

REEXAMINATION REPORT - 2020

Borough of Allentown

Monmouth County, New Jersey

ALLENTOWN BOROUGH PLANNING BOARD

Adopted: November 2, 2020

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REEXAMINATION REPORT- 2020

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The New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89 et seq., requires that municipal Planning/Zoning Boards review municipal master plans, zoning and land development regulations for their municipalities at least once every ten (10) years. Allentown Borough prepared Reexamination Reports in 1982, 1988, March 19, 1997, and May 1, 2006. The last Reexamination Report was adopted on September 12, 2016.

Since the time of the adoption of the last Reexamination Report the Planning Board prepared and adopted a revised Master Plan on June 4, 2018. Following the adoption of the Master Plan the Planning Board undertook a review and prepared the following:

1. The consolidation of the separate land use and development ordinances into a comprehensive set of Land Development Regulations. The Land Development Regulations combined the following Chapters:

Chapter XXVIII - Land Use Procedures
Chapter XXIX - Off-Tract and Off-Site Improvements
Chapter XXX - Land Subdivision
Chapter XXXII - Zoning

The resulting document was new Chapter XXVIII – Land Development Regulations (dated September 15, 2020).

2. Historic Preservation Ordinance
3. Historic Preservation Guidelines
4. Planning Board instructions and information including several development application checklists and application forms: (a) major and minor site plan application forms; (2) subdivision application forms; (c) variance application forms; and (d) zoning permit

The Planning Board recommended on September 14, 2020 that the above finalized documents be transmitted to the Borough Council for their review and adoption.

During the time of the preparation of the Land Development Regulations there were several recommended revisions to the Zoning Map that were inconsistent with the future Land Use Plan Element Map of the Master Plan.

The primary purpose of this Reexamination Report is to reexamine the updated Master Plan, and particularly the Master Plan recommendations, goals and objectives of the Land Use Plan Element for consistency with the recommendations in Chapter XXVIII - Land Development Regulations.

It should be noted that N.J.A.C. 40:55D-89 was amended to add item F. regarding

recommendations for public electric vehicle infrastructure pursuant to P.L. 2019 c. 267 effective November 6, 2019.

The Municipal Land Use Law requires that municipalities reexamine their master plan and zoning and land development regulations in terms of the following:

- A. The major problems and objectives relating to land development in the municipality at the time of adoption of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, all hazards mitigation including flood mitigation, and changes in State, county and municipal policies and objectives.
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and housing Law", P.L. 1992, c. 79 (N.J.S.A. 40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.
- F. The recommendations of the Planning Board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

STATUTORY REQUIREMENTS OF A REEXAMINATION REPORT

The statutory requirements for a reexamination of the master plan and development regulations are contained in N.J.S.A. 40:55D-89 and 89.1 A through F. described as follows.

- A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF SUCH ADOPTION, LAST REVISION OR REEXAMINATION**

The 2018 Master Plan presented the major objectives, and recommendations to address those objectives. These are presented by Master Plan Element as applicable:

Historic Preservation Element

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

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 (a) – (e) above.
6. To maintain the prevailing pattern of historic development, the front and side yard setbacks within the Historic Districts for existing historic buildings with nonconforming setbacks can be reconstructed in the same footprint of the historic building provided that the building is consistent with the design guidelines and criteria of the Historic Preservation Ordinance. In addition it is recommended that existing non-historic buildings may also be reconstructed within the same manner as historic structures utilizing the design guidelines and standards of the Ordinance. Construction of all other structures would conform to the requirements of the district as specified in the District Regulations. A further provision to maintain a prevailing pattern of development would be to provide a front yard setback that is the average of the two existing structures on either side to promote uniformity where applicable.
7. Identify techniques for preservation including acquisition, easements and restoration best practices, and identify properties that would most benefit from such techniques.
8. 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.
9. Include the impact of the following Master Plan Elements on this Historic Preservation Element:
 - (a) 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
 - (b) 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

(c) 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

(d) 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

(e) Community Facilities: the conservation of contributing resources publicly owned facilities, namely the 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

The Conservation Plan outlines the Borough goals and strategies to meet the statutory mandate to protect the environment. The following objectives in the Master Plan area as follows:

1. 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.
2. 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.

3. **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).
4. **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.
5. **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.
6. **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.
7. **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.

Other Objectives:

1. Promote enjoyment and education about the environment in order to encourage environmental stewardship among residents, children and visitors.
2. 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.
3. Preserve open space, scenic and historic vistas and quality of life.

Housing Plan Element

1. Creation of an Overlay Zone at Town Mews property
2. Creation of a Group Home 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
3. Acquisition and rehabilitation of vacant houses for sale to low and moderate-income homebuyers.

Circulation Plan Element

Allentown Borough has had a chronic parking problem in the Business District for many years. Several recommendations are made in the Master Plan for improvements to the following parking lots:

1. Parking off Waker Avenue (behind Liquor Store/DiMattia properties)
2. Parking off Lakeview Drive
3. Mill Parking Lot

Borough Owned Properties:

1. Church Street Parking Lot
2. Borough Annex Lot
3. Lakeview Drive (south side near squash court)
4. Hamilton Street Potential Parking Lot
5. Heritage Park Lot (Gordon Street)
6. Pearl Street Lot
7. Borough Hall Lot
8. Pete Sensi Park Lot
9. Angled Parking on North Main Street
10. Painted brackets on street surface along South Main Street

Additional Parking Considerations were also noted in the Master Plan:

1. Signage (at each lot location) graphic; visible; historically appropriate. Sensitivity to sign pollution.
 - Short term - choose ready-made municipal parking signs
 - Long term - Historically appropriate signage has already been designed. Requires substantial funding and someone to manage the sourcing, fabrication and placement.

2. Lighting (at each lot location) purposeful, historically appropriate without negative impact on nearby residents
3. Parking map system
 - Business District map sign or kiosk located at each Borough lot
 - Printed Parking maps at business locations
 - Parking map on Borough webpage
4. Micro Parking Possibilities/Collaborative joint venture with Borough
 - Work with property owners to enhance their own parking areas behind Main Street business
 - Examples:
 - Behind Bruno's to Heavenly Haven's Creamery
 - Post Office garage – perhaps remove garage and provide rentable spaces like Library.
5. Friendly encouragement of business district residents and business owners to park off street
6. Overnight parking – use of parking permits. Nominal fee. Not to generate revenue but to identify who is parking there.

Park, Recreation and Open Space Plan

This Element identifies actions and policies that would significantly address 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.

1. Develop and implement environmental protection and historic preservation ordinances to protect steep slopes, stream corridors and historic vistas within the Borough.
2. 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.
3. 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.
4. 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.

5. Work with Federal, State, County (both Mercer and Monmouth) legislators and local neighboring municipal leaders to preserve open space.
6. 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.

B. THE EXTENT TO WHICH SUCH PROBLEMS HAVE BEEN REDUCED OR HAVE INCREASED, AND OBJECTIVES MET, SUBSEQUENT TO SUCH DATE

Subsequent to recent adoption of the 2018 Master Plan the Planning Board has addressed several of the zoning issues presented in A. above with the preparation of Chapter XXVIII – Land Development Regulations.

Additional objectives presented in A. above that have been met include the following:

1. Site improvements for George Ashby Memorial Park- Phase I.
2. Improvements to the Pearl Street Parking Lot.
3. Ongoing improvements to upgrade the Borough’s Wastewater Treatment Plant on Breza Road.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR SUCH PLAN OR REGULATION AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, AND CHANGES IN STATE, COUNTY AND MUNICIPAL OBJECTIVES.

On March 2, 2020 changes to the State Stormwater Management Rules (N.J.A.C. 7:8) were published in the New Jersey Register. The amendments to the stormwater rules include a requirement that green infrastructure must be used to meet stormwater management standards for water quality, groundwater recharge and quantity control. The new requirement replaces a requirement that major developments incorporate non-structural stormwater management strategies “to the maximum extent practicable.” There will be a 12 month implementation period which will end March 2, 2021. The Borough will have to comply with these regulations.

The adoption of the 2018 Master Plan background studies are still viable however, it should be noted that the 2020 Census data is still being collected and tabulated and is scheduled to be published beginning in July 2021. Updated data should be reviewed by the Planning Board and the background section of the Master Plan amended to include any significant data that may be pertinent to the Borough.

D. THE SPECIFIC CHANGES, RECOMMENDED FOR SUCH PLAN OR REGULATION, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

With regard to any changes or recommendations, the Planning Board in its preparation of the Land Development Regulations and Zoning Map recommended several revisions to the Zoning Map which were different than the adopted future Land Use Plan and Map in the 2018 Master Plan. This includes expanding both the number of historic and non-historic districts and revising the nomenclature for the districts. In addition the Zoning schedule was recommended to be revised to reflect these new districts.

Recommendations to the Land Use Plan Element including the Land Use Plan Map, and Zoning District Schedule and Zoning Map are presented below:

- Recommended changes to the Land Use Plan Element include the expansion of the districts and a change in the nomenclature including: the Non-Historic District from R-140, R-85, R-60 to R-20, R-13, R-10, and R-6; and the Historic District from HR-140, HR-120, HR-85, HR-60, and HR-40 to HR-80, HR-30, HR-20, HR-15, HR-10, and HR-5. The descriptions of each of these districts have been modified to reflect these changes and are presented below. The districts are recommended to be changed to provide for easier identification of the districts. Examples of this are HR-80 = 80,000 sq. ft. minimum lot area in the Historic District and similarly R-20 = 20,000 sq. ft. minimum lot area in the Non-Historic District.
- Recommended changes to the Zoning Schedule of District Regulations include the nomenclature revisions found in the Land Use Plan Element Map.
- To maintain the prevailing pattern of historic development, the front and side yard setbacks within the Historic Districts for existing historic buildings with nonconforming setbacks can be reconstructed in the same footprint of the historic building provided that the building is consistent with the design guidelines and criteria of the Historic Preservation Ordinance. In addition it is recommended that existing non-historic buildings may also be reconstructed within the same manner as historic structures utilizing the design guidelines and standards of the Ordinance. Construction of all other structures would conform to the requirements of the district as specified in the District Regulations. A further provision to maintain a prevailing pattern of development would be to provide a front yard setback that is the average of the two existing structures on either side to promote uniformity where applicable. These

recommendations are provided below:

a. *Yards.*

1. *To maintain the prevailing pattern of historic development, the front and side yard setbacks within the Historic Districts for existing historic buildings with nonconforming setbacks can be reconstructed in the same footprint of the historic building provided that the building is consistent with the design guidelines and criteria of the Historic Preservation Ordinance. Existing non-historic buildings may also be reconstructed within the same manner as historic structures utilizing the design guidelines of this Chapter including 28-12 Design Standards. Construction of all other structures must conform to the requirements of the district as specified in (Appendix C) Schedule of District Regulations – Area, Yard and Building Requirements in 28-10.9.1 and subsection (2) through (5) below.*
 2. *Structures must conform to the front yard requirements of the district except where principal structures located on one or both adjoining lots are closer to the street than the front yard requirement allow. To promote uniformity in setbacks in these situations, the following shall govern required front yard setbacks.*
 3. *In the case of lot located between two (2) existing structures, each located closer to the street than the district requirements allow, the average front yard dimension of the two (2) adjacent structures shall be the required front yard dimension for the subject property.*
 4. *If only one (1) adjacent structure is closer to the street than the district's front yard requirements allow, the required front yard dimension (setback) shall be the average of:*
 - (a) That structure's front yard dimension; and*
 - (b) The front yard requirement of the district.*
 5. *If the subject property is located at the intersection of two (2) public streets, the required front yard dimension for each street may be calculated as described above except that the front yard dimensions for the two (2) properties nearest the subject property along a particular street shall be used to calculate the required front yard dimension for that street. The two (2) closest properties may both be to one side of the subject property or one may be located across the intersection.*
- The Zoning Map has been recommended to be revised to be consistent with the Land Use Plan Element Map and Zoning Schedule.
 - The Planning Boards recommendations for zoning revisions is contained in new Chapter XXVIII – Land Development Regulations (dated September 15, 2020) including additional amendments as noted.
 - In early 2021 the Planning Board recommends further discussion of overlay zoning for steep slopes, aquifer recharge areas, stream buffers and greenways to be added to the Land Development Regulations.

LAND USE PLAN ELEMENT RECOMMENDATIONS

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-80, HR-30, HR-20, HR-15, HR-10 and HR-5. The Historic Residential areas are comprised almost exclusively of single family detached home on individual lots.

Historic Residential (HR-80)

The HR-80 Historic Residential area is comprised of single family detached homes on individual lots located in one area on both sides of South Main Street just west of High Street. The HR-80 area contains historic platted lots with the majority having 100 foot frontages and lot depths that range from 200 feet to 1,000 feet. The HR-80 area contains the largest lot sizes in the Historic District.

Historic Residential (HR-30)

The HR-30 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 includes several lots on High Street. The HR-30 area typically contains historic platted lots with 64 foot frontages and lot depths that range from 200 feet to 1,000 feet with most of the lots more than 600 feet deep. Lot areas are typically greater than 30,000 sq. ft. to approximately 1 acre.

Historic Residential (HR-20)

The HR-20 Historic Residential area contains one area of 16 lots along both sides of South Main Street just before the roadway cutoff to Yardville-Allentown Road. The lots are approximately 20,000 square feet in area. The area is adjacent to Allentown High School to the south and the entrance to St. Johns Cemetery to the east.

Historic Residential (HR-15)

The HR-15 Historic Residential area is comprised of single family detached homes on individual lots and is located along the west side of Church Street extending north of the Historic 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-15 area range from 120 feet to 250 feet along the western side of Church Street. The maximum residential density of lots platted in the HR-15 area is approximately seven dwelling units per acre. The HR-15 area also extends to the eastern side of North Main Street.

There is an HR-15 area within the triangular area between New Road, South Main Street and Yardville-Allentown Road. (County Route 524) at the west side of the Borough. There are 12 lots within this historic boundary area.

Historic Residential (HR-10)

The HR-10 Historic Residential area is comprised of single family detached homes on individual lots located along the south side of South Main Street at the corner of High Street. A second HR-10 area is along Waker Avenue and Maiden Lane. These HR-10 areas contain a variety of historic platted lots with lot sizes of approximately 10,000 s.f. The overall density of the HR-10 area is approximately four dwelling units per acre.

Historic Residential (HR-5)

The HR-5 Historic Residential area consists of single family homes on individual lots. The HR-5 contains three separate areas. The first area includes a one block area located between Pearl and Hamilton Streets and a half block area along the southern side of Hamilton Street and a half block area on the northern side of Pearl Street. The second HR-5 area is located on the northeast side of Church Street between Johnson Drive and the Borough border at Indian Lake. The third area is located along North Main Street which extends eastward from the Historic Business District. The HR-5 area contains lots that were platted in the 1800s. Lots in the area have frontages predominately ranging from 40 to 50 feet. Lot depths in the HR-5 area range from 96 feet to 110 feet with lot areas ranging predominately from 4,000 to 5,500 square feet. The HR-5 is the highest density single family area in the Borough. The platted lots provide for approximately six dwelling units per acre between Hamilton Street and Pearl Street.

NON-HISTORIC RESIDENTIAL

Residential (R-20)

The R-20 Residential area is comprised of seven single family detached homes on individual lots in the western area of the Borough along South Main Street. These lots have widths of 75 to 100 feet with lot depths of 200 to 225 feet. There is also a second area consisting of two lots along the Upper Freehold Township border on the south side of North Main Street west of Green Way. The final area is the rear vacant portion of block 17, lot 17 which is located just outside the Allentown Historic District between Heritage Park and St. John's Cemetery.

Residential (R-13)

The R-13 Residential Area is comprised of single family detached homes on individual lots in the western portion of the Borough known as Timber Glen / Poets Section. This development contains 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 feet. The majority of the lot areas range from 13,000 square feet to more than one acre. The overall density of the R-13 Residential area is approximately 3.0 dwelling units per acre.

Residential development located outside of the Allentown Historic District is comprised of properties with common lot characteristics including areas mapped as single family residential

R-20, R-13, R-10, R-6 and multi-family residential MF-Multi-Family. 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-10)

The R-10 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-10 residential area is four dwelling units per acre. Lots in the Pondview Estates portion of the R-10 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 Street in the Pondview 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-10 Residential areas.

Residential (R-6)

The R-6 Residential areas consist of single family detached homes on individual lots. There are two R-6 Residential areas including one small extension of the adjacent small lot historic residential development of twelve lots along the western end of Broad Street. The second R-6 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-6 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.

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 approximately 8.3 acres. An approximate 1.3 acre portion of Lot 2.01 was not developed and is shown as an R-13 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

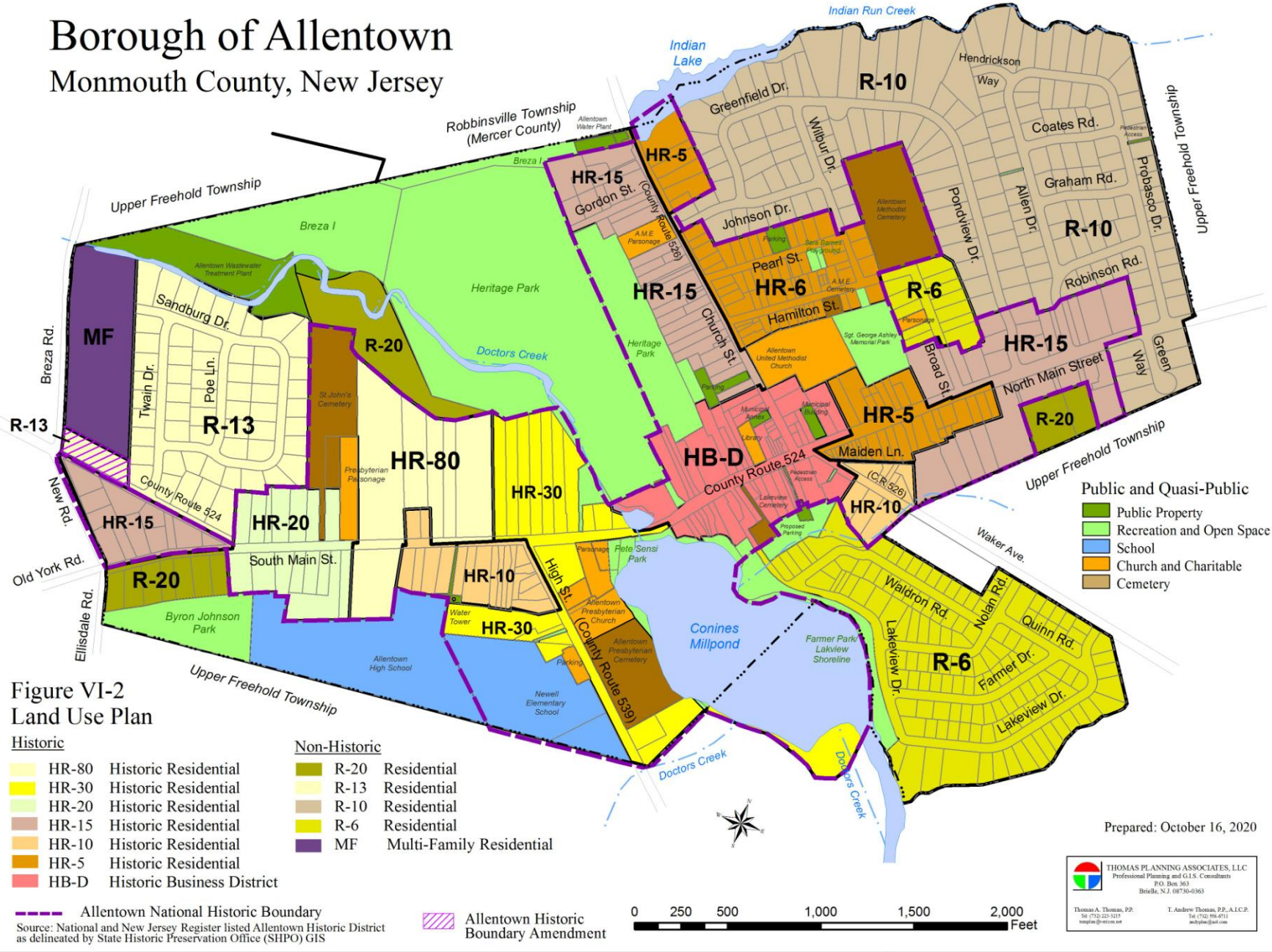
In the center of Allentown is the Historic Business District HB-D located along North and South Main Streets extending from Broad Street in the north to Conines Millpond in the south. The Historic Business District contains approximately 17.7 acres or 4.5 percent of the total land area of the Borough.

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 facilities, restaurants, a spa, a gas station, a liquor store, a bakery, a pharmacy, a dry cleaners 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.

To promote uniformity in front and side setbacks within the Historic Districts it is recommended that existing buildings with nonconforming setbacks be able to be reconstructed in the same footprint provided that if the building is historic that it is consistent with historic district design guidelines.

Borough of Allentown

Monmouth County, New Jersey



SCHEDULE OF DISTRICT RECOMMENDATIONS

BOROUGH OF ALLENTOWN SCHEDULE OF DISTRICT REGULATIONS AREA, YARD AND BUILDING REQUIREMENTS

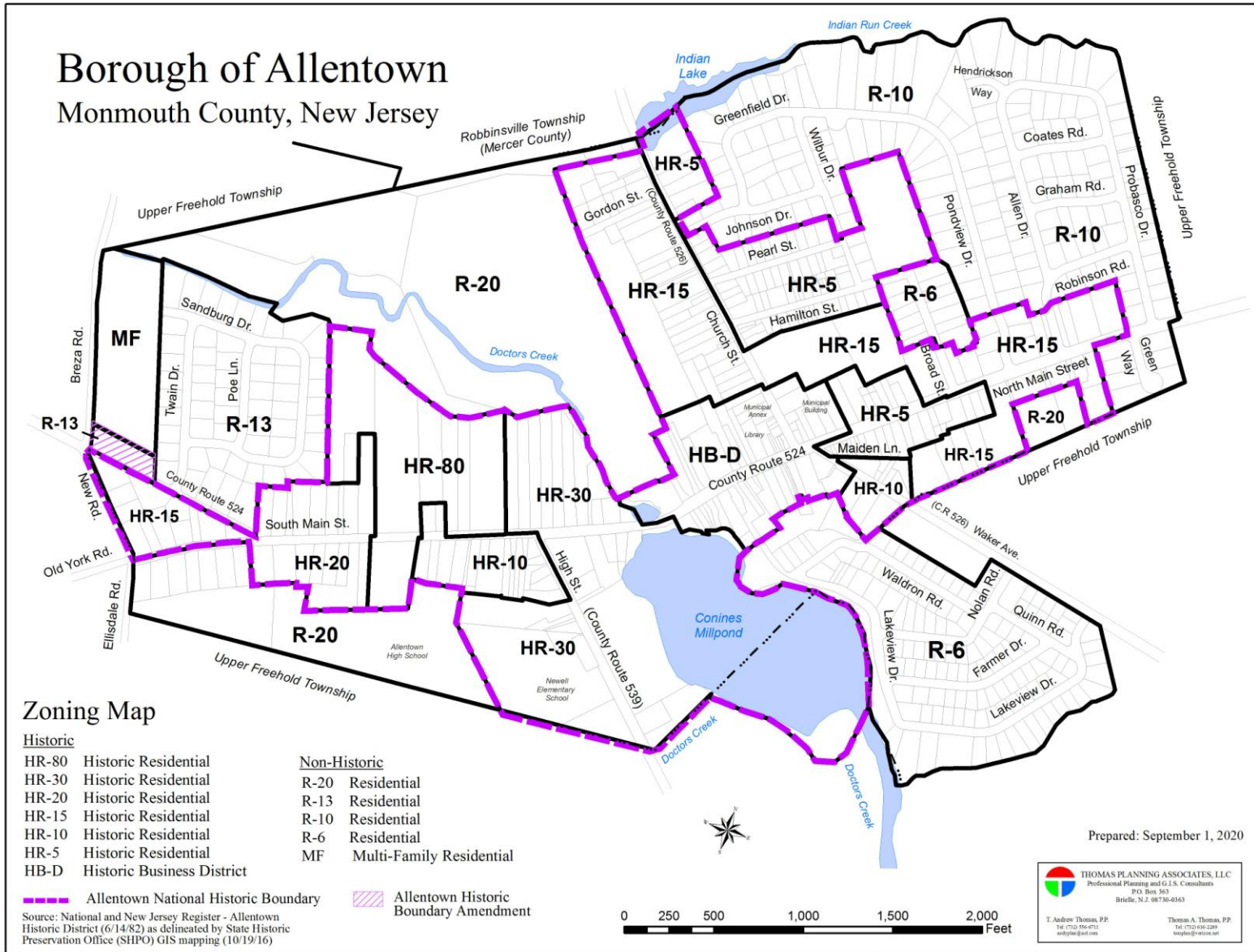
ZONE	MINIMUM LOT WIDTH (FEET)	MINIMUM LOT DEPTH (FEET)	MINIMUM FRONT YARD (SETBACK) (FEET)	MINIMUM REAR YARD (FEET)	MINIMUM SIDE YARD (FEET)	MINIMUM LOT AREA (SQUARE FEET)	MAXIMUM LOT COVERAGE - IMPERVIOUS MATERIAL (PERCENT OF OVERALL ACREAGE)	MAXIMUM BUILDING HEIGHT
HISTORIC RESIDENTIAL DISTRICTS								
HR-80 (2)	100	500	35 (1)	50	15 (1)	80,000	15%	2 1/2 stories / 35 feet
HR-30 (2)	60	150	35 (1)	35	7.5 (1)	30,000	25%	
HR-20 (2)	75	150	35 (1)	35	7.5 (1)	20,000	30%	
HR-15	50	100	30 (1)	35	7.5 (1)	15,000	35%	
HR-10	50	100	30 (1)	30	7.5 (1)	10,000	35%	
HR-5	50	100	5 (1)	25	7.5 (1)	5,000	40%	
HISTORIC BUSINESS DISTRICT								
HB-D	40	100	5 (1)	30	7.5 (1)	4,000	65%	2 1/2 stories / 35 feet
NON-HISTORIC RESIDENTIAL DISTRICTS								
R-20	100	200	35	35	15	20,000	30%	2 1/2 stories / 35 feet
R-13	100	130	35	35	15	13,000	35%	
R-10	85	110	20	25	10	10,000	35%	
R-6	60	100	20	25	7.5	6,000	40%	
MF-Multi-Family	1,000	300	75	50	50	5 Acres	65%	2 story

Notes:

(1) To maintain the prevailing pattern of historic development, the front and side yard setbacks within the Historic Districts for existing historic buildings with nonconforming setbacks can be reconstructed in the same footprint of the historic building provided that the building is consistent with the design guidelines and criteria of the Historic Preservation Ordinance. Existing non-historic buildings may also be reconstructed within the same manner as historic structures utilizing the design guidelines of this Chapter including 28-12 Design Standards. Construction of all other structures must conform to the requirements of the district as specified in this Schedule and 28-10.6(e)

(2) Any lot of record, which legally existed at the time of this Ordinance, or which was legally created under the provisions of any zoning law that was in effect at the time the lot was created, and which does not meet the requirements for minimum lot width and/or minimum lot area that now apply, may be used for a permitted use.

ZONING MAP RECOMMENDATIONS



E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW", P.L. 1992, C. 79 (N.J.S.A. 40A:12A-1 ET SEQ.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

The Planning Board does not recommend redevelopment in accordance with the Local Redevelopment and Housing Law at this time. The Planning Board does encourage private redevelopment consistent with the architectural and historical character and historic design stands of the Borough of Allentown.

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

The Planning Board does not have any specific recommendations concerning the development of public electric vehicle infrastructure at this time. However, as indicated in the Borough's Master Plan (page XV-1):

"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."