amended Substantive Rules, N.J.A.C. 5:97-1 et seq. adopted September 22, 2008 and effective October 20, 2008. The Plan was adopted by the Planning Board on December 1, 2008 and endorsed by the Borough Council: December 9, 2008.

After the adoption of the 2008 Housing Plan Element and Fair Share Plan, the COAH methodology for determining Prospective Need for the period 2004 through 2018 was invalidated in October 2010 by an Appellate Division decision. This decision rendered the Prospective Need 2008 fair share calculations invalid.

In 2013, the New Jersey Supreme Court upheld and modified the 2010 Appellate Division ruling, which partially invalidated the COAH Rules for the period from 2004 through 2018 (N.J.A.C. 5:96 and N.J.A.C. 5:97). As a result, COAH was charged with adopting new affordable housing rules. COAH prepared revised Rules but, in a tie, vote the Council on Affordable Housing failed to adopt them. Due to COAH's failure to adopt new Rules, the New Jersey Supreme Court ruled on March 10, 2015 that 15 Superior Courts would have jurisdiction over the affordable housing process in the state and would have control of the New Jersey affordable housing administrative and regulatory process for municipal Housing and Fair Share Plans.

HOUSING PLAN REQUIREMENTS

The Borough of Allentown has prepared this Housing Plan Element and Fair Share Plan:

1. In compliance with the Fair Housing Act, Section 10 of P.L. 1985, c.222 (N.J.S.A. 52:27D-310), which requires a municipal housing plan element to achieve the goal of and access to affordable housing to meet present and prospective needs;
2. Addressing the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) for preparation of a municipal "Housing Plan Element"; and
3. Incorporating applicable provisions of the Substantive Rules of the New Jersey Council on Affordable Housing (COAH) for the periods beginning on June 6, 1994 (N.J.A.C. 5:93-1.1 et. seq.) and on June 2, 2008 (N.J.A.C. 5:97-1.1 et. seq.), as required by the March 10, 2015 decision of the New Jersey Supreme Court in the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by COAH

The Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., provides that a municipal Master Plan must include a Housing Plan Element as a prerequisite for the adoption of zoning ordinances and any subsequent amendments to zoning ordinances. This Housing Plan Element and Fair Share Plan was prepared in accordance with N.J.S.A. 40: 55D-28.

Section 10 of the Fair Housing Act, N.J.S.A. 52:27D-310, requires that a municipal housing plan element be designed to achieve the goal of providing access to affordable housing to meet present and prospective housing needs, with particular attention to "low" and "moderate" income housing, containing at least:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to "low" and "moderate" income households and substandard housing capable of being rehabilitated;
- b. A projection of the municipality's housing stock, including the probable future construction of "low" and "moderate" income housing, for the next ten (10) years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's "present" and "prospective" "fair share" for "low" and "moderate" income housing and its capacity to accommodate its "present" and "prospective" housing needs, including its "fair share" for "low" and "moderate" income housing; and
- f. A consideration of the lands that are most appropriate for construction of "low" and "moderate" income housing and of the existing structures most appropriate for conversion to, or rehabilitate for, "low" and "moderate" income housing, including a consideration of lands of developers who have expressed a commitment to provide "low" and "moderate" income housing.

The Borough's affordable housing obligation is described as follows based upon the applicable provisions of COAH through the March 10, 2015 decision of the New Jersey Supreme Court and the March 8 2018 Opinion of Mercer County Assignment Judge Mary C. Jacobson, which addressed methodologies for determining four components that comprise regional and municipal fair share affordable housing obligations: Present Need, Prior Round Obligation, Gap Period Obligation and Prospective Need.

- 1- Present Need – The present need is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households based on the 2010 U.S. Census. The present need was previously referred to as “rehabilitation share.”
- 2- Prior Round Obligation - The prior round obligation covers the period from 1987 through 1999.
- 3- GAP Period Obligation: The GAP period obligation covers the period 1999-2015 from the end of the last COAH obligation period (1999) through the Supreme Court decision of March 10, 2015.
- 4- Prospective Need - Prospective need is a measure of low- and moderate-income housing needs based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The Prospective Need period includes 2015 through 2025.

This Housing Plan Element addresses each of these required items in accordance with the Municipal Land Use Law, procedural requirements within COAH regulations that were upheld by the Supreme Court and by the Mercer County Opinion outlining the methodologies for determining the Borough affordable housing obligation for the Present Need, Prior Round Obligation, GAP Period Obligation and Prospective Need for the period 1987 through 2025.

BOROUGH OF ALLENTOWN LOCATION AND LAND USES

The Borough of Allentown is situated in the southwestern portion of Monmouth County and contains approximately 395 acres, or 0.62 square miles. The Borough is located along the west central border of Monmouth County adjacent to Mercer County. The Borough is bounded by the Township of Upper Freehold in Monmouth County on the north, east and south and by Robbinsville Township in Mercer County to the west. Figure IX-1 shows the location of Allentown within Monmouth County.

The main roadways within the Borough include Main Street (County Road 524), running north – south through the central portion of the Borough, and Church Street (County Road 526) which intersects Main Street. County Route 539 intersects with Main Street south of Conines Millpond and extends east through Monmouth and Ocean Counties to the Shore.

Figure II-2, Existing Land Use, maps the existing land uses within the Borough. The Borough has a mix of residential, commercial, apartments, houses of worship recreation and open space, schools and public properties. The Borough is nearly totally developed. There are only a few private vacant and underdeveloped parcels within the Borough. Most of the vacant and underdeveloped parcels are located within the Allentown National Historic District and contain and/or are bounded by historic structures listed with the New Jersey State Historic Preservation Office and with the National Park Service National Historic Places. Only one parcel at the southern end of the Borough is greater than one acre.

Due to the limited amount of vacant developable land within the Borough, a “vacant land inventory” has been prepared in accordance with COAH Substantive Rules N.J.S.A. 5:97-5.1. Figure IX-2, Vacant Land Inventory Map, delineates the location of the vacant and

underdeveloped parcels. Based on this information a chart has been prepared showing a “Realistic Development Potential” (RDP) calculation for the remaining vacant and underdeveloped parcels within the Borough after required exclusions per COAH Rules at N.J.A.C. 5:97-5.1 have been applied. The vacant parcels on the map that are keyed to the chart located in Figure IX-3 – Vacant Land Inventory Chart - and are further described in the Housing Plan.

MUNICIPAL DEMOGRAPHIC CHARACTERISTICS AND HOUSING INVENTORY

Housing Plans are required to provide demographic, housing and economic characteristics of the municipality in accordance with the Fair Housing Act, N.J.S.A. 52:27D-310. The following characteristics are provided by the 2010 U.S. Bureau of Census, the 2011-2015 American Community Survey (ACS) and the New Jersey Department of Labor as noted.

Demographic Characteristics

According to the 2010 U.S. Census, the population of the Borough of Allentown was 1,828, a decrease of 54 residents or 2.9 percent from 2000 when the population was 1,882. There was, however, an increase in the number of housing units from 718 in 2000 to 735 in 2010, an increase of 17 units or 2.3 percent. Figure IX-4 shows the population by age in 2015 including pre-school age (under 5), school age (5 to 19), working age (20 to 64) and seniors (65 and Older).

Figure IX-4
POPULATION BY AGE
Borough of Allentown

Age (Years)	Number	Percent
Pre-School Age		
Under 5	75	4.1%
School Age		
5 to 9	102	5.6%
10 to 14	161	8.8%
15 to 19	164	9.0%
Working Age		
20 to 24	84	4.6%
25 to 34	166	9.1%
35 to 44	239	13.1%
45 to 54	377	20.6%
55 to 59	139	7.6%
60 to 64	113	6.2%
Seniors Age		

65 and Older	208	11.4%
TOTAL	1,828	100.0%

Source: American Community Survey (ACS) 2011-2015

Additional key demographic features of the Borough based on the 2010 Census are as follows:

- (1) As of the 2010 United States Census, there were 704 households and 499 families residing in 735 housing units in the Borough of Allentown. Of the 704 households 33.7 percent had children under the age of 18 living in the household, 54.8 percent were married couples living together, 12.1 percent had a female householder with no husband present and 29.1 percent were non-families. Twenty-two and seven tenths (22.7) of all households were made up of individuals and 7.8 percent had someone living alone who was 65 years of age or older. The average household size was 2.60 persons and the average family size was 3.11.
- (2) The Borough population in 2010 was comprised of 24.8 percent under the age of 18, 7.3 percent from age 18 to 24, 22.2 percent from age 25 to 44, 34.4 percent from age 45 to 64 and 11.4 percent who were aged 65 years or older. The median age was 42.4 years. For every 100 females there were 90.8 males. For every 100 females aged 18 and older there were 89.7 males.
- (3) The median household income was \$61,101 and 19.3 percent of the Borough households had income between \$50,000 and \$74,999, 25.9 percent had incomes of \$100,000 and greater and 14.9 percent had household incomes below \$25,000.
- (4) The U.S. Census Bureau 2012-2016 American Community Survey Five Year Estimates showed that the median household income in 2016 was \$97,188 a margin of error of +/- \$10,515). The median family income was \$114,241 (+/- \$7,670). The per capita income for the Borough was \$45,481 (+/- \$3,020). Approximately 1.8% of families and 2.9% of all people in the Borough were below the poverty line, including 3.9 percent of those under age 18 and 3.2 percent of those ages 65 or over.

Housing Characteristics

The housing stock of Allentown Borough was comprised of 735 total units per the 2010 U.S. Census. This was an increase of 17 units from the 2000 Census when 718 units were recorded. Other key housing characteristics from the 2010 U.S. Census include following:

- (1) The 2010 U.S. Census recorded 704 occupied housing units or 95.8 percent of the total 735 housing units in the Borough. Vacant housing units included 31 units or 4.2 percent, which included 5 for rent; 5 for sale only; 3 for seasonal, recreational or occasional use; 2 sold but not occupied and 16 listed as "other" vacant units.

- (2) The 2012-2016 American Community Survey, Five Year Estimates, recorded 713 occupied housing units of which 565 were owner-occupied or 79.2 percent and 148 were renter occupied or 20.8 percent. The average household size of owner-occupied housing units was 2.86. The average household size for the renter-occupied housing units as 1.85.
- (3) The homeowner vacancy rate was 0.7 percent and the rental vacancy rate was 0.7 percent.
- (4) Of the 704 households 499 units, or 70.9 percent, were classified by the Census Bureau in 2010 as “family households” while 205 or 29.1 percent were “non-family households” The Census Bureau defines a “family householder as a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members.” A non-family householder is defined as “a householder living alone or with nonrelatives only”.
- (5) Households occupied by residents 65 years of age or older accounted for 158 or 22.4 percent of the total households.

Housing characteristics from the 2012-2016 American Community Survey 5-year Estimates include the following:

- (1) There were no housing units lacking plumbing facilities and only five (5) units lacking complete kitchen facilities.
- (2) Approximately 53 percent of the housing units in the Borough were built in 1950 or earlier of which 31.7 percent were built in 1939 or earlier which reflects the historic nature of housing in the Borough. 35.2 percent or 273 housing units, were added to the Borough housing stock between 1960 and 1979, which reflects the “suburban” style housing developments that ring the Historic District. Significantly, only 107 housing units were added between 1980 and 2009 and no new units were added after 2010, which reflects the fact that the Borough is fully developed. Figure IX-5 shows the age of housing stock by construction date.

Figure IX-5
HOUSING CONSTRUCTION DATE
Borough of Allentown

Year Built	Number	Percent
2014 or later	0	0.0%
2010 to 2013	0	0.0%
2000 to 2009	7	0.4%
1990 to 1999	48	6.3%
1980 to 1989	52	5.0%

1970 to 1979	181	22.7%
1960 to 1969	92	12.5%
1950 to 1959	156	19.7%
1940 to 1949	12	1.6%
1939 or earlier	204	31.7%
TOTAL	735	100.0%

Source: American Community Survey 2012-2016 Five Year Estimates

- (3) The value of the housing stock for owner occupied units is shown in Figure IX-6. Approximately 282 housing units, or 49.9 percent, were valued between \$300,000 and \$499,999. Forty-three housing units, or 7.6 percent, were valued at \$500,000 or greater, while only 18, or 3.2 percent were valued at less than \$150,000.

Figure IX-6
VALUE FOR OWNER OCCUPIED HOUSING UNITS
Borough of Allentown

Value	Number	Percent
Less than \$50,000	5	0.9%
\$50,000 to \$99,999	0	0.0%
\$100,000 to \$149,999	13	2.3%
\$150,000 to \$199,999	17	3.0%
\$200,000 to \$299,999	205	36.3%
\$300,000 to \$499,999	282	49.9%
\$500,000 to \$999,999	33	5.8%
\$1,000,000 or more	10	1.8%
Owner-Occupied Units	565	100.0%
Median Value	\$322,600	

Source: American Community Survey 2012-2016 Five Year Estimates

- (4) The Median Gross Rent for 2016 was \$1,108. This included one housing unit renting for less than \$500 and 39 renting between \$500 and \$999; 76 units were renting for between \$1,000 and \$1,499; 12 units were renting for between \$1,500 and \$1,999; 7 units were renting for \$2,500 to \$2,999 and 3 units were renting for \$1,500 or greater.

Figure IX-7

**GROSS RENT FOR RENTER OCCUPIED HOUSING UNITS
Borough of Allentown**

Gross Rent	Number	Percent
Less than \$500	1	0.7%
\$500 to \$999	39	28.3%
\$1,000 to \$1,499	76	55.0%
\$1,500 to \$1,999	12	8.7%
\$2,000 to \$2,499	7	5.1%
\$2,500 to \$2,999	3	2.2%
\$3,000 or more	0	0.0%
Occupied rental units	138	100.0%
Median (dollars)	\$1,108	
No Rent Paid	10	

Source: American Community Survey 2012-2016 Five Year Estimates

Occupation Characteristics

Figure IX-8 shows the occupation characteristics for residents in the Borough of Allentown based on the 2012-2016 U.S. Census American Community Survey. In 2015 1,082 Borough residents were employed in occupations consisting of 24.5 percent in the education, health and social services industry; 16.1 percent in professional, scientific management, and administrative and waste management services; 11.4 percent in arts, entertainment, recreation and food services; 10.4 percent in retail trade; and 8.0 percent in public administration. Other categories of resident occupations in 2016 are shown below.

Figure IX-8

**CIVILIAN OCCUPATIONS -2015
Borough of Allentown**

Occupation	Employment	Percent
Agriculture, Forestry and Fishing, Hunting, Mining	13	1.2%
Construction	52	4.8%
Manufacturing	87	8.0%

Wholesale Trade	28	27.5%
Retail Trade	113	10.4%
Transportation, Warehousing & Utilities	32	3.0%
Information	10	1.0%
Finance, Insurance, Real Estate & Rental Leasing	63	5.8%
Professional, Scientific and Management	174	16.1%
Education, Health & Social Services	268	24.5%
Arts, Entertainment, Recreation, Food Services	123	11.4%
Other Services (Except Public Administration)	32	3.0%
Public Administration	87	8.0%
TOTAL	1,082	100.0%

Source: American Community Survey 2012-2016 Five Year Estimates

Existing and Probable Future Borough Labor Force

Based on the 2012-2016 American Community Survey the number of persons within the Labor Force in Allentown Borough remained relatively steady between 2010 and 2014. There was increase of 98-person, 11.3 percent, between 2010 and 2016. The numbers of persons 16 years of age or older employed in the labor force between 2010 and 2016 are presented in Figure IX-9 as follows:

**Figure IX-9
EMPLOYMENT CHARACTERISTICS *
Borough of Allentown**

Year	Persons Employed (16 Years and Older)
2016	1,082
2015	1,036
2014	972
2013	938
2012	982
2011	985
2010	987

** Occupation for Employed Civilian Population 16 Years and Over*

Source: 2010-2016 American Community Survey Five Year Estimates

Based on the number of persons in the Borough and given the fact that the Borough is fully built-out, it is expected that the number of persons employed in the Borough labor force will continue to remain relatively steady in the future.

Low- and Moderate-Income Units

The approximate number of low- and moderate-income units within the Borough can be estimated based on the 2015 American Community Survey and 2015 COAH income limits for low- and moderate-income persons.

The approximate number of housing units that are affordable to two-person low- and moderate-income households for rental and for sale units are as follows based on 2015 COAH income limits and 2015 Census data:

- Low income rental units: approximately 26 units of 138 units paying rent (18.8 percent of rental units)
- Moderate income rental units: approximately 99 units of 138 units paying rent (72 percent of rental units)
- Low income for-sale units: approximately 9 units out of 565 total owner-occupied housing units (1.6 percent of for-sale units)
- Moderate income for sale units: approximately 30 units out of 565 owner occupied units (5.3 percent of for-sale units)

Figure IX-10 shows the 2017 Rental Rates for Low- and Moderate-Income Housing Units and Figure IX-11 shows the 2017 Sales Prices for Single Family Detached Low- and Moderate-Income Housing Units. Both Figures also provide the 2017 Affordable Income Limits under COAH.

As can be seen in Figure IX-10, a two-person moderate income household could earn up to \$60,363 annually and pay up to a maximum of \$1,391.08 per month for rent. A low-income household could earn up to \$37,727 annually and pay up to a maximum of \$825.18 per month for rent.

As can be seen in Figure IX-11, a three-person moderate income household could earn up to \$67,908 annually and pay up to \$1,584.52 per month for housing, which would translate into a maximum sales price for a single-family home of \$208,784. A low-income household could earn up to \$42,443 annually and pay up to \$990.34 per month for housing, which would translate into a maximum sales price of \$129,472.

Figure IX-10
2017 RENTAL HOUSING RATES
FOR LOW- AND MODERATE-INCOME UNITS

2017 Affordable Income Limits
Region 4 (Monmouth, Mercer and Ocean)

Income	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Median	\$66,022	\$70,738	\$75,454	\$84,885	\$94,317	\$98,090	\$101,862	\$109,408	\$116,953	\$124,498
Moderate (1)	\$52,817	\$56,590	\$60,363	\$67,908	\$75,454	\$78,472	\$81,490	\$87,526	\$93,562	\$99,599
Low (2)	\$33,011	\$35,369	\$37,727	\$42,443	\$47,158	\$49,045	\$50,931	\$54,704	\$58,476	\$62,249

(1) 80 Percent of Median Income

(2) 50 Percent of Median Income

(3) 57.5% Avg. (NJAC 5:93-7.4 (b))

Source: New Jersey Council on Affordable Housing 2017 Regional Median Income

Monthly Maximum Affordable Rental Rates (1)

	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Moderate	\$1,320.43	\$1,414.75	\$1,509.08	\$1,697.70	\$1,886.35	\$1,961.80	\$2,037.25	\$2,188.15	\$2,339.05	\$2,489.98
Utility Allow (2)	\$95.00	\$107.00	\$118.00	\$130.00	\$142.00	\$148.00	\$153.00	\$164.00	\$180.00	\$197.00
Total	\$1,225.43	\$1,307.75	\$1,391.08	\$1,567.70	\$1,744.35	\$1,813.80	\$1,884.25	\$2,024.15	\$2,159.05	\$2,292.98
Low	\$825.28	\$884.23	\$943.18	\$1,061.08	\$1,178.95	\$1,226.13	\$1,273.28	\$1,367.60	\$1,461.90	\$1,556.23
Utility Allow (2)	\$95.00	\$107.00	\$118.00	\$130.00	\$142.00	\$148.00	\$153.00	\$164.00	\$180.00	\$197.00
Total	\$730.28	\$777.23	\$825.18	\$931.08	\$1,036.95	\$1,078.13	\$1,120.28	\$1,203.60	\$1,281.90	\$1,359.23

(1) Assumes 30 percent of monthly gross income.

(2) Allowance for Tenant-Furnished Utilities and Other Services based upon N.J.D.C.A., Division of Housing and Community Resources, Section 8 Housing Program: Heating, cooking and water heating (natural gas); lighting, refrigeration and other electric; water; sanitary sewer; and trash collection. June 1, 1998

(Utility allowances per person rates extrapolated from N.J.D.C.A. bedroom rates)

* N.J.A.C. 5:93-7.4 requires that one bedroom units shall be affordable to 1.5 person households and three bedroom units shall be affordable to 4.5 person households.

Prepared By: Thomas Planning Associates March 28, 2017

Figure IX-11
2017 SALES PRICES FOR SINGLE FAMILY DETACHED HOUSING UNITS
FOR LOW- AND MODERATE-INCOME HOUSEHOLDS

2017 Affordable Income Limits
Region 4 (Monmouth, Mercer and Ocean)

Income	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Median	\$66,022	\$70,738	\$75,454	\$84,885	\$94,317	\$98,090	\$101,862	\$109,408	\$116,953	\$124,498
Moderate (1)	\$52,817	\$56,590	\$60,363	\$67,908	\$75,454	\$78,472	\$81,490	\$87,526	\$93,562	\$99,599
Low (2)	\$33,011	\$35,369	\$37,727	\$42,443	\$47,158	\$49,045	\$50,931	\$54,704	\$58,476	\$62,249

(1) 80 Percent of Median Income

(2) 50 Percent of Median Income

(3) 57.5% Avg. (NJAC 5:93-7.4 (b))

Source: New Jersey Council on Affordable Housing 2017 Regional Median Income

Maximum Moderate Income Affordable Unit Sales Prices

	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Moderate *	\$1,232.40	\$1,320.43	\$1,408.47	\$1,584.52	\$1,760.59	\$1,831.01	\$1,901.43	\$2,042.27	\$2,183.11	\$2,323.98
(-) Property Insurance (1)	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Mortgage/Month (2)	\$778.68	\$835.23	\$891.77	\$1,004.84	\$1,117.93	\$1,163.15	\$1,208.38	\$1,298.84	\$1,389.30	\$1,479.77
(-) Mortg. Ins./Month (3)	\$53.92	\$57.84	\$61.75	\$69.58	\$77.42	\$80.55	\$83.68	\$89.94	\$96.21	\$102.47
(-) Property Tax/Month (4)	\$379.79	\$407.37	\$434.95	\$490.10	\$545.25	\$567.31	\$589.37	\$633.49	\$677.61	\$721.74
5%Downpayment Required	\$8,089	\$8,676	\$9,263	\$10,438	\$11,612	\$12,082	\$12,552	\$13,492	\$14,431	\$15,371
Max. Sales Price	\$161,770	\$173,517	\$185,264	\$208,754	\$232,247	\$241,644	\$251,040	\$269,832	\$288,624	\$307,420

Maximum Low Income Affordable Sales Unit Prices

	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Low **	\$770.26	\$825.28	\$880.30	\$990.34	\$1,100.35	\$1,144.38	\$1,188.39	\$1,276.43	\$1,364.44	\$1,452.48
(-) Property Insurance (1)	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Mortgage/Month (2)	\$481.86	\$517.20	\$552.54	\$623.21	\$693.88	\$722.15	\$750.42	\$806.96	\$863.49	\$920.03
(-) Mortg. Ins./Month (3)	\$33.37	\$35.82	\$38.26	\$43.16	\$48.05	\$50.01	\$51.97	\$55.88	\$59.80	\$63.71
(-) Property Tax/Month (4)	\$235.02	\$252.26	\$269.49	\$303.96	\$338.43	\$352.22	\$366.01	\$393.58	\$421.15	\$448.73
5%Downpayment Required	\$5,005	\$5,372	\$5,739	\$6,474	\$7,208	\$7,501	\$7,795	\$8,382	\$8,969	\$9,557
Max. Sales Price	\$100,107	\$107,448	\$114,789	\$129,472	\$144,152	\$150,026	\$155,898	\$167,645	\$179,389	\$191,135

* N.J.A.C. 5:93-7.4 requires that one bedroom units shall be affordable to 1.5 person households and three bedroom units shall be affordable to 4.5 person households.

** Assumes 28 percent of gross income per month

(1) Assume property owners insurance of \$20.00/month

(2) Assume a 4.50 percent interest rate on mortgage over 30 years.

(3) Assume mortgage insurance of \$4.00/\$1,000 property value.

(4) Assume general tax rate of 3.048 and Equalization Ratio of 92.43 for 2017

HOUSING POLICY

Allentown Borough has historically provided a variety of housing including small, affordable homes and apartments within the Historic District. Despite the environmental constraints and the constraints associated with the Allentown Historic District, the Borough of Allentown is committed to undertaking its best efforts to prepare a realistic, workable and affordable plan for providing low- and moderate-income housing through 2025.

The Borough of Allentown Master Plan sets forth its goals and objectives in its Housing Plan Element as follows:

- To provide an adequate, affordable and balanced supply of housing types for current and prospective residents of the Borough, consistent with the established historic pattern of development within the Borough at this time.
- To maintain the character and value of existing residential neighborhoods.
- To develop group homes utilizing existing structures within and outside the Historic District.
- To support the acquisition and rehabilitation of vacant properties in the Borough by or for low- and moderate-income households, in partnership with non-profit organizations.
- To explore creation of accessory apartments above garages or as carve outs of larger homes.
- To explore use of unoccupied apartments above stores in the historic district.
- To explore building individual homes for low- and moderate-income occupants on scattered vacant lots in the Borough, including house-moving where appropriate and available.

Land Use Patterns

Allentown Borough can be classified as a mature and nearly fully built-out community. The existing land use acreages are presented in Figure IX-1 and existing land use patterns are delineated on the Existing Land Use map (Figure II-2). Approximately 200.4 acres, or 50.7 percent of the Borough's 395-acre area, is occupied by residential uses comprised of 1 to 4 family homes. Ten acres, or 2.5 percent, is comprised of apartments. Vacant land (private) accounts for 5.1 acres, or 1.3 percent of the land area. Approximately 17.7 acres or 4.5 percent of the Borough is comprised of commercial uses. Schools account for 19.3 acres, or 4.9 percent of the Borough area. Churches, cemeteries and quasi-public uses account for 23.4 acres or 5.9 percent of the Borough area. Approximately 38.1 acres accounting for 9.6 percent of the land area is comprised of streets and rights-of-way. The remaining 80.1 acres, or 20.3 percent of the Borough area, is comprised of publicly owned parks, recreation areas and Borough owned facilities including the Borough Hall, sewerage treatment plant and other facilities.

Availability of Sewer and Water Infrastructure

The Borough of Allentown is served by both public water and sanitary sewer services. The Borough sewerage and water systems are owned and operated by the Borough. The Borough water is obtained from two wells in the Potomac-Raritan – Maggoty and Mount Laurel Aquifers.

Constraints on Development

In accordance with COAH Rules, a “suitable site” for a new affordable housing development “means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4”. The Rules also provide that municipalities may present documentation to eliminate a site or part of a site from the inventory of sites described in Figure IX-3, Vacant Land Inventory Chart, including sites with environmental constraints and historic and architecturally important sites, public properties and parklands and open space.

- a. Environmental constraints include flood hazard conditions and steep slopes, ranging from 10 to 25 percent. Both of these constraints occur along the southeastern bank of Doctors Creek and are major environmental constraints for portions of the remaining private vacant and under-developed properties that front on South Main Street. Flood hazard areas are shown on Figure VIII-3. Steep slopes are shown on Figure VIII-5,
- b. Historic and architecturally important sites may be excluded per COAH Rules, N.J.A.C. 4.2 (e) 3, as follows:
 - i. Historic and architecturally important sites shall be excluded if such sites were listed on the State Register of Historic Places in accordance with N.J.A.C. 7.4 prior to the submission of the petition of substantive certification.
 - ii. Municipalities may apply to exempt a buffer area to protect sites listed on the State Register of Historic Places. The COAH [or Court] shall forward such request to the Office of New Jersey Heritage for a recommendation pertaining to the appropriateness and size of a buffer.
 - iii. Upon receipt of the Office of New Jersey Heritage’s recommendation, the COAH [or Court] shall determine if any part of a site should be eliminated from the inventory described in N.J.A.C. 5:93-4.2 (d).
 - iv. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
- c. Public properties. COAH Rules, N.J.A.C. 5:93-4.2 (e) i, provide that municipalities shall exclude from the calculation of total vacant and undeveloped lands, those owned by non-profit organizations, counties and the State or Federal government when such lands are precluded from development at the time of substantive certification.
- d. Conservation, parklands or open space. COAH Rules, N.J.A.C. 5:93-4.2 (e) ii, provide that “any land designated on a master plan of a municipality as being dedicated or which is dedicated by easement or otherwise for purposes of conservation, parklands or open space and which is owned, leased, licensed or in any other manner operated by a county, municipality or tax-exempt, nonprofit organization including a local board of education or by more than one municipality, by joint agreement pursuant to

N.J.S.A. 40:61-35.1 et seq., for so long as the entity maintains such ownership, lease, license or operational control of such land.”

Realistic Development Potential (RDP) Calculation

The Borough of Allentown is nearly completely built-out and has been so since the mid-1990s. The Borough has evaluated all vacant and underdeveloped parcels in accordance with COAH Round 2 Substantive Rules (N.J.A.C. 5:93-1 et. sec.). The Borough is entitled to a “vacant land adjustment” since there is not enough vacant and underdeveloped land within the Borough to address the estimated affordable housing obligation for the period 1987-2025 of 160 new housing units. As a result, the Borough has calculated a “Realistic Development Potential” (RDP) consistent with the COAH Round 2 Rules, N.J.A.C. 5:93-4.2, Lack of Land, New Construction for Site Suitability. The calculation of the RDP is also consistent with the March 15, 2015 New Jersey Supreme Court decision and is based upon the Realistic Development Potential of remaining vacant and underdeveloped parcels that have been identified in the Borough in accordance with COAH Round 2 Rules.

Figure IX-2, Vacant Land Inventory map, which also delineates the Allentown Historic District boundaries, and Figure IX-3, Vacant Land Inventory and Realistic Development (RDP) chart, provide the basis for calculating an RDP for the Borough of Allentown. Parcels or portions of parcels that were excluded from the vacant land inventory in accordance with N.J.A.C. 5:93-4.2 include:

- (1) Agricultural lands shall be excluded when the development rights to these lands have been purchased or restricted by covenant
- (2) Environmentally sensitive lands
- (3) Historic and architecturally important sites
- (4) Active recreational lands
- (5) Conservation, parklands and open space lands
- (6) Individual sites that the Council on Affordable Housing [or Court] determines are not suitable for low- and moderate-income housing

All vacant and underdeveloped sites were analyzed. Sites that were undersized, had environmental constraints, were adjacent to historic sites and/or were within historic buffer areas were excluded. Specific areas that were excluded included:

- (1) Presence of freshwater wetlands
- (2) FEMA floodplain restrictions
- (3) Steep slopes (exceeding 15%)
- (4) Property area is too small to accommodate a minimum of five housing units at a minimum presumptive density of 6.0 units per acre per N.J.A.C. 5:93-4.2 (f)

- (5) No access or severely restricted access
- (6) Neighborhood character where it was determined that new residential uses would be out of character with adjacent historic sites and buffers and surrounding existing uses.

The result of the vacant land inventory is that there are two (2) potential sites in the Borough that are vacant or underdeveloped as shown in Figure IX-3 that do not meet the listed exclusions. The resulting Realistic Development Potential (RDP) for the Borough of Allentown is a potential of 6 affordable units.

COAH Rules, N.J.A.C. 5:93.4 (f), provide that consideration be given to “the character of the area surrounding each site and the need to provide housing for low- and moderate-income households in establishing densities and set-asides for each site, or part thereof, remaining in the inventory. The minimum presumptive density shall be six units per acre and the maximum presumptive set-aside shall be 20 percent. The density and set-aside of each site shall be summed to determine the RDP of each “municipality.

COAH Rules, N.J.A.C. 5:93.4 (h) provide that “If the RDP described in N.J.A.C. 5:93.4 (f) is less than the pre-credited need minus the rehabilitation component, the COAH [or Court] shall review the existing municipal land use map for areas that may develop or redevelop. Examples of such areas include, but are not limited to: a private club owned by its members; publicly owned land; downtown mixed-use areas; high density residential areas surrounding the downtown; areas with a large aging housing stock appropriate for accessory apartments; and properties that may be subdivided and support additional development. After such an analysis, the COAH [or Court] may require at least any combination of the following in an effort to address the housing obligation:

- (1) Zoning amendments that permit apartments or accessory apartments;
- (2) Overlay zoning requiring inclusionary development or the imposition of a development fee consistent with N.J.A.C.5:93-8. In approving an overlay zone, the COAH [or Court] may allow the existing use to continue and expand as a conforming use, but provide that where the prior use on the site is changed, the site shall produce low- and moderate-income housing or a development fee; or
- (3) Zoning amendments that impose a development fee consistent with N.J.A.C. 5:93-8.

Parcels Most Appropriate for Low- and Moderate-Income Housing

Based upon the COAH Rules pertaining to lack of developable land, environmental constraints and historic and architecturally important sites, parcels most appropriate for low- and moderate-income housing include potential vacant developable site and underdeveloped sites.

The site most appropriate for low- and moderate-income housing identified in the Vacant Land Inventory is the undeveloped portion of the Towne Mews Property. The Towne Mews Apartments are located at 55 Breza Road and contain 80 one- and two-bedroom apartments in

eight structures. The southern portion of the site at the corner of Breza Road and County Route 524 is undeveloped and accounts for approximately 3.0 acres. This portion of property is listed in the RDP.

The vacant portion of the Towne Mews property is partly included in a proposed amendment to the Allentown Historic District in an area fronting on County Route 524 consisting of approximately one (1) acre. The purpose of the expanded Historic District boundary is to maintain the entrance into the Allentown Historic District from the south. This strip of land could be developed for single family homes with a Colonial or Victorian design or planted with evergreen trees and shrubs to provide an aesthetic entryway to the Borough. It is planned that this area will remain within the R-140 Zone. The remaining two acres outside the proposed Allentown Historic District boundary would be property most appropriate for two story apartments develop to complement the existing Towne Mews apartment development. Any multi-family development would be required to provide an inclusionary low- and moderate-income affordable housing component of twenty percent.

FAIR SHARE HOUSING CALCULATIONS

The Borough Fair Share Plan comprises a program for producing low- and moderate-income housing units within the development constraints and the protection of the Allentown Historic District. The overall estimated obligation for the period 1987-2015 and the projected prospective obligation for the period 2015 to 2025 allocated to the Borough of Allentown is comprised of four components:

1. **Present Need** – The Present Need is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households based on the 2010 U.S. Census of Housing data. The present need prior to COAH Round 3 was referred to as “rehabilitation share.” The Borough’s Present Need was calculated to be 12 units per the Mercer County Court Opinion dated March 8, 2018.
2. **Prior Round Obligation** - The Prior Round obligation established by the New Jersey Council on Affordable Housing for the period from 1987 through 1999 was calculated to be 35 affordable housing units.
3. **GAP Period Estimate** – The Mercer County Superior Court opinion of March 8, 2018, determined that municipalities are responsible for an estimate of affordable housing needs generated between the last obligation established by COAH ending in 1999 and the Supreme Court decision in 2015 that gave the administrative responsibilities for calculating and implementing affordable housing needs in the State to 15 Courts within the State. The period from 1999 to 2015 is referred to as the “GAP period”. Based on the Mercer County Court Opinion which addresses the Prospective Need for Housing Region 4 including Mercer, Monmouth and Ocean Counties, it was estimated that the affordable housing need for Allentown Borough for the period 1999 to 2015 is 62 affordable housing units.
4. **Prospective Need** - Prospective Need is a measure of low- and moderate-income housing needs based on development and growth that occurred or is reasonably likely

to occur within Housing Region 4 (Monmouth, Mercer and Ocean Counties) and its municipalities during the period 2015 through 2025. Based on the Mercer County Court Opinion of March 8, 2018, the Prospective Need for the Borough of Allentown was estimated to be 63 affordable housing units.

The total estimated obligation of the four (4) components for the Borough for the period 1987 to 2025 is 172 units.

HOUSING PLAN COMPONENTS

Rehabilitation (Present Need) Component

Allentown's Present Need component is based upon substandard housing units within the Borough occupied by low- and moderate-income households recorded in the 2010 U.S. Census. In accordance with the methodology approved in the Mercer County Court Opinion on March 8, 2018 the calculated Present Need is 12 existing housing units existing within the Borough in 2010. The Borough is entitled to three (3) credits for housing units rehabilitated after April 1, 2010 through Community Development Block Grants administered by the Monmouth County Community Development Program between September 1, 2010 and September 16, 2014. The Community Development Program housing rehabilitation program is a voluntary program wherein low- and moderate-income households in the Borough can apply for a ten-year interest free deferred loan to repair and upgrade substandard housing units to meet the requirements of the New Jersey Uniform Building Code Rehabilitation Subcode. The program requires that the applicant be the owner of the house and that a 10-year lien on the loan be placed on the housing unit in accordance with funding regulations by the U.S. Department of Housing and Urban Development. The program provides for a reduction in the loan amount of 10 percent annually after which the loan is cancelled. In the event of the death of the property owner or if the property is sold and the title is transferred or conveyed within 10 years of the due date of the mortgage note, the remaining loan balance must be repaid to the County.

In order to carry out the remaining rehabilitation component of nine (9) existing residences within the Borough, the Borough will:

- (1) Seek rehabilitation (either CDBG or HOME) funds from Monmouth County on an annual basis until the number of units required have been rehabilitated.
- (2) Enter into an agreement with Monmouth County through its Community Development Program to manage the rehabilitation component.

Prospective Need Component

The Borough Housing Plan will seek a reduction of the combined obligation of 159 affordable housing units (including prior obligation + GAP estimate + prospective need) through a vacant land adjustment per COAH Rules. Due to the lack of vacant developable land for inclusionary development, a reduction to 6 affordable housing units is requested. Allentown will attempt to

address its Prospective Need up to the limits of its Realistic Development Potential of six (6) low- and moderate-income housing units through the following strategies:

(1) Affordable Housing Overlay Zone

The Borough will adopt an “Overlay Zone” on a portion of the undeveloped Towne Mews property located at 55 Breza Road. The undeveloped portion includes an area of approximately 2.0 acres. The overlay zone will be subject to all notice and hearing provisions set forth in the New Jersey Municipal Land Use Law and any other relevant statutes. The overlay zone will be an option to the existing R-140 Residential zone to permit multi-family residential development at a gross density of 8 dwelling units per acre. In addition, the overlay zone will permit a maximum building height of 2 stories and 45 feet. The overlay zone will require a twenty (20) percent affordable housing set aside for affordable sale units or a fifteen (15) percent affordable housing set aside for affordable rental units. Setbacks of 50 feet are recommended from existing residential uses and roadways. It is further recommended that any multi-family development be interconnected to the existing Towne Mews complex and be consistent in design with the historic character of the Borough.

The vacant portion of the Towne Mews property along County Route 524 consisting of approximately one (1) acre is within a proposed amendment area to the Allentown Historic District and will remain within the R-140 district. The amended Historic District area is not part of the affordable housing overlay zone.

It is anticipated if the multifamily option is selected it would produce 3 affordable housing units.

(2) Ordinance 11-2017

Ordinance 11-2017 requires the following for new developments of five or more housing units as follows:

33-3 Affordable Housing Trust Fund and New Development

b. New Residential Developments

- 1. All new development of five or more multi-family residential dwelling units and all redeveloped and/or reconstructed multi-family residential developments that result in the addition of five or more new residential units shall provide an inclusionary component of 20% of the new dwelling units consistent with provisions of the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and the regulations within this Chapter. For developments of*

five or more multi-family residential units which result in a fraction of an affordable dwelling unit, the developer shall provide a contribution to the Borough Housing Trust Fund of six (6) percent of the assessed value of those dwelling units exceeding five dwelling units.

It is anticipated that this will capture any unforeseen multi-family development.

(3) Acquisition and rehabilitation of vacant houses for sale to low and moderate-income homebuyers.

The Borough will utilize the tools provided in the Abandoned Properties Rehabilitation Act (APRA) to gain control of vacant properties meeting the criteria of the Act and will convey those properties to a qualified non-profit entity for rehabilitation and resale. At this point, the Borough has published a list of three (3) properties meeting APRA criteria.

COAH Rules, N.J.A.C. 5:93-5.10, provide for the purchase of housing units that have never been occupied and vacant housing units as follows:

(a) Purchasing housing units that have never been occupied and offering them in sound condition at affordable prices and/or rents to low- and moderate-income households may be used to address a municipal housing obligation. The sales price or rent of affordable units shall conform to the standards in N.J.A.C. 5:93-7.2 and 7.4. Municipalities that propose to purchase more than 30 percent but less than 100 percent of the market units in any one development and restrict them to low- and moderate-income households shall consider the impact of such a purchase on the value of the market units within the development. Municipalities shall also consider the impact of the purchase on the economic viability of any condominium or homeowners association.

(b) Purchasing housing units that have been vacant for at least 18 months and offering them in sound condition at affordable prices and/or rents to low- and moderate-income households may be used to address a municipal housing obligation. To be eligible, the municipality shall demonstrate to the COAH's [or Court's] satisfaction that the housing has been vacant for at least 18 months. The sales price or rent of the affordable units shall be consistent with the standards in N.J.A.C. 5:93-7.2 and 7.4.

(c) The COAH [or Court] shall review plans to purchase housing units that have never been occupied and housing units that the municipality has determined to be vacant for at least 18 months in a manner similar to its review of municipally sponsored

construction, conversion and gut rehabilitation. Affordable low- and moderate-income housing created pursuant to this section shall, as best as practicable, conform to the COAH's bedroom mix rules (N.J.A.C. 5:93-7.3) and shall be affirmatively marketed pursuant to N.J.A.C. 5:93-11.

(4) Creation of a Group Home

The creation of a Group Home will be through acquisition and reuse of a residential existing property. The Borough will partner with a qualified non-profit developer and operator of group living facilities to create a group home containing at least four (4) bedrooms, through acquisition and reuse of an existing residential property. It is recommended that the Group Home be consistent with the size and historic character of residential structures within the Allentown Historic District or the residential neighborhood in which a group home may be located.

Group homes are defined by COAH as an "alternative living arrangement," which "means a structure in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas. Alternative living arrangement housing includes, but is not limited to: transitional facilities for the homeless, Class A, B, C, D, and E boarding homes as regulated by the New Jersey Department of Community Affairs; residential health care facilities as regulated by the New Jersey Department of Health; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; and congregate living arrangements.

COAH Rules, N.J.A.C. 5:93-5.8, provide that:

(a) Alternative living arrangements may be used to address a municipal housing obligation by entering into an agreement for the location of such a facility with the provider of the facility or by granting preliminary approval to a developer of an alternative living arrangement.

(b) The unit of credit for an alternative living arrangement shall be the bedroom.

(c) Alternative living arrangements that are age restricted shall be included with the percent that may be age restricted pursuant to N.J.A.C. 5:93-5.14.

(d) Controls on affordability on alternative living arrangements shall remain in effect for at least 10 years. To be eligible for a rental bonus (pursuant to N.J.A.C. 5:93-5.15(d)), controls on affordability shall remain in effect for at least 30 years.

(e) Transitional facilities for the homeless shall not be dormitories and shall have separate bedrooms; those that do not shall have one year to complete the necessary rehabilitation to create separate bedrooms.

Development Fee Ordinance and Inclusionary Housing Requirements

Allentown Borough adopted Affordable Housing Regulations in 2009 as Chapter XXXII of the Borough Code, Ordinance 08-2009, in accordance with COAH Rules. Chapter XXXIII was amended on July 21, 2017 by Ordinance 09-2017 and on September 12, 2017 by Ordinance 11-2017 to create an inclusionary zoning ordinance and an Affordable Housing Trust Fund. The Ordinances created a separate, interest-bearing affordable housing trust fund to be maintained by the Chief Financial Officer for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of affordable housing units with extinguished controls. Plans to utilize funds that accrue to this account will be included in the Spending Plan referenced on page XI- 31.

Ordinance 11-2017 also established affordable housing regulations for new residential developments as follows:

1. All new development of five or more multi-family residential dwelling units and all redeveloped and/or reconstructed multi-family residential developments that result in the addition of five or more new residential units shall provide an inclusionary component of 20% of the new dwelling units consistent with provisions of the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and the regulations within this Chapter. For developments of five or more multi-family residential units which result in a fraction of an affordable dwelling unit, the developer shall provide a contribution to the Borough Housing Trust Fund of six (6) percent of the assessed value of those dwelling units exceeding five dwelling units.
2. All single family residential developments that create new residential dwelling units as a result of the subdivision of one or more parcels of land, the developer shall provide a contribution of 1.5 percent of the assessed value of the additional or new dwelling units resulting from the subdivision to the Borough Housing Trust Fund, and six (6) percent of the assessed value for those dwelling units exceeding the number of dwelling units permitted by the pre-existing zoning for the parcel or parcels comprising the development."

Unanswered Prior Obligation (Unmet Need)

Unanswered Prior Obligation or Unmet Need is defined as the difference between the RDP and the prospective need obligation consisting of the prior obligation + the GAP estimate + the prospective need. Since the Borough is entitled to a vacant land adjustment and a realistic development potential (RDP) of six affordable dwelling units, there remains a 153 unit "unmet need" (159 units minus 6-unit RDP). The Borough explored utilizing one or more of the following affordable housing mechanisms specified in N.J.A.C. 5:93 to address the unmet need, including:

- (a) Zoning amendments that permit apartments or accessory apartments in accordance with N.J.A.C. 5:93-5.9.

Accessory apartments were reviewed but were rejected as an option. Although there may be some accessory apartments established historically for family members within the Borough, permitting additional accessory apartments is not deemed appropriate due to the small size of the residential properties. Current zoning does not permit accessory apartments in the Borough.

- (b) A write-down buys down program in accordance with N.J.A.C. 5:93-5.11.

A write down-buy down program was reviewed and rejected as an option due to the high costs involved.

- (c) Overlay zoning requiring inclusionary development. In approving an overlay zone, COAH [Court] may allow the existing use to continue and expand as a conforming use, but provide that when the prior use on the site is changed, the site shall produce low- and moderate-income housing;

An overlay zone for the downtown business district was reviewed but rejected. The overlay zone is only appropriate when an individual site is suitable for a 20 percent set-aside for low- or moderate-income housing. There are no parcels in the business district that are large enough or appropriate for the use of an overlay zone.

- (d) A redevelopment area that includes affordable housing.

The Existing Land Use Map for the Borough of Allentown was reviewed for any additional areas that may develop or redevelop. No areas were found that were appropriate or likely to redevelop in a manner that could reasonably accommodate inclusionary affordable housing consistent with COAH Rules. Areas the Borough examined were the business district which contains offices and commercial uses, single family residential uses and municipal facilities. The entire business district is within the Allentown Historic District and individual properties are less than one acre in size and are fully developed. There are no areas in the Borough identified for redevelopment.

There is one vacant farmland assessed parcel (Block 8, Lot 6.02) as shown in the Vacant Land Inventory. If this 0.9-acre parcel is developed for residential use, future units within the development will be subject to the affordability requirements contained in Ordinance 11-2017.

Publicly owned land was reviewed. Borough owned parcels are utilized for the municipal facilities and parking. Borough parks and parking are listed on the Recreation and Open Space Inventory (ROSI) and are restricted per Green Acres regulations. There are no viable publicly owned properties.

- (e) Alternative living arrangements. There are no alternative living arrangements within the

Borough. The creation of a Group Home is listed as a potential option in the Housing Plan to meet the RDP. Any additional units beyond satisfying the RDP will be used to address the unmet need.

- (f) The adoption of a development fee ordinance pursuant to N.J.A.C. 5:93-8.1 and a plan for the use of development fees.

The Mount Laurel Development Fee Ordinance option was considered and accepted. A Development Fee Ordinance was adopted in 2017. Fees generated from the Ordinance will help to generate funding to acquire and /or rehabilitate housing units for affordable housing through a "market to affordable" program.

Affirmative Marketing Plan Ordinance

The Borough adopted an Affirmative Marketing Plan requirement in 2009 by Ordinance 08-2009 as a component of Chapter XXXIII, Affordable Housing Regulations. The Affirmative Marketing Plan will be updated to reflect the current regulations.

Spending Plan

The Borough will prepare a Spending Plan in accordance with the applicable COAH regulations to reflect the affordable housing strategies of this Housing Plan.

CIRCULATION PLAN

The Circulation Plan Element is a required element of the Master Plan and is closely linked to all other Master Plan Elements. This Plan Element has been prepared to coordinate circulation recommendations for the historic business district, residential zones and park and open space areas to identify those areas in need of improvement.

The Circulation Plan Element also addresses the concerns for public parking with related policy and action proposals to be developed.

The Circulation Plan Element is not limited to automotive-related transportation, but addresses the development of a balanced, multi-modal circulation system for Allentown. It addresses such topics as public transportation, bicycle and pedestrian circulation, public recreation trails, linkages and coordination with other municipalities and Monmouth and Mercer Counties and investments for the future as they relate to circulation.

Allentown commuters travel primarily by car, truck and van. Based on 2010 U.S. Census statistics, 91.1 percent of the total estimated 973 commuters drove to work; 86.2 percent drove alone; 4.8 percent carpooled; 0.4 percent utilized public transportation; 2.7 percent walked; 0.0 percent bicycled; 0.4 percent used taxicab, motorcycle, or other means of transportation; and 5.4 percent worked at home.

Based on the 2010 U.S. Census, 95.1 percent of the Allentown residents worked in New Jersey, although only 27.1 percent worked in Monmouth County, and 4.9 percent worked outside of New Jersey.

ROADWAY JURISDICTION / FUNCTIONAL CLASSIFICATION

The following jurisdictional responsibility for roadways is as follows for the Borough of Allentown:

Roadway Jurisdiction	Mileage¹
Borough of Allentown	4.95
County Route 524	0.50
County Route 526	0.48
County Route 539	0.28
County Route 524/539	0.75
Total Mileage	6.96

The Borough Engineer is responsible for identifying the street locations in need of attention. Improvements may include curbs, sidewalks, aprons, road pavement and overlays and storm drains.

County roadways are the primary roadways in the Borough and account for 2.01 total miles or approximately 29 percent of the total roadway mileage in the Borough. Route 524/Route 539 intersects with Interstate 195 (Exit 8), which is located less than ½ mile to the northeast of the Borough in Upper Freehold Township. Route 524 and Route 539 split within the Borough with Route 524 exiting the western portion of the Borough at Breza Road and Route 539, also known as High Street, exiting the southern portion of the Borough. Route 526 is known as Church Street north of Route 524/Route 539 and as Waker Avenue south of Route 524/ Route 539.

Breza Road, New Road and Ellisdale Road form the western border of Allentown and Upper Freehold Township. Jurisdiction of these roadways along the Borough border is split between the two municipalities.

¹ Total mileage does not include Breza Road, New Road and Ellisdale Road, which forms the western border of Allentown and Upper Freehold. Jurisdiction of these roadways along the Borough border is split between the two municipalities. These roads total 0.45 miles.

County Roadways within the Borough are classified as either Urban Major Collectors or Urban Minor Arterials by the New Jersey Department of Transportation Functional Classification Map as revised April 30, 2017.

Definitions provided for the urban minor arterial system and urban major collector are as follows:

Urban Minor Arterial Street System includes all arterials not classified as a principal and contains facilities that emphasize land access rather than the higher roadway system. This system should have the following characteristics:

- Serves trips of moderate length at a lower level of travel mobility than principal arterials.
- Provides access to geographic areas smaller than those served by the higher system.
- Provides intracommunity continuity but does not penetrate identifiable neighborhoods.

The Urban Collector Street System differs from the arterial system in that facilities on the collector system may penetrate residential neighborhoods. The collector street system characteristics are as follow:

- Collects traffic from local streets in residential neighborhoods and channels it into the arterial system.
- Provides both land access service and traffic circulation within commercial areas, industrial areas and residential neighborhoods.

A map of the roadway jurisdiction and functional classification of the roadways within the Borough of Allentown is shown in Figure X-1.

SCENIC ROADWAYS

On September 17, 2001 Monmouth County Planning Board adopted the Monmouth County Scenic Roadway Plan (MCSR). It identifies County roadways that possess such a high degree of visual quality that driving, biking or walking along these roadways is deemed a pleasurable and enjoyable experience. The Scenic Roadway Plan provides design guidelines to be followed in preserving and enhancing County Scenic Roadways. All of the County roadways within the Borough of Allentown are listed on the Monmouth County Scenic Roadway Plan. This is due to the historic nature of the Borough and the mature trees and natural vistas that are within the Borough.

In addition to State and local rules and initiatives to preserve scenic views, the Borough should consider the adoption of an adapted version of the County Planning Board published guidelines

for “scenic roads” where applicable, which include “alternate design standards and land use controls that will keep your beauty of the roads with your town.”

PUBLIC TRANSPORTATION

There is no public transportation available within the Borough of Allentown including bus, rail or park and ride facilities. Residents are dependent on private transportation including personal vehicles, ridesharing and also bicycle and pedestrian routes for local destinations.

RIDESHARING

The Borough is served by private taxi services located outside the Borough and also ride sourcing services such as Uber and Lyft. These emerging source service companies utilize smartphones, global positioning systems (GPS) and social networks to provide rides in a timely manner.

AD HOC TRAFFIC COMMITTEE

The Borough Council appointed an Ad Hoc Traffic Committee in 2017 and 2018. This Committee is made up of representatives who reside on the County roads within the Borough. Representatives of the Traffic Committee and the Borough Council met with representatives of Monmouth County on two occasions in 2017. The Committee held meetings to receive public input in January and February 2018.

The Ad Hoc Traffic Committee has three objectives to reduce the nature and volume of traffic within the Borough:

1. Establish bypass roadways for all non-terminating vehicles.
2. Truck prohibition for non-terminating trucks.
3. Preservation of the remaining open space adjoining the Borough to reduce the potential for further traffic-generating development.

TRAFFIC – NATURE AND VOLUME

Allentown Borough has been dealing with traffic issues since at least the early 1930s when a bypass was proposed. Construction was delayed by World War II. In the early 1990s a regional traffic study was funded by several developers as well as Mercer and Monmouth Counties along with Allentown, Upper Freehold and Washington (now Robbinsville) Townships.

Traffic volumes through the Borough have and continue to increase due the fact that the Borough is a “corridor” for regional traffic and traffic generated by the continued development of formerly agricultural land surrounding the Borough for residential, office and mega-warehouse uses. Intersections in the Borough have been rated as failing due to the lack of any opportunity for placing by-pass and/or turning lanes due to the constraints of the historic narrow roadways bounded by historic structures. This has resulted in a number of catastrophic incidents where vehicles have careened into adjacent homes and caused extensive property damage to local residences. Smoke detectors go off on occasion and foundations crack in the homes due traffic weight and volume along all County routes. Road noise have forced many residents to move their

bedrooms from the front to the rear of their homes. A recently completed Borough streetscape project costing over \$800,000 has resulted in nearly \$10,000 worth of damages to its features (bollards and street signs) by multiple large truck accident incidents. In several of these cases the truck company and/or the driver were not identified as the incident took place during the early morning hours. The bulk of the replacement costs for these features are not covered by the Borough insurance.

The continued impacts on County roads by the nature and volume of the roadway pounding by heavy truck traffic has caused nearby individual residential properties to have foundation and other structural damages, residents having difficulty in accessing private driveways, high residential property turnover and declining property values, damaged Borough sewer and water infrastructure, reduced pedestrian safety and overall loss of quality of life for Borough residents. The nature and volume of the traffic has created a number of fatal and near fatal pedestrian versus car/truck accidents. A recent three-year period (2015-2017) resulted in more than 30 moving vehicle and parked car accidents occurring on Church Street alone. During the November 2017 to January 2018 period there were three serious vehicle-vehicle and vehicle-pedestrian accidents at High and South Main Streets.

Since April 15, 2016, Monmouth County has been performing traffic number and speed counts on County Routes 524, 526 and 539 in the Borough. In addition, during the 2016 County Traffic Study the County Engineering Department collected speed and volume data at multiple locations in the Borough. Three county traffic analysts used a speed gun as well as the rubber tube system to record individual vehicle counts and speeds. Speed trailers were put out for the week before the speeds were recorded to provide advance warning to motorists. Based on the traffic speed analyses 85 percent or more of the motorists were moving at more than one mile per hour above the posted speed limit.

BYPASS ROUTES- PLANNED AND PRESENT

Most other historic villages in central New Jersey (including Millstone Borough, Hightstown Borough, Cranbury Township and Pennington Borough) have dealt with high traffic volumes on roadways extending through their historic districts by construction of municipal or county bypasses.

In Allentown, a proposed Westerly Bypass has been planned for at least 25 years. Significantly, through the years Monmouth County acquired the right-of-way, which would connect County Route 539 south of Allentown to the Ellisdale Road-New Road-Breza Road corridor. A portion of this proposed right-of-way adjoins the Allentown-Upper Freehold Townships school campus on High Street (County Route 539) occupied by two schools (Allentown High School and Newell Elementary School), which, in the event of an emergency, has only one roadway access point, namely High Street in the Borough. An Easterly Bypass was constructed by Monmouth County in 2004. This roadway connects County Route 539 north of Allentown to County Route 526 east of Allentown. Monmouth County is planning to upgrade the Sharon Station Road corridor connecting County Route 526 to County Route 539 south of Allentown during 2018.

In 2016 the Borough received notice that Monmouth County had been approved for a regional traffic study under a grant from the North Jersey Transportation Planning Authority. The study will focus on freight-related truck traffic that threatens the safety of the residents, undermines the historical integrity of structures, damages roadways, increases noise and air pollution and is a detriment to the local economy. Allentown's transportation roadway network is based on four (4) narrow, county roads with no shoulders that are remnants of the colonial era. They are CR 28, CR 524, and CR 526 and CR 539. These roads carry both regional and local traffic, including through truck and bus traffic, commuters, visitors, local residents, emergency vehicles, school buses and farm vehicles. These three County arterial roadways are within close proximity to the New Jersey Turnpike and I-195, creating convenient connecting routes through Allentown for freight traffic bound for Ocean County to the south, Mercer County to the north and west, Middlesex County to the north, and the Monmouth County shore communities to the east. This study is expected to be completed by June 30, 2019.

NON-TERMINATING TRUCK PROHIBITION

In November 2016, the Borough Council approved a Truck Prohibition Ordinance, Ordinance 14-2016 adopted on November 11, 2016, which amended Chapter 7-16 of the Borough Code banning all truck traffic (vehicles over 4 tons except those making local deliveries or pickups) on all Borough and County roadways in the Borough. The next step was Monmouth County review of the Ordinance and evaluation of approximately ten factors to allow removal of the County Roadways in the Borough from the National and State Truck Network. Factors include sight distance at intersections, traffic volumes, roadway geometrics, roadside development or environment, accident records, use of the route by other trucks to date, and alternate routings. In October 2017, Monmouth County submitted its recommendation for banning truck traffic on Church Street and Waker Avenue to the New Jersey Department of Transportation.

RECYCLING PLAN

The New Jersey Solid Waste Management Act became effective on July 29, 1977. In 1987 the Legislature adopted the New Jersey Statewide Mandatory Source Separation Recycling Act, which was amended by the New Jersey Recycling Enhancement Act (P.L. 2007, Chapter 311 effective January 13, 2008). The Mandatory Source Separation Recycling Act required that municipal master plans include a Recycling Plan Element to incorporate State recycling goals for solid waste. Moreover, it required that municipal development regulations controlling site plan and subdivision approval include provisions for recycling areas to ensure conformity with a Municipal Recycling Ordinance.

The Monmouth County District Solid Waste Management Plan, first adopted in 1979, was amended in February 2009 to incorporate the amended Recycling Enhancement Act regulations. The County Solid Waste Management Plan serves as an inventory, appraisal and policy document for guiding waste management activities within the County.

The Allentown Borough recycling program predates the Source Separation Recycling Act of 1987. Prior to the adoption of the Act, the Borough promoted a voluntary program established through the Allentown Borough Council. In compliance with the State law, the Borough has had an on-going mandatory recycling ordinance and recycling program since October 1987 per State regulations.

This element of the Master Plan describes the existing recycling activities of the Borough and is designed to assure that future development will accommodate the recycling of solid waste. The Borough Recycling Plan Element complies with both the amended State regulations as well as the Monmouth County District Solid Waste Management Plan.

RECYCLING REGULATIONS

Title 13:1 E-99.16 of the New Jersey Statutes requires each municipality to establish a municipal recycling program in accordance with the following requirements:

1. Designate one or more persons as the “municipal certified recycling coordinator” by January 13, 2012. Municipal Recycling Coordinator means a person who shall have completed the requirements of a course of instruction in various aspects of recycling program management, as determined and administered by the Department of Environmental Protection.
2. Provide for a collection system for the recycling of the recyclable materials designated in the district recycling plan.
3. Develop and adopt a Recycling Ordinance, including appropriate regulations in Development Regulations.
4. Prepare a “Recycling Plan Element” as part of its Master Plan.
5. Provide information on recycling requirements to its local residents, businesses and institutions at least once every six months
6. Submit a recycling tonnage report to the New Jersey Office of Recycling on or before July 1 of each year in accordance with the rules and regulations adopted by the Department of Environmental Protection.

Section 40:55D-28(12) of the Municipal Land Use Law provides for inclusion of a Recycling Plan as an optional element of a municipal Master Plan. The Municipal Land Use Law states the following:

“A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, dispositions and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet of more of land.”

BOROUGH RECYCLING PROGRAM

Allentown Borough has maintained a long-standing recycling program. It began as a voluntary program in cooperation with the Department of Public Works with the recycling of newspapers.

On October 1, 1987, the Borough required that all occupants of residential properties separate glass bottles and jars, leaves, aluminum cans and newspapers for recycling. At that time newspapers, glass and aluminum were collected weekly by the Borough up until May, 2010. Also, at that time leaves and grass clippings were collected separately.

Since April 1, 1988, all occupants of non-residential properties have been required to separate glass, aluminum and bi-metal cans; corrugated cardboard, white high-grade paper and leaves and grass clippings for recycling. Construction, demolition and land clearing debris as well as leaves and grass clippings were added to the list of items to be recycled from both residential and business properties as of October 1, 1988.

Effective June 1, 2010 the Borough instituted a “single-stream” recycling process, which provides for the placement of all recyclable bottles, cans and paper products into one container for collection and processing. The use of single-stream recycling in the Borough is a way to improve recycling performance, increase the number of recyclables and provide potential long-term cost savings, overall convenience and benefits for Borough residents and small businesses.

The ordinance requirements of the Borough’s Mandatory Recycling Program are provided in Chapter XVI, Solid Waste Management Recycling, of the Code of the Borough. Section 17-1 contains provisions for the collection of garbage, rubbish and refuse while Section 17-2 contains the mandatory requirements for the separation and collection of recyclable materials in order to assure that all future development is designed to accommodate the recycling of solid waste.

The current Borough recycling program is consistent with the list of mandated recyclables as specified in the Monmouth County District Solid Waste Management Plan. The Borough provides curbside pickup of designated recyclables through a contracted recycling hauler. Other recyclable items are required to be dropped off at a designated recycling center or facility as follows:

Curbside Pick-Up

Single-stream curbside pick-up includes the following designated items to be placed loosely in a single container:

- **Bottles and Cans** – including aluminum cans, tin and bi-metal cans, glass bottles and jars, and plastic “pourable containers” including High-Density Polyethylene (HDPE) and Polyethylene Terephthalate (PETE) plastic containers. HDPE containers are usually milky semi-clear plastic or solid opaque containers utilized for detergents, shampoos, milk and similar type products while PETE are clear plastic containers utilized for soft drinks, water, sports drinks, personal care and cleaning products, edible oils and condiments. PETE and HDPE plastic bottles are usually identified on the bottom in accordance with

classifications by the plastic industry of the type of plastic utilized to make the bottle or container. All containers are to be completely empty.

- **Newspapers** - Newspapers and any inserts that come with the paper. Newspaper used for pet waste or household projects is not acceptable.
- **Corrugated Cardboard** – Includes waffle sections between layers. Food contaminated cardboard including pizza boxes or waxed cardboard is not acceptable. Boxes should be folded down to no larger than “30” x “30” x “6.”
- **Mixed Paper** – Includes letterhead, colored and white paper, junk mail, soft cover books, chipboard (cereal boxes), hardcover books if the hardcover and binder are removed. Food wrappers, paper cups or plates or any other product used for food or personal hygiene is not acceptable.
- **Automotive and Household Batteries** – Including household batteries (AAA, AA, C, D, 9 Volt)

Other recyclable items, which are also placed curbside, are collected at designated times during the year:

- **Leaves and Small Brush** – Leaves and small brush including limbs no greater than three (3) inches in diameter.
- **“White Goods”** – White goods are large metal appliances or large metal objects, such as washers, dryers, air conditioners, refrigerators, dish washers, water heaters, large dehumidifiers, cast iron sinks and tubs. Residents are required to contact the Borough and pay a fee for the pick-up of white goods at curb-side.

Grass clippings are not collected as part of curbside pick-up. The Borough has instituted a “cut it and leave it” requirement for grass clippings.

DESIGNATED RECYCLING CENTER OR FACILITY

The following items are to be dropped off at a designated recycling drop-off center as specified by Monmouth County recycling:

- **Motor Oil** – To be recycled in accordance with State regulations (N.J.S.A. 14A3-1 1). Service stations, retailers and motor vehicle re-inspection stations with used oil holding tanks can accept up to five (5) gallons at a time from individuals
- **Bulk Recyclables** – Including tree parts, stumps, concrete and asphalt and scrap metals
- **Computers and Related Electronics Hardware** - In accordance with the “New Jersey Electronic Waste Management Act” computers, computer monitors and related electronics hardware, including analog or digital televisions



RECYCLING RULES NOTIFICATION

The Borough publicizes its recycling program and notifies residents, businesses and institutions of its requirements. The details of the recycling program including acceptable items, unacceptable items and pick-up times are published in the Borough’s Weekly e-Newsletter and

are also publicized in special advertising sections and on recycling flyers distributed to public places throughout the Borough.

SMALL BUSINESSES AND INSTITUTIONS

Due to the small geographic size of the Borough, small businesses and institutions are part of the curb-side recycling program and do not require a separate recycling drop-off center in the Borough. Larger businesses and multi-family developments have contracted haulers for recyclables.

NEW RESIDENTIAL AND NON-RESIDENTIAL STORAGE OF RECYCLABLE MATERIALS

Chapter XVII, Solid Waste Management, Section 17-2.10 of the Borough Code provides regulations for the storage of recyclable materials for new residential and non-residential development. Per State Law all new residential developments of 50 or more single family units and three (3) or more multifamily units are required to provide storage of recyclable materials. Non-residential developments containing a floor area of 1,000 square feet or more are also required to provide storage of recyclable materials.

All new residential and non-residential developments are required to provide the Borough with a Recycling Plan, which is to include a detailed analysis of the expected composition and amount of solid waste and recyclables generated at the proposed site. The applicant is required to provide a convenient storage area to accommodate recyclable materials as determined by the certified Municipal Recycling Coordinator. Also, prior to issuance of a Certificate of Occupancy by the Borough the owner of the new residential or non-residential site must supply a copy of an executed contract with a hauling company for the purposes of solid waste and recyclable collection.

DEBRIS MANAGEMENT PLAN

All applications for construction or demolition permits for any property within the Borough of Allentown are required to provide a Debris Management Plan for hauling solid wastes and recyclables generated at the site in accordance with Chapter XVII, Solid Waste Management, §17-2.12 of the Borough Code.

RECYCLING GUIDELINES

The following recycling guidelines are to assist Borough officials, including the Planning Board, for review of site plan and subdivision applications.

Single Family Homes – Space should be allowed in the kitchen, laundry room, basement or the garage for storage of recyclables. Approximately 3 square feet of floor area will adequately hold a week's accumulation of recyclables. Additional space is required if biweekly or monthly collection is anticipated.

Condominium/Townhouse/or Multifamily – Each individual unit should be designed to accommodate a week's accumulation of paper, glass and metals. This may be accomplished by

allowing space under the sink area or closet for a three-tier stacking unit or five-gallon buckets. This would occupy approximately 3 square feet of floor area and would allow residents a convenient area for storing recyclables.

For multi-family unit complexes where curbside collection is not anticipated, a central location within the complex should be provided so that residents can drop off their source separated recyclables for storage until collection occurs. The recyclable drop-off location should be near the refuse receptacle units or in a common area of the complex. These storage areas should be easily accessible for the residents of the building to drop-off their materials. A space provided on each floor, for example, will produce the highest participation rates. The recycling bins should be clearly labeled and should be designed in compliance with applicable fire and building codes.

Commercial / Industrial - Developers of commercial or industrial establishments must have a plan for recycling materials as stated in the Recycling Ordinance. Sizing for recycling storage areas are dependent on several factors such as the number of workers on-site, the type of waste the facility will produce (i.e. paper from office facilities or food waste from restaurants) and frequency of pick-up. As stated in the Ordinance the applicant should provide a detailed analysis of the expected composition and amount of solid waste and recyclables generated at the proposed development site to be reviewed by the Recycling Coordinator. Indoor or outdoor storage areas and pickup of solid waste is to be approved by the Borough Engineer.

CERTIFIED RECYCLING COORDINATOR

The position of Borough Recycling Coordinator is authorized pursuant to Chapter XVII, Solid Waste Management, §17-2.6 of the Borough Code. The New Jersey Recycling Enhancement Act requires that the Recycling Coordinator must be trained and certified as a "Certified Recycling Professional" (CRP).

The Recycling Coordinator has the authority to promulgate rules and regulations as to the manner, days and times for the collection, sorting, transportation, sale and marketing of recyclables. Such rules are subject to approval by the Borough Council.

Additional responsibilities of the Borough Recycling Coordinator include: keeping records of the amount and type of recycling generated in the Borough and filing required recycling reports to both the NJDEP and the County; reviewing the performance of schools and municipal agencies; conducting periodic review of local residential and business recycling practices; reviewing and providing recommendation on subdivision and site plan submittals and demolition plans for appropriate solid waste and recycling provisions; and preparing reports as needed for the Borough Council on the implementation and enforcement of the provisions of the ordinance.

VIOLATIONS

The Borough enforces its recycling program through the joint efforts of the Certified Recycling Coordinator, the Monmouth County Health Department Solid Waste Enforcement Team (SWET), the Borough Clerk and the Borough Police Department. Violators are subject to warnings, fines

and court actions pursuant to Chapter 1, Section 1-5 of the Borough Code. Specific provisions for violations pertaining to the mandatory program for the separation and collection of recyclable materials are subject to a fine of not less than \$250 nor more than \$1,000 for each offense. Each and every day in which a violation exists shall constitute a separate offense.

ADDITIONAL RECYCLING INFORMATION

Further information about solid waste management and the recycling programs in Monmouth County, including access to the Monmouth County Solid Waste District Master Plan and a list of additional recycling sites in Monmouth County is located on the Monmouth County Planning Board website: <http://www.visitmonmouth.com/page.aspx?ID=2973>

STORMWATER MANAGEMENT PLAN

The Borough of Allentown has prepared this Municipal Stormwater Management Plan (MSWMP) to address development impacts and existing land use impacts on stormwater related water quality, groundwater recharge and water quantity. The creation and implementation of the MSWMP is required by the Municipal Stormwater Regulations established in N.J.A.C. 7:14A-25. The MSWMP has been prepared in accordance with the requirements of N.J.A.C. 7:8 Stormwater Management Rules.

The Borough of Allentown through Land Development Ordinances will incorporate design standards and maintenance responsibilities for new major development defined as projects that disturb one (1) or more acre of land, to address groundwater recharge, stormwater quality and stormwater quantity impacts. The design and performance standards for new development will preserve water quality and groundwater recharge from stormwater runoff that maintain existing aquifers and protect receiving watercourses and bodies of water. The stormwater quantity design standards incorporated by the Borough will help maintain normal downstream water levels and preserve critical storage volume within the downstream floodplains. The long-term maintenance and operation of future stormwater management facilities will be addressed in the Land Development Ordinance of the Borough of Allentown and enforced by the Borough Planning Board and the Borough Zoning and Code Enforcement Officials.

The MSWMP or Plan describes operation and maintenance measures for existing stormwater management facilities owned and operated by the Borough of Allentown, including the retrofitting of existing inlets to address nonpoint source pollution.

The Plan will be completed with the implementation of mitigation measures for granting of variances, exemptions and/or waivers for design and performance standards for stormwater measures in the Land Development Ordinance of the Borough of Allentown.

The following is a list of goals to be obtained through the adoption and implementation of the MSWMP:

- Reduce the potential for flood damage to life and property;

- Minimize, to the extent practical, the increase in stormwater runoff volume from any new development;
- Reduce soil erosion and sedimentation of watercourses from any development or construction project;
- Investigate and determine the adequacy of existing and proposed culverts and bridges and other in-stream structures;
- Maintain groundwater recharge;
- Prevent, to the extent feasible, an increase in nonpoint source pollution;
- Maintain the integrity of stream channels for their biological functions, as well as for drainage;
- Protect public safety in regards to proper design and operation of stormwater basins; and to Reduce/minimize pollutants in stormwater runoff from new and existing development runoff to restore, enhance and maintain the chemical, physical and biological integrity of the waters of the region, to protect public health, to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational and other uses of water.

The goals of the Plan will be implemented through design and performance standards for new development, retrofitting existing stormwater management measures and establishing operational and maintenance standards for existing development. The Plan will also establish long-term monitoring procedures for quality control and quality assurance of new and existing stormwater management facilities. Standards for stormwater basins will be described in the MSWMP for the wellbeing and safety of the general public.

STORMWATER DISCUSSION

The hydrologic cycle is the circulation of water at or near the surface of the earth involving precipitation, evaporation, transpiration, infiltration, runoff, groundwater flow, subsurface flow, stream flow and lake or ocean storage. The development of land within a watershed or basin directly affects and disturbs the balance of the natural hydrologic cycle. A watershed or basin is a region defined by topography or ridgelines that separate drainage of stormwater to specific watercourses and bodies of water.

As with the natural hydrologic cycle, moisture enters the atmosphere from water evaporation from runoff, oceans, lakes and watercourses including streams, brooks, rivers, runs, etc. Moisture also enters the atmosphere through transpiration from plants and the combination of the two methods is called evapotranspiration. The moisture returns to earth as precipitation in the form of rain, snow, sleet, hail, frost and dew. The hydrologic cycle continues with the runoff of precipitation into bodies of surface water and the infiltration of precipitation into groundwater. The runoff will feed tributaries of lakes and oceans with natural depressions holding water long enough to infiltrate or recharge the earth 's aquifers. Stormwater will also reach watercourses through precipitation seepage of the upper layers of soil above the groundwater table. The movement of storm seepage is also known as subsurface flow. Groundwater flow is the

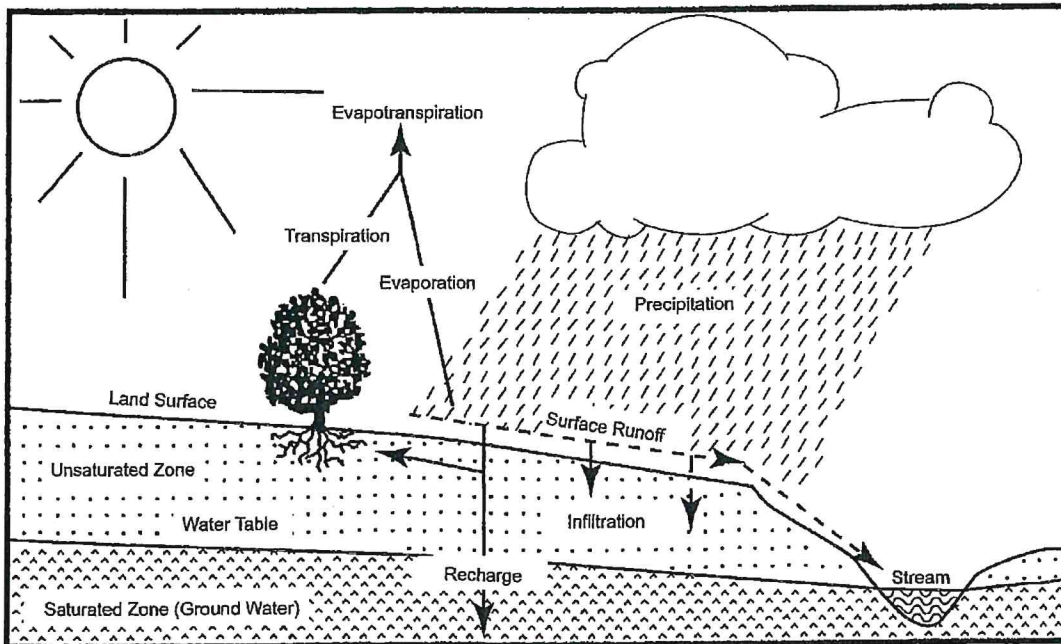
movement of groundwater within an aquifer to channels or watercourses. Groundwater flow takes a considerable amount of time before the water enters a channel or watercourse, but groundwater flow is the major dry-weather water supply for watercourses. This groundwater flow generates the base flow for watercourses. Disruption to water body base flows can result in major negative impacts on biota habitats and wetlands. Plants have root zones where the plants are fed to promote transpiration. The movement of stormwater through groundwater flow, subsurface flow and runoff supplies water bodies, and with evapotranspiration, the hydrologic cycle continues.

With development of impervious surfaces, including building roofs, parking lots, roads, sidewalks and driveways, the hydrologic cycle is interrupted with the depletion of groundwater recharge and increased stormwater runoff. The plant vegetation is destroyed during development for impervious surfaces and lawn areas thus reducing evapotranspiration. Typically, new development will consist of a connected system of impervious stormwater conveyance from roof and parking lots to curb gutter lines into solid wall piping that discharges directly to surface water. Without a separation of the impervious surfaces, the precipitation cannot infiltrate the groundwater supply. The increased volume of precipitation discharged to surface water bodies results in a loss of downstream flood storage volume and increases the potential of property damage and loss of human life in the event of a flood. The connected impervious surfaces from development will create an increase in the flow rate of stormwater due to generally smoother ground surfaces with a reduction in friction creating an increase in velocity. With an increase in stormwater flow rate and velocity, water quality for lakes, streams and ponds are affected by turbidity, soil erosion and sedimentation. Sedimentation of watercourses and water bodies destroy natural habits for biota existing in the riparian corridors. An increase in pathogens and nutrients, including nitrogen and phosphorous, resulting in a decrease in water quality can be contributed to fertilization of lawn areas and an increase in animal waste conveyed to receiving waters by the additional stormwater runoff. The adjacent wetlands and potable water supplies are impacted by the reduced water quality. Vital habits for fauna and flora are depleted causing an imbalance in the natural ecosystem. The fiscal cost for the treatment of water for potable water supply for the local communities will have a direct financial impact on the local residents.

The increased impervious coverage from land development can lead to an increase in pollutants from vehicles, including oils, gas, volatile organic compounds (VOCs), suspended solids and hydrocarbons that do not filter through vegetated cover but are conveyed directly to water bodies. Detention basins installed to increase water quality and decrease stormwater flow rates could create additional problems with a thermal increase in water temperature and potential mosquito breeding environments.

Figure XII-1

Groundwater Recharge in the Hydrologic Cycle



BACKGROUND

The Borough of Allentown is located in western most section of Monmouth and is surrounded by Upper Freehold Township to the east, west and south, and Robbinsville Township in Mercer County to the north. Within the Borough three County road systems intersect, which include: Routes 524, 526 and 539. In addition, the Borough is located less than one mile from Interchanges 7 and 8 for Interstate Route 195. The Borough is in a predominantly agricultural area located on the outskirts of the Trenton commuter corridor in central New Jersey. Allentown contains approximately 0.60 square miles of land within the Borough boundary as shown in Figure 1, located in the appendix. The total population of the Borough of Allentown was 1,828 residents in 1990 and 1,882 residents in 2000 (U.S. Census Bureau), which represents a net increase of 3.0%, the lowest rate experienced since 1930, which implies that the population has stabilized.

The Borough is comprised of various zoning districts consisting of mix uses of multi-family, single family residential and business districts. Borough officials are making a concerted effort to preserve the historic nature of the Borough while also preserving the open space within and around the Borough with regional assistance. Allentown Borough is basically built-out with very limited land available for development. In addition, the Borough continues to experience impacts from development within the surrounding municipalities of Hamilton, Robbinsville and Upper Freehold Townships. As a result of the expanded growth within the surrounding municipalities, the Borough is very concerned with increased traffic through the Borough; impacts on the

environment and wildlife habit; preservation of open space; preservation of water quality in its waterways; preservation of historic and rural character of the Borough.

In an effort to maintain the existing character, manage the new growth and protect the environment, the Borough was designated as a Rural Planning Area, allowing Allentown to be designated as a Village Center by the New Jersey State Planning Commission.

The Borough of Allentown 's Master Plan reevaluation contains information and polices to guide future development and is the basis for the Municipal Zoning and Land Use Ordinances. The major planning objectives and concerns are as follows:

- Preserve small town historic character; ~ Avoid undo fiscal burdens;
- Preserve land for open space;
- Regenerate commercial viability along the historic Main Street (CR 524/539) corridor;
- Create and maintain a residential land use mix;
- Provide accessibility to available open space;
- Reduce traffic congestion throughout the Borough and primarily in the Village Center area;
- Maintain the water quality and protect the environment along the Borough waterways.

The Borough of Allentown lies within the "Lower Delaware Watershed Management Region", which contains four (4) watershed management areas (WMA 17 to 20). Allentown Borough lies within WMA 20, which contains the Assunpink, Crosswicks and Doctors Creek Watersheds. The major watercourses and water bodies draining the Borough are Doctors Creek, Indian Run and a branch of Doctors Creek. Doctors Creek and Indian Run (a tributary of the Doctors Creek) are classified as- FW2-NT waterways, which means they are category two (2), non-trout producing waterways. Doctors Creek bisects the Borough, while Indian Run is located on the border of Robbinsville Township and the Borough of Allentown. Also, a lake just upstream of the Old Mill, known as Conines Millpond (a.k.a. Allentown Lake) on Doctors Creek is one of the oldest man-made lakes in the United States and is a State wildlife sanctuary. Connies Millpond was the subject of an intensive Lake Survey in 1978. Water Quality sampling data revealed accelerated eutrophication. A Lake Restoration Program was recommended and implemented to reduce nutrient input to the lake and increase the depth of the lake to maximize potential recreational benefits. The lake restoration project was completed in 1985, but unfortunately, sedimentation of the lake continues following major storm events.

Concerned Borough officials feel the need to establish a publicly owned stream corridor buffer upstream of the lake within Upper Freehold Township. These buffers would provide protection of lake from sedimentation and establish a "Greenbelt Area" for recreational trails and a migration of wildlife through the area. Another major body of water in the Borough, is the Indian Run Reservoir located upstream of the Borough Church Street Water Treatment Plant located on Church Street (CR526). Both Allentown Lake and the Indian Run Reservoir contain dams and spillways, which were classified as "unsafe" under the Dam Safety Law in 2006 and determined

by the Army Corps of Engineers to be a high hazard dams. [The Allentown Lake Dam was replaced in conjunction with the U-12 Bridge over Doctors Creek on CR-524 in 2012.]

Monmouth County replaced the Mill Bridge No. U-12 on Main Street (CR 524 / 539) and the Allentown Lake Dam under a project that was completed in 2008. At this time there are no current plans to reconstruct the Indian Run dam and spillway along Church Street (CR 526).

Concerns have been raised regarding potential flooding associated with development upstream of the Borough. The flooding has the potential to compromise the operation of the Borough water and wastewater treatment plants. The flood in July 1989 rendered the water treatment plant inoperable for 4-6 weeks; however, the Borough was able to import water from Robbinsville Township during this emergency. The Borough now has an emergency interconnection in place with Aqua New Jersey Water Company in the event that the Borough water treatment plant is out-of-service due to flood damage; however, the damage to the infrastructure remains a concern.

The New Jersey Department of Environmental Protection has established the Ambient Biomonitoring Network (AMNET) program to sample benthic macroinvertebrates to evaluate the water quality of New Jersey's watersheds. The benthic macroinvertebrates provide the NJDEP with an excellent indication of water quality for assessing both point and non-point sources of pollution, thermal pollution, dissolved oxygen levels, eutrophication and excessive sedimentation. Benthic macroinvertebrates are typically found in abundance in all water bodies. There are over 800 AMNET sample sites or stations in New Jersey with 197 AMNET stations in the Lower Delaware Region (Upper Tidal Portion) and 31 AMNET sites in WMA 20. Initiated in 1995-1996 and re-sampled in 2000-2001, samples are obtained every five years from the AMNET sites by the NJDEP Bureau of Freshwater and Biological Monitoring. The streams with AMNET sampling stations are ranked as non-impaired, moderately impaired, or severely impaired and the AMNET data is used to generate a New Jersey Impairment Score (NTIS). The following are definitions AMNET classifications:

Non-Impaired: benthic community comparable to other undisturbed streams within the region; characterized by a maximum taxa richness, balanced taxa groups, and good representation of intolerant individuals. (NJ Impairment Score: 30-24)

Moderately Impaired: macro invertebrate richness reduced, in particular EPT taxa; reduced community balance and numbers of intolerant taxa. (NJ Impairment Score: 21-9)

Severely Impaired: benthic community dramatically different from those in less impaired situations; macro invertebrates dominated by a few taxa, but with many individuals; only tolerant individuals present. (NJ Impairment Score: 0-6)

Watershed Management Area 20

2001 Bioassessment Results

(31 total sites)

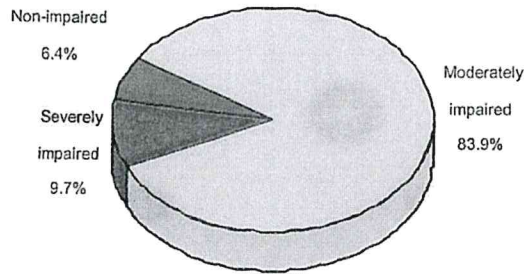


Figure XII-2

Watershed Management Area 20

1996 Bioassessment Results

(24 total sites)

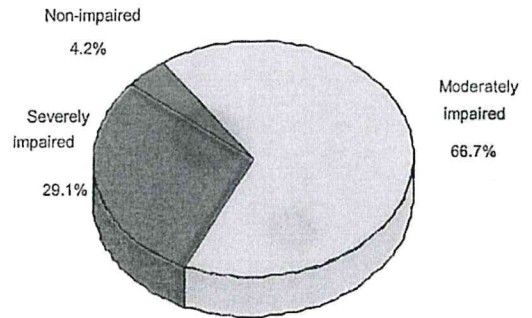


Figure XII-3

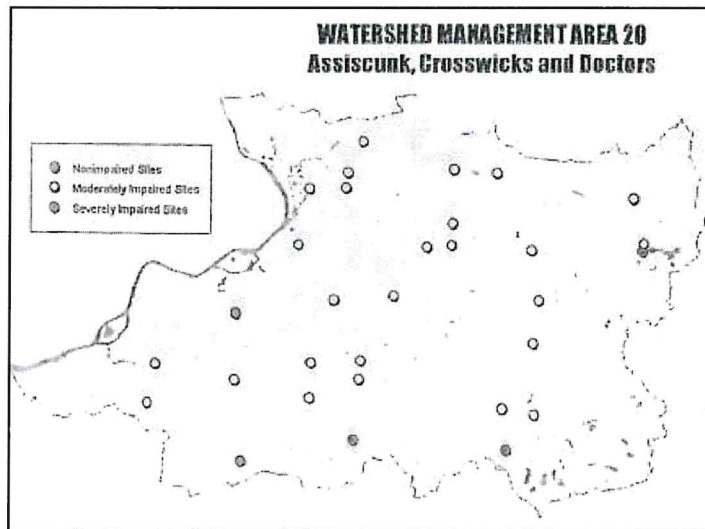


Figure XII-4

Watershed Management Area 20 includes a total of 31 AMNET sites in the Assunpink, Crosswicks and Doctors Creek watersheds (see Figures 2 and 3 in the appendix). Figure XII-2 above shows the site rating summaries from 2001 with the following results: 6.4% (2 sites) non-impaired, 83.9% (26 sites) moderately impaired and 9.7% (3 sites) severely impaired. WMA 20 was initially sampled as part of the first upper Delaware AMNET survey. Figure XII-3 above depicts the results of 24 of the same sites sampled during the earlier survey in 1996. Comparing the current results to the earlier results, a significant improvement is evident at six of the sites and a decline was evident at two sites. The ratings of the other sites remained the same. The trend for both NJIS and habitat scores is relatively constant, at suboptimal and moderately impaired levels, respectively, as shown in Figure XII-4. Abnormalities were found to be significant at two sites (one each on Back Creek and South Run, tributaries to upper and lower Crosswicks Creek, respectively), while five (5) additional sites exhibited lower numbers of abnormalities in chironomid larvae and other invertebrate families. Figure XII-5 on the following page presents a synopsis of AMNET data for WMA 20. AMNET site locations and Bioassessment ratings within WMA 20 are shown in Figure XII-4 above.

Figure XII-5

WATERSHED MANAGEMENT AREA # 20 Combined Results

NJIS Rating	1995 / 1996		2000 / 2001		Habitat Assessment	2000 / 2001	
	Non-Impaired	1	4.2%	2		6.4%	Optimal
Moderate	16	66.7%	26	83.9%	Suboptimal	27	87.1%
Severe	7	29.1%	3	9.7%	Marginal	3	9.7%
					Poor	---	---
Total Sites	24		31			31	

Figure XII-6 and Figure XII-7 below depict the results of Ambient Biomonitoring Network surveys for AMNET stations ANO 128, Negro Run, in Upper Freehold Township and ANO 129, Doctors Creek, at Breza Road within the Borough of Allentown.

Figure XII-6

NEGRO RUN, Ambient Biomonitoring Network Station, AN0128

1995/1996		2000/2001	
AMNET Classification	NJIS Rating	AMNET Classification	NJIS Rating
Moderate Impaired	15	Moderately Impaired	15

Figure XII-7

DOCTORS CREEK, Ambient Biomonitoring Network Station AN0129

1995/1996		2000/2001	
AMNET Classification	NJIS Rating	AMNET Classification	NJIS Rating
Moderate Impaired	18	Moderately Impaired	15

Comparing the 2000 / 2001 results to the 1995 / 1996 results, the two water bodies remained in the same AMNET Classification. Negro Run results remained the same, while Doctors Creek, the NJIS Rating went down to 15 in 2000 / 2001 from 18 in 1995 / 1996 as indicated in Figure XII-7. Both water bodies and their tributaries are moderately impaired. The Taxonomic and Statistical Data, NJIS Scores, which includes those biometric results that are applied to the NJIS rating, Habitat Assessment Scores and Observations, for both Negro Run and Doctors Creek can be found in the Appendix.

In addition to the AMNET data, the NJDEP and other regulatory agencies collect water quality chemical data on the streams within the State. At AMNET site ANO 128 in Upper Freehold on Doctors Creek the fecal coliform, pH and total suspended solids are monitored quarterly and ammonia and total phosphorus are monitored semi-annually by NJDEP. Water quality data collected between February 1998 and December 2001 monitoring period indicated that there is generally an elevated nutrient concentration, especially phosphorus. There is also a periodically elevated fecal coliform count. The pH is within the optional range for aquatic life, and the total suspended solids (TSS) are consistently low, with values well below the standard of 25. It is important to note that the contaminants mentioned are from non-point sources (run-off) and are not from the Allentown Wastewater Treatment Plant, which discharges its effluent into the Doctors Creek, since the WWTP has consistently met its permitted effluent requirements.

In an effort to preserve the water quality of the water bodies within the Borough and the Crosswicks Creek Watershed, surrounding municipalities and counties developed the Crosswicks Creek / Doctors Creek Watershed Greenway Plan. The plan resulted from the efforts of the Crosswicks Creek / Doctors Creek Regional Greenway Planning Group, which consists of representatives from Allentown Borough, Hamilton Township, Upper Freehold Township, Robbinsville Township, Millstone Township and Plumsted Township. Also, the Borough of Allentown through the adoption of an Open Space and Recreation Plan and together with the Greenway Plan have established riparian buffer zones, which link the open space and buffer zones of the Borough water bodies to create a linear park system. Three of the public park systems Heritage Park, Lakeview Park and Peter Sensi Park have protected areas along the stream corridors and the Conines Millpond lake frontage.

The riparian buffer zone established by the Greenway Plan will provide a pervious surface for groundwater recharge, particularly during dormant or non-growing seasons. In addition, vegetation buffers help filter stormwater runoff and provide locations for runoff from impervious areas to re-infiltrate.

Groundwater recharge replenishes the aquifers and potable water supplies. The groundwater recharge areas in the Borough of Allentown are reflected on Figure 3 in the Appendix. Wellhead protection areas for the conservation of potable public water supply, as shown on Figure 4 in the appendix, have been included as part of the Municipal Stormwater Management Plan.

DESIGN AND PERFORMANCE STANDARDS

The Borough of Allentown is in the process of adopting amended stormwater design and performance standards in accordance with the Stormwater Management Rules, N.J.A.C. 7:8-5 and Residential Site Improvement Standards, Subsection N.J.A.C. 5:21-7 entitled "Stormwater Management." The current Land Development Ordinance of the Borough of Allentown is being amended to address stormwater quantity, water quality and basin facility safety. The Borough is also amending the current stormwater design and performance standards to address groundwater recharge, maintenance of stormwater measures and implementation of Non-Structural Best Management Practices in accordance with the NJ Stormwater Best Management Practices Manual. The stormwater facility maintenance standards will be in accordance with N.J.A.C. 7:8-5.8 and the Borough's amended stormwater standards for basin safety will comply with N.J.A.C. 7:8-6.

Currently, and in the future, inspectors from the Borough Engineer's office will observe construction activities by land developers to ensure compliance with the Borough of Allentown Planning Board approved plans, which have been reviewed and approved by the Borough Engineer's office for compliance with the Borough standards.

PLAN CONSISTENCY

The Borough is not within a Regional Stormwater Management Planning Area and no TMDLs have been developed for waters within the Borough; therefore, this plan does not need to be consistent with regional stormwater management plans (RSWMPs) or TMDLs. If any RSWMPs or TMDLs are developed in the future, this Municipal Stormwater Management Plan will be amended to be consistent with the Regional Stormwater Plans.

The Municipal Stormwater Management Plan is consistent with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21. The municipality will utilize the most current update of the RSIS in the stormwater management review of residential areas. The adopted Municipal Stormwater Management Plan will also be amended to be consistent with any future updates to the RSIS.

The surrounding municipalities and counties have formed the Crosswicks/Doctors Creek Regional Greenway Planning Group, which consists of representatives from Allentown Borough and surrounding Municipalities. The primary objectives of the Greenway Planning Group are: To protect the water quality of water bodies and historic vistas and sites and to develop a system of trails within the surrounding municipalities. The Greenway Plan has established riparian buffer zones, which link the open space and buffer zones of the Borough water bodies to create a linear park system, known as Heritage Park. The Borough will continue to protect and monitor the stream corridors within the Borough boundaries to re-establish buffers, which filter stormwater runoff prior to discharge into the adjoining streams.

The Borough 's revised Stormwater Management Ordinance requires all new development and redevelopment plans to comply with New Jersey 's Soil Erosion and Sediment Control Standards. During construction, Borough inspectors will observe on-site soil erosion and sediment control measures and report any inconsistencies to the Freehold Soil Conservation District.

NONSTRUCTURAL STORMWATER MANAGEMENT STRATEGIES

The current Land Development Ordinance of the Borough of Allentown has been reviewed and amended to incorporate nonstructural stormwater management strategies for future development impact remediation. The implementation of nonstructural stormwater management measures will contribute to Low Impact Development (LID) resulting in the treatment of development impacts closer to the source rather than at a collective location near the on-site discharge point. The treatment of stormwater runoff with Low Impact Development will reduce the overall impact from land development, assist in controlling an increase in water quantity, increase water quality and promote the recharge of groundwater aquifers.

LID not only emphasizes the use of nonstructural stormwater management strategies, but LID protects the subject site's resources through sound site planning to preserve important on-site resources, disconnect impervious surfaces, flatten proposed slopes, utilize natural vegetation for landscaping, reduce the amount of turf grass coverage and maintain natural drainage features and characteristics. Sound site planning with nonstructural measures for land development is referred to as nonstructural LID-BMPs. The following is a list of non-structural LID-BMPs:

- a. Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;
- b. Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces;
- c. Maximize the protection of natural drainage features and vegetation;
- d. Minimize the decrease in the pre-construction "time of concentration";
- e. Minimize land disturbance including clearing and grading;
- f. Minimize soil compaction;
- g. Provide low maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns that require fertilizers and pesticides;
- h. Provide vegetated open-channel conveyance system discharge into and through stable vegetated areas;
- i. Provide preventative source controls.

As a summary of the above listed nonstructural LID-EMPs, four (4) categories can be grouped as follows: 1. Vegetation and Landscaping; 2. Minimization of Site Disturbance; 3. Impervious Coverage Management; and 4. Pre-development Time of Concentration Preservation.

1. Vegetation and Landscaping

Preservation of Natural Areas. With the preservation of existing site vegetation, the stormwater runoff quantity and peak flow rates can be reduced through infiltration, surface storage, an increase in the time of concentration and evapotranspiration. The vegetated areas can promote groundwater recharge through infiltration, and on-site stormwater runoff filtering across existing vegetation will improve water quality with the removal of total suspended solids and pollutants, including hydrocarbons, heavy metals and nutrients. The mechanisms for pollutant removal include sedimentation, filtration, absorption, infiltration, biological uptake and micro bacterial activity.

The preservation of existing vegetation and the implementation of proposed natural local vegetation can significantly reduce the impacts of land development on downstream receiving water bodies. As previously stated, the pervious vegetated areas can reduce runoff volumes and peak flow rates through infiltration, surface storage, evapotranspiration and increasing the stormwater flow path resulting in an increased time of concentration and reduced rainfall intensity.

Existing vegetated areas with areas of great importance (Le. riparian corridors, floodplains, well head recharge areas, old growth woodlands, etc.) should be incorporated into land development planning and preserved within conservation easements and / or deed restrictions for future preservation and notification of potential future property owners.

Native Ground Cover. As indicated in the NJDEP New Jersey Stormwater Best Management Practices Manual, the typical ground cover after land development is turf grass, which

generates more surface water runoff than other types of vegetative ground cover. The post-development condition for a site stabilized with turf grass as compared with the pre-development condition of the subject site 's wooded or forest habitats will experience a substantial increase in the rate of stormwater runoff. As a goal of LID-BMPs, the use of native plants should be proposed for re-vegetation of a developed site.

The use of native vegetation will also result in decreased maintenance including the reduction of fertilizers, pesticide applications and irrigation. Planting native trees and large shrubs in lieu of turf grass will create shade and wind protection resulting in the conservation of energy for the on-site facilities. Cost savings are not the only benefit for proposing native flora for land development projects, the natural community will benefit with the provided on-site habitats and improved quality on downstream habits.

For project sites with agricultural pre-developed existing conditions, the re-vegetating of the project site with natural flora will greatly improve the water quality and water quantity of the post-construction conditions. The downstream receiving water bodies will experience a net reduction of fertilizers, nutrients and sedimentation conveyed from runoff. The native vegetation re-introduced onto a developed cultivated field will reduce water quantity and velocity for stormwater runoff with an increase in the time of concentration. Land containing native vegetation will impound runoff, infiltrate the stormwater and recharge local aquifers, whereas, lands cultivated for agriculture will have a greater volume of runoff. Land development can compensate for proposed impervious coverage with native vegetated areas.

Vegetative Filters and Buffers. Both turf grass and native ground cover can provide a vegetated buffer to assist with filtration of pollutants from stormwater runoff, infiltration to promote aquifer recharge and the removal of total suspended solids. The most effective LID-BMP for vegetative filters incorporates dense ground cover and flat ground slopes resulting in increased flow paths of stormwater runoff. An increased flow path or time of concentration will allow the stormwater to infiltrate the soil and reduce the overall rainfall intensity for the subject site.

The vegetative filter and buffer are methods to disconnect impervious surfaces such as sidewalks, driveways, parking lots and building entrances. Applying vegetative buffers, including an area of turf grass, downstream of an impervious surface will address the site 's water quality and quantity requirements closer to the source as a supplemental treatment measure to the on-site downstream impoundment facility. By disconnecting impervious coverage surfaces, a reduction in the velocity of the stormwater runoff will be accomplished. An increase in the post-development condition 's velocity contributes to downstream erosion, an increased time of concentration with an associated increased rainfall intensity (stormwater quantity) and the potential for conveyance of pollutants to receiving water bodies.

2. Minimizing Land Disturbance

The non-structural LID-BMP of minimizing land disturbance can be implemented throughout the project phase. The goal of the non-structural LID-BMP of minimizing land disturbance is to fit the proposed development into the subject site 's existing topography, as opposed to altering the existing topography to meet the needs of the proposed development. A land development project can be planned to minimize land disturbance through a reduction in the limits of clearing, by reducing grading, and by reducing environmental impacts such as filling of wetlands and encroachments of wetland buffers.

An evaluation of the on-site soil classifications will identify the areas with limited ability for infiltration and high potential of erodibility, and a design using LID-BMPs will attempt to develop the areas of the site with hydrological soil groups with low permeability rates. By developing the site 's poorer hydrologic soil groups with impervious coverage, the remaining portion of the site containing a greater permeability rate will generate greater recharge, filter larger volumes of stormwater prior to the final structural measure, and reduce the overall volume of stormwater to be attenuated on-site.

By reducing the proposed limits of clearing for land development, the on-site soil compaction will also be reduced. The compaction of the on-site soils will lower the soil permeability rate, reduce infiltration, and increase stormwater quantity.

Any major development will require the procurement of a Soil Erosion and Sediment Control Certification from the Freehold Soil Conservation District. Land development performed under a Soil Erosion and Sediment Control Certification will implement the Standards for Soil Erosion and Sediment Control in New Jersey, including protection of receiving waters before construction starts, maintaining soil erosion control measures during the construction phase, and requiring the site to be permanently stabilized prior to final completion.

3. Impervious Coverage Management

As mentioned in the NJDEP BMP Manual, studies have shown that impervious coverage in a watershed is an indicator of the health of a water body. The correlation of impervious coverage and water quality reflects low water quality with high impervious coverage within a watershed. Large impervious areas within a watershed have been linked in studies to the direct degradation of water quality, especially in watershed areas with impervious coverage directly adjacent to the downstream receiving water bodies. Impervious areas accumulate pollutants, which can be conveyed to the water body via stormwater runoff and affect the downstream water quality.

With the use of vegetative filters and buffers to disconnect the links of impervious coverage, the negative impacts of impervious areas can be greatly reduced. With the reduction of a developed site's impervious area, the translation of said reduction can be seen in greater infiltration into the aquifers, reductions in the runoff quantity, an increase in the runoff

quality, reduced runoff peak flow rates, reduced velocities, decreased costs of storm sewer construction and a reduction in long-term maintenance and repair costs for the developer.

Some considerations for reducing impervious coverage of a developed site include: reducing the quantity of unnecessary parking spaces, land bank future parking spaces until the need requires further development, utilizing pervious pavements or grass pavers, establishing vegetation within cul-de-sac bulbs, medians and islands, implementation of pervious pavement sidewalks, or designing with innovative green roofs or vegetated roof systems.

4. Pre-development Time of Concentration Preservation

The time of concentration (T_c) is defined as: "the time for runoff to travel from the hydraulically most distant point of the watershed to a point of interest within the watershed." Fluctuations in peak flow rates are a direct result of changes in the time of concentration. An increase in the site 's peak flow rate for stormwater runoff is a result of a decrease in the time of concentration. With higher roughness coefficients (surface roughness) and/or a decrease in slope gradients, the time of concentration is increased. Roughness coefficients are a reflection of the runoff surface and the ability of the surface to retard flow. The development of a site with impervious coverage will create a condition with an effect on flow velocity that is less retardant to flow.

An increase in the surface slope gradients of the site due to earthwork or grading activities will also decrease the T_c . Preserving the natural drainage pattern slope gradients in conjunction with maintaining the pre-development surface roughness characteristics can minimize the land development impacts on stormwater runoff and the downstream water bodies.

The flow path and time of concentration for a subject site dictates the site runoff characteristics. With the LID-BMPs, an increase in the T_c for the post-development condition can be realized, and the subject site 's pre-development T_c can be preserved.

LAND USE AND ZONING ORDINANCE RECOMMENDATIONS

The Borough of Allentown has reviewed the Borough Master Plan and Ordinances and has provided a list of sections in the Borough land use and zoning ordinances that are to be modified to incorporate the four categories of nonstructural stormwater management strategies, as discussed above. These sections of the Borough ordinances along with additional LID-BMPs will be codified in the current Land Development Ordinance of the Borough of Allentown. Once the ordinance revisions are completed, they will be submitted to the Monmouth County Planning Board for review and approval. A copy will also be sent to the New Jersey Department of Environmental Protection at the time of approval. The following paragraphs are a description of current and proposed amended ordinance sections for the applicable LID-BMPs:

Section 30-12.8: Buffers - Require buffer area separation between residential and non-residential uses. This section currently requires the preservation of natural wooded tracts and limits land disturbance.

The language of this section was amended to allow for the use of natural vegetation to supplement or be integrated into buffer areas. Additionally, language was included to allow buffer areas to be used for stormwater management by disconnecting impervious surfaces and treating runoff from these impervious surfaces. This section was also amended to provide buffer areas along zone boundaries of different residential zones when property is subdivided.

Section 30-11.6b: Sidewalks and Driveways - Describes the procedures and specifications for the construction of new driveways and sidewalks.

The section was amended to allow driveways to be constructed of pervious paving material to minimize stormwater runoff and promote groundwater recharge.

Section 30-11.10e: Stormwater Drainage - Describes the design procedures and requirements for storm sewer systems, storm frequency, runoff factors and rainfall intensities.

The entire section was amended to include all requirements in the Residential Site Improvement Standards Subchapter 7, entitled "Stormwater Management" and all amendments thereto. Additionally, the title of this section was changed to "Stormwater Management" and language was included to adopt the Stormwater Management Rules N.J.A.C. 7:8.

Section 30-11.9: Landscaping and Shade Trees - Describes the requirements for the planting of street trees, including sizes, types of trees and the removal of forested areas.

This section was amended to include language to protect mature forest areas from disturbance due to development, which provide a natural habitat for animals to move through the area.

Section 29-4.1: Responsibility for Improvements - Describes essential off-site and off-track improvements.

Language was added to the section requiring off-site or off-tract stormwater management to conform to the stormwater management ordinances as described in the Stormwater Management Plan and Chapter XXX, Land Subdivision ordinances of the Borough of Allentown.

In general, the Amended Land Development Ordinance will include specific requirements and standards for the implementation of nonstructural stormwater management Low Impact

Development - Best Management Practices to reduce stormwater runoff quantity, increase water quality and promote groundwater recharge.

LAND USE AND BUILD-OUT RECOMMENDATIONS

The Borough of Allentown, which is comprised of 0.6 square miles of land, is basically build-out with very few parcels of vacant land that could be developed. Therefore, the municipality did not complete a comprehensive build-out analysis.

MITIGATION PLANS

The Borough of Allentown has very little land available for any type of development. However, in the event that there is proposed development or redevelopment the Borough Planning Board will review the Application for conformance with the Stormwater Management Requirements.

The Borough Planning Board will ensure that any Mitigation Plan and the waivers, variances, or exemptions granted for the design and performance standards of N.J.A.C. 7:8-5, applies to the specific project site drainage area for which the waiver, variance, or exemption has been granted. A mitigation measure, for the performance standards of which the waiver, variance, or exemption was granted, should be applied as mitigation for the immediate areas downstream or upstream of the project site.

The Allentown Borough Planning Board applicant 's engineer of record, whom must be licensed in the State of New Jersey, must provide scientific and engineering evidence and support for the request for a specific waiver, variance, or exemption from the N.J.A.C. 7:8-5. The Allentown Borough Planning Board may request additional information, calculations, or documentation from the applicant to further review the applicant 's request for mitigation.

The mitigation will offset the deficit created by granting the waiver, variance, or exemption from the design and performance standards for stormwater management measures, N.J.A.C. 7:8-5.

STORMWATER MANAGEMENT PLAN

APPENDIX

Figure 1 - Municipal Boundary

Figure 2 - Municipal Water Bodies

Figure 3 – Groundwater Recharge Areas

Figure 4 – Public Community Supply Wellhead Protection Area

Figure 5 - Zoning

Figure 6 – Existing Land Cover / Land Use (2004)

Figure 7 – HUC 14 Sub-Waterbodies

Figure 8 – Constrained Lands: Wetlands and Water Bodies

Figure 9 – AMNET Test Sites Location Map

Figure 10 – Watershed Management Area 20

PARK, RECREATION, AND OPEN SPACE PLAN

The Borough of Allentown has long demonstrated a major concern for fulfilling the open space, recreation and historic preservation needs of its residents. This concern, evident in the numerous existing municipal parks, historic sites as well as extensive recreational programs and facilities sponsored by the Borough and its neighbor, Upper Freehold Township, is a response to a wide range of recreational needs and interests of Allentown Borough and Upper Freehold residents.

In 2002, as a result of increasing development pressures at its borders, Allentown Borough was identified as one of the “most endangered historic villages” by Preservation New Jersey. Work with the current New Jersey Governor, Assembly persons and Senators began to have the Green Acres Program identify the Allentown Borough vicinity and its historic greenbelt as a special need area which could permit neighboring municipalities to receive up to 75 percent state cost sharing to preserve critical parcels for historic preservation, environmental protection and recreational needs.

A Natural Resource Inventory, prepared in March, 2003, noted that the Borough and its historic greenbelt have many valuable resources including but not limited to steep slopes, historic and scenic vistas, stream corridors, wetlands, open space, scenic byways, floodplains, shade tree vegetation and other amenities.

As a result of development pressures adjacent to the Borough that threatened existing area natural, cultural, historic and archaeological resources, including one of the Borough’s most significant historic and scenic resources, the historic greenbelt or rural setting of the Historic District, the Allentown Borough Board of Recreation Commissioners, Environmental Commission, Historic Preservation and Review Commission and Planning Board and the Allentown-Upper Freehold Historical Society Friends of Heritage Park prepared an Open Space and Recreation Plan dated June 23, 2003. Borough officials and others recognized the importance and need to preserve and develop a supply of open space and recreation resources to serve the current and future population of the Borough and neighboring municipalities. The general goals of the Open Space and Recreation Plan included the acquisition of undeveloped land and the preservation of existing farmland in order to:

- protect the Allentown Historic Greenbelt
- address the diverse interests for environmental protection, historic preservation and active recreational development expressed by Borough residents and officials
- make best use of the considerable natural resources of the Borough

In April 2004, the Crosswicks / Doctors Creek Regional Greenway Plan was prepared and in January 2005, a Critical Natural Resource Analysis was compiled for the Borough. The 2003 Open Space and Recreation Plan was updated and adopted by the Planning Board on May 3, 2006.

The 2003 and 2006 Open Space and Recreation Plans included inventories of park, recreation and open space, identified open space needs for recreation and prioritized the acquisition of the properties within the proposed Historic Greenbelt around Allentown. Those Open Space Plans were originally developed to dovetail with the Crosswicks/Doctors Creek Greenway Regional Plan and many of the original objectives still hold true. The background of existing recreation facilities and policies in Allentown provide a basic reference point for updating the Park, Recreation and Open Space Plan continued urgency to acquire and preserve open space and conservation areas surrounding the Borough in Upper Freehold and Robbinsville Townships. This plan articulates the Borough vision of open space for Allentown and the greater Allentown community.

BACKGROUND

The Borough of Allentown has 58 acres of park, recreation and open space within the Borough and, in conjunction with the NJDEP and Upper Freehold Township in Upper Freehold Township, has a total of 203.5 acres of active and passive recreation use. Allentown Borough, along with Millstone Township, Upper Freehold Township, Robbinsville Township, Hamilton Township and Plumsted Township, is a member of the Crosswicks-Doctors Creek Watershed Association, Inc. (CDCWA) which has been in operation since 2001, but received its official incorporation status on June 12, 2008. The Association was formed to preserve stream corridor areas in the CDCW area for three objectives:

- Surface water quality protection
- Future public recreational trail access for hiking and biking as part of a planned regional (multi-municipality) trail system
- Protection of historic vistas

The Open Space and Recreation Plan complements goals and objectives of the Conservation Plan Element to protect riparian corridors, flood plains, freshwater wetlands, steep slopes and air and water quality. The importance of these goals to Allentown residents has been demonstrated by public participation in and show of support for the Borough applications to the NJDEP Green Acres Planning Incentive Program to acquire park, recreation and open space within and adjacent to the Borough and the overwhelming approval of the Monmouth County's Open Space Tax.

GOALS AND OBJECTIVES

Goal One: To distinguish Allentown Borough as an historic village center by preserving an historic greenbelt.

Objectives

- A. Preserve by easement or fee simple purchase, to the greatest extent possible, the Historic Greenbelt by working with neighboring municipalities including Hamilton, Upper Freehold and Robbinsville Townships. Future uses of the Historic Greenbelt may include agriculture, active and passive recreation and historic preservation.

- B. Acquire by easement or purchase the development rights to parcels between the Indian Run development in the Borough and Interstate 195, the properties along the Route 526 corridor entrance to Allentown Borough, the properties along the northern border of Allentown Borough and the properties along the Route 539 corridor entrance to the Borough.

Goal Two: To preserve existing steep slope areas of ten percent (10%) or more and wooded areas adjacent to or within the view-shed of Heritage Park and those areas associated with stream and freshwater wetland corridors and lakeside frontage for water quality protection and preservation of future public recreational trail development and scenic corridors for public enjoyment.

Objectives

- A. Adopt a Borough Steep Slope Ordinance and Stream Corridor/Lake Front Ordinance.
- B. Acquire by easement or fee simple purchase the existing steep slope areas and other areas within the view-shed of Heritage Park and along stream corridors.
- C. Acquire by easement or purchase the development rights to property adjacent to stream corridors.
- D. Acquire by easement or purchase the development rights to property adjacent to Allentown Lake.

Goal Three: To preserve scenic/historic vistas within Allentown Borough associated with significant historic structures including conservation easements on historic properties to preserve the vistas. (See Historic Preservation Element description of scenic corridors and vistas)

Objectives

- A. Adopt an historic vista ordinance for the protection of scenic and historic vistas in and adjacent to the Borough. Scenic corridors and historic vistas are identified in the Historic Preservation Element.
- B. Purchase development rights for historic vista/scenic corridor easements on undeveloped property and on key properties within the Historic District. Scenic/historic vistas are identified in the Historic Preservation Element. Priority for development rights purchase should be given to properties of National and/or State historical significance.
- C. Include the Old Burial Ground on Lakeview Drive on the Recreation and Open Space Inventory (ROSI).

Goal Four: To develop adequate open space and recreational facilities to meet the needs of Allentown Borough now and in the future.

Objectives

- A. Acquire lands for environmental protection and farmland and/or rural preservation. Lands in need of environmental protection would be wetlands, steep slopes, stream corridors, floodplain, floodways, aquifer recharge areas and the like.
- B. Supplement Allentown Borough Municipal Open Space Funding with other funding sources such as State, County and non-profit programs including but not limited to: State Green Acres Program; Monmouth County Trust Fund Tax Acquisitions; and the State Farmland Preservation Program; the Environmental Infrastructure Trust funds for stream corridor acquisition; and non-profit land trust organizations.
- C. Promote the acquisition of open space by private donations.
- D. Develop a comprehensive public park plan that includes the overall vision for the appropriate development of public spaces, especially linear linkages and connections between existing and future parks, historic properties and residential neighborhoods which promote alternative transportation such as walking and biking, and by fee simple purchase or purchase of easements.
- E. Promote and expand park lands with *active* recreational activity with appropriate and adequate access by all age and user groups throughout the Borough.
- F. Foster continued cooperative use of facilities and open space with the Upper Freehold Regional School Board of Education and Upper Freehold Township.
- G. Periodically review and update the recreation inventory and needs analysis to evaluate and provide for assessed needs.

Goal Five: To preserve and enhance the social and ecological environment for the inhabitants of Allentown Borough.

Objectives

- A. Preserve Borough critical environmental lands, as identified in the Allentown Borough Natural Resource Inventory, to maintain the remaining limited sustainable natural ecosystems.
- B. Acquire and develop land for recreational facilities for active activities and all user age groups to maximize social interaction, community pride and leisure activities.
- C. Minimize the clearing of woodland and trees for recreational development by situating facilities in open areas and incorporating woodlands into the design.
- D. Integrate and connect historic sites such as the Governor Newell House with the various networks of recreational and natural open space.
- E. Acquire historically significant properties for preservation.

Goal Six: To balance the provision of open space with other land uses.

Objectives

- A. Be consistent with the planning efforts of the Borough, County and State Master Plans.
- B. Equitably distribute open space and recreational facilities throughout the Borough relative to neighborhoods to provide adequate access and opportunity to all people of the Borough.
- C. Work cooperatively to preserve regionally significant areas with the State, County and adjacent municipalities.

Goal Seven: Develop a culture of environmental stewardship.

Objectives

- A. Publish the map of open spaces already preserved in the Borough.
- B. Monitor the open space lands and future easements owned by the Borough annually for encroachment and other compliance issues that compromise the integrity of the preserved lands and easements.
- C. Prepare an online educational tool kit for informing the residents of the Borough and the general public of the best practices for stewarding our preserved lands and easements.

PARK RECREATION AND OPEN SPACE INVENTORY

The existing park, recreation and open space parcels are listed in Figure XIII-1 and delineated on Figure XIII-2. As can be seen in Figure XIII-1, only 58.0 acres of the 203.5 acres of park, recreation and open space owned or jointly owned by Allentown Borough is physically located within the Borough. The remaining 145.5 acres are located in Upper Freehold Township of which 141.4 acres are jointly owned by Allentown, Upper Freehold and the NJDEP south of the Borough. One park, Byron Johnson Park on Ellisdale Road, is owned by Upper Freehold Township totaling 26.02 acres of which 5 acres are located in Allentown Borough.

Needs Analysis

National Park and Recreation Standards provide a general comparison between existing and suggested recreational facility needs. Figure XIII-3, Existing and Suggested Facilities, provides a list of the existing and suggested recreational facilities for the Borough and the amount of land needed to accommodate these facilities including areas for seating and off-street parking.

A. Active Recreation

The National Parks and Recreation Association (NRPA) recommends that a park system be composed of a core system of up to 10.5 acres of developed open space per 1,000 population. The 2010 Census recorded that the Borough had a population of 1,828. Based on the NRPA recommendations a total of up to 19.2 acres of land developed for active recreational use would be recommended. Park and recreation facilities comprised of the Borough parks, the

joint recreation facilities owned with Upper Freehold Township and the NJDEP and the Allentown High School and Newell Elementary School provide more than enough active and passive recreation facilities than suggested by national standards.

B. Passive Recreation

Passive recreation generally includes activities that do not require developed playing fields. Included, but not limited to, in this category are walking, jogging, hiking, picnicking, boating, snow sledding, fishing, kite flying, horseshoe throwing, informal bocce and pass and catch activities such as baseball/softball, Frisbee, lacrosse, football and similar activities.

A large number of passive activities can be pursued in the undeveloped portions of Lakeview/Farmer Park, Mill Pond Park, Heritage Park, Sgt. George Ashby Memorial Park and the Breza I and Breza II open space facilities.

C. Environmental Education

There are numerous natural features within Allentown Borough where environmental education can take place. These areas include Conines Mill Pond, Indian Run Pond, Doctors Creek and associated freshwater wetland areas. Establishment of an Environmental Education Center and/or Programs should be considered to help teach our residents about the natural resources of these areas as well as their history.

D. Greenways

Greenways and pedestrian/bicycle trails and connections between existing open spaces, trails and stream corridors effectively tie Borough park and recreation facilities with neighboring municipal and county parks together to form a continuous park environment. Some areas could be developed for one or more modes of recreational travel, i.e., walking or canoeing. Greenway trails offer tremendous opportunities for alternative means of transportation such as biking and walking to and from parks and neighborhoods, for integrating historic sites into the park system, and for significant local and regional recreation. Greenway areas often include lands that preserve natural resources. The purchase of Heritage Park in 1995 and the Sgt. George Ashby Memorial Park in 2017 were significant steps in preserving greenways in the Borough.

In viewing the Borough, it may be seen that it is traversed by over 2 miles of stream corridors and shorelines. Many of these runs through privately owned areas adjacent to publicly accessible water bodies or streams.

Stream or Lake Feature	Estimated Stream Corridor or Shoreline Length (Feet)
Doctors Creek	3,375
Indian Run	3,500
Indian Run Tributary	1,000
Conines Millpond North Shore	2,000
South Shore	1,125
TOTAL	11,000 Feet (~ 2 miles)

These stream and lake shores provide an excellent opportunity to establish trails. In doing this, the Open Space and Recreation Plan provides a means to create greenways along most streams and lake shore frontage in the Borough. The protection of stream corridors would serve a dual purpose:

- Maintain water quality by filtering water run-off entering the streams and helping to maintain moderate temperatures in those waters
- Provide areas to hike and/or bike and essentially enjoy the outdoors in a passive setting. Moreover, these stream greenways will afford the Borough the ability to preserve historic properties and structures which often were developed along streams.

There are approximately two (2) miles of corridors along the Borough streams and lakeshores. Using an average width of 25 feet for trails and shoreline protection, these corridors would occupy approximately 6.3 acres of land.

E. Farmland Preservation

The value of farmland to the community at large can be categorized in three ways: environmental, economic and aesthetic. Farmland reduces the storm water runoff associated with residential or commercial development, provides wildlife habitat, reduces traffic congestion, interrupts the monotony of suburban sprawl, and typically returns more in tax revenue than the cost of services provided.

While Allentown Borough had only 0.9 acres of assessed farmland, a significant acreage of farmland is located in the Historic Greenbelt surrounding the Borough. The Borough supports the effort of neighboring municipalities to continue to acquire development rights to farmland at the borders of Allentown.

**Figure XIII-3
Existing Recreational and Suggested Recreational Facilities
Borough of Allentown**

	Existing Borough Owned Facilities	Existing Board of Education Owned Facilities	Needs*	Square Feet Required Per Facility	Total Area in Square Feet	Total Seating/ Surrounding Area in Square Feet	Additional Acreage Needed in Acres
Softball	0	3	1	90,000			0
Small Soccer Fields	0	1	1	60,000			0
Full Sized Soccer Fields	0	3	1	90,000			0
Football Fields	0	1	1				
Baseball Fields	0	3	1	174,240			0
Swimming Pool							
Indoor	0	0	0				0
Outdoor	0	0	1	3,750	3,750	16,400	0.5
Skateboard Park	0	0	1	14,400	14,400		1
Track (For Track and Field Events)	0	1	1				0
Full Basketball Court-Outdoor	1	1	1	6,000	6,000		0
Tennis Courts	0	2	2	7,200	14,400		0
Outdoor Volleyball	0	1	1	4,000	4,000		0
Picnic Groves with Pavilion	1	0	3	43,560	130,680		Heritage Park

and Outdoor Cooking							
Ice Skating Rink	1	0	0				Farmer Park
Sledding Hill	0	0	1	130,680			Heritage Park
Field Hockey	0	1	0				0
Playground	1	1	1	130,680			0
Fishing	1	0	0				Conines Millpond

* National Parks and Recreation Standards

RESOURCE ASSESSMENT

Allentown Borough has been active in its efforts to preserve and develop open space for recreation. The preceding inventory and analysis have shown the need to continue to promote these efforts. The following is a brief discussion of those public and private land and water resources that have potential for providing open space or recreation opportunities to address these deficiencies.

Presently there are two parcels totaling approximately 5.1 acres of private undeveloped land in Allentown Borough. Portions of one of the two parcels are resource-constrained, that is, it may be too environmentally sensitive for active recreational development. The currently owned public recreational land, most notably Lakeview/Farmer Park and Sarah Barnes Park, are “built-out” in terms of available land for additional active recreation. Heritage Park is unavailable for active recreation facilities due to Green Acres restrictions that it be maintained for passive recreation and conservation use.

Given the lack of vacant land within the Borough, it is quite clear that there is presently insufficient land remaining in the Borough that can supply the additional active recreation acreage identified in the need’s analysis. Future active recreation facilities for Borough residents will be dependent on the Allentown High School and on cooperative recreation programs with Upper Freehold Township.

ACTION PLAN

This section identifies actions and policies that would significantly address our Open Space and Recreation needs and goals based both upon the opportunities presented and fiscal constraints for the time-period from 2016 and 2026 and beyond.

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- Develop and implement environmental protection and historic preservation ordinances to protect steep slopes, stream corridors and historic vistas within the Borough.
- Establish on-going working relationships with the many non-profit land preservation organizations including but not limited to the New Jersey Conservation Foundation, Delaware and Raritan Greenways, Inc., Trust for Public Land, Monmouth County Conservation Foundation, Audubon Society and others.
- Encourage the development of a locally-based non-profit land trust to receive donations and raise funds from various sources for open space acquisition and management.
- Work with the New Jersey Governor, Assembly and Senate to ensure that the Transfer of Development Rights provisions in New Jersey statutes permit the development, enhancement and preservation of the Allentown Historic District as well as neighboring municipal designated town centers while reducing development pressure in the Historic Greenbelt and critical historic and environmental resources as identified in the Borough Natural Resource Inventory.
- Work with Federal, State, County (both Mercer and Monmouth) legislators and local neighboring municipal leaders to preserve open space.
- Work with the Crosswicks/Doctors Creek Regional Greenways Planning Group and other regional, county and neighboring municipal groups working to preserve open space for water quality protection and regional and municipal trail systems and historic vista protection.

References

Princeton Hydro, LLC. March 2003, The Allentown Borough Natural Resource Inventory.

Prepared by Princeton Hydro, LLC, Ringoes, NJ. 55pp. plus maps

F.X. Browne, Inc. April 2004, Crosswicks/Doctors Creek Regional Greenway Plan.

Prepared by F.X. Browne, Inc., Lansdale, PA. 79pp. plus maps

F.X. Browne, Inc. February 2005, Allentown Borough Critical Natural Resource Analysis Project.

Prepared by F.X. Browne, Inc. Lansdale, PA. 42pp. plus maps

Section 3. COMMUNITY VISION AND PUBLIC PARTICIPATION

Allentown took on two major projects in the last year that was the impetus to our asking for a waiver on Step Two of the plan endorsement application. First our Planning Board, a separate body of the Governing Body, completed an update of the Master Plan in 2018.

The Planning Board is made up of thirteen individuals including: two elected officials, seven members, and four alternates. During this process, all of the information in the municipal self-assessment was reviewed. The Planning Board encouraged the public discussion for the workshop of the Master Plan Revision to ensure a very inclusive community-wide process regarding the Borough's planning goals on the following dates and times:

- May 1, 2017 at 7:00PM. Here the formatting of future discussions was addressed. See Agenda and Minutes for the same date.
- June 19, 2017 at 7:00PM. Here the Environmental and Conservation Elements, Open Space and Recreation Plan, Natural Resource Inventory and the Affordable Housing Elements were discussed. See Agenda and Minutes for the same date.
- July 10, 2017 at 7PM. Here the Historic Element was discussed. See Agenda and Minutes for the same date.
- August 7, 2017 at 7PM. The Land Use Element was discussed. See Agenda and Minutes for the same date.
- September 11, 2017 at 7PM. The Land Use Element and Map, Conservation Element Revisions, Historic Element, the proposed Housing Plan Agreement, and set a Master Plan Revision completion date were discussed. See Agenda and Minutes for the same date.
- October 2, 2017 at 7PM. The Historic Element was discussed with the Historic Preservation Review Commission. See Agenda and Minutes for the same date.
- November 6, 2017 at 7PM. The Historic Element was discussed in reference to the Environmental Commission. See Agenda and Minutes for the same date.
- December 4, 2017 at 7PM. The Land Use, Conservation, and Historic Elements were discussed. See Agenda and Minutes for the same date.
- February 5, 2018 at 7PM. The Final Draft of the Master Plan Revision was discussed. A hearing date for the formal Master Plan Review was discussed. The Housing Element was assigned. See Agenda and Minutes for the same date.
- March 5, 2018 at 7PM. The Final Draft of the Master Plan was reviewed again. The hearing date for the formal review was postponed to allow for more public notice. See Agenda and Minutes for the same date.
- April 2, 2018 at 7PM. The Proposed Amendment for the Master Plan was discussed. A Public hearing date was set for May 7, 2018 to allow for more public notice. See Agenda and Minutes for the same date.
- May 7, 2018 at 7PM. The outcome of the Historic Preservation Review Commission's discussion on the Master Plan Revision was discussed as was proposed amendments to the Affordable Housing Element, public hearing date set for June 4, 2018, and procedure for future Master Plan amendments. See Agenda and Minutes for the same date.

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- June 6, 2018 at 7PM. A formal Master Plan hearing was held. See Agenda and Minutes for the same date.
- August 6, 2018 at 7PM. Upper Freehold Township's response to the Master Plan was discussed. A resolution was passed adopting the comprehensive Master Plan. See Agenda and Minutes for the same date.

The Environmental Commission discussed elements related to planning and the Master Plan Revision on the following dates and times:

- January 9, 2017 at 7PM. Open Space, Recreational Parks, Recycling and Sustainable New Jersey were discussed. See Agenda and Minutes for the same date.
- February 13, 2017 at 7PM. The Master Plan was discussed along with related topics, including: Parks and Open Space, Recycling, and Sustainability. See Agenda and Minutes for the same date.
- March 13, 2017 at 7PM. The Master Plan, specifically the Open Space Plan Element, and the Monmouth County Open Space Plan were discussed. Additional related topics discussed included: Parks and Open Space, Recycling, and Sustainability. See Agenda and Minutes for the same.
- April 10, 2017 at 7PM. The Master Plan was discussed, specifically the Open Space Plan and Conservation Plan Elements. There was a presentation made by Monmouth County concerning their Open Space Plan. Additional related topics discussed included: Parks and Open Space, Recycling, and Sustainability. See Agenda and Minutes for the same date.
- April 24, 2017 at 7PM. The Master Plan was discussed, specifically the Open Space Plan and Conservation Plan Elements. Additional mapping and data were requested from the Municipal Planner. See Agenda and Minutes for the same date.
- May 8, 2017 at 7PM. The Master Plan was discussed specifically the Open Space Plan and Conservation Plan Elements. Other related topics discussed included: Parks and Open Space, Recycling, and Sustainability. See Agenda and Minutes for the same date.
- June 2, 2017 at 7PM. The Master Plan was discussed, specifically the Monmouth County Parks System's 2017 Open Space Plan, Open Space Plan, and Conservation Plan Elements.
- July 10, 2017 at 7PM. The Master Plan was discussed, specifically the Environmental Commission's attendance at the June 19, 2017 meeting of the Planning Board. The Open Space Plan and Conservation Plan elements were reviewed. The Monmouth County Parks System's 2017 Open Space Plan was discussed. See Agenda and Minutes for the same date.
- August 14, 2017 at 7PM. The Master Plan was discussed, including: The Board of Recreation Commissioners review of the Master Plan, the Monmouth County Parks System's 2017 Open Space Plan, Open Space Plan and Conservation Plan Elements. See Agenda and Minutes for the same date.

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- September 11, 2017 at 7PM. The following topics were discussed: proposed Land Use Element. Continued review of the Open Space Plan, and Conservation Plan Elements, and the Monmouth County Parks System 2017 Open Space Plan. See Agenda and Minutes for the same date.
- October 16, 2017 at 7PM. The Open Space Plan and Conservation Plan elements were discussed. See Agenda and Minutes for the same date.
- November 13, 2017 at 7PM. The Open Space Plan and Conservation Plan Elements were discussed. See Agenda and Minutes from the same date.
- January 8, 2018 at 7PM. The Master Plan's Conservation, Open Space, and Recreation Plans Elements were discussed. Recycling was also discussed. See Agenda and Minutes for the same date.
- February 12, 2018 at 7PM. The Master Plan's Conservation, Open Space, and Recreation Plans were discussed. See Agenda and Minutes for the same date.
- March 12, 2018 at 7PM. The Master Plan's Update was addressed. Parks and Open Space, the Sgt. George Ashby Memorial Park development (see below) and Recycling were addressed. See Agenda and Minutes for the same date.
- April 9, 2018 at 7PM. The Master Plan's Update was discussed, plus: Sgt. George Ashby Memorial Park development (see below) and Recycling. See Agenda and Minutes for the same date.
- June 11, 2018 at 7PM. The Master Plan was discussed, plus: Parks an Open Space, the Sgt. George Ashby Memorial Park development (see below), Recycling, Stormwater Maintenance and Water Conservation. See Agenda and Minutes for the same date.
- August 13, 2018 at 7PM. The Master Plan's implementation, Parks and Open Space, Sgt. George Ashby Memorial Park development (see below), Recycling, Stormwater Maintenance, and Water Conservation were discussed. See Agenda and Minutes for the same.
- September 10, 2018 at 7PM. The Master Plan's implementation, Parks and Open Space, the Sgt. George Ashby Memorial Park were discussed. See Agenda and Minutes for the same.

The Historic Preservation Review Commission discussed elements related to planning and the Master Plan Revision on the following dates and times:

- March 16, 2017 at 7PM. Design guidelines for a potential Ordinance of enforcement for the Historic District, along with an update to the current inventory of historical home, Borough Hall façade restoration, and a Municipal Annex building restoration (both inside the historic district) were discussed. See Agenda and Minutes for the same.
- April 20, 2017 at 7PM. The Historic Element of the Master Plan along with a Historic Preservation Element, historic inventory of homes, and proposed ordinance to strengthen the authority of the Historic Preservation Review Commission was discussed. See Agenda and Minutes for the same.

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- May 18, 2017 at 7PM. The Historic District Map and Historic Preservation Element of the Master Plan were also discussed. See Agenda and Minutes for the same.
- June 15, 2017 at 7PM. The proposed Design Guidelines for an ordinance were discussed. See Agenda and Minutes for the same.
- July 20, 2017 at 7PM. The Master Plan recommendations and Design Guidelines were discussed. See Agenda and Minutes for the same.
- August 17, 2017 at 7PM. The report on the Historic District Zoning Map and tree placement within the Historic District were discussed. See Agenda and Minutes for the same.
- September 9, 2017 at 9AM. Design Guidelines for a proposed ordinance were discussed. See Agenda and Minutes for the same.
- October 19, 2017 at 7PM. The Design Guidelines of the proposed ordinance and Historic Element of the Master Plan were discussed. See Agenda and Minutes for the same.
- November 16, 2017 at 7PM. The Design Guidelines for the proposed ordinance and the Historic Element of the Master Plan were discussed. See Agenda and Minutes for the same.
- December 21, 2017 at 7PM. The Borough Hall Preservation Plan and Design Guidelines for the proposed ordinance were discussed. See Agenda and Minutes for the same.
- January 18, 2018 at 7PM. The Design Guidelines of the proposed ordinance were discussed. See Agenda and Minutes for the same.
- February 15, 2018 at 7PM. Street signs for the Historic District, Design Guidelines for a proposed ordinance, and representation at the Sgt. George Ashby Memorial Park meetings were discussed. See Agenda and Minutes for the same.
- March 15, 2018 at 7PM. Municipal Annex preservation, Historic Preservation Review Commission presence on the Historic Streetscape Phase II Committee, Sgt. George Ashby Memorial Park update, and Design Guidelines for the proposed ordinance were discussed. See Agenda and Minutes for the same.
- April 19, 2018 at 7PM. The results of a meeting with the State's Historic Planning Office, Design Guidelines for the proposed ordinance, Sgt. George Ashby Memorial Park update, and Historic Streetscape Phase II Committee updates were also discussed. See Agenda and Minutes for the same.
- May 17, 2018 at 7PM. The Design Guidelines for the proposed ordinance and the Historic Streetscape Phase II Committee updates were discussed. See Agenda and Minutes for the same.
- June 21, 2018 at 7PM. The Historic Streetscape Phase II Committee traffic comments, Truck Prohibition Ordinance, Design Guidelines, and Sgt. George Ashby Memorial Park updates were discussed. See Agenda and Minutes for the same.

The Shade Tree Commission discussed elements related to planning and the Master Plan Revision on the following dates and times:

- May 11, 2017 at 7:30PM. The new Protection of Trees Ordinance was discussed. See Agenda and Minutes for the same.

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- July 13, 2017 at 7:30PM. The new Protection of Trees Ordinance, Shade Tree Commission ordinance, and Conservation Plan of the Master Plan was discussed. See Agenda and Minutes for the same.
- August 10, 2017 at 7:30PM. The Master Plan, including potential plans for Heritage Park and the Sgt. George Ashby Memorial Park were discussed. See Agenda and Minutes for the same.
- September 14, 2017 at 7:30PM. The Conservation Plan Element of the Master Plan was discussed. See Agenda and Minutes for the same.

All of the above meetings took place at Borough Hall located at 8 North Main Street in Allentown, NJ 08501.

Hearings were held and members from the Borough's other boards, committees and commissions were consulted, including: Environmental Commission, Shade Tree Commission, and the Historic Preservation Review Commission. These groups gave their feedback to the information that was prepared by the Planning Board, Municipal Township Planner, and then approved into the final copy of the updated Master Plan. The Governing Body endorsed the work of the Planning Board.

Second, the Governing Body created by resolution the Sgt. George Ashby Memorial Park Committee to decide what the municipality would do with the land it had just purchased to create and plan a new park. This Committee was made up of ten members, including two elected officials and eight members of the public that serve on other Borough Boards, Committees and Commissions including: The Traffic Advisory Committee, Planning Board, Historic Preservation Review Commission, Shade Tree Commission, and Recreation Commission. There was also the involvement of a local church member who is not on any other Board, Committee or Commission. The Sgt. George Ashby Memorial Park Committee then researched the other parks in town to identify unifying features and to plan what was needed in our community that was missing. They surveyed homeowners of the properties surrounding the land being developed as to what they would like to see. They then held two public visioning meetings to plan for what the community wanted to see. The Committee then worked with a Design Firm to come up with three designs. They Committee selected a design and then presented the three designs at a meeting of the Governing Body where the public was allowed to comment. The Governing Body endorsed the work of the Committee.

If the State Planning Office needs the Governing Body to review, comment, or update materials, I can facilitate that through e-mail for an informal answer. A formal answer resulting in a resolution could be created at a meeting of the Governing Body. These meetings take place every two weeks and are open to the public. I can ensure that any topics the State needs Allentown to review can be granted space on the Governing Body's agenda. These matters will then become public record. Their existence will be documented on agendas, meeting minutes, and meeting recordings. Allentown is committed to resolving any issue that may be brought up by the State Planning office to facilitate the approval of our application.

When the Governing Body holds their public meetings and other commissions commented, those commissions were made up of public members.

Nothing has significantly changed in land use planning since the adoption of the Master Plan in 2018.

Section 4. RECENT AND UPCOMING DEVELOPMENT ACTIVITIES

Completed:

- Historic Streetscape Phase I (South Main Street between Church Street and High Street)- 2017
- Church Street Improvement Project (walkway to Heritage Park added, fencing added, plants to absorb water runoff added)- 2019
- Water Meter Replacement Project- 2019
- Heritage Park Improvement Project (shade trees added to Heritage Park by the Shade Tree Commission)- 2020
- Water Tower Improvement Project-2020
- Historic Streetscape Improvement Project- Phase II (North Main Street from Church Street to Probasco Drive)- 2020

Ongoing:

- Wastewater Treatment Plant Improvement Project-completed 2021

Future:

- Historic Streetscape Phase IIA (Church Street between Main Street and Robbinsville Border)- 2020 start
- Sgt. George Ashby Memorial Park Project- 2020 start
- Pondview Drive Improvement Project- 2021 start
- Improvements to Various Sidewalks- 2021 start
- Waldron Drive, Quinn Drive, & Hamilton Street- 2021 start
- Expansion of St. John's Roman Catholic Church (in Upper Freehold Township, but hooked up to the Borough's water and sewer utilities)-TBD, several delays, change in leadership at the Church
- Towne Mews Expansion-TBD
- Development of 21 Waker Avenue (last buildable lot in Allentown)- 2021 start
- Dredging of the Indian Run Creek-TBD, very costly, looking for grant opportunities, possibly with FEMA due to the Water Treatment Plant and Wastewater Treatment Plant located downstream
- Repair/Replacement of the Indian Run Dam- TBD, most likely a project assumed by Monmouth County

Section 5. STATEMENT OF PLANNING COORDINATION

CONSISTENCY WITH STATE PLAN

Allentown is located entirely within a Rural Planning Area (PA-4); however, its designation as a Village Center within the PA-4 is consistent with the State Plan Goals. PA-4 is intended to:

- Maintain the Environs as large contiguous areas of farmland and other lands;
- Revitalize cities and towns;
- Accommodate growth in Centers;
- Promote a viable agricultural industry;
- Protect the character of existing stable communities;
- Confine programmed sewers and public water services to Centers.

Allentown is a designated Village Center. According to the State Plan, villages are compact, primarily residential communities that offer basic consumer services for their residents and nearby residents. In addition, they may offer more specialized services to a wider area. Villages are not meant to provide major regional shopping or employment for their regions. Therefore, Allentown is consistent with its Village Center designation in the Rural Planning Area (PA-4).

The lack of developable land has a direct bearing on the preparation of updated Housing Plans that are required pursuant to the Fair Housing Act and New Jersey Supreme Court mandates. The 2018 Master Plan did not project substantial new development or population growth. The goals and objectives of the 2018 Master Plan include continued preservation and protection of the Borough's natural resources of the Borough including: Conines Millpond, Doctors Creek and Indian Run; continued preservation of the Allentown Mill and the Allentown Historic District that are on the New Jersey and National Registers of Historic Places.

CONTIGUOUS MUNICIPALITIES

The Borough of Allentown predominately adjoins Upper Freehold Township around three sides of its border and the Township of Robbinsville in Mercer County along a portion of the Boroughs northern border.

Upper Freehold Township: The adjoining area of Upper Freehold Township contains four (4) zones including the AR – Agricultural Residential; PEC – Parks, Education and Conservation; HD – Highway Development and an Overlay Zoning Option called the Commerce Park Planned Development. The Highway Development zone is along the eastern end of Rt. 524 North Main Street. The Highway Development zone permits a variety of commercial uses including retail, banks, offices, restaurants, shopping counters, storage facilities and hotels and motels. This is not compatible with the single-family residential zones in the Borough at this location and is not compatible with the Historic gateway to the Borough from the east. The PEC Zone comprises the High School and Elementary properties to the south, which is compatible. The AR Agricultural Residential zone, which comprises most of the area that borders the Borough permits single family dwelling and farms, which is compatible with the zoning and land uses in the Borough. The

Commerce Park Planned Development is for larger tracts of assembled land that are 210 acres in size or greater and would permit offices, including buildings with multi-tenant uses, research laboratories, limited manufacturing, warehouses, hotels/motels and corporate complexes. The Commerce Park Planned Development overlay is along Breeza Road north of Doctors Creek. This is not a compatible district however, the property within this district is co-owned by Upper Freehold, Allentown and the NJDEP and is designated open space and part of the Allentown Borough Recreation and Open Space Inventory (ROSI).

Robbinsville Township: Robbinsville Township, which adjoins Allentown to the north contains two zoning districts along the border between these two municipalities. They include RR-Rural Residential and VT Village Transitional. The Rural Residential Zone is intended to preserve the rural land use pattern and visual character by allowing low-density residential units while also encouraging farms and related uses. The permitted density in the RR zone is one unit per two acres, which recognizes the septic unsuitability and seasonal high-water table of many of the soil types. This zone is compatible with the Zoning districts and existing land uses in Allentown.

The Village Transitional Zone is broken into two different categories – permitted uses with sanitary sewer service and permitted uses that do not have sanitary sewer service. Both categories allow for commercial uses business and professional offices, banks, farms and conservation. Where sanitary sewer service is available the list of permitted uses is expanded to include restaurants, personal service establishments, medical and research facilities, bed and breakfasts and short- and long-term health facilities, in addition to existing single-family detached dwellings. The VT Zone is located along the Church Street border County Road 526. Despite this zoning designation in Robbinsville this area it remains rural and contains single family residential and farm uses. The VT Zone is compatible with the uses along Church Street.

MONMOUTH COUNTY MASTER PLAN

Monmouth County adopted an updated Master Plan on October 17, 2016 (Resolution #2016-10). The County Master Plan provides a comprehensive vision for the County. The Master Plan incorporated the goals and objectives of the Monmouth County Panhandle Regional Plan adopted on September 19, 2011, which is a regional plan for the four westernmost municipalities in Monmouth County: Allentown and Roosevelt Boroughs and Millstone and Upper Freehold Townships. Although different in population density, these four municipalities have a common goal to preserve their community character through open space, historic and farmland preservation.

The Monmouth County Master Plan includes goals on retrofitting existing infrastructure and improving efficiency of existing systems, improving resiliency against increasingly severe storm events, rehabilitating existing housing stock and revitalizing existing commercial core areas.

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Goals specific to Allentown include historic preservation efforts to protect community character. This includes the implementation of design elements that respect “place distinction” while allowing for a variety of compatible contemporary uses to spur private reinvestment. Another specific goal is public investment on ACE (Arts, Culture and Entertainment) Hubs: An ACE is a special designation given to a host community with a high concentration of arts and cultural activities, which serves as a destination for both locals and visitors alike. They are often lively locations with an active nightlife attributed in some part to proximate cultural attractions. The five ACEs identified in the Monmouth County include Asbury Park, Belmar, Long Branch, Manasquan and Red Bank Boroughs. This County Master Plan recognizes that Allentown Borough is an emerging ACE since the Borough is in the process of broadening its cultural offerings.

Lastly, the County recognizes scenic byways/scenic roadways, which is a designation given to a roadway that demonstrates one or more outstanding intrinsic quality including archaeological, cultural, historical, natural, recreational and/or scenic. An existing New Jersey Scenic Byway includes the Upper Freehold Historic Farmland Byway located in both Allentown and Upper Freehold. This Byway was designated as a New Jersey Scenic Byway by the New Jersey Department of Transportation (NJDOT) Commissioner on November 29, 2006. The Upper Freehold Historic Farmland Byway follows a 31.5-mile route through Upper Freehold Township and Allentown Borough showcasing the distinct historic, scenic, recreational and cultural assets of each of the communities. Additional county scenic byways are found in The Monmouth County Scenic Roadway Plan (2001). Scenic Roadways have been identified and recognized in the Borough of Allentown Circulation Plan (Chapter X). All of the County roadways within the Borough of Allentown are listed on the Monmouth County Scenic Roadway Plan. This is due to the historic nature of the Borough and the mature trees and natural vistas that are within the Borough. These roadways include:

- Church Street and Waker St. (C.R. 526)
- High Street (C.R. 539)
- North and South Main Street (C.R. 524)

The Allentown Master Plan is supportive of and consistent with the goals of the Monmouth County Master Plan and the Panhandle Region Plan and has considered its goals, objectives and recommendations in the preparation of the Conservation and Open Space Plan, Circulation Plan and Land Use Plan Elements. The Borough Master Plan is also consistent with the Monmouth County Unique Areas Study prepared by the Monmouth County Environmental Council in 1978 which Allentown Millpond as a unique site in recognition of the site as a historic landmark (Allentown Mill), its natural wildlife habitat and its recreational use (fishing, ice skating, picnicking).

MONMOUTH COUNTY DISTRICT SOLID WASTE MANAGEMENT PLAN

The Monmouth County District Solid Waste Management Plan, first adopted in 1979, was amended in February 2009 to incorporate the amended Recycling Enhancement Act regulations. The County Solid Waste Management Plan serves as an inventory, appraisal and policy document for guiding waste management activities within the County. The current Borough of Allentown recycling program is consistent with the list of mandated recyclables as specified in the Monmouth County District Solid Waste Management Plan.

Annual recertification is contingent on meeting the goals set forth by the recycling law of the State. These goals include an acceptable Recycling Plan Element adopted as part of the Master Plan and an ordinance to amend the development regulations.

The Allentown Borough recycling program predates the Source Separation Recycling Act of 1987. Prior to the adoption of the Act, the Borough promoted a voluntary program established through the Allentown Borough Council. In compliance with the State law, the Borough has had an ongoing mandatory recycling ordinance and recycling program since October 1987 per State regulations.

Section 6. STATE PROGRAMS, GRANTS, AND CAPITAL PROJECTS

Allentown Historic Streetscape Phase I Funding Types:

- NJDOT Transportation Trust Fund Grant \$55,00
- NJDOT Transportation trust Fund Grant \$225,000
- NJDOT Transportation Trust Fund Grant \$240,000
- NJDOT Discretionary Aid FY 2015 (LAIF) Grant \$300,000

Improvements to Pondview Drive Funding Type:

- NJDOT Transportation Trust Fund Grant \$225,000

Improvements to Waldron Drive, Quinn Road, and Hamilton Street Funding Type:

- NJDOT Transportation Trust Fund Grant \$180,000

Historic Streetscape Phase II Funding Types:

- NJDOT Transportation Alternative Program Grant \$854,000
- NJDOT Transportation trust Fund Grant \$235,000

Elevated Water Storage Tank Improvement Funding Type:

- NJ Environmental Infrastructure Financing Program Loan \$425,000

Water Meter Replacement Funding Type:

- NJ Environmental Infrastructure Financing Program Loan \$450,000

Wastewater Treatment Plant Improvement Project Funding Type:

- NJ Environmental Infrastructure Financing Program Loan \$4,600,000

Water Treatment Plant Improvement Project Funding Type:

- NJ Environmental Infrastructure Financing Program Loan \$1,200,000

Improvements to Various Sidewalks Funding Type:

- NJ DOT Transportation Trust Fund Grant \$375,00

Section 7. SUSTAINABILITY/RESILIENCY STATEMENT

SMART GROWTH

The Borough Master provides for the protection and enhancement of the Allentown National Historic District; preservation of existing park, recreation and open space facilities within and adjacent to the Borough; coordination with

STORM RESILIENCY

Allentown Borough has been updating its water treatment and sanitary sewage treatment facilities including back-up pumping and operating generators during electrical losses and/or blackouts. The Borough police, fire and first aid facilities have back-up power sources for maintaining emergency operations during storms and electrical losses and blackouts.

The Master Plan recommends adoption of floodplain and steep slope ordinances to prevent development in these environmentally sensitive areas.

The Borough will cooperate and coordinate with public utilities and commercial suppliers for future location and installation of electric vehicle charging stations within public and private parking lots.

ENVIRONMENTAL SUSTAINABILITY

The Borough Master Plan includes plans and recommendations for conserving and protecting environmental features within the Borough including flood plains; freshwater wetlands; floodplains; steep slopes; scenic corridors; street trees; and park, recreation and open space; coordination with Upper Freehold Township and Monmouth County in protecting the Freehold Historic Farmland Byway and the Monmouth County Scenic Roadway Plan (2001) and coordination with Monmouth and Mercer Counties in acquisition of farmland and environmentally sensitive stream corridors and other areas adjacent to the Borough in order to maintain the integrity of the Borough as a historic rural center consistent with the New Jersey State Development and Redevelopment Plan and the goals and objectives of the New Jersey State Historic Preservation Office.

Wastewater Management Plan

Allentown Borough Plan Endorsement
Municipal Self-Assessment Update FINAL

The Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq. authorizes the Governor to designate areawide planning agencies for the purpose of developing, adopting, updating, and amending Areawide Water Quality Management Plans (AWQMPs). In 1997, the Monmouth County Board of Chosen Freeholders became the Designated Planning Agency for Monmouth County (Whitman Executive Order 67). The Board of Chosen Freeholders delegated operational responsibilities to the Monmouth County Planning Board, who in turn created the Amendment Review Committee (ARC) to process and review proposed changes to the Monmouth County AWQMP in order to increase the speed and efficiency with which amendments could be processed. There are several aspects to areawide water quality management planning. The focus in Monmouth County has primarily been wastewater and stormwater management planning.

The Wastewater Management Plan (WMP) for Monmouth County Future Wastewater Service Area (FWSA) Map was adopted on April 11, 2013, as amended. This map is currently being used by the county and NJDEP for review and adoption of WMP amendments.

The current NJDEP adopted Water Quality Management Planning Rules (WQMP) became effective November 7, 2016. These rules repeal and replace prior rules set forth by the NJDEP Department of Water Quality Management Planning program, which originated from the Federal Clean Water Act (33 U.S.C. 1251 et seq.) Monmouth County Planning Division of Planning submitted a Wastewater Management Plan to NJDEP for review and approval on November 7, 2018. The draft WMP remains under NJDEP review at this time.

Section 8. CONSISTENCY STATEMENT

Local & Regional Planning

State Plan- Goals, Policies and Indicators

State Plan- Center Criteria and Policies

State Plan- Planning Area Policy Objectives

Allentown is located entirely within a Rural Planning Area (PA-4); however, its designation as a Village Center within the PA-4 is consistent with the State Plan Goals. PA-4 is intended to:

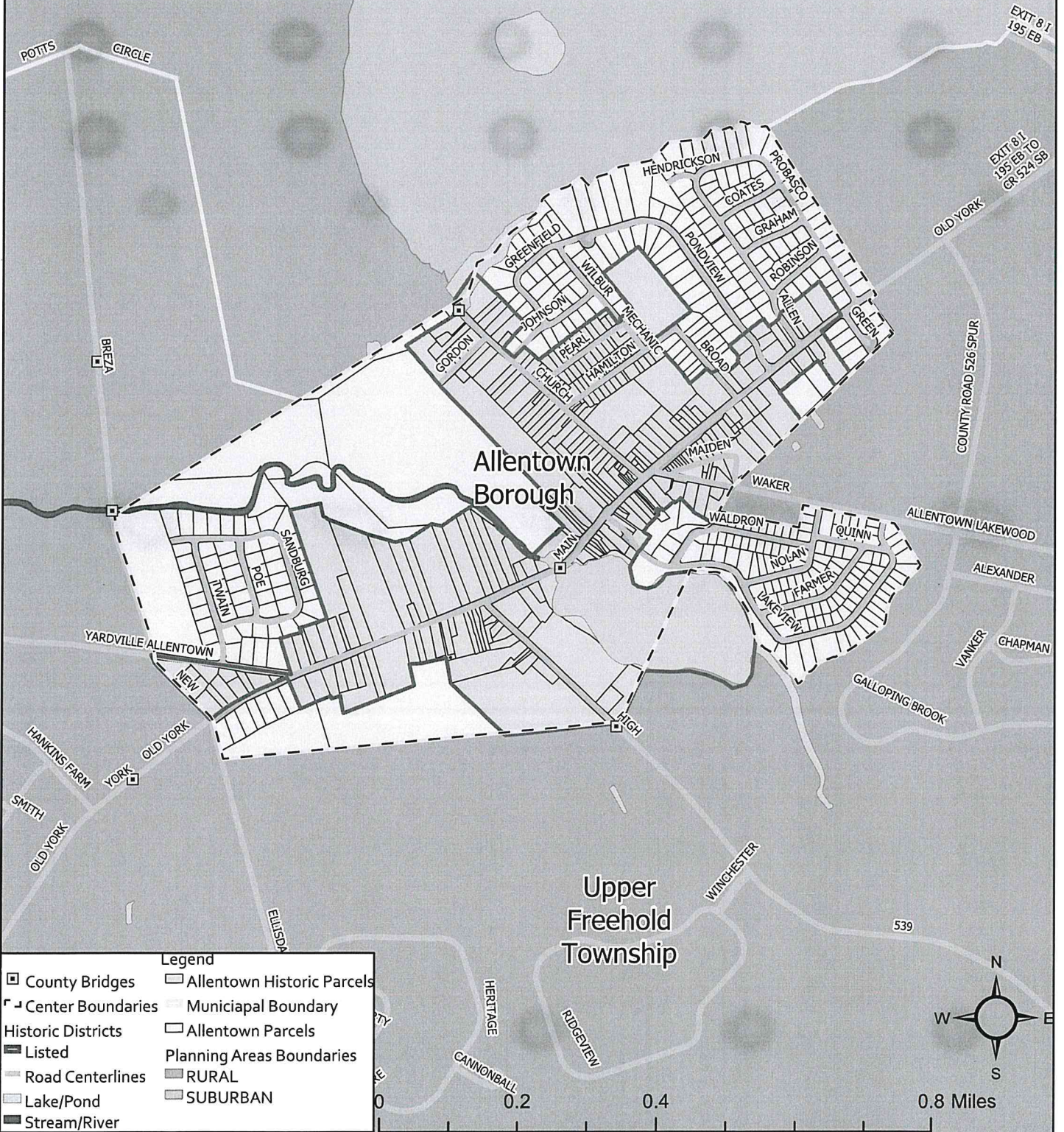
- Maintain the Environs as large contiguous areas of farmland and other lands;
- Revitalize cities and towns;
- Accommodate growth in Centers;
- Promote a viable agricultural industry;
- Protect the character of existing stable communities;
- Confine programmed sewers and public water services to Centers.

Allentown is a designated Village Center. According to the State Plan, villages are compact, primarily residential communities that offer basic consumer services for their residents and nearby residents. In addition, they may offer more specialized services to a wider area. Villages are not meant to provide major regional shopping or employment for their regions. Therefore, Allentown is consistent with its Village Center designation in the Rural Planning Area (PA-4).

Allentown Borough Plan Endorsement
Municipal Self-Assessment Update FINAL

Allentown Borough wants transportation options for its residents.
Allentown Borough wants transportation grant opportunities to repair roadways and failing infrastructure.

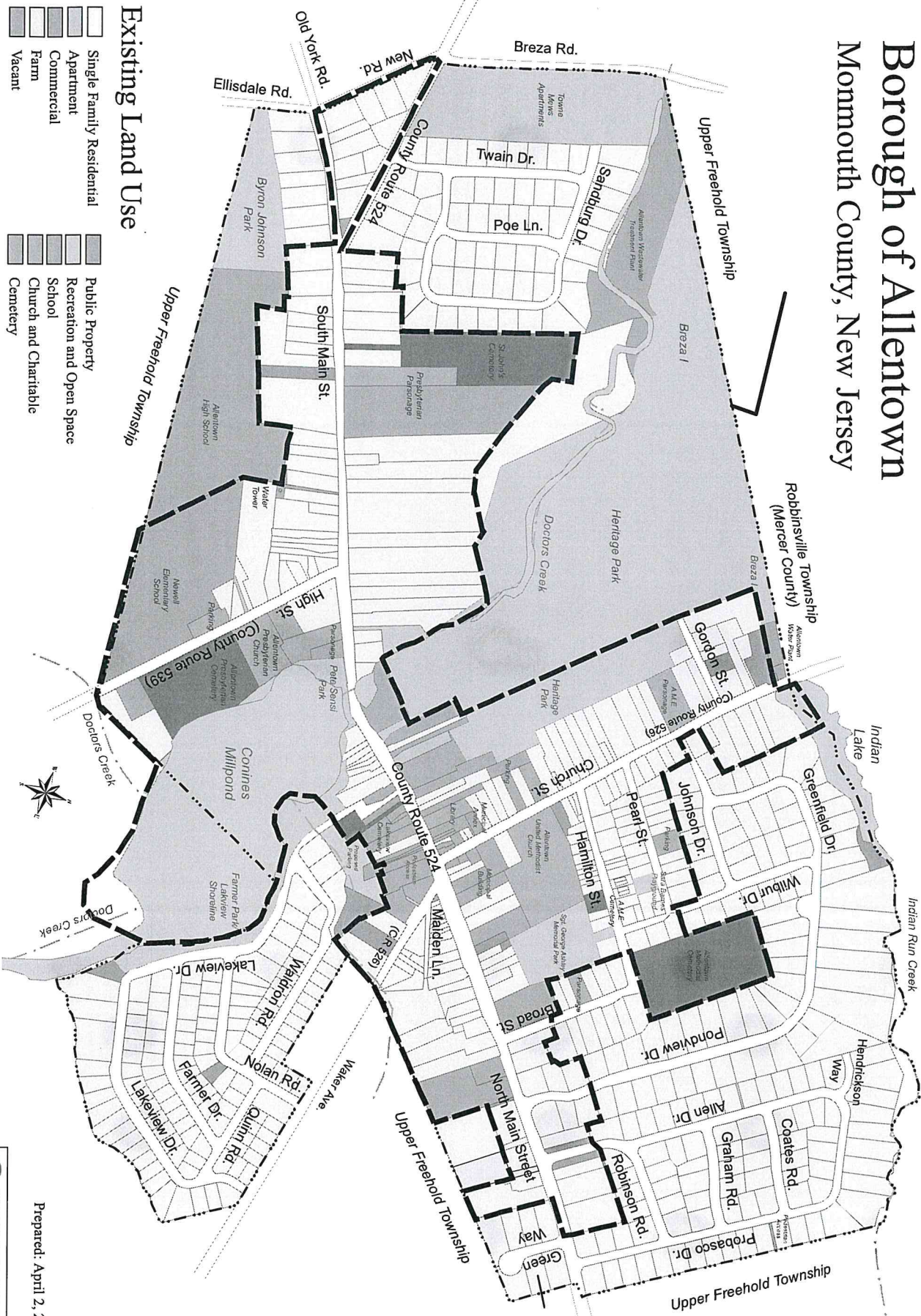
Allentown Borough Historical District Plan Endorsement 2020



Sources: Esri, Airbus DS, USGS, NOAA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Borough of Allentown

Mommouth County, New Jersey



Existing Land Use

- Single Family Residential
- Apartment
- Commercial
- Farm
- Vacant
- Public Property
- Recreation and Open Space
- School
- Church and Charitable
- Cemetery

----- Allentown National Historic Boundary
 Source: National and New Jersey Register listed Allentown Historic District as delineated by State Historic Preservation Office (SHPO) GIS

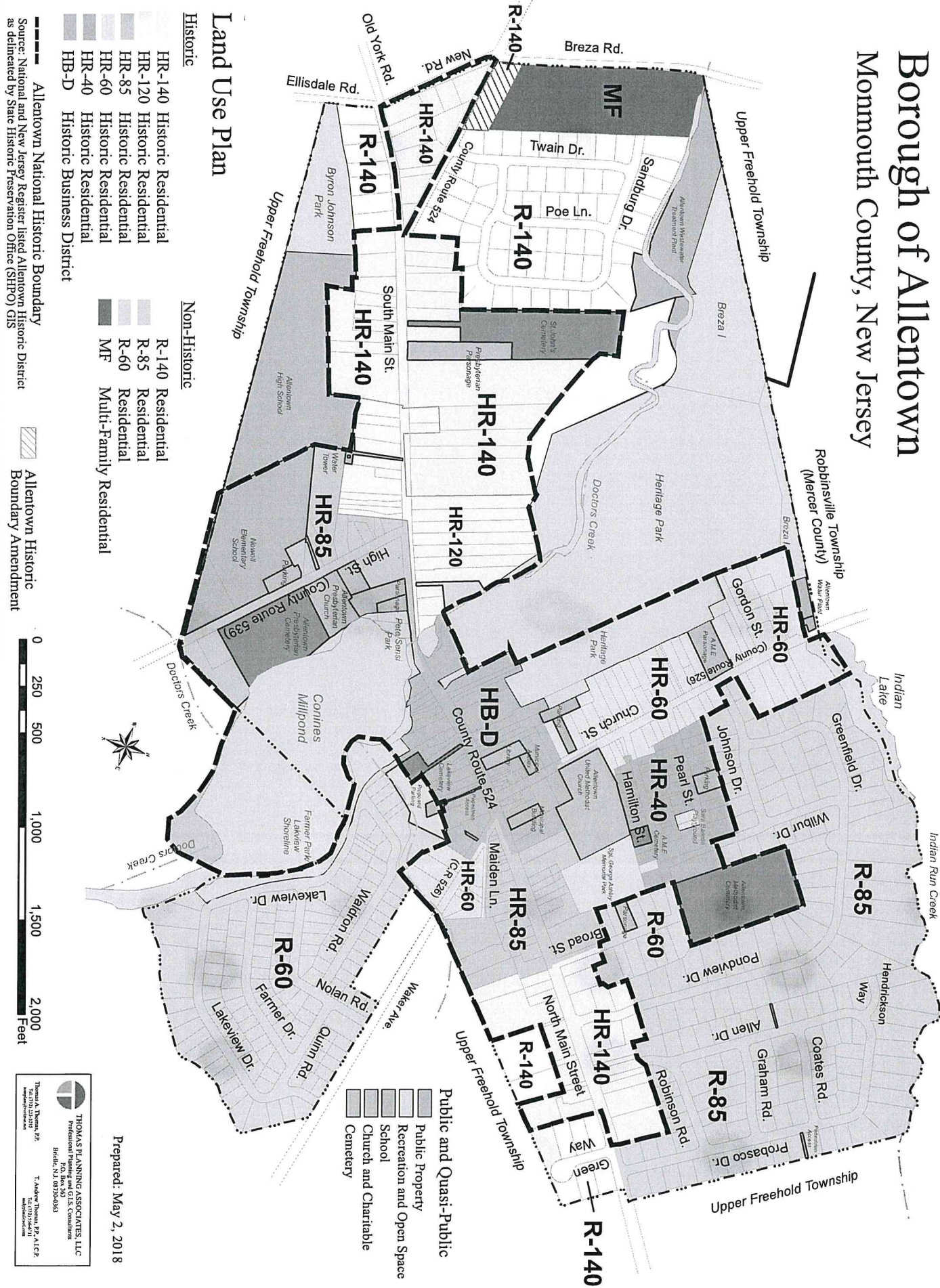


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Prepared: April 2, 2018

Borough of Allentown

Momouth County, New Jersey



Land Use Plan

Historic		Non-Historic	
HR-140	Historic Residential	R-140	Residential
HR-120	Historic Residential	R-85	Residential
HR-85	Historic Residential	R-60	Residential
HR-60	Historic Residential	MF	Multi-Family Residential
HR-40	Historic Residential		
HB-D	Historic Business District		

- Public and Quasi-Public**
- Public Property
 - Recreation and Open Space
 - School
 - Church and Charitable
 - Cemetery

Source: National and New Jersey Register listed Allentown Historic District as delineated by State Historic Preservation Office (SHPO) GIS

Allentown National Historic Boundary
Allentown Historic Boundary Amendment

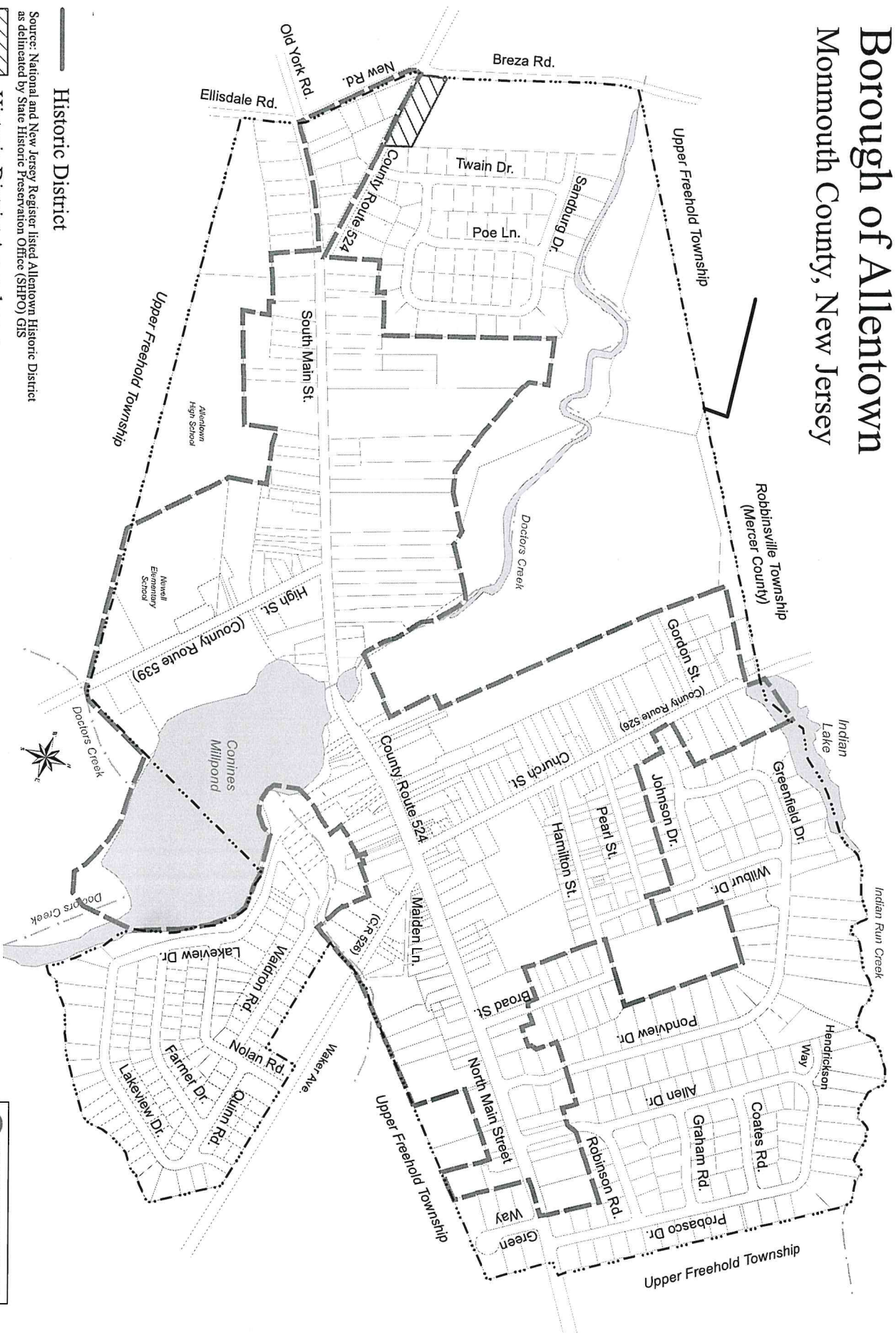


Prepared: May 2, 2018

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Borough of Allentown Monmouth County, New Jersey



Historic District

Historic District Amendment

Source: National and New Jersey Register listed Allentown Historic District as delineated by State Historic Preservation Office (SHPO) GIS

Source: NJDEP GIS and Allentown Borough Tax Maps (Dec. 2016)
Prepared: May 3, 2018




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5-HISTORIC ALLENTOWN PARCELS LIST

During the last cross acceptance, it was noted that Allentown requested the existing HCS designation to be replaced with the actual delineated historic district as represented by the State and National Registered Historic Sites. For reference purposes, this was item 8801 of the New Jersey State Planning Commission’s Negotiations Worksheet Map Amendments dated Monday, February 23, 2009 (page 155 of 269).

According to that document, the proposed amendment to the HCS was approved by state planning staff pending the State Plan update and that the proposed change was “appropriate to the character of the area.”

The correct HCS (Historic Cultural Sites) boundary is the actual National Register Historic District Boundary. The Historic Districts of New Jersey boundary is maintained by NJDEP has a publication date of October 18, 2019 and can be accessed at <https://www.nj.gov/dep/gis/digidownload/zips/OpenData/Land use HPO district.zip>

The entire parcel listing of properties located within the correct historic district is below.

Historic Allentown Parcels

FID	block	lot	qcode	propertylo	propertycl	yrbuilt	acreage
0	17	85		80 CHURCH STREET	2	1900	0
1	17	13.01		108 SO MAIN STREET	2	1900	0
2	16	2		150 SO MAIN STREET	2	1900	0
3	17	86		82 CHURCH STREET	2	1900	0.3129
4	17	24		76 SO MAIN STREET	2	1917	1.0876
5	17	26		74 SO MAIN STREET	2	1917	0.1993
6	17	27		70-72 SO MAIN STREET	2	1900	0
7	16	1		148 SO MAIN STREET	1		0.2981
8	17	22		82 SO MAIN STREET	2	1920	0
9	17	23		80 SO MAIN STREET	2	1920	0
10	9	30		33 SO MAIN STREET	4A		0
11	8	28		25-27 NO MAIN STREET	2	1900	0
12	15	6		21 HIGH STREET	2	1900	0.1945
13	17	17		98 SO MAIN STREET	2	1900	9.77
14	21	56		10 MECHANIC STREET	2	1900	0.1971
15	8	32		17 NO MAIN STREET	2	1900	0
16	8	33		15 NO MAIN STREET	2	1900	0
17	8	34		13 NO MAIN STREET	2	1900	0
18	17	54		6 CHURCH STREET	4A		0.0643
19	21	53.18		2 PONDVIEW DRIVE	2	1994	0.286

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20	15	13		1 HIGH STREET	2	1900	0.0806
21	14	22		LAKEVIEW DRIVE	15C		2.58
22	8	35		11 NO MAIN STREET	2	1900	0.0333
23	8	36		9 NO MAIN STREET	4A		0
24	23	62		9 PEARL STREET	2	1900	0.1607
25	23	63		5 PEARL STREET	2	1900	0.1607
26	7	4		29 CHURCH STREET	1		0
27	7	44		7 CHURCH STREET	4A		0
28	4	9.01		74 NO MAIN STREET	2	1935	0
29	4	9.02		76 NO MAIN STREET	2	1900	0.7967
30	14	37		75 SO MAIN STREET	15D		0
31	15	21	C-B	S MAIN STREET- REAR	4A		0
32	14	33		S MAIN ST	15C		12.91
33	6	20		32 HAMILTON STREET	2	1930	0.1251
34	7	45		11 CHURCH STREET	4A		0.3967
35	23	62.01		13 PEARL STREET	2	1900	0.1607
36	18	43		122 SO MAIN STREET	2	1900	0.496
37	18	44		118 SO MAIN STREET	15D	1850	1.2741
38	9	32		25 SO MAIN STREET	4A		0.0386
39	9	31.01		27 SO MAIN STREET	4A		0
40	17	44		16 CHURCH STREET	2	1930	0.1942
41	9	38		3 SO MAIN STREET	4A		0.2386
42	17	30.02		SO MAIN STREET	15C		33.78
43	17	12		114 SO MAIN STREET	4A	1856	4.84
44	21	44		54 NO MAIN STREET	2	1920	0.3306
45	17	43		14-16 SO MAIN STREET	15C		0.4564
46	17	37.01		SO MAIN STREET-REAR	15C		0.3561
47	17	38		CHURCH STREET	15C		0.4894
48	18	40		126 SO MAIN ST	2	1900	0.4548
49	21	45.01		11 BROAD STREET	2	1920	0
50	7	8		13 HAMILTON STREET	2	1930	0.1102
51	6	27.02		6 HAMILTON ST	2	2004	0.1001
52	7	3		31 CHURCH STREET	2	1900	0
53	17	65		36 CHURCH STREET	2	1900	0.3085
54	16	9		162 SO MAIN STREET	2	1960	0.4775
55	7	42		2 NO MAIN STREET	4A		0
56	7	43		1 CHURCH STREET	4A		0
57	23	68		55-57 CHURCH STREET	2	1900	0.1322
58	6	15		32 PEARL STREET	15C		0.0793
59	6	16		7 MECHANIC STREET	2	1955	0
60	6	17		5 MECHANIC STREET	2	1930	0.1591
61	8	26		33 NO MAIN STREET	2	1900	0

Allentown Borough Plan Endorsement
Municipal Self-Assessment Update FINAL

62	6	18	3 MECHANIC STREET	2	1930	0
63	17	56	20 CHURCH STREET	2	1928	0
64	17	61	28 CHURCH STREET	2	1900	0
65	7	15	HAMILTON STREET	15E		0.2273
66	6	23	22 HAMILTON STREET	2	1930	0.0601
67	6	24	20 HAMILTON STREET	2	1930	0
68	23	64	3 PEARL STREET	2	1995	0
69	17	90	10 GORDON STREET	2	1930	0.8494
70	23	65	47 CHURCH STREET	2	1900	0
71	23	66	51 CHURCH STREET	2	1900	0.146
72	23	67	53 CHURCH STREET	2	1900	0.1889
73	7	36	20 NO MAIN STREET	4A		0.3863
74	7	37	18 NO MAIN STREET	2	1900	0
75	15	7	19 HIGH STREET	2	1900	1.56
76	15	8	15 HIGH STREET	2	1900	0
77	15	9	13 HIGH STREET	2	1900	0
78	7	19	39-41 HAMILTON STREET	2	1900	0.2093
79	17	88	6 GORDON STREET	2	1969	0
80	17	89	8 GORDON STREET	2	1971	0.3099
81	5	40.02	NO MAIN STREET	1		0.1558
82	5	41.02	1 PONDVIEW DRIVE	2		0.3712
83	15	37.01	143 SO MAIN STREET	2	1938	0.6514
84	8	38	MAIDEN LANE	2		0.1157
85	8	39	22 WAKER AVENUE	2	1900	0
86	18	24	11 SANDBURG DRIVE	2	1973	0.2406
87	5	77	83 CHURCH STREET	2	1900	0.2667
88	5	78	85 CHURCH STREET	2	1900	0
89	7	53	23 CHURCH STREET	15D		3
90	8	14	45 NO MAIN STREET	2	1900	0.146
91	7	16	33 HAMILTON STREET	2	1930	0.0742
92	7	17	35 HAMILTON STREET	2	1955	0.1447
93	7	12	21 HAMILTON STREET	2	1900	0.0551
94	5	41.03	62 NO MAIN STREET	2	1900	0.3849
95	14	38	81 SO MAIN STREET	2	1920	0
96	7	41	4 NO MAIN STREET	2	1900	0
97	15	15	91 SO MAIN STREET	2	1900	0
98	6	25	18 HAMILTON STREET	2	1900	0.1251
99	6	26	14-16 HAMILTON STREET	2	1930	0.2479
100	5	73	71 CHURCH STREET	2	1900	0.1389
101	5	74	73 CHURCH STREET	2	1900	0
102	23	58.02	25 PEARL ST	2	2007	0.1113
103	9	6.02	29 WAKER AVE	2	2006	0.486

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104	14	28	43 SO MAIN STREET	2	1900	0
105	17	80.01	66-68 CHURCH STREET	2	1985	0.345
106	6	12	22-24 PEARL STREET	2	1988	0.1313
107	15	25	113 SO MAIN STREET	2	1930	0
108	14	29	45 SO MAIN STREET	2	1900	0
109	14	30	47 SO MAIN STREET	2	1900	0
110	23	19	5 JOHNSON DRIVE	2	1972	0.2537
111	14	27	41 SO MAIN STREET	2	1900	0.1203
112	7	38.02	16 N MAIN ST	2	2005	0.3191
113	9	5	WAKER AVENUE	1		0.4495
114	6	19	36 HAMILTON STREET	2	1930	0
115	18	41	124 SO MAIN ST	15E		4.68
116	21	43	60 NO MAIN STREET	2	1950	0.4224
117	6	14	28 PEARL STREET	15C		0.1289
118	8	27	29-31 NO MAIN STREET	2	1900	0
119	8	37	12 WAKER AVENUE	2	1900	0.9695
120	17	46	14 CHURCH STREET	15C		0.1316
121	17	47	12 CHURCH STREET	2	1900	0
122	17	48	10 CHURCH STREET	2	1900	0.0296
123	17	49	12 SOUTH MAIN ST	4A		0.1803
124	7	13	23 HAMILTON STREET	2	1900	0.0551
125	7	28	34 NO MAIN STREET	2	1900	0.1545
126	17	87	84 CHURCH STREET	2	1950	0.4531
127	5	71	10 GREENFIELD DRIVE	2	1977	0.2569
128	8	40	24 WAKER AVENUE	2	1900	0
129	8	38.01	20 WAKER AVENUE	2	1900	0
130	9	29	LAKEVIEW DRIVE	15E		0.2686
131	21	54	HAMILTON STREET	15E		5
132	17	92	88 CHURCH STREET	2	1900	0.4258
133	17	95	90 CHURCH STREET	2	1900	0.0876
134	7	39	8 NO MAIN STREET	15C		0.2864
135	7	50	15 CHURCH STREET	2	1930	0.314
136	14	34	S MAIN ST (F/K/A 71)	15C		0.33
137	17	35.01	9 GORDON STREET	2	1977	0.1607
138	17	84.11	72-76 CHURCH STREET	15D		0.9054
139	15	34	137 SO MAIN STREET	2	1900	0
140	5	79	CHURCH STREET	1		0
141	14	42.02	62 HIGH STREET	2	1984	1.12
142	7	18	HAMILTON STREET	15C		0.1024
143	5	75	77 CHURCH STREET	2	1900	0
144	5	76	79 CHURCH STREET	2	1900	0
145	15	4	23 HIGH STREET	2	1900	0

Allentown Borough Plan Endorsement
Municipal Self-Assessment Update FINAL

146	6	4.01	37 CHURCH STREET	2	1900	0.1964
147	7	7	11 HAMILTON STREET	2	1955	0.1102
148	7	40	6 NO MAIN STREET	2	1900	0
149	15	35.01	141 SO MAIN STREET	2	1930	0.6514
150	15	16	93 SO MAIN STREET	2	1900	0.2615
151	15	17	95 SO MAIN STREET	2	1900	0.2348
152	6	22	24 HAMILTON STREET	2	1988	0.1251
153	5	57.01	REAR GREENFIELD DR	1		1.03
154	17	73	50 1/2 CHURCH STREET	2	1930	0
155	6	10	18 PEARL STREET	2	1930	0.1576
156	14	36	73 SO MAIN STREET	15D	1850	0
157	15	14	89 SO MAIN STREET	2	1900	0.2777
158	14	31	49 SO MAIN STREET	2	1900	0
159	14	32	51 SO MAIN STREET	2	1900	0
160	9	1	MAIN & WAKER AVENUE	4A		0
161	15	22	SO MAIN ST - REAR	15C		0.043
162	14	26	39 SO MAIN STREET	2	1900	0
163	17	18	92 SO MAIN STREET	2	1900	0
164	8	23	39 NO MAIN STREET	2	1900	0
165	23	17	1 JOHNSON DRIVE	2	1972	0.3893
166	8	22	41 NO MAIN STREET	2	1900	0
167	17	68.01	42 CHURCH STREET	2	1900	0.3902
168	17	97	CHURCH STREET	1		2.36
169	17	78	62 CHURCH STREET	2	1900	0.3375
170	17	30.01	38 SO MAIN STREET	4A	1920	0.1928
171	17	35.03	28 SO MAIN STREET	4A		1.72
172	8	25	35 NO MAIN STREET	2	1900	0
173	17	64	34 CHURCH STREET	2	1900	0.0475
174	17	66	38 CHURCH STREET	2	1900	0.382
175	17	59	24 CHURCH STREET	2	1900	0.2456
176	17	60	26 CHURCH STREET	15C		0.2138
177	6	3	39 CHURCH STREET	2	1900	0.1596
178	17	67	40 CHURCH STREET	2	1900	0.3772
179	6	1	43 CHURCH STREET	2	1900	0
180	6	2	41 CHURCH STREET	2	1900	0.098
181	14	23				
182	17	16	102 SO MAIN STREET	2	1900	0
183	18	38	130 SO MAIN STREET	2	1900	0.538
184	9	4	19 WAKER AVE	2	1930	0
185	23	59	21 PEARL STREET	2	1900	0.1607
186	8	31	19 NO MAIN STREET	2	1900	0
187	17	32	34 SO MAIN STREET	4A		0

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Municipal Self-Assessment Update FINAL

188	17	34	30 SO MAIN STREET	4C		0
189	17	19	88 SO MAIN STREET	2	1900	1.9511
190	23	18	3 JOHNSON DRIVE	2	1972	0.2681
191	6	5	4 PEARL STREET	2	1900	0
192	6	6	8 PEARL STREET	2	1930	0.1001
193	6	7	10 PEARL STREET	2	2009	0.1301
194	8	24	37 NO MAIN STREET	2	1900	0
195	7	14	25 HAMILTON STREET	2	1950	0.1102
196	9	6.01	27 WAKER AVENUE	2	1900	0.2089
197	8	15	43 NO MAIN STREET	2	1900	0.233
198	23	58.03	2 WILBUR DR	2	2006	0.0891
199	23	58.01	27 PEARL STREET	2	1900	0.1079
200	15	30	131 SO MAIN STREET	2	1924	0
201	15	31	133 SO MAIN STREET	2	1925	0
202	17	74	54-56 CHURCH STREET	2	1950	0.6955
203	17	75	60 CHURCH STREET	2	1930	0.6027
204	17	72	48-50 CHURCH STREET	2	1930	0
205	17	36.01	24 SO MAIN STREET	4A		0.3978
206	6	13	26 PEARL STREET	2	1930	0.1313
207	6	8	12 PEARL STREET	2	1930	0.1162
208	6	9	16 PEARL STREET	2	1930	0.1162
209	17	70	46 CHURCH STREET	2	1900	0.3532
210	5	53.19	5 PONDVIEW DRIVE	2	1994	0.3478
211	5	53.2	3 PONDVIEW DRIVE	2	1994	0.317
212	17	62	30 CHURCH STREET	4A	1830	0
213	17	63	32 CHURCH STREET	2	1900	0.2788
214	23	60	19 PEARL STREET	2	1955	0.1511
215	23	61	15 PEARL STREET	2	1955	0.1607
216	17	29	42 SO MAIN STREET	4A		1.0788
217	17	31	36 SO MAIN STREET	2	1900	0
218	18	25	9 SANDBURG DRIVE	2	1973	0.1837
219	17	102	40 SO MAIN STREET	4A	1900	0.0205
220	15	27	123 SO MAIN STREET	2	1900	2.12
221	15	1	HIGH STREET	15A		8.53
222	17	50.02	8 SO MAIN STREET	4A		0.0586
223	15	28	SO MAIN STREET	1		0.5012
224	18	37	136 SO MAIN STREET	2	1900	0
225	15	21	SO MAIN STREET	15C		0.0846
226	14	24	35 SO MAIN STREET	4A		0.16
227	14	25	37 SO MAIN STREET	2	1900	0
228	15	12				
229	21	42.03	60-A NO MAIN STREET	2	1994	0.2895

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Municipal Self-Assessment Update FINAL

230	17	40.01		22 SO MAIN STREET	2	1900	0.231
231	15	10		7 HIGH STREET	2	1900	0.1658
232	4	9.03		78 NO MAIN STREET	2	1986	0.8581
233	4	9.04		NO MAIN STREET	1		0.1605
234	21	53.17		4 PONDVIEW DRIVE	2	1994	0.3021
235	7	32		NO MAIN STREET	1		0.1687
236	7	34		NO MAIN STREET REAR	1		0
237	7	6		9 HAMILTON STREET	2	1900	0
238	17	21		86 SO MAIN STREET	2	1920	0
239	9	44		WAKER AVENUE	4A		0
240	9	45		WAKER AVENUE	15C		0.0218
241	15	11		5 HIGH STREET	2	1900	0.282
242	15	23		107 SO MAIN STREET	2	1940	0.4356
243	15	24		111 SO MAIN STREET	2	1925	0
244	15	19		99 SO MAIN STREET	2	1922	0.1722
245	7	29		32 NO MAIN STREET	2	1900	0
246	17	35.02		GORDON ST	15C		5.03
247	7	35		32 1/2 NO MAIN STREET	15C	1900	2.702
248	9	39		1 NO MAIN STREET	4A		0
249	6	21.01	C1	26 HAMILTON ST	2	2007	0
250	6	21.02	C1	30 HAMILTON ST	2	2007	0.1251
251	6	21.02	C2	34 HAMILTON ST	2	2007	0
252	17	58		22 CHURCH STREET	2	1900	0
253	9	31		21-23 SO MAIN STREET	4A		0
254	7	27		36 NO MAIN STREET	2	1900	0
255	17	87.02		GORDON STREET	1		0.2517
256	23	57.01		1A-1B JOHNSON DRIVE	2	1983	0.4626
257	23	59.01		23 PEARL STREET	2	1955	0.2153
258	23	61.01		PEARL STREET	15C		0.3214
259	8	29		23 NO MAIN STREET	2	1900	0
260	17	52		4 SO MAIN STREET	4A		0
261	15	29.01		129 SO MAIN STREET	2	1930	1.25
262	8	30		21 NO MAIN STREET	2	1900	0
263	14	40		HIGH STREET	15D		5
264	14	42.01		60 HIGH STREET	4A		0.4371
265	15	3		HIGH STREET	15D		0.528
266	7	20		24 BROAD STREET	2	1955	0
267	7	21		22 BROAD STREET	2	1959	0.2755
268	7	9		15 HAMILTON STREET	2	1900	0.1102
269	7	10		19 HAMILTON STREET	2	2006	0.1102
270	21	55.01		40 HAMILTON STREET	2	1955	0.2341
271	14	39		HIGH STREET	15D		0.3709

Allentown Borough Plan Endorsement
Municipal Self-Assessment Update FINAL






272	7	30	30 NO MAIN STREET	2	1900	0
273	7	31	26-28 NO MAIN STREET	2	1900	0.0959
274	16	7	6 ALLENTOWN-YARDVILLE RD	2	1900	0.3223
275	16	8	160 SO MAIN STREET	2	1900	0.2658
276	16	11	3 NEW ROAD	2	1972	0
277	17	51	6 SO MAIN STREET	2	1850	0.0267
278	9	33	19 SO MAIN STREET	4A		0
279	9	34	13 SO MAIN STREET	2	1900	0
280	15	20	101 SO MAIN STREET	2	1900	0.3334
281	5	84	2 JOHNSON DRIVE	2	1973	0.2554
282	5	40.01	68 NO MAIN STREET	2	1925	0.3545
283	15	18	97 SO MAIN STREET	2	1900	0
284	23	69	59 CHURCH STREET	2	1920	0.1389
285	17	53	2 S MAIN ST	4A		0.0551
286	17	50.01	10 SO MAIN STREET	4A		0.0426
287	16	10	5 NEW ROAD	2	1970	0.3306
288	16	9.01	7 NEW ROAD	2	1994	0.3352
289	17	28	68 SO MAIN STREET	2	1930	0
290	17	13	104 SO MAIN ST	2	1900	0
291	17	15	106 SO MAIN STREET	2	1900	0
292	7	26	40 NO MAIN STREET	4A		0.9914
293	21	55.02	4-6 MECHANIC STREET	2	1988	0.2273
294	7	1	35 CHURCH STREET	2	1900	0
295	7	2	33 CHURCH STREET	2	1900	0
296	15	7.01	19 HIGH STREET REAR	15C	0	0.15
297	16	3	2 ALLENTOWN-YARDVILLE RD	2	1900	0
298	16	4	4 ALLENTOWN-YARDVILLE RD	2	1987	0.447
299	16	5	154 SO MAIN STREET	2	1900	0.2633
300	16	6.01	156 SO MAIN STREET	2	1900	0.4261
301	7	38.01	12 NO MAIN STREET	4A		0.2619
302	6	21.01	C2 28 HAMILTON ST	2	2007	0.1226
303	17	41	20 SO MAIN STREET	2	1900	0
304	17	42	18 SO MAIN STREET	4A		0.2244
305	15	32	135 SO MAIN STREET	2	1930	0
306	15	26.01	115 SO MAIN STREET	2	1930	0.3835
307	18	35	142 SO MAIN STREET	2	1900	0.443
308	18	36	140 SO MAIN STREET	2	1994	0.4169
309	18	39	128 SO MAIN STREET	2	1900	0.5829
310	6	27.01	8 HAMILTON ST	2	2005	0.1001
311	7	5	HAMILTON STREET	2	1930	0
312	8	2.02	1 GREEN WAY	2	1999	0
313	8	2.03	3 GREEN WAY	2	1999	0.3844

Allentown Borough Plan Endorsement
Municipal Self-Assessment Update FINAL

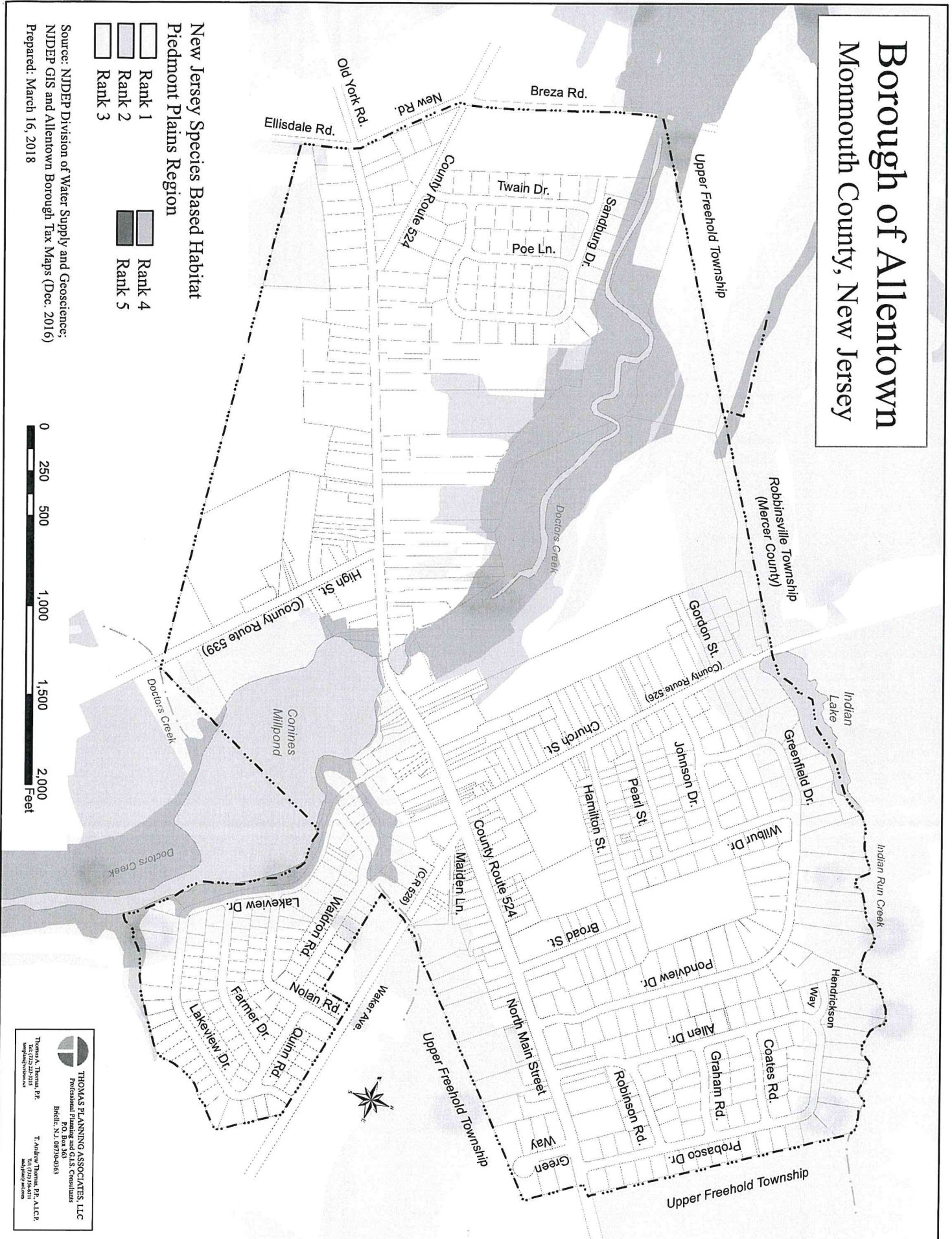
314	8	2.04	5 GREEN WAY	2	1999	0.3864
315	8	2.05	7 GREEN WAY	2	1999	0
316	9	35	9 SO MAIN STREET	4A		0
317	9	36	7 SO MAIN STREET	4A		0
318	9	37.01	SO MAIN STREET	1		0.0143
319	8	12	53 NO MAIN STREET	2	1995	0.7135
320	8	9	57-59 NO MAIN STREET	4A		0.3535
321	8	11	55 NO MAIN STREET	2	1900	0.5049
322	8	13	49 NO MAIN STREET	2	1900	0
323	8	19				
324	8	16				
325	8	18				
326	8	17				
327	8	43	MAIDEN LANE REAR	1		0.011
328	8	21	12 MAIDEN LANE	2	1986	1.3
329	8	20.01	47 NO MAIN ST	2	2015	0.2537
330	8	8	65 NO MAIN STREET	4A	1917	1.6
331	8	8.01	NO MAIN STREET	1		0
332	8	6.02	NO MAIN STREET	3B		0.69
333	8	4	81 NO MAIN STREET	2	1900	0
334	8	3	85 NO MAIN STREET	1	1900	0.6281
335	8	21.01	8 MAIDEN LANE	2	1900	0.24
336	8	41	26 WAKER AVENUE	2	1900	0.414
337	8	7	73 NO MAIN STREET	2	1955	0.6026
338	8	6.01	75 NO MAIN STREET	2	1994	1.27
339	8	5	77 NO MAIN STREET	2	1950	0.3809


Borough of Allentown Monmouth County, New Jersey

**New Jersey Species Based Habitat
Piedmont Plains Region**

-  Rank 1
-  Rank 2
-  Rank 3
-  Rank 4
-  Rank 5

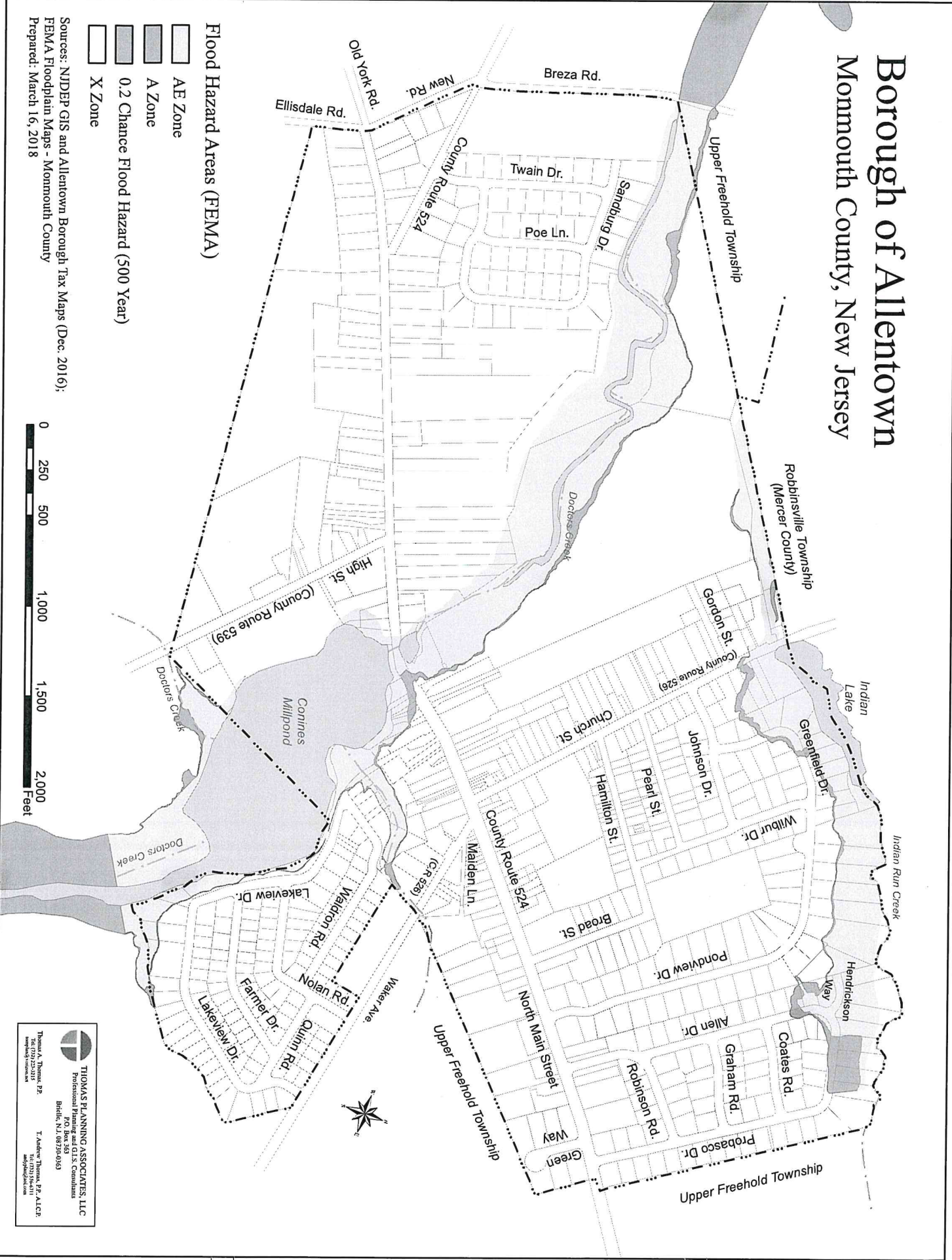
Source: NJDEP Division of Water Supply and Geoscience;
NJDEP GIS and Allentown Borough Tax Maps (Dec. 2016)
Prepared: March 16, 2018



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Borough of Allentown

Monmouth County, New Jersey




Flood Hazard Areas (FEMA)

- AE Zone
- A Zone
- 0.2 Chance Flood Hazard (500 Year)
- X Zone

Sources: NJDEP GIS and Allentown Borough Tax Maps (Dec. 2016);
 FEMA Floodplain Maps - Monmouth County
 Prepared: March 16, 2018





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Borough of Allentown

Mommouth County, New Jersey

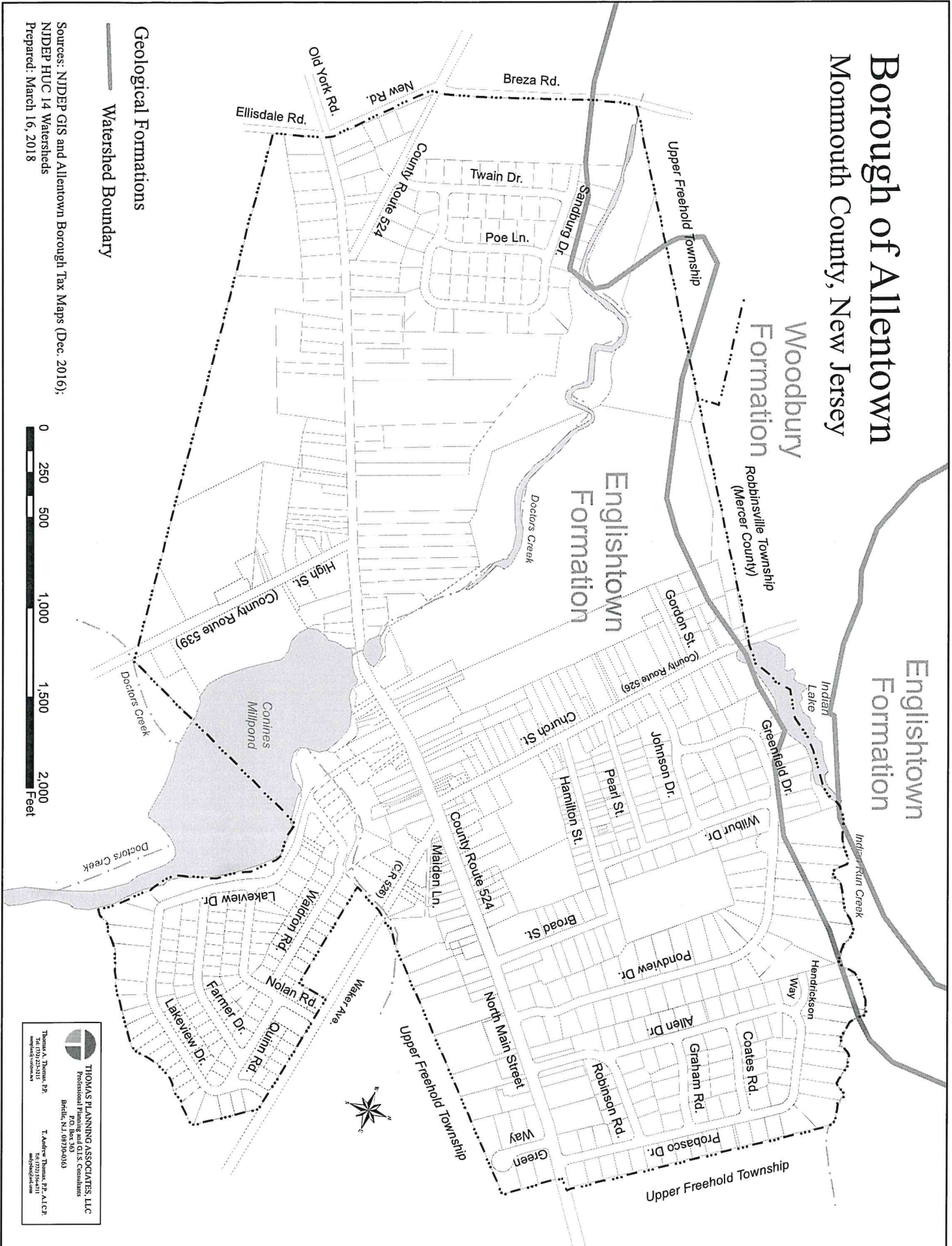
Englishtown Formation

Woodbury Formation
Robbinsville Township
(Mercer County)

Englishtown Formation

Geological Formations

Watershed Boundary



Sources: NJDEP GIS and Allentown Borough Tax Maps (Dec. 2016);
NJDEP HUC 14 Watersheds
Prepared: March 16, 2018

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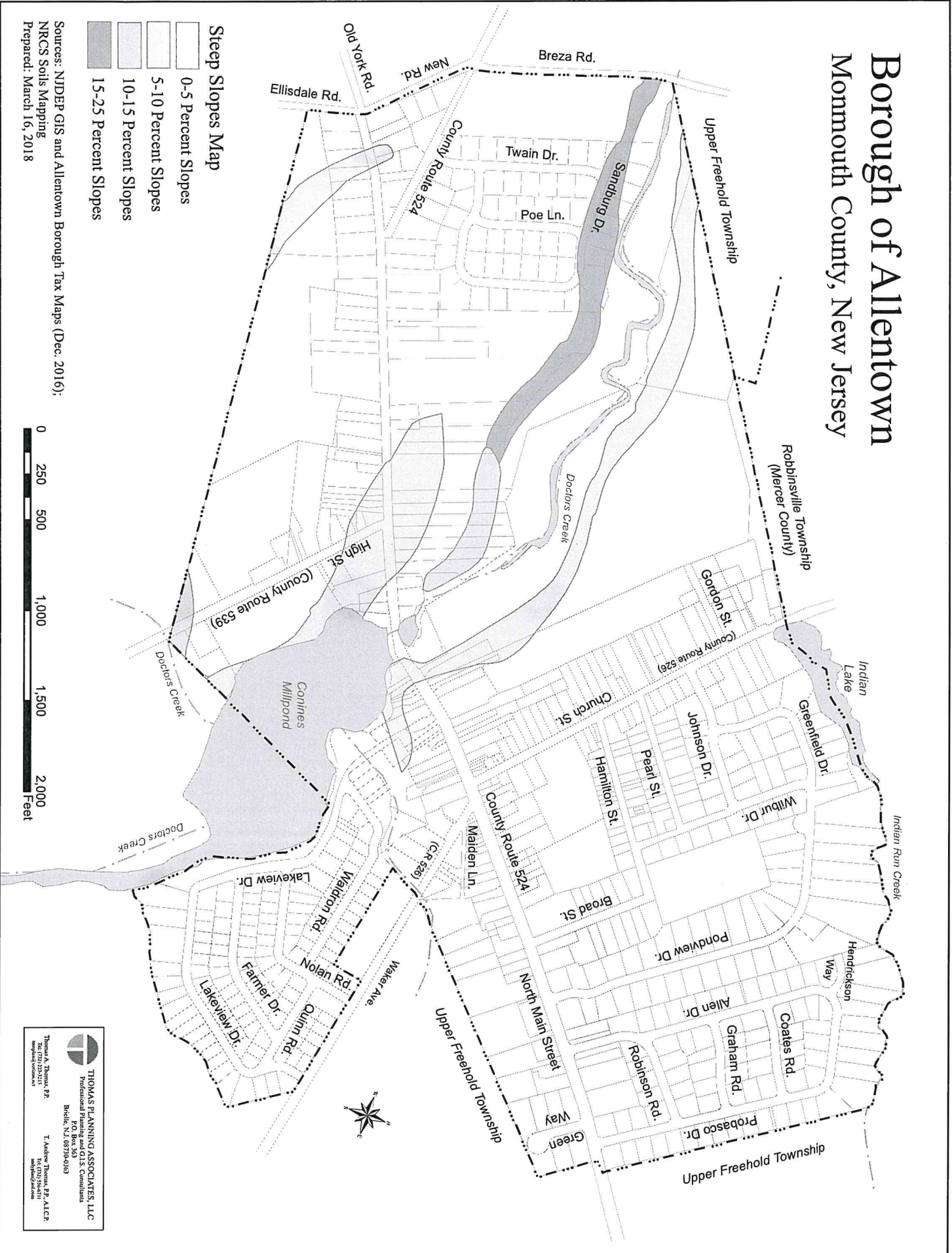



Borough of Allentown

Mommouth County, New Jersey

- Steep Slopes Map**
- 0-5 Percent Slopes
 - 5-10 Percent Slopes
 - 10-15 Percent Slopes
 - 15-25 Percent Slopes

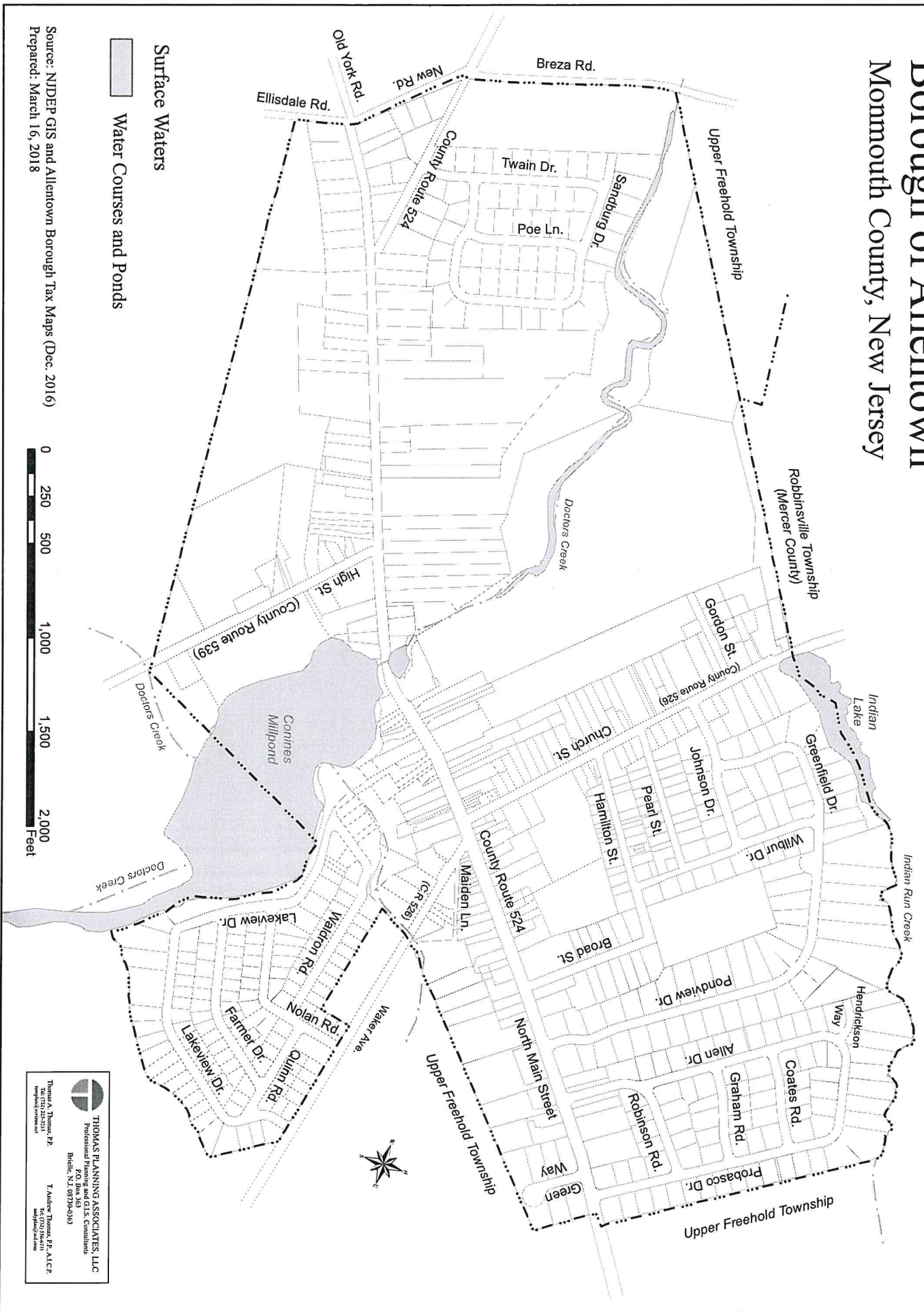
Sources: NJDEP GIS and Allentown Borough Tax Maps (Dec. 2016);
 NRCS Soils Mapping
 Prepared: March 16, 2018




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Borough of Allentown

Monmouth County, New Jersey

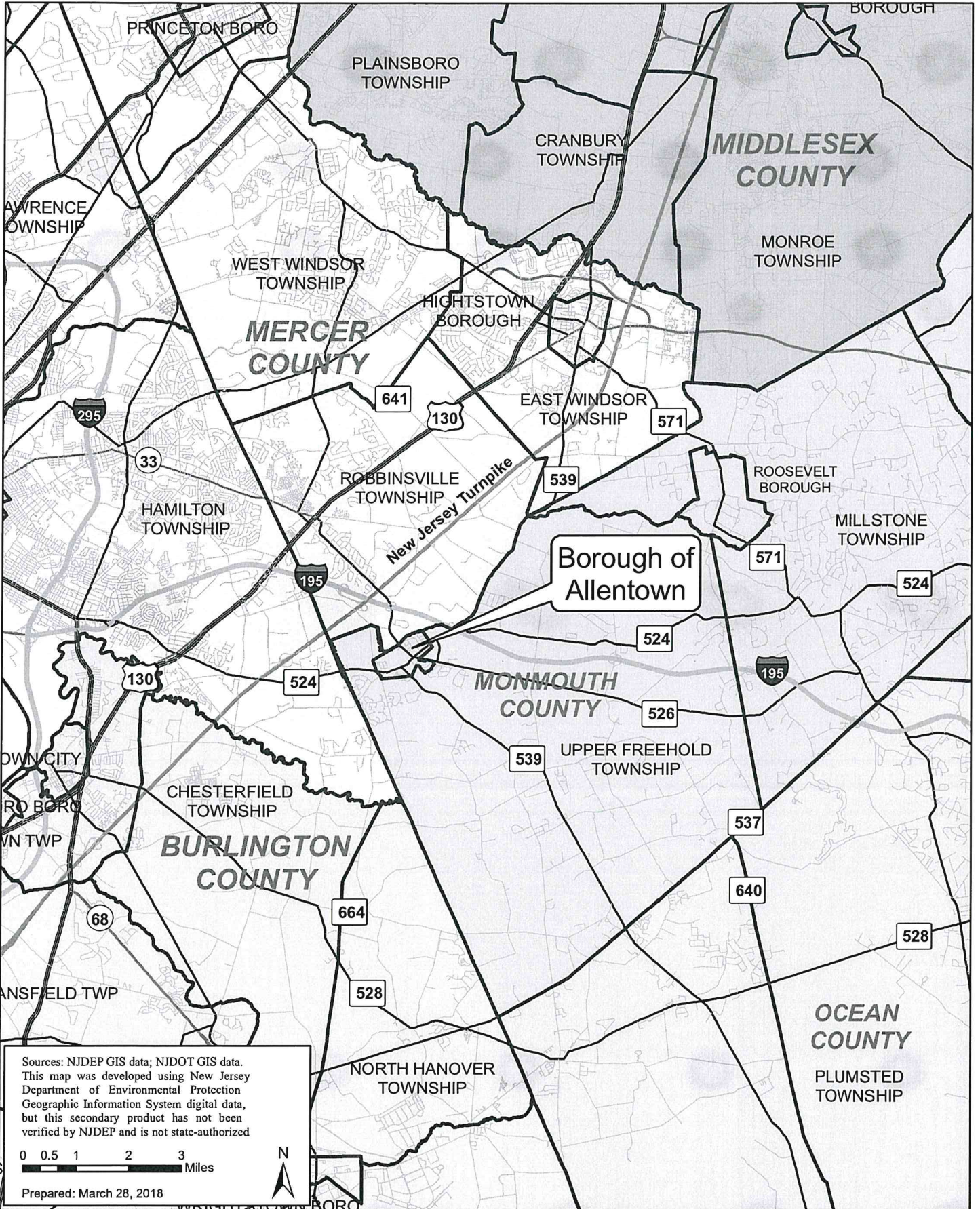


Source: NJDEP GIS and Allentown Borough Tax Maps (Dec. 2016)
 Prepared: March 16, 2018




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REGIONAL LOCATION MAP
Borough of Allentown



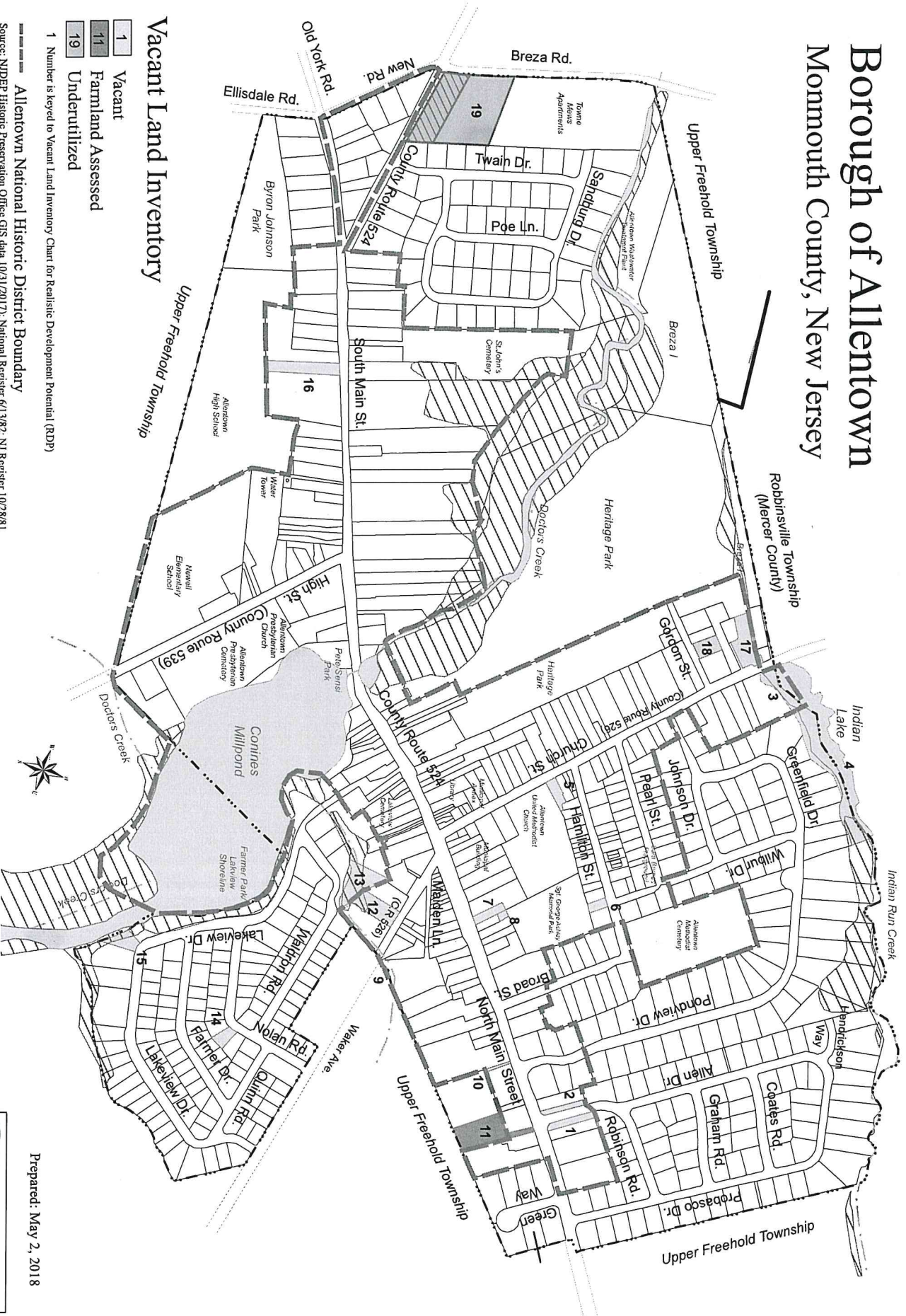
Sources: NJDEP GIS data; NJDOT GIS data.
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized

0 0.5 1 2 3 Miles

Prepared: March 28, 2018

Borough of Allentown

Mommouth County, New Jersey



Source: NJDEP Historic Preservation Office GIS data (10/31/2017); National Register 6/13/82; NJ Register 10/28/81



Prepared: May 2, 2018

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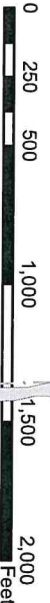
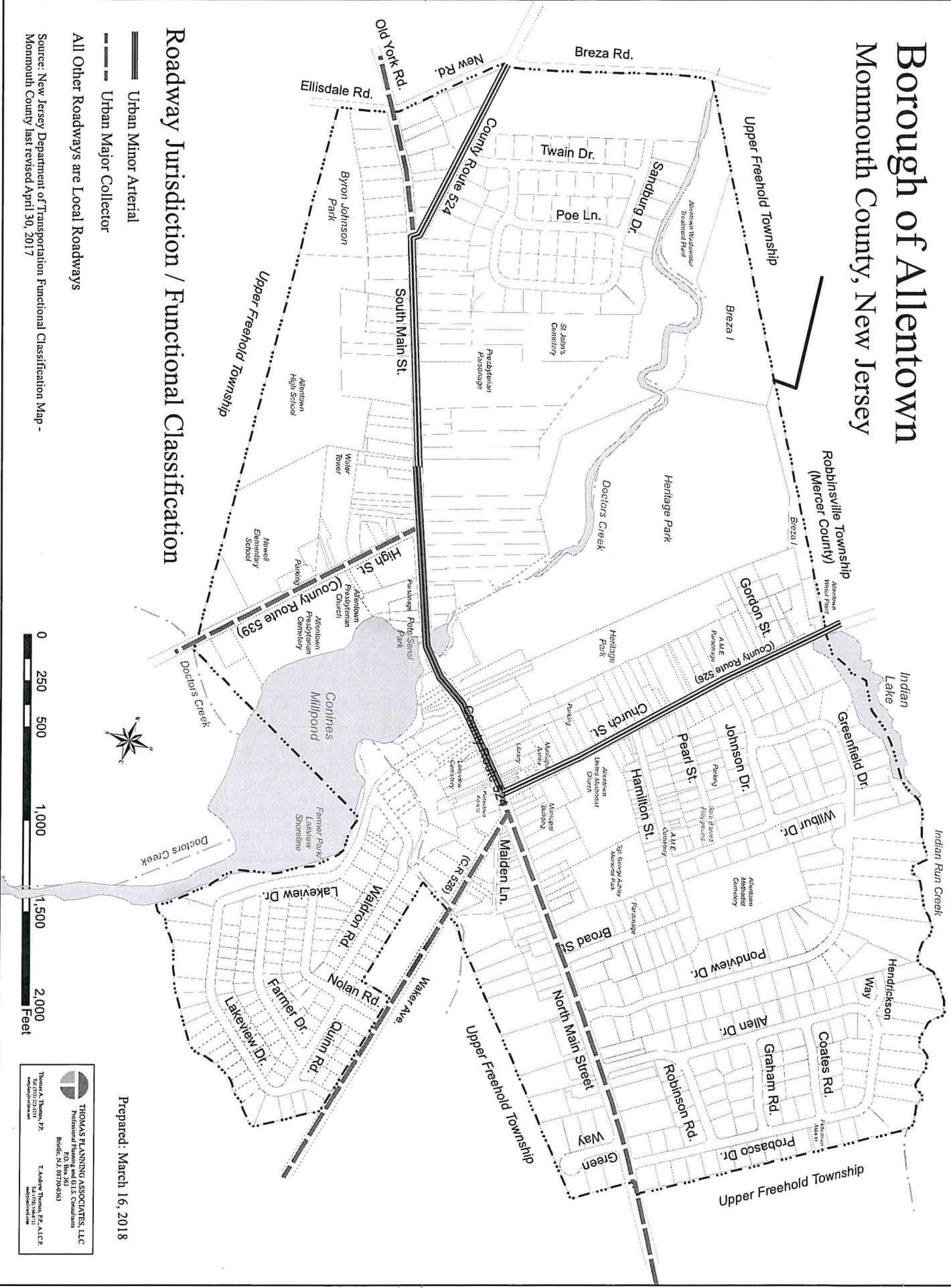
Borough of Allentown Monmouth County, New Jersey

Roadway Jurisdiction / Functional Classification

-  Urban Minor Arterial
-  Urban Major Collector

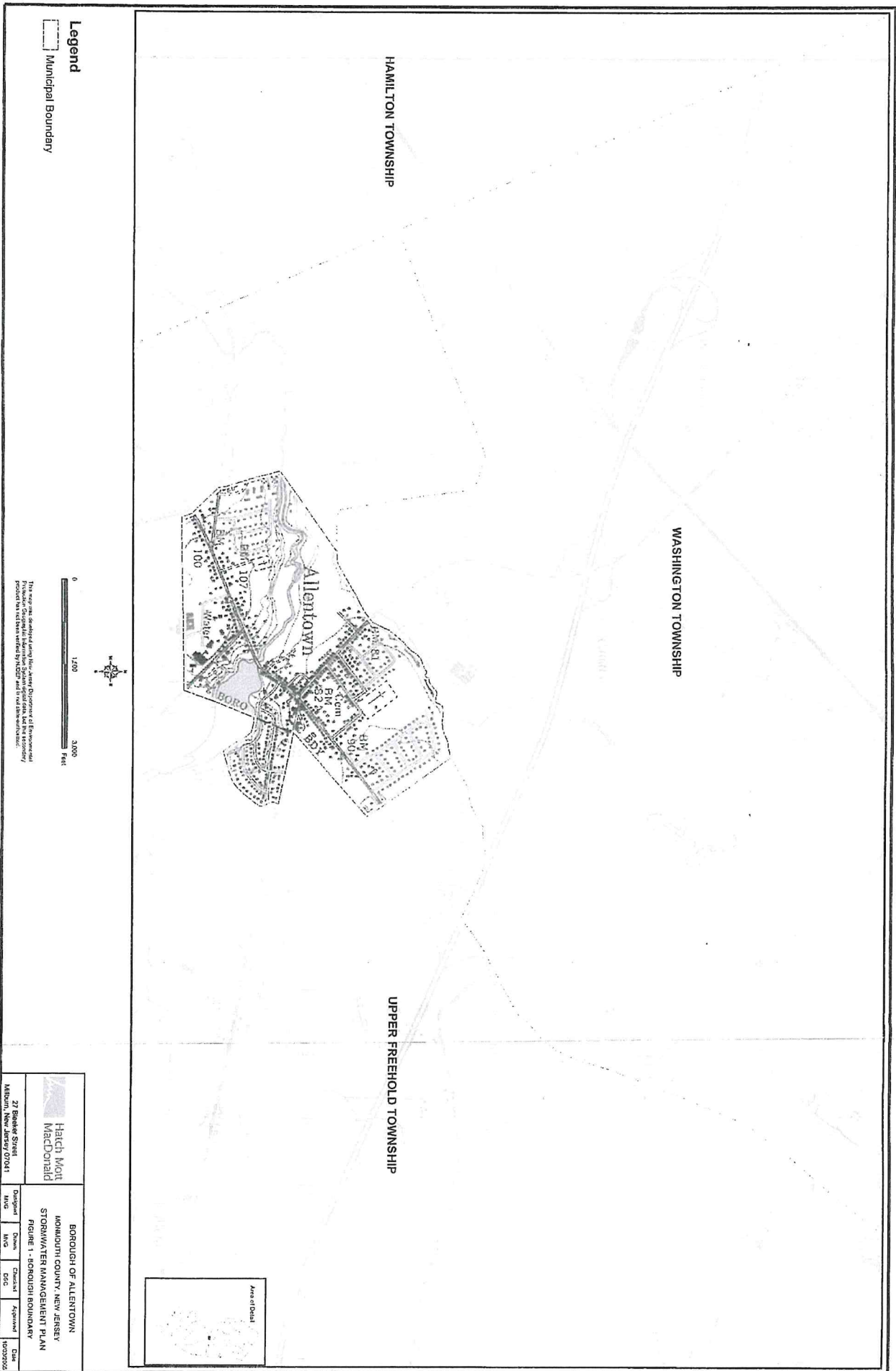
All Other Roadways are Local Roadways

Source: New Jersey Department of Transportation Functional Classification Map - Monmouth County last revised April 30, 2017

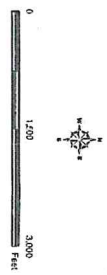


Prepared: March 16, 2018

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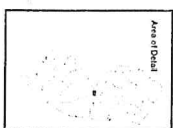


Legend
 Municipal Boundary

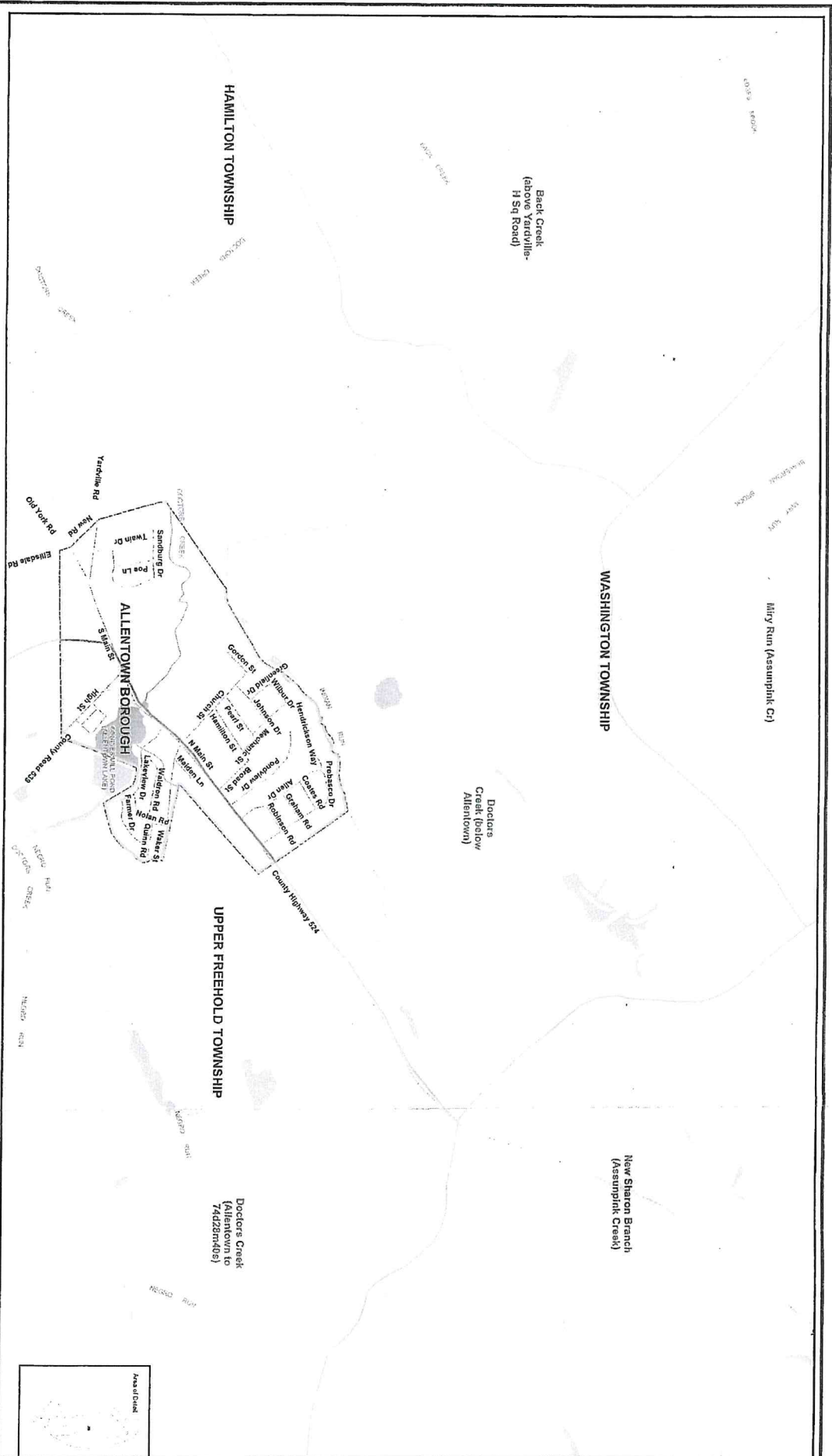
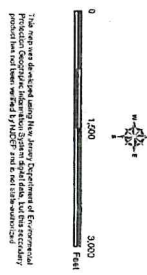


This map was developed using the Jersey Department of Environmental Protection Geographic Information System (GIS) data and the necessary projection is NAD 83 UTM Zone 18N. All distances are in feet.

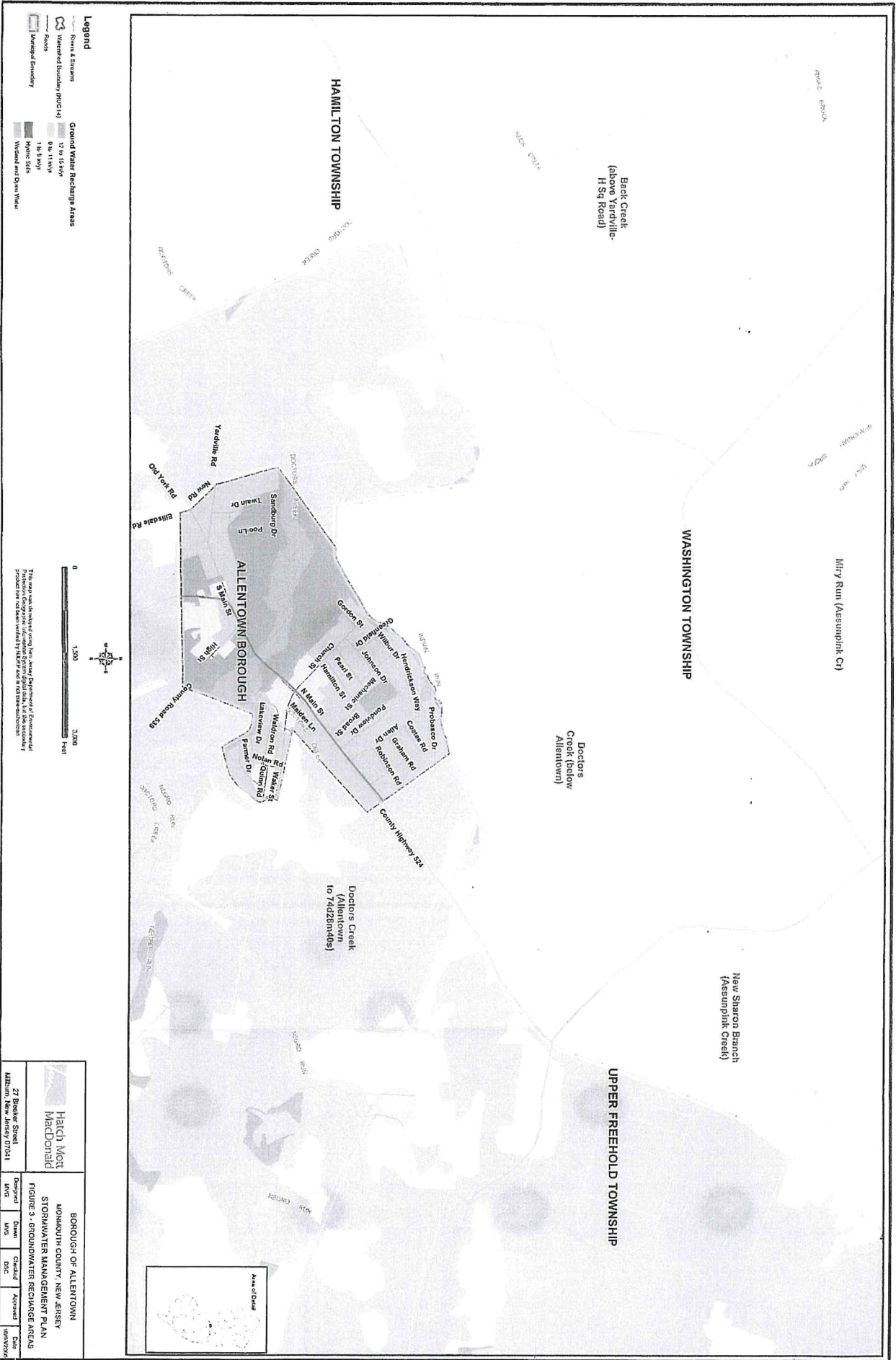
 Hatch Mott MacDonald		BOROUGH OF ALLENTOWN MONMOUTH COUNTY, NEW JERSEY STORMWATER MANAGEMENT PLAN FIGURE 1 - BOROUGH BOUNDARY			
27 Bridge Street Marlton, New Jersey 08051	Council WSC	Council INC	Council SSC	Approval 05/20/2011	Date 05/20/2011



- Legend**
- Rivers & Streams
 - Lanes & Paths
 - Waterbody Boundary (RUC14)
 - Road
 - Municipal Boundary



<p>Herich Moti Hatch/Dorland</p>		<p>BOROUGH OF ALLENTOWN MUNICIPALITY OF NEW JERSEY STORMWATER MANAGEMENT PLAN FIGURE 2 - BOROUGH AND ITS WATERWAYS</p>			
<p>27 Essex Street Malden, New Jersey 07041</p>	<p>Designer AWG</p>	<p>Drafter LWG</p>	<p>Checker DSC</p>	<p>Approver</p>	<p>Date 10/05/2008</p>



Legend

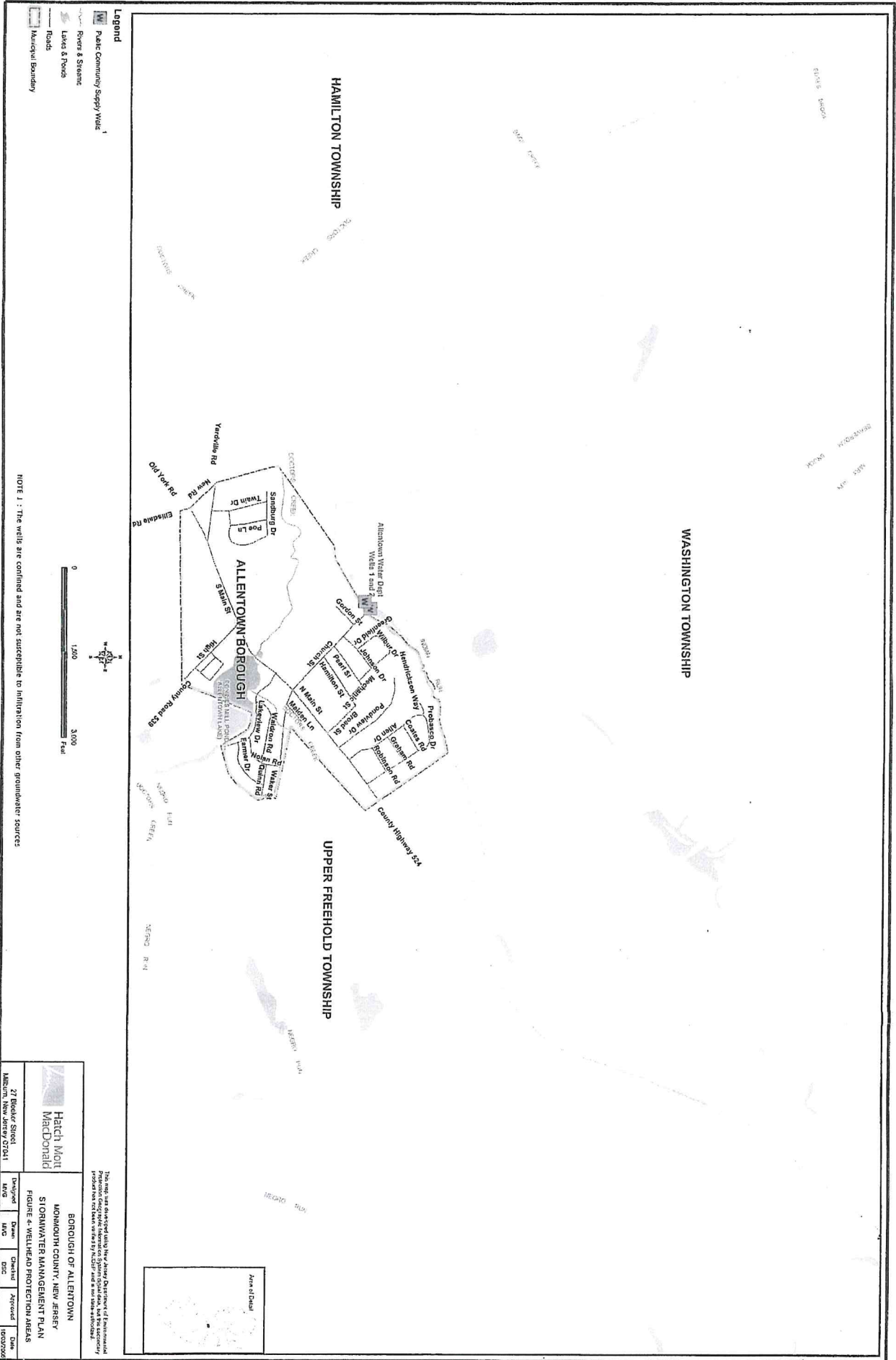
Rivers & Streams
 Watershed Boundary (PCEC 14)
 Roads
 Standard Boundary

Ground Water Recharge Areas
 1 to 2 ft deep
 3 to 4 ft deep
 Impervious Surface
 Wetland and Open Water

0 1,000 2,000 3,000 feet

This map was developed using the latest Department of Environmental Protection Geographic Information System (GIS) data. All the secondary information was verified by the staff of the Department of Environmental Protection.

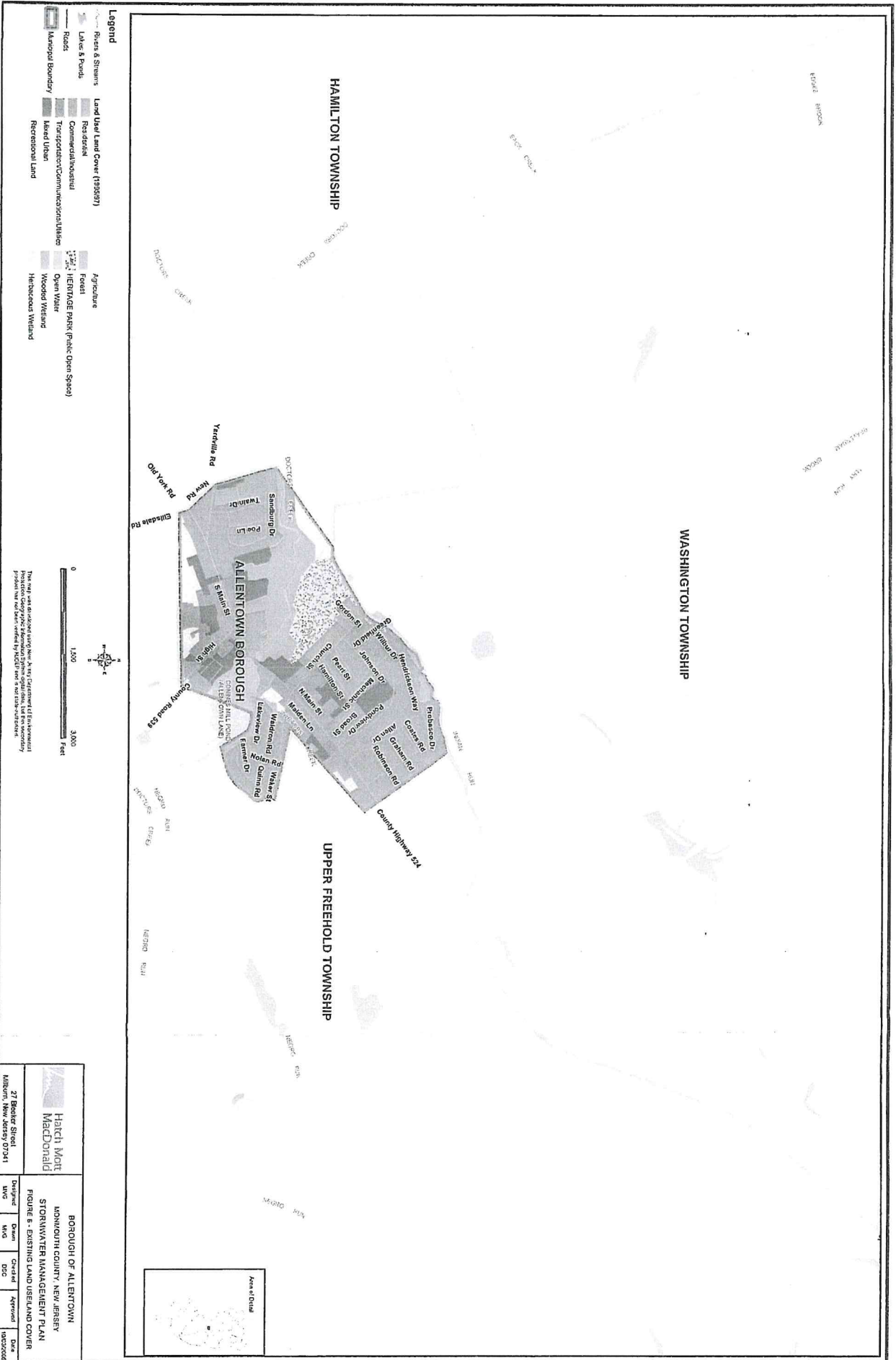
Hatch Mark Hatched Area	BOROUGH OF ALLENTOWN MONMOUTH COUNTY, NEW JERSEY STORMWATER MANAGEMENT PLAN FIGURE 3 - GROUNDWATER RECHARGE AREAS
27 Bridge Street Allentown, New Jersey 07021	Date: 11/15/05 Drawn: JMS Checked: JMS Approved: JMS Scale: 1" = 1000'



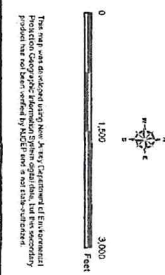
NOTE 1: The wells are confined and are not susceptible to infiltration from other groundwater sources.

		Hatch Mott MacDonald	
27 Becker Street Madison, New Jersey 07041	BOROUGH OF ALLENTOWN MONMOUTH COUNTY, NEW JERSEY GROUNDWATER MANAGEMENT PLAN FIGURE 4. WELLHEAD PROTECTION AREAS	Designer Date: 1/10/08	Checker Approved Date: 1/10/08

This map was prepared by the New Jersey Department of Environmental Protection. Construction of this map was funded by NJDEP and it was done without charge.



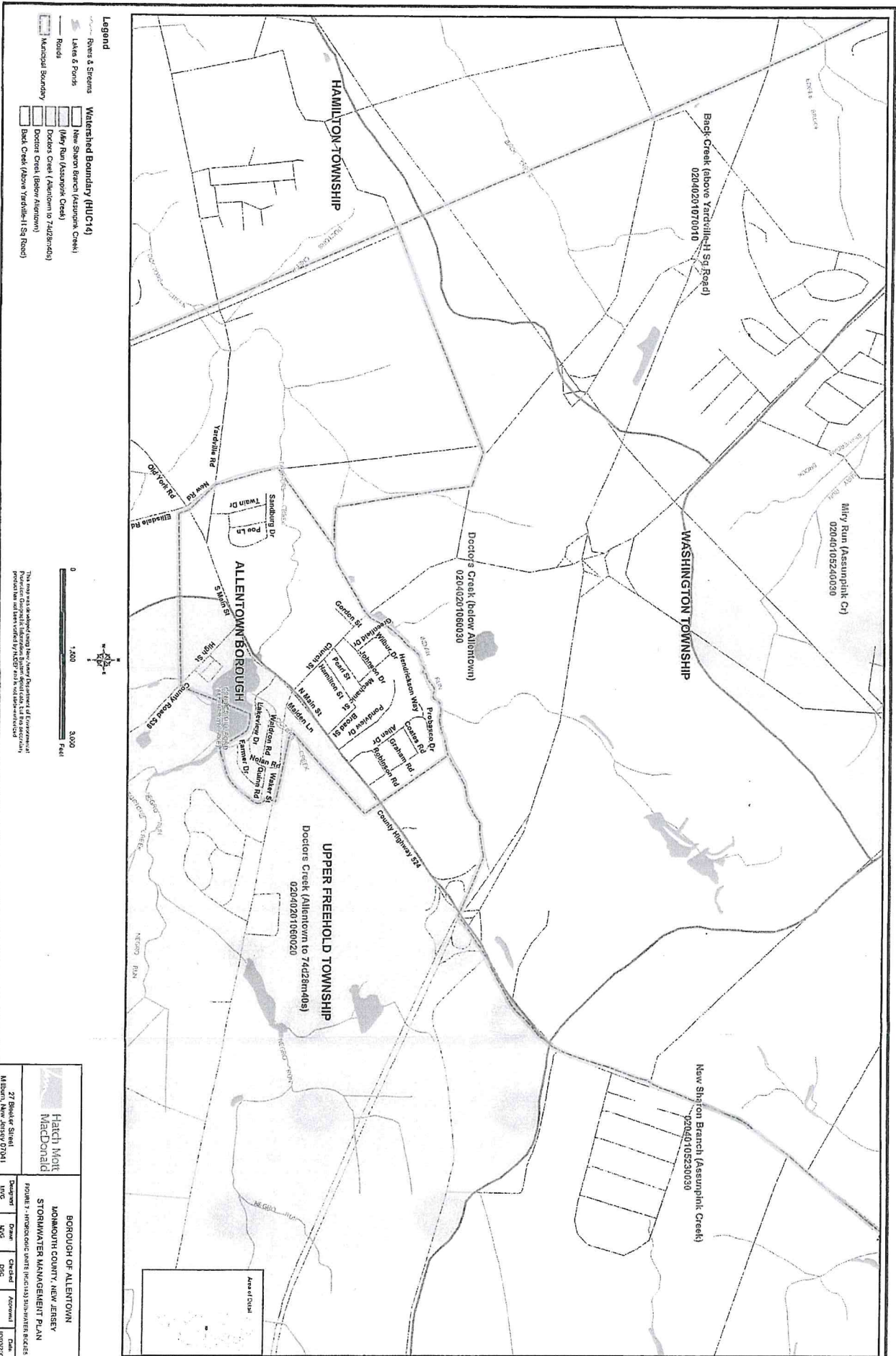
- Legend**
- Rivers & Streams
 - Lakes & Ponds
 - Roads
 - Municipal Boundary
 - Land Used Land Cover (1998/97)
 - Residential
 - Commercial/Industrial
 - Transportation/Communication/Utilities
 - Forest
 - Heritage Park (public Open Space)
 - Open Water
 - Wooded Wetland
 - Herbaceous Wetland
 - Recreational Land



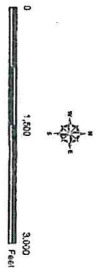
This map was derived using the 1:100,000 Digital Elevation Model (DEM) and the 1:250,000 Topographic Map Series (TMS) data. The map is not intended for navigation purposes.

		Hatch Mott MacDonald	
27 Breaker Street Millersville, PA 17550-7041	Borough of Allentown Monmouth County, New Jersey Stormwater Management Plan Figure 8 - Existing Land Use/Land Cover	Designer MNO	Draft MNO
		Checked GBC	Approved MNO
		Date 10/20/2011	Version 1.0



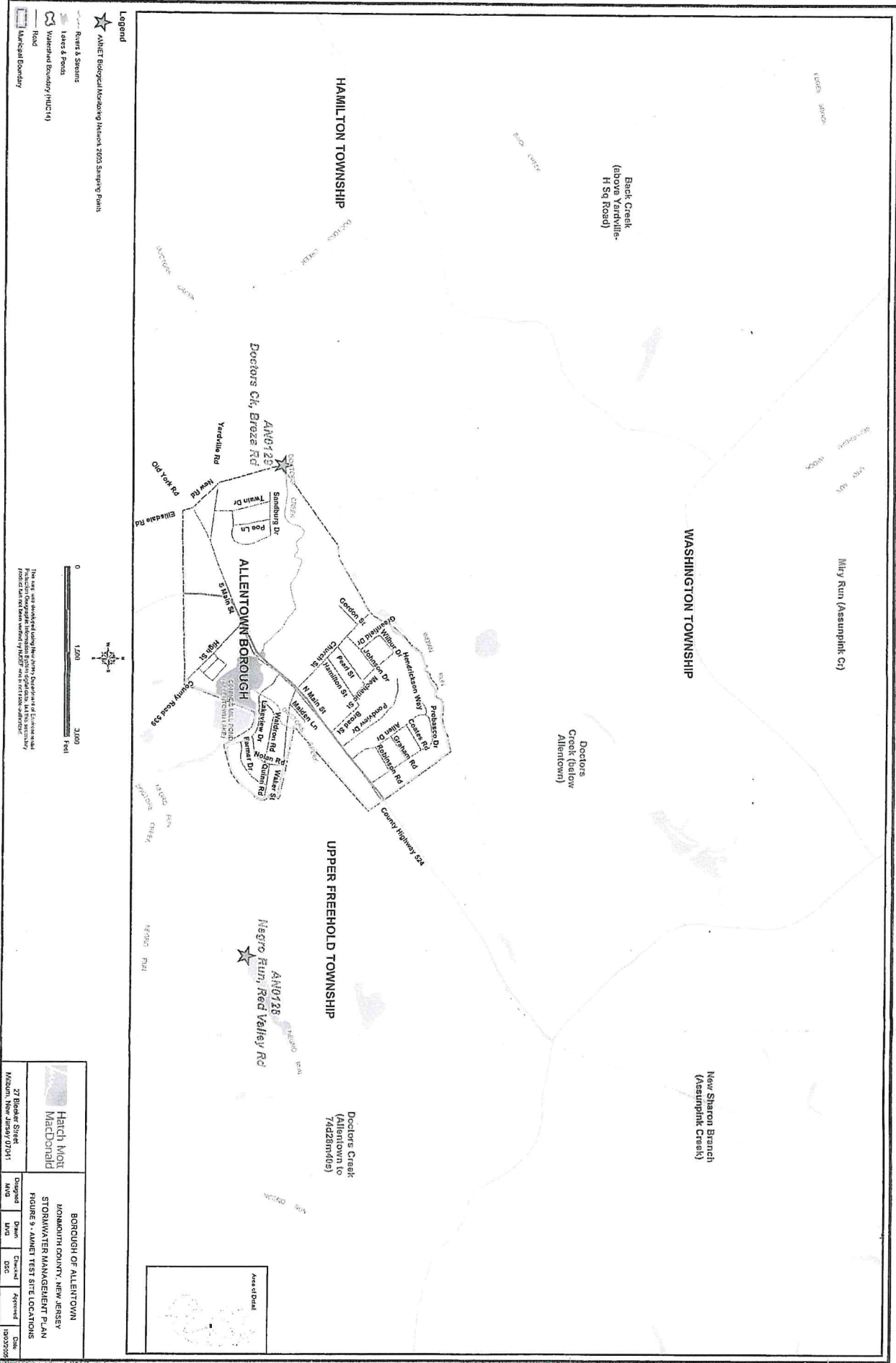


- Legend**
- Rivers & Streams
 - Lakes & Ponds
 - Roads
 - Municipal Boundary
 - Watershed Boundary (HUC14)
 - New Sharon Branch (Assunpink Creek)
 - Mill Run (Assunpink Creek)
 - Doctors Creek (Allentown & 7428m40s)
 - Doctors Creek (Below Allentown)
 - Back Creek (Above Yardville 11 Sq Road)



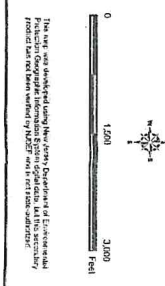
This map was developed using ArcView, a proprietary software product of Environmental Systems Research Institute. All other trademarks and registered trademarks are the property of their respective owners.

		BOROUGH OF ALLENTOWN MONMOUTH COUNTY, NEW JERSEY STORMWATER MANAGEMENT PLAN PHASE 3 - HYDROLOGIC DATA (INCLUDES SUBWATER ACKES)	
27 Blvd. of Steel Millburn, New Jersey 07041	Designer LMS	Drafter LMS	Checker DISC
		Approval 	Date 10/20/2008



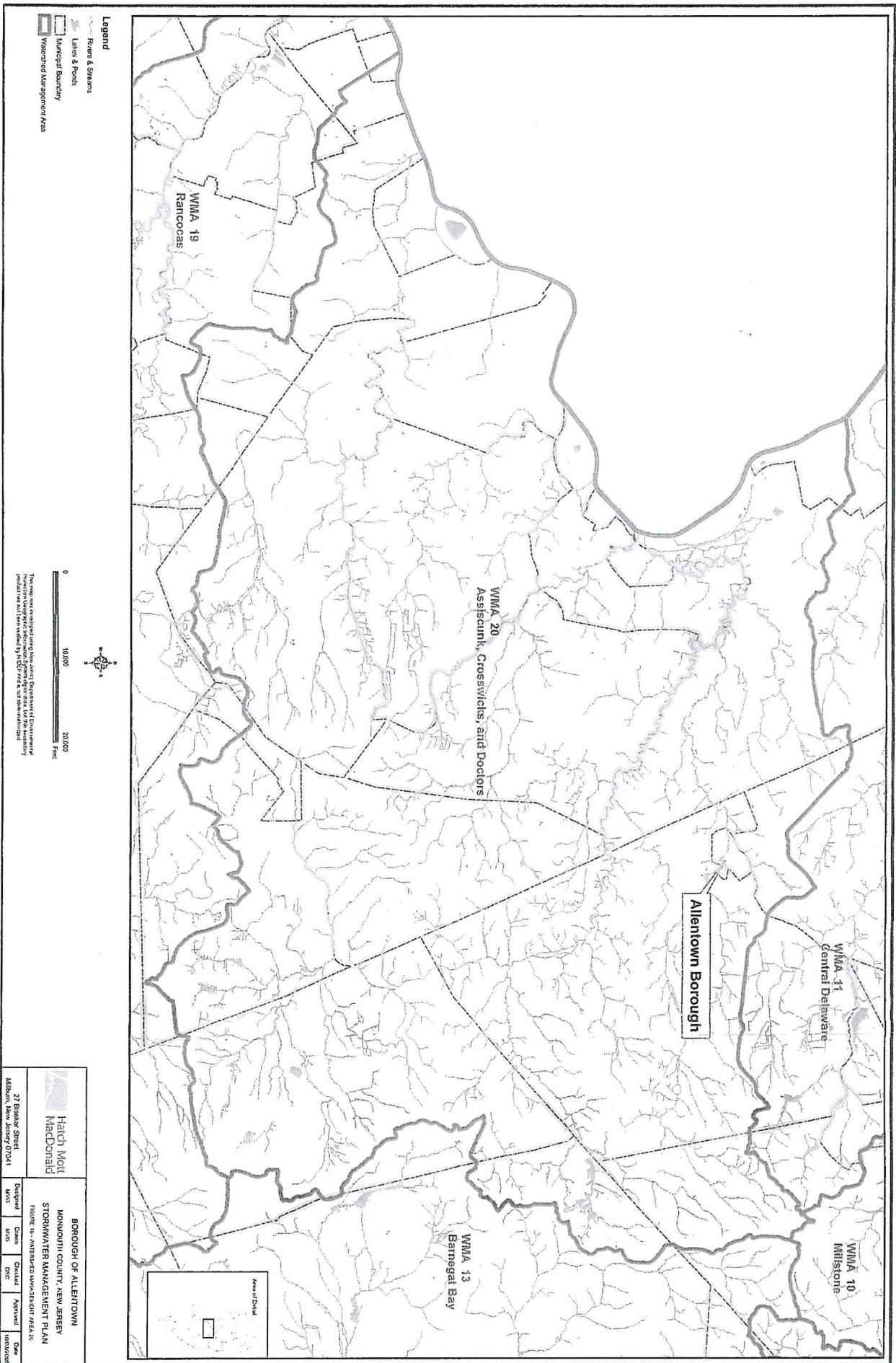
Legend

- ★ ANHET Biological Monitoring Network, 2005 Sampling Points
- Rivers & Streams
- Lanes & Fords
- Watershed Boundary (MUC 14)
- Road
- Municipal Boundary



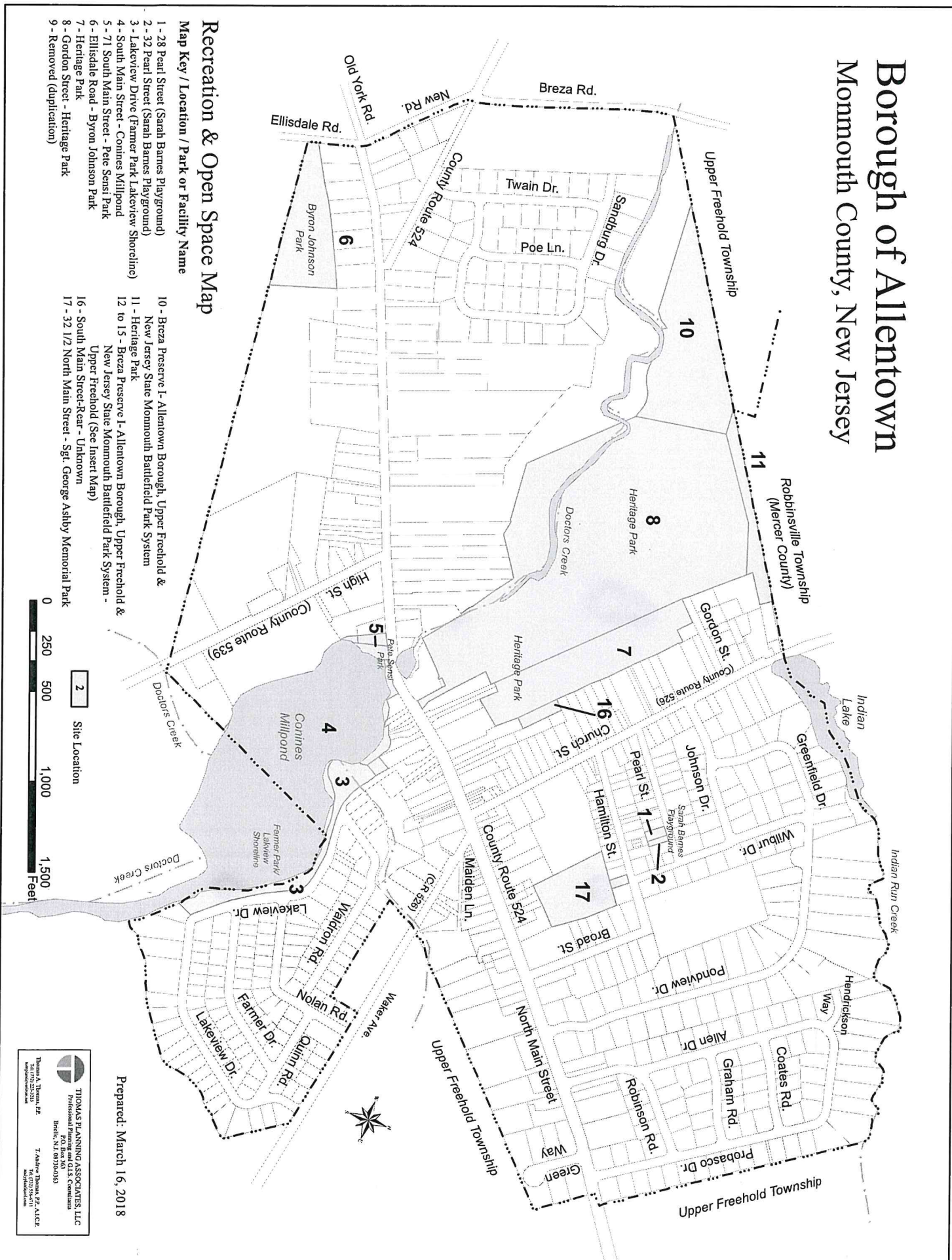
This map was developed using New Jersey Department of Environmental Protection data and was modified by ANHET and its subcontractors.

<p>Hatch Wohl MachDonald</p>	<p>BOROUGH OF ALLENTOWN KONINKOINTH COUNTY, NEW JERSEY STORMWATER MANAGEMENT PLAN FIGURE 5 - ANHET TEST SITE LOCATIONS</p>
<p>27 Bunker Street Allentown, New Jersey 07101</p>	<p>Prepared by: AMG Checked by: AMG Approved by: AMG Date: 10/02/2005</p>



Borough of Allentown

Monmouth County, New Jersey



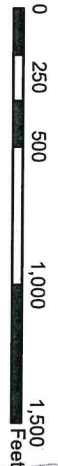
Recreation & Open Space Map

Map Key / Location / Park or Facility Name


- 1 - 28 Pearl Street (Sarah Barnes Playground)
- 2 - 32 Pearl Street (Sarah Barnes Playground)
- 3 - Lakeview Drive (Farmer Park Lakeview Shoreline)
- 4 - South Main Street - Conines Millpond
- 5 - 71 South Main Street - Pete Scasi Park
- 6 - Ellisdale Road - Byron Johnson Park
- 7 - Heritage Park
- 8 - Gordon Street - Heritage Park
- 9 - Removed (duplication)

- 10 - Breza Preserve I-Allentown Borough, Upper Freehold & New Jersey State Monmouth Battlefield Park System
- 11 - Heritage Park
- 12 to 15 - Breza Preserve I-Allentown Borough, Upper Freehold & New Jersey State Monmouth Battlefield Park System - Upper Freehold (See Insert Map)
- 16 - South Main Street-Rear - Sgt. George Ashby Memorial Park
- 17 - 32 1/2 North Main Street - Sgt. George Ashby Memorial Park

2 Site Location



Prepared: March 16, 2018

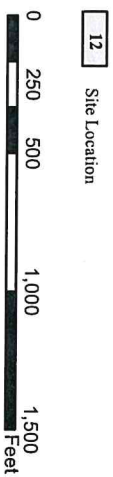

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 www.tidonas.com

Township of Upper Freehold

Monmouth County, New Jersey

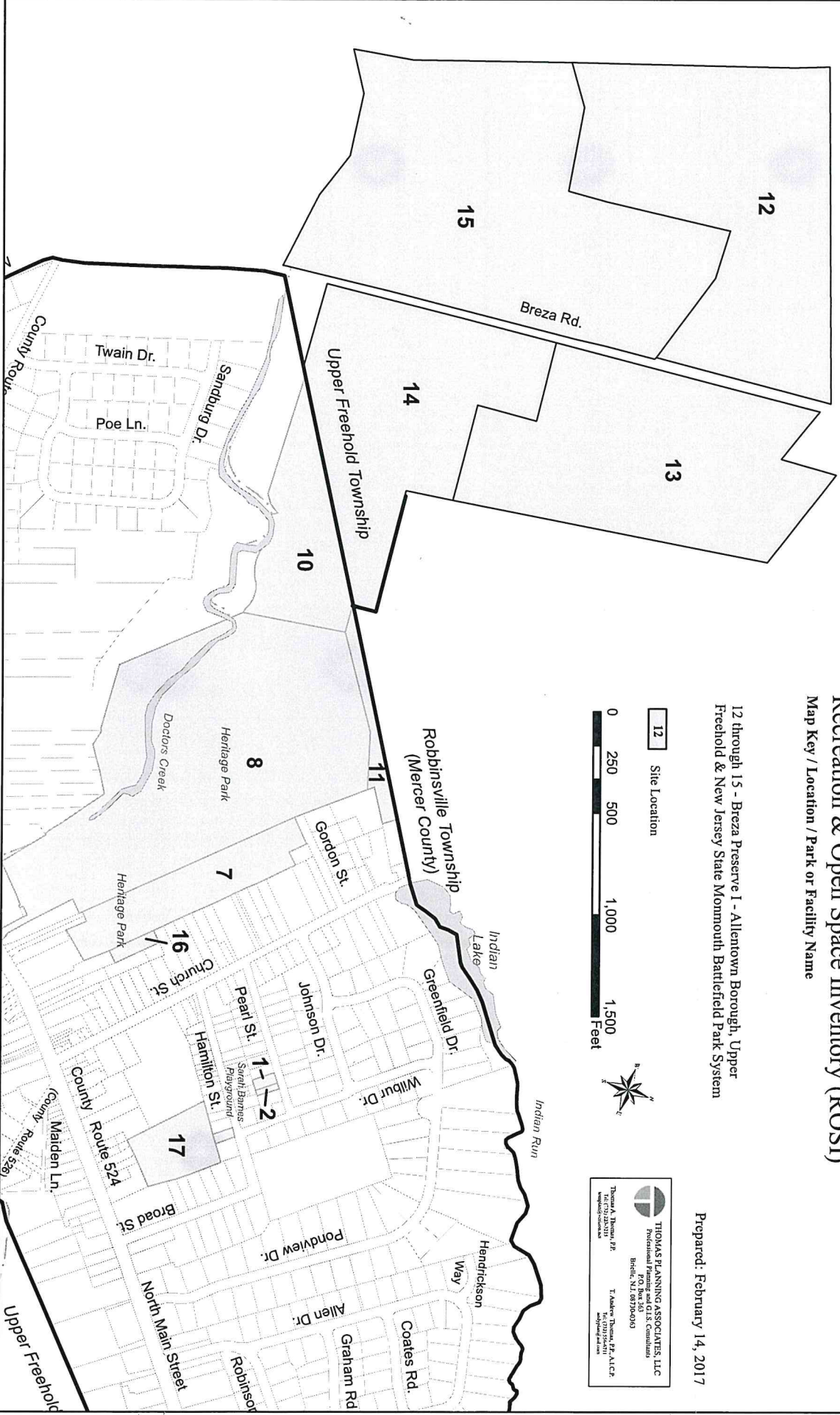
Insert Map for Upper Freehold Block and Lots
 Recreation & Open Space Inventory (ROSI)
 Map Key / Location / Park or Facility Name

12 through 15 - Breza Preserve I - Allentown Borough, Upper Freehold & New Jersey State Monmouth Battlefield Park System



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 E: andrew@tpa.com

Prepared: February 14, 2017



**Existing Recreational and Suggested Recreational Facilities
Borough of Allentown**

	Existing Borough Owned Facilities	Existing Board of Education Owned Facilities	Needs*	Square Feet Required Per Facility	Total Area in Square Feet	Total Seating/ Surrounding Area in Square Feet	Additional Acreage Needed in Acres
Softball	0	3	1	90,000			0
Small Soccer Fields	0	1	1	60,000			0
Full Sized Soccer Fields	0	3	1	90,000			0
Football Fields	0	1	1				
Baseball Fields	0	3	1	174,240			0
Swimming Pool							
Indoor	0	0	0				0
Outdoor	0	0	1	3,750	3,750	16,400	0.5
Skateboard Park	0	0	1	14,400	14,400		1
Track (For Track And Field Events)	0	1	1				0
Full Basketball Court-Outdoor	1	1	1	6,000	6,000		0
Tennis Courts	0	2	2	7,200	14,400		0
Outdoor Volleyball	0	1	1	4,000	4,000		0
Picnic Groves With Pavilion And Outdoor Cooking	1	0	3	43,560	130,680		Heritage Park
Ice Skating Rink	1	0	0				Farmer Park
Sledding Hill	0	0	1	130,680			Heritage Park
Field Hockey	0	1	0				0
Playground	1	1	1	130,680			0
Fishing	1	0	0				Conines Millpond

* National Parks and Recreation Standards

Section 10. STATE AGENCY ACTIONS

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The State Planning Commission adopted the State Development and Redevelopment Plan on March 1, 2001. The Borough has participated in the cross-acceptance process of the State Plan. The Borough has three different designations on the State Plan – PA-4 Rural Planning Area; Historic and Cultural Site Overlay; and Designated Village.

In the PA-4 Rural Planning Area, the State Plan’s intention is to:

- Maintain the Environs as large contiguous areas of farmland and other lands;
- Revitalize cities and towns;
- Accommodate growth in Centers;
- Promote a viable agricultural industry;
- Protect the character of existing, stable communities; and
- Confine programmed sewers and public water services to Centers.

“The State Plan recommends protecting the rural character of the area by encouraging a pattern of development that promotes a stronger rural economy in the future while meeting the immediate needs of rural residents, and by identifying and preserving farmland and other open lands. The Plan also promotes policies that can protect and enhance the rural economy and agricultural industry in order to maintain a rural environment.”

The State Plan also designates Allentown as a “Historic and Cultural Site,” which is an overlay to the “Rural” designation.

“It is the Intent of the State Plan to fulfill the goals of conserving natural resources and systems and of preserving and enhancing areas with historic, cultural, scenic, open space, and recreational values through:

- *Recognition of the need for strategic investment decisions designed to protect and enhance rather than adversely impact them;*
- *The application of Statewide Policies, including, but not limited to, those specifically relating to water resources, open lands and natural systems, coastal areas, and historic, cultural and scenic resources; and*
- *The application of relevant provisions of the Environmentally Sensitive Planning Area to these sites in all Planning Areas.”*

Lastly, the Borough is designated as a “DV-Designated Village” in the 2001 SDRP. Villages are defined in the State Plan as compact, primarily residential communities that offer basic consumer services for their residents and nearby residents. Villages are not meant to be Centers providing major regional shopping or employment for their regions.

The Borough of Allentown Master Plan is consistent with the New Jersey State Development and Redevelopment Plan.

Section 11. STATE AGENCY ASSISTANCE/ EXPECTED BENEFITS

Desired Plan Endorsement Benefits include:

- State Provide technical assistance for local planning endeavors
- Priority funding for state grants
- Streamlined permitting process for projects that are consistent with State Planning Goals and objectives
- Set aside implementation funding (mini grants for endorsed locations) for small scale, tactical urbanism projects that require grass roots engagement
- Free access or discounts to government officials and municipal representatives for conferences, training, and webinars as they relate to local, regional, and state planning issues
- Assistance with removing Allentown from the DOT's National Truck routes

Wastewater Management Plan

- The Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq. authorizes the Governor to designate areawide planning agencies for the purpose of developing, adopting, updating, and amending Areawide Water Quality Management Plans (AWQMPs). In 1997, the Monmouth County Board of Chosen Freeholders became the Designated Planning Agency for Monmouth County (Whitman Executive Order 67). The Board of Chosen Freeholders delegated operational responsibilities to the Monmouth County Planning Board, who in turn created the Amendment Review Committee (ARC) to process and review proposed changes to the Monmouth County AWQMP in order to increase the speed and efficiency with which amendments could be processed. There are several aspects to areawide water quality management planning. The focus in Monmouth County has primarily been wastewater and stormwater management planning.
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- The Wastewater Management Plan (WMP) for Monmouth County Future Wastewater Service Area (FWSA) Map was adopted on April 11, 2013, as amended. This map is currently being used by the county and NJDEP for review and adoption of WMP amendments.
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- The current NJDEP adopted Water Quality Management Planning Rules (WQMP) became effective November 7, 2016. These rules repeal and replace prior rules set forth by the NJDEP Department of Water Quality Management Planning program, which originated from the Federal Clean Water Act (33 U.S.C. 1251 et seq.) Monmouth County Planning Division of Planning submitted a Wastewater Management Plan to NJDEP for review and approval on November 7, 2018. The draft WMP remains under NJDEP review at this time.

Section 12. CONCLUSION

Allentown is a designated Village Center. According to the State Plan, villages are compact, primarily residential communities that offer basic consumer services for their residents and nearby residents. In addition, they may offer more specialized services to a wider area. Villages are not meant to provide major regional shopping or employment for their regions. Therefore, Allentown is consistent with its Village Center designation.