



Figure 50: Detail of Existing Sidewalks (western Midstreams sub-neighborhood)

In addition to a lack of adequate sidewalks in the neighborhood, there are no crosswalks connecting roads for safe pedestrian crossing or traffic signals anywhere within Shore Acres.



Figure 51: Pedestrian crossing the street, Midstreams Rd. & Rt. 88 (Google Streetview)

Along Princeton Avenue, which is the main access and busiest road in the neighborhood, there are at least forty-seven (47) streets that meet Princeton Avenue on either side, and twelve (12) crossroads, including N.J. Route 88/Route 70. The intersections with N.J. Route 88, Post Road, Bushy Neck Drive, Cherokee Lane, Midstreams Road, Beaver Dam Road, and North & South Drives are the busiest with the most vehicular traffic and are the most difficult to cross. The intersection of traffic at Princeton Avenue, N.J. Route 88 and Route 70 is especially hazardous for pedestrians and cyclists due to the high traffic

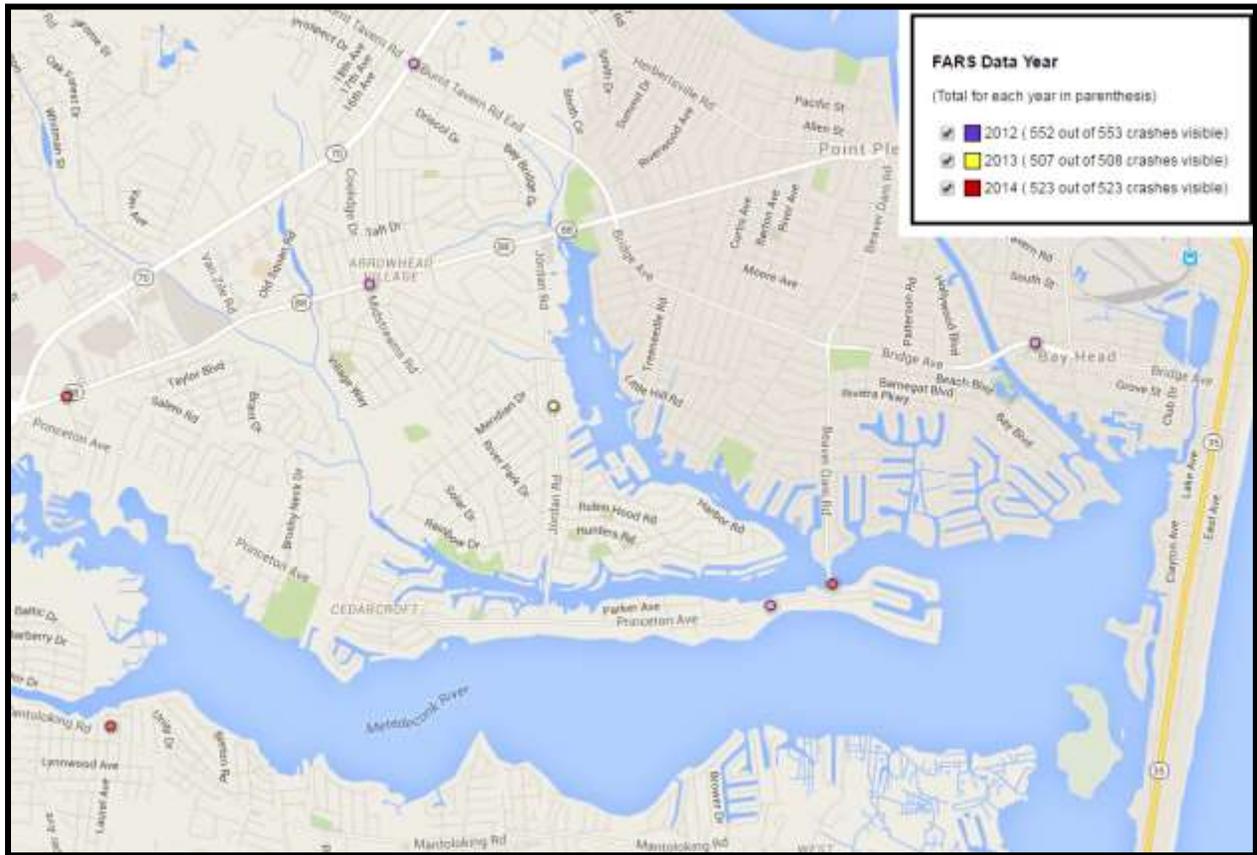


from five directions, the long crossing, and short crossing time. The major neighborhood roads should be further analyzed.

Although the speed limit throughout Princeton-Midstreams is 40 miles per hour or less, and most neighborhood streets have slower, local traffic with posted speeds around 15 to 25 miles per hour, the major thoroughfares have consistent and fast traffic, particularly during the summer months. Coupled with a lack of crosswalks, streetlights, sidewalks, the neighborhood can be dangerous for pedestrians, cyclists, and vehicles alike. According to data from the National Highway Traffic Safety Administration (NHTSA), there were 2 recorded fatal accidents between vehicles or vehicles and pedestrians in 2012, 1 in 2013, and 2 in 2014 in Princeton-Midstreams alone.¹¹ One accident occurred near the intersection of Post Road and N.J. Route 88; one at Midstreams Road and N.J. Route 88 (see Figure 51); one at Princeton Avenue near Point Avenue; one on Beaver Dam Road at Princeton Avenue; and one on Jordan Road near Colonial Drive. This data leads us to believe that Princeton-Midstreams is one of the most dangerous neighborhoods in Brick Township for traffic incidents.

DRAFT

¹¹ "Location of Fatal Crashes – New Jersey" Map. National Highway Traffic Safety Administration. 2014. http://www-nrd.nhtsa.dot.gov/departments/nrd-30/ncsa/STSI/34_NJ/2014/New%20Jersey_Map_1_GIS_DATA_2014.HTM



Map 21: Fatalities in Princeton-Midstreams, 2012-2014 (National Highway Traffic Safety Administration, March 2016)

BICYCLES



Figure 52: Bicycle lane along Princeton Ave., Princeton
(Google Streetview)

Cyclists, whether recreational or commuters, appear to be more common than pedestrians in Princeton-Midstreams. They are often seen cycling throughout the neighborhood, but especially in Princeton, which currently has the longest bicycle lane in Brick Township, extending in both directions along Princeton Avenue in Princeton. The bicycle lane essentially occupies the road shoulder on both the eastbound and westbound sides for nearly the entire length of the peninsula. The marked and posted lanes extend the

full segment of Princeton Avenue between Callaghan Road in the west to Beaver Dam Road in the east.

Princeton Avenue is the busiest and one of the fastest roads in the neighborhood, with a maximum speed limit of 40 miles per hour, and, therefore, a two-way bicycle lane is a very valuable asset to neighborhood traffic and cyclists. However, there are no other existing connections to bicycle paths or lanes within the area.

Even with the two one-way bicycle lanes, cyclists are sometimes seen biking against oncoming vehicular traffic on both sides of the roads, including children riding throughout the neighborhood in large groups extending into the roadway, or on the sidewalks where they exist. Cyclists riding on both sides of the road or riding in the wrong direction, as shown in the image in Figure 53, can create confusion amongst cyclists and drivers and create a dangerous situation



Figure 53: Cyclist riding in bicycle lane in wrong direction
(Google Streetview)

for cyclists and pedestrians, regardless of the speed limit or bicycle lanes. In addition to separate lanes or designated shared lanes, appropriate bicycle signage and education can reduce confusion and the potential for injurious accidents.



Figure 54: Examples of dangerous intersections for bicyclists (left to right, top to bottom: Princeton Ave & Beaver Dam Rd; N.J. Route 88; N.J. 70 & 88; Princeton Ave & N.J. Route 88) (Google Streetview)

Despite not having any additional defined bicycle lanes or paths, most of the neighborhood streets have maximum speed limits of 35 miles per hour or less that are slow enough to be considered “Bicycle-Friendly” routes by the State of New Jersey Department of Transportation (NJDOT) for shared roads without bicycle facilities. Midstreams Road and N.J. Route 88 have posted maximum speed limits of 35 miles per hour; however, Princeton Avenue and Jordan Road, which are primary neighborhood arterial/collecting roads, have maximum speed limits of 40 miles per hour. All other streets are 25 miles per hour or less. Streets that are greater than 25 miles per hour are not considered bicycle-friendly by U.S. Green Building Council LEED-ND standards.



Figure 55: 40 MPH - Road speed monitor along Princeton Ave., Princeton (Google Streetview)

The main arterial roads in Princeton-Midstreams that have a speed limit of 35 miles per hour or greater generally have wide shoulders in most places to support separate bicycle lanes or marked shared lanes.



THE TOWNSHIP OF
BRICK, NJ

These options should be explored, as well as sidewalks in the right-of-way at the very least. At minimum, the use of signage to direct cyclists to safer routes could be implemented on Township and County Roads and both signage and shoulder markings added to the shoulders to some of the thru streets.





Figure 56: Cyclist in marked bicycle lane, Princeton Ave., Princeton (Google Streetview)



Figure 57: Cyclist in marked bicycle lane, Princeton Ave., Princeton (Google Streetview)

Table 3: Speed Limits on Major Princeton-Midstreams Roads

Sub-Neighborhood	Road	MPH
Princeton		
	Princeton Avenue	40
	Midstreams Road (between Princeton Ave. & Midstreams)	35
	N.J. Route 88	35
Midstreams		
	Midstreams Road (between Princeton & Route 88)	35
	Jordan Road	40
	N.J. Route 88	35



Map 23: Posted speed limits on Brick roads

SIGNAGE

Signage in Princeton-Midstreams is much less prevalent and less consistent than in other neighborhoods, such as Shore Acres. The only signage includes monument signs for some neighborhood subdivisions, as well as the public parks and some conservation areas, and general road signage, such as posted speed limits. There is no consistent theme in the existing neighborhood signage colors, logos, or fonts. However, they tend to be wooden structures roughly 3-6 feet in height with some landscaping around the base. Signs must be compliant with Article XXXVI of Chapter 245 in the Township Ordinance.

Signage includes, but may not be limited to that which is found at the following locations:

1. Laurelton Heights monument sign located on the southerly side of N.J. Route 88 (eastbound) at westerly side of Kenneth Place (northeast corner of Block 869.01, Lot 10), which serves as the primary entrance to the Laurelton Heights neighborhood. The sign is white with a blue or black italic font and stands on two poles approximately 6 feet high within a planter box. There are no



other details on the sign itself. It is oriented east/west for traffic along N.J. Route 88, although placed slightly far back from the road that it becomes difficult to see.



Figure 58: Monument Sign for Laurelton Heights district, Kenneth Pl., Princeton (Google Streetview)



Figure 59: Sign location on Rt. 88 & Kenneth Pl., Princeton (Google Maps)

2. Pinewood Mobile Home Park is a private mobile home community located between Princeton Avenue and Post Road in Princeton. A monument sign for the neighborhood is located along the Princeton Avenue entrance at 50 Princeton Avenue. The wooden sign is white with brown font and states the name of the property and “Family Owned since 1977”. The sign stands on two wooden posts in a small landscaped circle with mulch and stone, and sits approximately 10 feet back from the road oriented toward south toward Princeton Avenue.



Figure 60: Pinewood Mobile Home Park monument sign, Princeton Ave., Princeton (Google Streetview)



Figure 61: Sign location on Princeton Ave., Princeton (Google Maps)

3. A monument sign for the Princeton Commons neighborhood is located at the northeastern corner of Princeton Avenue at Bushy Neck Drive, which is the entrance into the neighborhood. The wide, gray wooden sign is bound by two stone pillars on either side and has a green name plate with “Princeton Commons at Brick” inscribed in a gold script. The emblem displays a

raccoon in a tree. The sign is also surrounded by landscaping with stone, flowers, and shrubbery, with a flag pole to the rear. The sign is ideally oriented toward eastbound traffic on Princeton Avenue, who would presumably be the primary audience, but faces diagonally to signal the turn onto Bushy Neck Drive.



Figure 62: Princeton Commons monument sign as seen from Princeton Ave. at Brushy Neck Drive, Princeton (Google Streetview)

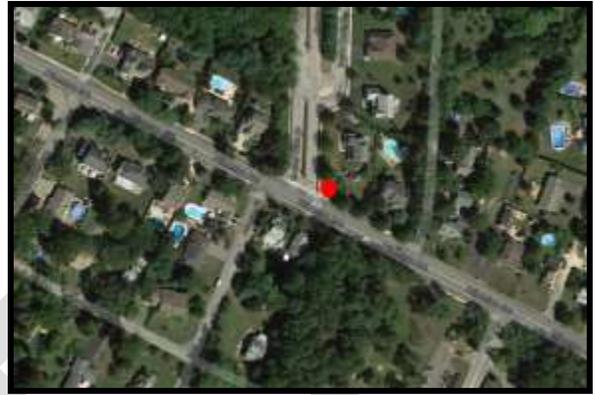


Figure 63: Sign location at Princeton Ave. & Brushy Neck Drive, Princeton (Google Maps)

4. A sign for Windward Beach Park is located at the southerly side of Princeton Avenue on the traffic island at the entrance. The brown wooden sign states the name of the park in white font, as the name of the Township Mayor and Municipal Council on attached, but individual white plaques. The sign is held up by three wooden posts approximately six feet high and ten feet back from the road and is oriented east-west.



Figure 64: Windward Beach Park monument sign as seen from Princeton Ave., Princeton (Google Streetview)



Figure 65: Sign location at Windward Beach Park entrance, Princeton Ave., Princeton (Google Maps)

5. Cedarcroft is a community in the central Princeton sub-neighborhood that occupies both sides of Princeton Avenue on the peninsula. Therefore, there are two signs – one at the entrance to the

community on either side on Navajo Trail. The two small, green, wooden signs are the same and state the name “Cedarcroft” with an emblem above. The signs are approximately four feet in height with a shingled eave and sit on the center of a lightly landscaped traffic island about six feet from the road. Due to the north-south orientation and small size, the signs are not highly visible on the east-west road.



Figure 66: Cedarcroft monument sign as seen from Princeton Ave. & Navajo Trail, Princeton (Google Streetview)



Figure 67: Sign locations of two Cedarcroft monument signs at Princeton Ave. & Navajo Trail, Princeton (Google Maps)

6. Although the name Midstreams indicates a larger neighborhood, the original Midstreams area is located east of Jordan Road and is identified as such by a small wooden monument sign located on the south side of Robin Hood Road and east side of Jordan Road. The maroon colored sign with white font states “Welcome – Midstreams” and has an attached, temporary white sign for events. It is raised on two white posts approximately four feet high and six feet from the road in a landscaped plant bed and is angled northwest toward southbound traffic on Jordan Road for optimal viewing. However, the sign and font are very small for a neighborhood sign.



Figure 68: Midstreams monument sign as seen from Jordan Rd. at Robin Hood Rd., Midstreams (Google Streetview)



Figure 69: Hibbard Park sign location at the park entrance on Drum Point Road (Google Maps)

7. Midstreams Elementary School has the largest monument sign of any municipal or neighborhood sign in Princeton-Midstreams. It is located on the west side of Midstreams Road in front of the school in a low- to mid-density residential neighborhood. The white and blue sign stands approximately ten feet tall and eight feet back from the road. The small, bold white lettering with the name of the school against a blue background is small and difficult to read from the road. There is also a board below the school name for temporary messages. The sign is located between the two school entrances, which are approximately three hundred feet apart, in the center of the traffic island between the road and parking lot. Although the sign is oriented north and south for northbound and southbound traffic, its position is not ideal because motorists do not see it until after they have passed the entrance. Additionally, the traffic island has numerous trees, which further minimize visibility.



Figure 70: Midstreams Elementary School monument sign on Midstreams Rd., Midstreams (Google Streetview)



Figure 71: Sign location at Midstreams Elementary School. Midstreams Rd., Midstreams (Google Maps)

8. A monument sign for Arrowhead Park/Norman J. Sherman Park sits on the southerly side of Green Tree Road in Midstreams to the right-hand side of the entrance. The sign is approximately three to four feet in height on two white, wooden posts. The sign itself is dark blue with gold lettering and emblem above. It is posted on the grass median between the road and parking lot without landscaping and is oriented north, or parallel with Green Tree Road. Although the park is highly visible, the sign is not visible for vehicles moving east-west.



Figure 72: Arrowhead Park monument sign on Green Tree Rd., Midstreams (Google Streetview)



Figure 73: Sign location at Norman J. Sherman/Arrowhead Park, Green Tree Rd., Midstreams (Google Maps)

COMMERCIAL SIGNAGE

In addition to regular neighborhood signs identifying subdivisions, associations, and parks, all commercial properties in Princeton-Midstreams are permitted to have signs, such that they comply with Article XXXVI of Chapter 245. However, signage throughout the commercial areas of the neighborhood is also mostly inconsistent, haphazard, poorly sited, and inappropriately sized. Below are a few examples of different types of signs throughout the neighborhood.

Sandwich board signs are permitted by the Township; however, they appear cluttered and overused in some places. These types of signs should only be for temporary advertisement, but in several cases they appear to be used as additional space for information not included on the primary signs, such as “outdoor dining” for a restaurant. Some are inappropriately placed in the center of a sidewalk and held up with concrete blocks, such as that shown in the center image of Figure 74.



Figure 74: Sandwich board signs along streets

In the B-2 and B-3 commercial zones along Princeton Avenue and N.J. Route 88, monument signs are permitted to be quite large, as shown in Figure 75. In some cases, these signs are too large for the neighborhood scale – sometimes as large as the building itself. Billboards are no longer permitted to be

installed, but they can be maintained. There are two large billboard signs along N.J. Route 88 in Midstreams near Beaver Dam Creek.



Figure 75: Sign in poor condition and very large for neighborhood scale (left); Billboards and large signs (right)



Figure 76: Slightly more appropriate signage



THE TOWNSHIP OF
BRICK, NJ



Figure 77: Well-designed neighborhood commercial signage

DESTINATIONS IN PRINCETON-MIDSTREAMS



Map 24: Community Facilities within and in the vicinity of Princeton-Midstreams

PUBLIC SERVICES

There are two public services in Princeton-Midstreams, which include one elementary school owned by the Township and one fire engine company. Several other schools, fire stations, ambulances, police stations, libraries, government offices, and other services are located nearby to the west of the neighborhood. Many public services are located to the southwest between Route 70 and the Garden State Parkway.

Relative to the neighborhood location within Brick Township, most public services are within close proximity. However, due to the very long single-lane main roads and the large internal neighborhood street grids, the time it takes between many parts of the neighborhood and public or emergency services can be quite long.

MIDSTREAMS ELEMENTARY SCHOOL

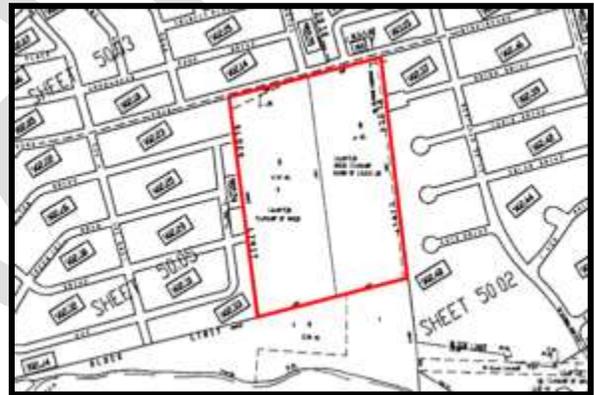


Figure 78: Front building façade and parking lot of Midstreams Elementary School (Google Streetview)

Located at 500 Midstreams Road, Block 902, Lot 8, the Brick Township public elementary school serves neighborhood children from First Grade through Fifth Grade. The property is owned by the Brick Township Board of Education, has a total value of \$5,624,700 and 14 acres of land. In addition to the school building, there are numerous fields and courts, as further described in the parks and open space section of this Plan. The school is also located adjacent to Beaver Dam Creek and accessible via a path from Midstreams Park.



Figure 79: Aerial Map of Midstreams E.S. with approximate lot lines (outlined in red) (Google Maps)



Map 25: Township Tax Map with Midstreams E.S., Block 902, Lot 8 (outlined in red)

LAURELTON FIRE COMPANY #1

The Laurelton Fire Company #1 is located at 765 Midstreams Road at the intersection of Jordan Road in Midstreams on Block 903.11, Lot 9. During average weather conditions (without major flooding), the fire company is ideally situated to serve central and eastern Midstreams, as well as eastern Princeton, which is nearby across Midstreams Road Bridge.



Figure 80: Fire station façade (www.brickfire.org)



Figure 81: Laurelton Fire Company #1, Jordan Rd. & Midstreams Rd., Midstreams (Google Streetview)

The property is 180 feet by 200 feet with one one-story building, which contains two garage doors for firetrucks, as well as an office area. With the exception of the building and a small gravel area with a flagpole at the street corner, the majority of the lot is paved with asphalt. The property is owned by the fire company and is exempted.

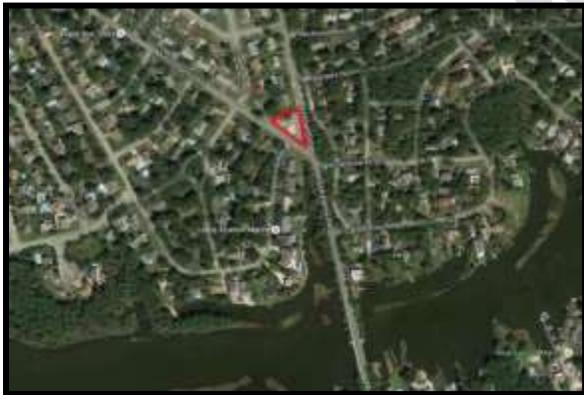


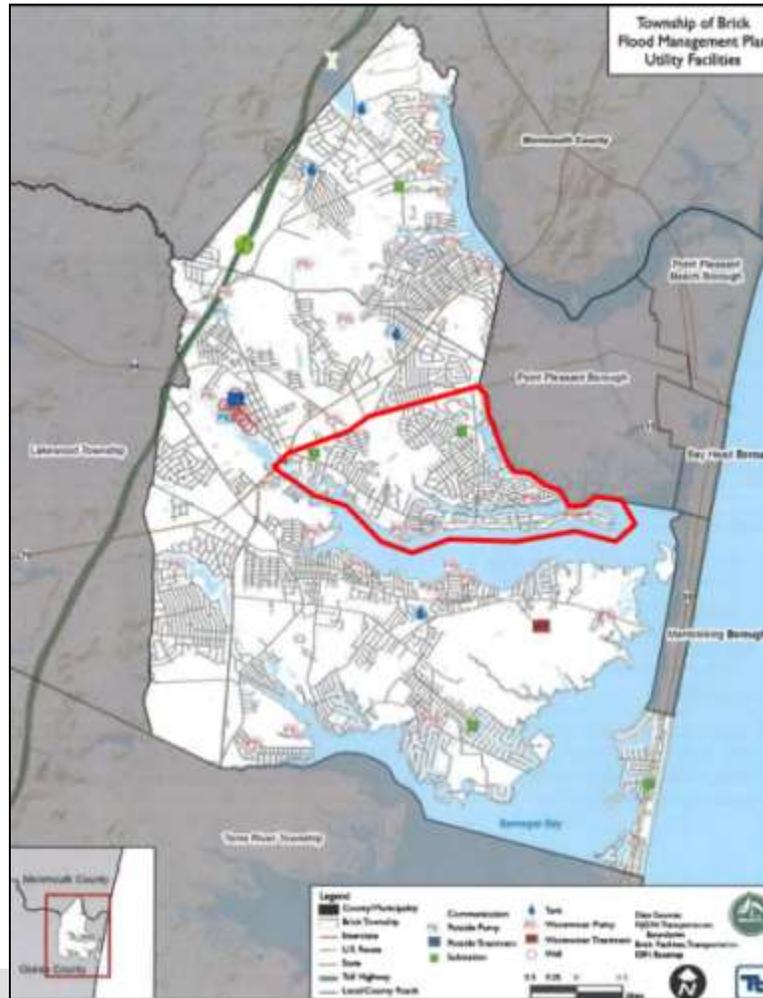
Figure 82: Aerial Map of Laurelton Fire Co. #1 with approximate lot lines (outlined in red) (Google Maps)



Map 26: Township Tax Map with Laurelton Fire Co. #1, Block 903.11, Lot 9 (outlined in red)

PUBLIC UTILITIES

In addition to general public services, there are several utilities in the neighborhood that serve the public. There are two power substations in Princeton-Midstreams, as well as three wastewater pumps. Two pumps and one substation are in Princeton, while one of each is located in Midstreams.



Map 27: Utility Facilities Map (provided by Tetra Tech, Brick Flood Management Plan)

NEIGHBORHOOD PARKS, RECREATION, AND PUBLIC SPACE

Both public and private recreational and park amenities, as well as conservation/open space, are abundant within Princeton-Midstreams – significantly more than other neighborhoods. Although private and association-owned recreational amenities, such as beaches, pools, and marinas, are additional resources for many people, this Plan focuses on the public realm.

There are a number of publicly-owned parks with planned active and/or passive recreational facilities and public amenities, as well as several parks and open spaces that contain mostly trails and natural land cover. Public parks and open spaces in the neighborhood include beaches, playgrounds, sports fields and courts, trails, and waterfront access. Table 4 below provides a list of amenities at various recreational facilities throughout the Township, with Princeton-Midstreams parks highlighted in yellow.

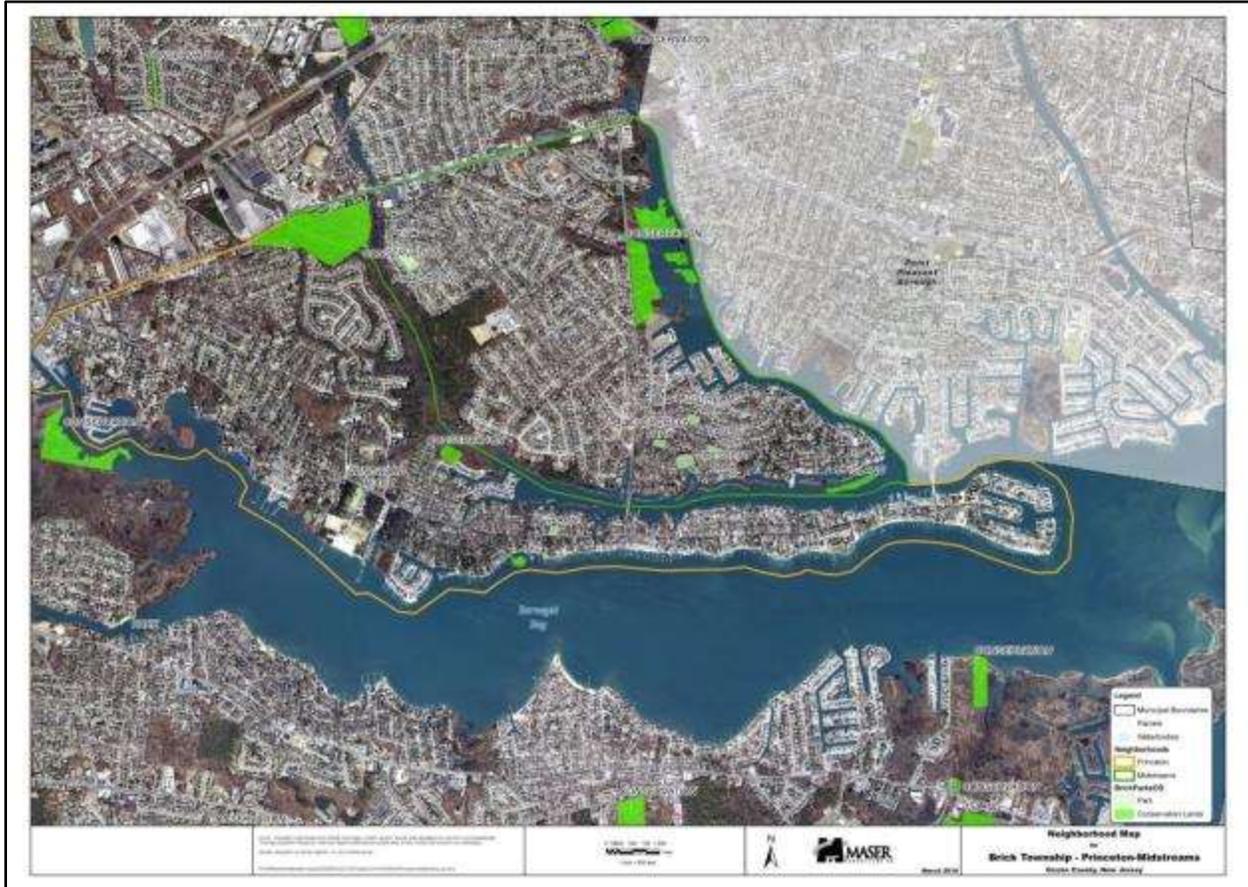


Table 4: Brick Township Recreational Facilities (Princeton-Midstreams facilities highlighted)

 BRICK TOWNSHIP RECREATIONAL FACILITIES FACILITY NAME - STREET LOCATION		Concession	Soccer Fields	Swimming	Basketball	Baseball/Softball	Drinking Water	Tennis Courts	Playground	Fishing	Crabbing	Picnic Tables	Rest Rooms	Volleyball	Bocce	Horseshoe Pit	Walking Trail
Airport Trail - Drum Point Road / Cherry Quay Road																	
Bay Harbor Beach - Bay Harbor Blvd.																	
Bernard J. Cooke Memorial Park - 44 Burnt Tavern Road																	
Joe Boland Field - 2000 Lanes Mill Road																	
Brick Beach I - 310 Route 35 North																	
Brick Beach II - 354 Route 35 North																	
Brick Beach III - 440 Route 35 North																	
Brick Township Municipal Building - 401 Chambers Bridge Rd																	
Cedar Bridge Manor Park - 73 & 77 Cedar Bridge Manor Drive																	
Colorado Avenue Park - 501 Colorado Avenue																	
Drum Point Sports Complex - 41 & 43 Drum Point Road																	
Angela Hibbard Park - 600 Drum Point Road																	
Edmund Hibbard Park - 56 Tiller Lane																	
Frede Drive Park - 119 Frede Drive																	
Lake Riviera Park - 371 North Lakeshore Drive																	
Mallard Point Park - 41 Tunesbrook Drive																	
Arrowhead Park - 161 Village Way																	
Pinewood Acres Complex - 1351 Route 88 West																	
Sawmill Trail - Burnt Tavern Road																	
Veterans Memorial Complex - Hendrickson Avenue																	
Hank Waltonowski Park - Ashwood Road																	
VPW Park - 154 Duchess Lane																	
Windward Beach Park - 265 Princeton Avenue																	
Midstreams Elementary School Playground - Midstreams Rd.																	
Emma Havens Young School Playground - Drum Point Rd.																	
Traders Cove Marina and Park - 40 Mantoloking Road																	
Bayside Park - 427 Route 35 South																	

The parks are mostly equally distributed between Princeton and Midstreams, although they tend to be clustered toward the western side of neighborhood which has the most space and developed last. The

largest open space and greatest opportunity for additional public access is along the Beaver Dam Creek South Branch wetlands between the two sub-neighborhoods.



Map 28: Open Space and Parks Map

In addition to public parks and facilities, the Open Space Recreation map from the Township Master Plan also shows several existing and proposed conservation/recreations lots for future planning, which are further expanded upon in the following section.



Map 29: Open Space and Recreation Map of Princeton-Midstreams (Brick Township Master Plan, 2007)

Most, but not all, of the properties are listed on the State of New Jersey Department of Environmental Protection Green Acres Program ROSI Database. The following public parks and open spaces serve an important function and are valuable assets to the neighborhood:

WINDWARD BEACH PARK

Windward Beach Park is the largest and most active park in Princeton-Midstreams. It is located at 265 Princeton Avenue, Block 876, Lot 5 in the Princeton sub-neighborhood. The park is situated on the southern side of the peninsula along the Metedeconk River, providing access public access to the water.

The lot on which the park is located is 24.2 acres in area within the R-15 zone and has an estimated total value of \$3,114,800 with an improvement value of only \$220,800, or 7%.



Figure 83: Entrance to Windward Beach Park on Princeton Ave., Princeton (Google Streetview)



Figure 84: One of the playground areas in Windward Beach Park (Site Visit, April 24, 2015)

The Township owns and maintains the park and provides opportunities for both active and passive recreation, as well as free seasonal events, such as Summerfest with concerts and fireworks. Amenities include a beach area for swimming, a pier for fishing and crabbing, playgrounds, bocce, volleyball, and horseshoe courts, open fields, water fountains, restroom facilities, and two large parking lots.



Map 30: Birdseye view of Windward Beach Park with approximate lot lines (outlined in red) (Bing Maps)



Map 31: Township Tax Map with Windward Beach Park, Block 876, Lot 5 (outlined in red)

In addition to providing public access and recreational opportunities, the remaining natural and permeable areas within the park along the waterfront also serve to absorb water during storm surge and high flood levels and prevents nearby areas from flooding as drastically than if it were developed.

MIDSTREAMS PARK

Midstreams Park is the second largest public park/open space area, although improvements are minimal. The property is located on Block 902, Lot 15 along Rainbow Drive in Midstreams in the R-10 zone and is

located between residential properties to the north and the South Branch of the Beaver Dam Creek to the south. The 13.32 acre Township-owned property has a total value of \$13,300 with no improvement value, according to the tax records. An Ocean County Utility Authority easement runs east to west through the park.



Figure 85: View of Midstreams Park along Rainbow Dr., Midstreams (Google Streetview)

The park property is mostly forested and undeveloped. However, the park does provide waterfront access to the Beaver Dam Creek, as well as a half basketball court, benches, street parking, and a walking path along the river.



Figure 86: Aerial map of Midstreams Park with approximate lot lines (outlined in red) (Google Maps)



Map 32: Township Tax Map with Midstreams Park, Block 902, Lot 15 (outlined in red)

MIDSTREAMS ELEMENTARY SCHOOL

In the rear of Midstreams Elementary School at 500 Midstreams Road in center Midstreams there is a wide variety of active and passive recreational facilities and fields. These public amenities include baseball and softball fields, soccer/flex fields, a jogging trail, basketball court, playground, and a swing

set. There is also a large parking lot that belongs to the school, but could be used for public use during non-school hours and weekends.



Figure 87: Recreational facilities behind Midstreams Elementary School, Midstreams (Google Maps)

NORMAN J. SHERMAN PARK/ARROWHEAD PARK

Norman J. Sherman Park, also known as Arrowhead Park, is part of the New Jersey DEP Green Acres program. The 3.1-acre park, owned by the Township of Brick, is located at 161 Village Way, Block 902.32, Lot 7 in an R-10 residential zone and surrounded by medium- to low-density single-family housing.

The total value of the property is \$757,000 with an improvement value of \$87,500, or 12% of the total.



Figure 88: Entrance to Norman J. Sherman Park, Green Tree Rd., Midstreams (Google Streetview)

The park supports both active and passive recreation with a playground, swings, fields, basketball courts, and picnic tables. There are also about 18 parking stalls in the central lot, although there is also on-street parking available in the vicinity.



Figure 89: Aerial image of Norman J. Sherman/Arrowhead Park, Midstreams (Google Maps)



Map 33: Township Tax Map with Norman J. Sherman/Arrowhead Park, Block 902.32, Lot 7 (outlined in red)

VFW PARK

VFW Park is a Township-owned property located at 154 Duchess Lane on Block 1026.20, Lot 6.01 in northwestern Midstreams near N.J. Route 88. The property is currently unutilized and unmaintained and has a total property value of \$153,000. There are no improvements other than a building, which is abandoned and boarded up. The 2.36-acre park is in an R-10 residential zone with medium- to low-density single-family homes surrounding the lot, as well as an adjacent church.



Figure 90: View of VFW Park, Duchess Lane, Midstreams (Google Streetview)



Figure 91: Birdseye view of VFW Park, Midstreams (Bing Maps)



Map 34: Township Tax Map with Block 1026.20, Lot 6.01 (outlined in red)

OPEN SPACE & PRESERVATION/CONSERVATION AREAS

There are many Township-owned properties that are listed as conservation lands or wetlands, but are not properly marked or posted on the property, nor provide public access amenities. Limiting foot traffic in certain sensitive natural areas may be necessary, but signs should be posted to notify the public. On the other hand, providing public access in existing and proposed conservation areas increases the incentive to retain the land as conservation/recreation space, as well as encourages public and environmental health, and increases opportunities to teach the public about the impact of development on the ecosystem.

Existing and proposed Preservation/Conservation lands are shown in Map 28 and Map 29 and include:

BEAVER DAM CREEK – NORTH BRANCH CONSERVATION AREA



Figure 92: Part of Beaver Dam Creek – South Branch Conservation Area, as seen from Jordan Rd. (Google Streetview)



Figure 93: Detail from open space map of Beaver Dam Creek – North Branch Conservation Area Jordan Road

As the proposed name suggests, Beaver Dam Creek – North Branch Conservation Area sits on the North Branch of the Beaver Dam Creek in Midstreams. This is one of the last remaining undeveloped areas in Princeton-Midstreams, which consists primarily of protected wetlands. The Township already owns most of this land and the northern part is designated conservation area in the Rural Residential (R-R-1) zone. However, there is additional surrounding land that is not currently designated that could be added to this area. Although there are views of the water and wetlands from Jordan Road, there is no public access or amenities.

BEAVER DAM CREEK – SOUTH BRANCH CONSERVATION AREA

Similar to Beaver Dam Creek – North Branch, the South Branch Conservation Area covers the South Branch of Beaver Dam Creek between Princeton and Midstreams. The Township-owned land between Princeton Commons and N.J. Route 88 is designated conservation land within the Rural Residential (R-R-1) zone. However, there is a significant amount of forest and wetlands area beyond that, which could also be part of the conservation area and provide public access, wildlife refuge, and flood absorption. There are no public amenities or maintained public access, although the area at N.J. Route 88 and Van Zile Road appears to have a makeshift trailhead and potential parking area (see Figure 94).



Figure 94: Part of Beaver Dam Creek – South Branch Conservation Area, as seen from Rt. 88 & Van Zile Rd. (Google Streetview)



Figure 95: Detail from open space map of Beaver Dam Creek – South Branch Conservation Area at Route 88

NORTH CHEROKEE CONSERVATION AREA

The North Cherokee Conservation Area is a small plot of forested wetlands located along the South Branch of Beaver Dam Creek on North Cherokee Lane in Princeton. This lot is in a residential neighborhood zoned R-7.5. There is no existing public access or amenities. However, this conservation area connects to a larger area of wetlands and forest along Beaver Dam Creek, as well as the Beaver Dam Creek – North Branch Conservation Area and Midstreams Park.



THE TOWNSHIP OF
BRICK, NJ



Figure 96: Conservation lot street frontage on North Cherokee Lane, Princeton (Google Streetview)



Figure 97: Conservation Area on Aerial Map (highlighted in green) – Streetview image from point of red dot



Map 35: Township Tax Map with Conservation Area (outlined in red)

LAGOON ISLAND CONSERVATION AREA

According to the Township tax maps, the Township of Brick owns three islands in the South Branch of Beaver Dam Creek, including Block 978, Lot 1 (west); Block 900, Lot 1 (southeast); and Block 981, Lot 1 (northeast). However, only Block 981, Lot 1 still exists, while the other two have either been removed or inundated.



Map 36: Township Tax Map with Township properties (outlined in red)



Figure 98: Approximate lot lines of conservation area on aerial map (Google Maps)

The Bancroft Lagoon Peninsula Association owns the peninsular lot on Block 977, Lot 1 to the north of Block 978. The Township could explore the purchase of islands and peninsulas such as these from private entities to secure significant remaining wetlands for enhanced biodiversity and flood prevention/absorption.

A speed limit for boat traffic with no wake could be introduced in Beaver Dam Creek South Branch to protect the existing islands and allow the restoration of the wetlands. Building up the islands might also provide an opportunity for a combined marine bird sanctuary and a beach for public open space accessible by non-motorized boats.

CAYUGA LANE CONSERVATION AREA



Figure 99: Cayuga Conservation Area from bulkhead to marsh (Google Streetview)

The conservation area at Cayuga Lane in Princeton is located on Block 890, Lot 1. Although it is presently mostly underwater, the area is 1.05 acres and includes some wetlands at around sea level. The conservation area, defined by the lot, extends from the bulkhead at the street-end just beyond the existing marsh. There are no public amenities or access in this location, although it is located off of a public street.



Map 37: Township Tax Map with Cayuga Conservation Area (outlined in red)



Figure 100: Approximate lot lines of conservation area on aerial map (Google Maps)

PRINCETON AVENUE CONSERVATION AREA

The Princeton Avenue Conservation Area is located on Block 912.01, Lot 1 between on the north side of Princeton Avenue where it meets Margherita Place. There are no improvements in this location nor public amenities. The site is densely forested and located on a natural lagoon. Public access is not restricted, but is not advisable.



Figure 101: View of Princeton Conservation Area from Margherita Place (Google Streetview)



Figure 102: View of Princeton Conservation Area from Princeton Ave. (Google Streetview)

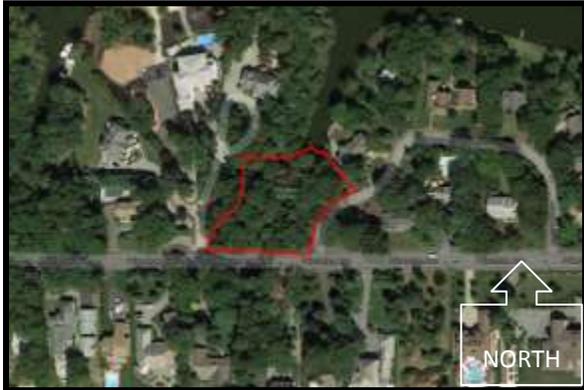


Figure 103: Aerial Map of Princeton Conservation Area (outlined in red) (Google Maps)



Map 38: Township Tax Map with property (outlined in red)

MIDSTREAMS CONSERVATION AREA

The Midstreams Conservation Area includes Crescent Woods Park, Lauren Woods Park, Evergreen Woods Park, and “Rosebush” Park (name given for the street). These are all forested conservations lands owned by the Township within the eastern peninsula of Midstreams. Although they are separate lots, the neighborhood streets are also lined with trees and make the neighborhood feel park-like. The four parks do not have public amenities nor maintained access, although there are paths through a couple of them. All of them except Rosebush Park have a name and sign posted on the property. Details of each park/conservation area are shown below.

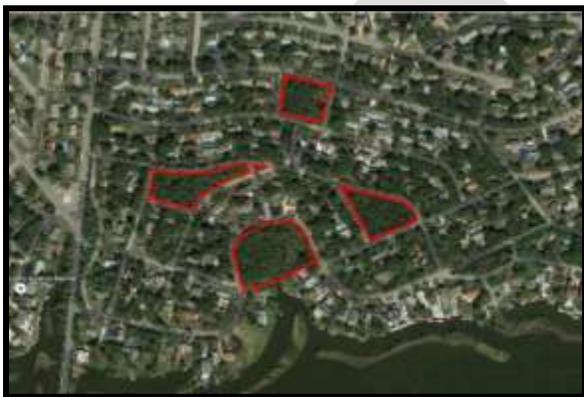


Figure 104: Aerial Map of Midstreams Conservation Area (outlined in red) (Google Maps)



Map 39: Township Tax Map with properties (outlined in red)

CRESCENT WOODS PARK



Figure 105: Crescent Woods Park sign (Google Streetview)



Figure 106: View of Crescent Woods Park (Google Streetview)



Figure 107: Arial Map of Crescent Woods Park (outlined in red) (Google Maps)

LAUREN WOODS PARK



Figure 108: Lauren Woods Park sign (Google Streetview)



Figure 109: View of Lauren Woods Park (Google Streetview)



THE TOWNSHIP OF
BRICK, NJ

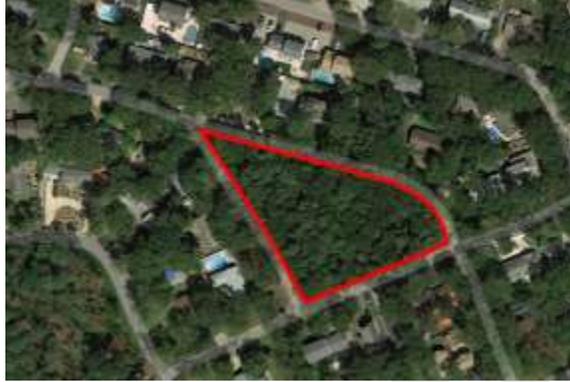


Figure 110: Aerial Map of Lauren Woods Park (outlined in red) (Google Maps)

"ROSEBUSH" PARK



Figure 111: View of "Rosebush" Park from Clematis Place
(Google Streetview)



Figure 112: View of "Rosebush" Park (Google Streetview)



THE TOWNSHIP OF
BRICK, NJ

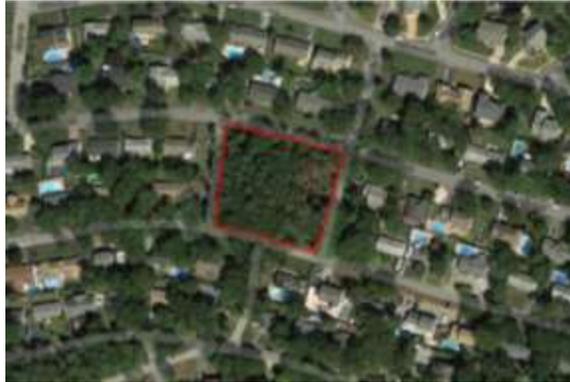


Figure 113: Aerial Map of "Rosebush" Park (outlined in red) (Google Maps)

EVERGREEN WOODS PARK



Figure 114: Evergreen Woods Park sign (Google Streetview)



Figure 115: View of path through Evergreen Woods Park (Google Streetview)



Figure 116: Aerial Map of Evergreen Woods Park (outlined in red) (Google Maps)

OTHER NEIGHBORHOOD DESTINATIONS

Princeton-Midstreams has several other destinations, primarily commercial businesses and semi-public community facilities, in addition to the parks and conservation areas listed above. Marinas, yacht clubs, and related businesses are most prominent in Princeton, which is a testament to the importance of the riverside location of the neighborhood. Marinas occupy a unique category bordering recreational and commercial. There are also a number of neighborhood, convenience, and highway commercial businesses along the Princeton-Midstreams neighborhood border on New Jersey Route 88.

In addition to the commercial destinations immediately within the borders of the Shore Acres sub-neighborhoods, there are many commercial, professional, and institutional destinations in the surrounding vicinity, particularly along Drum Point Road to the west. These include various restaurants, convenience stores, a pharmacy, a church, an elementary school, fire department, and parks, among other community and regional destinations.

The following neighborhood destinations in Princeton-Midstreams are listed by their sub-neighborhood location, but are not all-inclusive and are not necessarily restricted to residents of that sub-neighborhood.

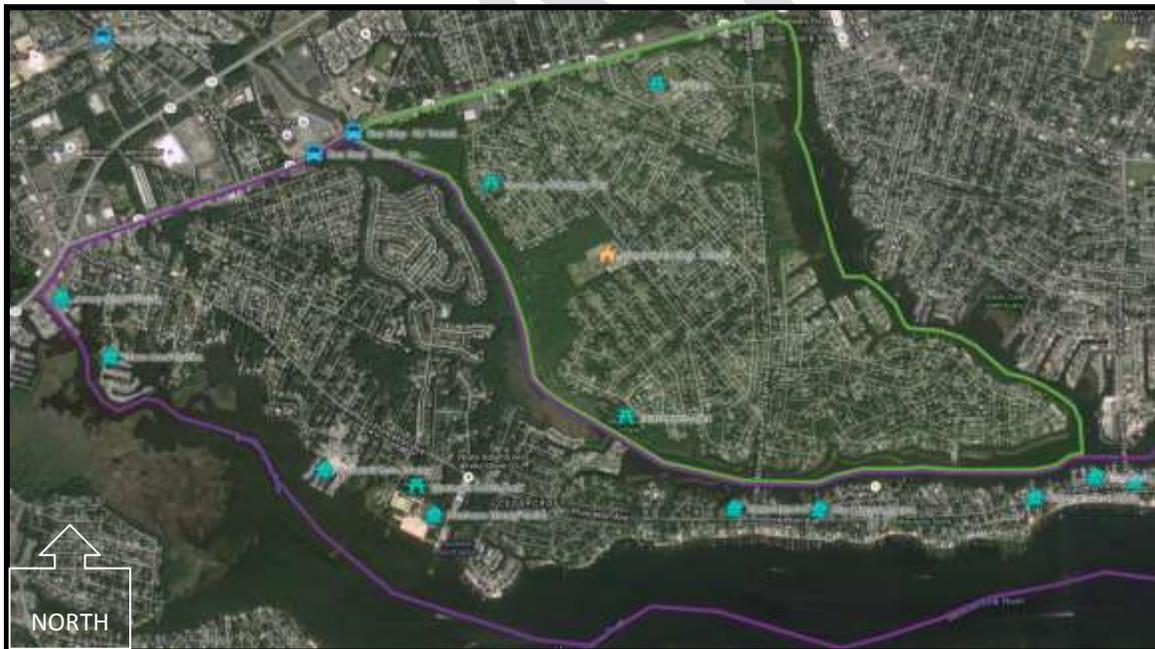


Figure 117: Some of the marinas, parks and schools in Princeton-Midstreams

PRINCETON



THE TOWNSHIP OF
BRICK, NJ

1. Ocean Early Childhood Center
2. First Baptist Church of Laurelton
3. Manasquan Savings Bank
4. Le Club, Beauty Salon
5. Jersey Shore Marina
6. Green Cove Marina
7. Weherlen Bros. Marina
8. Antonio's Sunset Grille
9. Hurricane Harbor Yacht Club
10. Mentor Marine
11. Blue Lagoon Marina
12. Sherman's Boat Basin
13. Comstock
14. Starcks Landing
15. Laurelton Yacht Basin
16. Riverfront Marina
17. Cedarcroft Club
18. Windward Tavern
19. Princeton Deli and Convenience Store
20. Tires Tires, 861 N.J. 70
21. The Big Button Consignment, 855 N.J. 70
22. Rainbow Diner, 849 N.J. 70
23. Jersey Shore Marina & Boat Sales, 841 N.J. 70
24. Brennan Boat Co. & Marina, Inc., 831 N.J. 70
25. Innovation Salon, 11 Princeton Avenue
26. Sunset Mortgage Co., LP, 11 Princeton Avenue
27. Shopping Plaza (Domino's Pizza, Bakers Outlet, Edible Arrangements, etc.), 1769 N.J. 88
28. Warehouse building, 1809 N.J. 88
29. Brick Rainbow Kids, 1823 N.J. 88
30. Century 21 Lawrence Realty, 1831 N.J. 88



THE TOWNSHIP OF
BRICK, NJ



Figure 118: Examples of businesses and destinations in Princeton (Google Streetview)



Figure 119: Examples of businesses and destinations in Princeton (Google Streetview)

MIDSTREAMS

1. Cavalry Presbyterian Church
2. Young at Heart
3. Little Giggles Daycare and Preschool Center

4. Fellowship Chapel, 170 Duchess Lane
5. Uncle Bob's Self Storage, 201 Jordan Road
6. Dim Sum Restaurant, 2213 N.J. Route 88
7. Hands Only Car Wash, 2225 N.J. Route 88
8. Aspen Center Professional Building, 2211 N.J. Route 88
9. Professional Building, 2141 N.J. Route 88
10. Kinney Pools, 2155 N.J. Route 88
11. Ocean County Family Care, Health Center, 2125 N.J. Route 88
12. Tony's Pizza and Subs, 2115 N.J. Route 88
13. Allied Home Mortgage Capital Corporation, 2095 N.J. Route 88
14. Jersey Mike's Subs, 2085 N.J. Route 88
15. Sunoco Gas Station, 100 Midstreams Road
16. 7-Eleven, Convenience Store, 2075 N.J. Route 88
17. Arrowhead Inn, Bar, 2071 N.J. Route 88
18. Sentosa Restaurant, 2063 N.J. Route 88
19. Indusco, Ltd., 210 Midstreams Rd.
20. Mattress Discounters, 2055 N.J. Route 88
21. In-N-Go, Convenience Store, 2055 N.J. Route 88
22. Shore Restaurant Supply, 2045 N.J. Route 88
23. J's Garden Spot, Inc., 2039 N.J. Route 88



Figure 120: Examples of some destinations in Midstreams (Google Streetview)



THE TOWNSHIP OF
BRICK, NJ



Figure 121: Examples of various destinations within the neighborhood (Google Streetview)

DRAFT



ZONING ANALYSIS

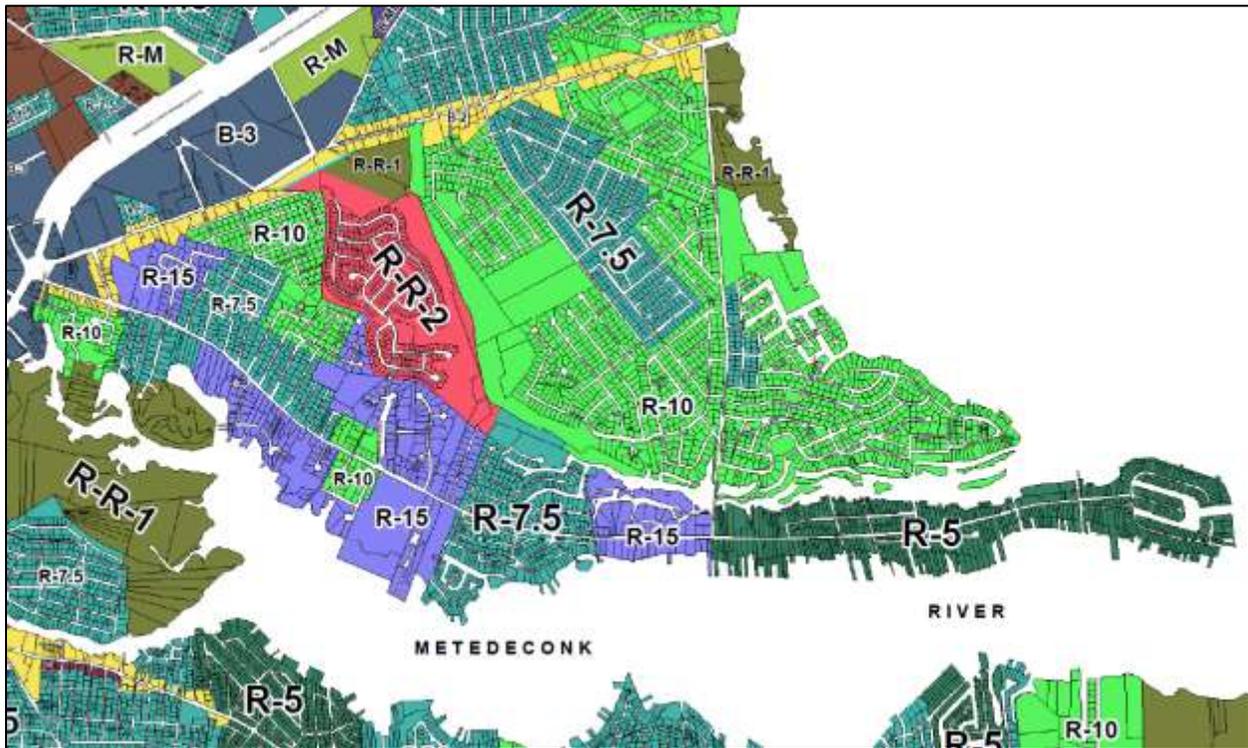
There are a wide range of zones and densities within the the Princeton-Midstreams neighborhood, although the majority falls within a Mid- to High-Density Residential area. There are also low density, senior community, semi-public, public conservation, and commercial uses and zones within the neighborhood. Princeton has the most diverse uses and zoning due to its long history prior to zoning, whereas Midstreams is primarily mid-density residential of suburban character as most of it was built within the same period. The Township Land Use Plan, on [Map 40](#) below, displays the land use types in more detail.



Map 40: Land Use Plan for Princeton-Midstreams

The Township Zoning Map breaks down the land uses further to better define what types of uses are permitted in each area. As shown on [Map 41](#), there are eight different zones in the Princeton-Midstreams neighborhood, some of which are more prominent and/or intensive than others. Two of the six residential zones constitute “High Density Residential”, two are “Medium Density Residential”, one is “Conservation”, and one is “Senior Community”. These zones are divided in a similar way to the distinct sub-neighborhoods, following nearly the same boundaries, as well as the pattern and sequence in which they were built.

The R-5, R-7.5, R-10, and R-15 Residential Zones cover most of the developed area of the neighborhood. The other zones include R-R-1 (Rural Residential Zone), R-R-2 (Rural Residential Adult Community Zone), B-2 (General Business Zone), and B-3 (Highway Development Zone). All are described further in this section, referring to Chapter 245: Land Use in the Township Code. R-5, R-7.5, R-10, and R-15 have the same permitted uses. This Neighborhood Plan focuses on design standards and some suggested alterations to the uses and zoning map of the neighborhood.



Map 41: Princeton-Midstreams Zoning Map

B-2 (GENERAL BUSINESS ZONE)

The following are permitted uses in the B-2 Zone (per Section 245-214):

- A. The retail sale of goods, as listed in the ordinance.
- B. Personal services establishments, as listed in the ordinance.
- C. Shops of a plumber, electrician, carpenter, printer, painter or similar tradesman.
- D. Boat sales and showrooms not in conjunction with a marina, provided that the standards and conditions in the ordinance are complied with.
- E. Adult day-care centers.

F. Studios for such activities as aerobics, fitness and personal training, domestic animal training, martial arts, dance, music and art; health and fitness facilities; and indoor batting cages and indoor basketball courts shall be considered permitted uses and not conditional uses subject to the requirements of § 245-286.



Figure 122: Typical B-2 General Commercial development area, Midstreams (Google Streetview/Maps)

G. Municipal buildings, volunteer first-aid buildings and firehouses.

H. Public libraries.

I. Taxicab and limousine services.

J. The aforesaid permitted uses may be located in attached structures using common facilities which may be planned, developed and managed as a unit and in an enclosed building or buildings and utilizing such common facilities as customer parking areas, pedestrian walkways, truck loading and unloading space and utilities and sanitary facilities.

Permitted accessory uses shall be accessory uses as defined in Part 1 of this chapter.

The following uses are defined as conditional uses and may be permitted subject to the requirements as set forth in Article XXXII, § 245-279 et seq.:

A. Utility installations, provided that the requirements of Article XXXII are met.

B. Commercial recreation, provided that the requirements of § 245-286 are met.

C. Automobile sales and/or rental facilities

listed as a conditional use pursuant to § 245-289.

D. Places of assembly, parish houses, convents and cemeteries.

E. Scattered-site affordable housing units.

Table 5: Schedule of Area, Yard and Building Requirements for Zone B-2 (from Township of Brick §245 Attachment 5)

Zone		B-2
Minimum Lot Size	Interior Lots	Area (sf)
		Width (ft)
		Depth (ft)
		20,000
		125
		125



	Corner Lots	Area (sf)	20,000
		Width (ft)	125
		Depth (ft)	125
Minimum Required Yard Depth	Principal Building	Front Yard (ft)	50
		Side Yard, Each (ft)	10
		Aggregate Side (ft)	-
		Rear Yard (ft)	50
	Accessory	Side Yard (ft)	10
		Rear Yard (ft)	50
Maximum Lot Coverage by Building			30%*
Maximum Building Height	Stories	2	
	Eaves (ft)	-	
	Feet	35	
	Ridge (ft)	38.5	
Minimum Floor/Building Area (square feet) 2 stories/1 story			2,000
Maximum Allowable Impervious Coverage			65%

*The maximum lot coverage shall refer only to that percentage of an affected lot which is suitable for building.

B-3 (HIGHWAY DEVELOPMENT ZONE)

The following are permitted uses in the B-3 Zone (per Section 245-224):

- A. Commercial and office complex uses, such as:
 1. Retail stores, shops and markets, provided it meet the requirements in the ordinance.
 2. Personal service establishments, such as barber and beauty shops, tailoring and dressmaking shops and dry-cleaning and laundry collection shops, provided that no more than 1/3 of the floor space is utilized for processing and self-service laundries, provided that public sewerage facilities are available, and appliance repair shops.





3. Business and professional offices, banks and fiduciary institutions.
 4. Restaurants and lunchrooms, bars and other eating and drinking establishments.
 5. (Reserved)
 6. Studios for such activities as aerobics, [Figure 123: Typical B-3 Highway Commercial development, Princeton \(Google Streetview/Maps\)](#), fitness and personal training, domestic animal training, martial arts, dance, music and art, health and fitness facilities, and indoor batting cages and indoor basketball courts shall be considered permitted uses and not conditional uses subject to the requirements of § 245-286.
 7. Telephone exchanges and offices, telegraph and express offices and other public utility installations.
 8. Commercial parking lots for private passenger vehicles.
 9. Private schools conducted for profit but excluding public schools or private schools not conducted for profit.
 10. Mortuaries.
 11. Distribution centers. The sale of goods in bulk or wholesale quantities may be conducted in conjunction with retail operations in the B-3 Zone, provided that it meet the requirements in the ordinance.
 12. Taxicab and limousine services.
- B. (Reserved)
- C. Municipal parks, playgrounds and other municipal buildings and uses as are deemed appropriate and necessary by the Township Council.
- D. Boat sales and showrooms not in conjunction with a marina may be permitted, provided that they comply with the standards and conditions in the ordinance.
- E. (Reserved)
- F. Long- and short-term care medical facilities.
- G. Municipal buildings, volunteer first-aid buildings and firehouses.
- H. Public libraries.

Permitted accessory uses shall be accessory uses as defined in Part 1 of this chapter.

The following uses are defined as conditional uses and may be permitted subject to the requirements as set forth in Article XXXII, § 245-279 et seq.:

- A. Utility installations, provided that the requirements of Article XXXII are met.
- B. Gasoline filling stations, gasoline service stations, general auto repair and convenience stores, but excluding body repair, and provided that the requirements of Article XXXII, § 245-284 are met.
- C. Automobile sales and/or rental facilities, provided that the conditions of § 245-289 are met.
- D. Hotels, provided that the conditions of Article XXXII, § 245-288, are met.



- E. Shopping centers, provided the conditions of Article XXXII are met.
- F. (Reserved)
- G. Commercial recreation, provided that the requirements of § 245-286 are met.
- H. Miniwarehouses, provided that the conditions of Article XXXII are met.

Table 6: Schedule of Area, Yard and Building Requirements for Zone B-3 (from Township of Brick §245 Attachment 5)

Zone		B-3	
Minimum Lot Size	Interior Lots	Area (sf)	2 acres
		Width (ft)	200
		Depth (ft)	200
	Corner Lots	Area (sf)	2 acres
		Width (ft)	200
		Depth (ft)	200
Minimum Required Yard Depth	Principal Building	Front Yard (ft)	75
		Side Yard, Each (ft)	30
		Aggregate Side (ft)	-
		Rear Yard (ft)	50
	Accessory	Side Yard (ft)	20
		Rear Yard (ft)	50
Maximum Lot Coverage by Building		25%*	
Maximum Building Height	Stories	-	
	Eaves (ft)	-	
	Feet	35	
	Ridge (ft)	38.5	
Minimum Floor/Building Area (square feet) 2 stories/1 story		2,000	
Maximum Allowable Impervious Coverage		65%	

*The maximum lot coverage shall refer only to that percentage of an affected lot which is suitable for building.

R-R-1 (RURAL RESIDENTIAL ZONE)

The following are permitted uses in the R-R-1 Zone:

- A. Customary and conventional farming operations.
- B. One-family dwellings.
- C. Public and accredited private schools and institutions which may be conducted as a business.



D. Municipal parks, playgrounds and other such municipally owned buildings and uses as are deemed appropriate and necessary by the Township Council of the Township of Brick.



Figure 124: Typical R-R-1 Residential/Conservation neighborhood (Google Streetview/Maps) and cemeteries.

E. Municipal buildings, volunteer first aid buildings and firehouses.

F. Public libraries.

The following are permitted as accessory uses:

A. Customary farm buildings for the storage of products or equipment or for the processing of farm products and which are located on the same parcel as the principal use.

B. Accessory uses as defined in Part 1 of this chapter of the Code of the Township of Brick.

Conditional uses are permitted subject to the requirements set forth in the Township ordinance and include:

A. Public utility installation.

B. Public and quasi-public philanthropic and charitable uses.

C. Quasi-public buildings and recreation areas.

D. Golf courses.

E. Places of assembly, parish houses, convents

Table 7: Schedule of Area, Yard and Building Requirements for Zone R-R-1 (from Township of Brick §245 Attachment 5)

Zone		R-R-1	
Minimum Lot Size	Interior Lots	Area (sf)	40,000
		Width (ft)	150
		Depth (ft)	150
	Corner Lots	Area (sf)	40,000
		Width (ft)	150
		Depth (ft)	150
Minimum Required Yard Depth	Principal Building	Front Yard (ft)	50
		Side Yard, Each (ft)	50
		Aggregate Side (ft)	-



		Rear Yard (ft)	50
	Accessory	Side Yard (ft)	25
		Rear Yard (ft)	25
Maximum Lot Coverage by Building			25%
Maximum Building Height		Stories	-
		Eaves (ft)	26
		Feet	-
		Ridge (ft)	-

R-R-2 (RURAL RESIDENTIAL ADULT COMMUNITY ZONE)

The following are permitted uses in the R-R-2 Zone:

- A. All uses permitted in the R-R-1 Zone.
- B. Planned residential retirement communities.
- C. Planned residential communities.

All accessory uses in the R-R-2 Zone are permitted accessory uses.

The following uses may be permitted by the Planning Board subject to the conditions and procedures as specified for each use in **Article XXXII, §245-279** et seq.:

- A. Public utility installation.
- B. Public and quasi-public philanthropic and charitable uses.
- C. Quasi-public buildings and recreation areas.
- D. Golf courses.
- E. Single-family residential at 1.5 dwelling units per buildable acre.
- F. Single-family residential with open space.
- G. Places of assembly, parish houses, convents and cemeteries.



Figure 125: Typical R-R-2 Residential neighborhood, Princeton (Google Streetview/Maps)

Table 8: Schedule of Area, Yard and Building Requirements for Zone R-R-2/PRRC (from PRRC Zoning Schedule in Township of Brick §245-90)

Zone	R-R-2/PRRC			
	Single	Duplexes	Triplexes	Quads



Minimum Lot Size	Interior Lots	Area (sf)	5,000	4,000	4,000	4,000
		Frontage (ft)	50	30	30	30
	Corner Lots	Area (sf)	7,000	6,000	6,000	6,000
		Frontage (ft)	70	55	55	55
Minimum Required Yard Depth	Principal Building	Front Yard (ft)	25	25	25	25
		Side Yard, Each (ft)	6	6	6	6
		Rear Yard (ft)	20	20	20	20
		Rear Setback for Elevated Deck (ft)	10	10	10	10
		Rear Setback for Sunroom when the Rear Yard borders Common Open Space Area	10	10	10	10
		Rear Yard (ft)(with porch/patio/steps)	15	15	15	15
		Distance between buildings (ft)	12	12	12	12
		Minimum Lot Depth (ft)	100	100	100	100
Maximum Lot Coverage per Unit			35	35	35	35
Maximum Building Height	Feet	20	20	20	20	
Minimum Floor Area (Sq. Ft. per Unit)	1 bedroom	800	800	800	800	
	2 bedroom	960	960	960	960	
Min. Number Off-Street Parking Spaces Required per Unit			2	4	6	8

R-15 (SINGLE-FAMILY RESIDENTIAL ZONE)



Figure 126: Typical R-15 Residential neighborhood, Princeton (Google Streetview/Maps)

Permitted uses in the R-15 zone are the same as those zoned for the R-20 Residential zone (§245-112). The permitted uses are as follows:

- A. One-family dwellings
- B. Municipal parks, playgrounds, and other municipal buildings and uses as are deemed appropriate and established by the Township Council. The minimum land area shall not be less than 1/2 acre.
- C. Other public buildings of a governmental or cultural nature.
- D. Volunteer first aid buildings and firehouses.
- E. Public libraries.

The following are permitted as accessory uses (as per R-20 zone):

- A. Private garage space for the storage of motor vehicles.
- B. Accessory uses as defined in Part 1 of this chapter

Conditional uses are permitted subject to the requirements set forth in the Township ordinance and

include:

- A. Places of assembly, parish houses, convents and cemeteries.
- B. Public schools and private schools which are not conducted as a business shall be permitted as a conditional use, subject to the conditions and procedures in § 245-298.2.

Table 9: Schedule of Area, Yard and Building Requirements for Zone R-15 (from Township of Brick §245 Attachment 5)

Zone		R-15	
Minimum Lot Size	Interior Lots	Area (sf)	15,000
		Width (ft)	100
		Depth (ft)	115
	Corner Lots	Area (sf)	17,250
		Width (ft)	100
		Depth (ft)	115
Minimum	Principal	Front Yard (ft)	35



Required Yard Depth	Building	Side Yard, Each (ft)	12
		Aggregate Side (ft)	-
		Rear Yard (ft)	35
	Accessory	Side Yard (ft)	10
Rear Yard (ft)		10	
Maximum Lot Coverage by Building			25%
Maximum Building Height	Stories		-
	Eaves (ft)		26
	Feet		35
	Ridge (ft)		38.5

R-10 (SINGLE-FAMILY RESIDENTIAL ZONE)

Permitted uses in the R-10 zone are the same as those zoned for the R-20 Residential zone (§245-112). The permitted uses are as follows:

- A. One-family dwellings
- B. Municipal parks, playgrounds, and other municipal buildings and uses as are deemed appropriate and established by the Township Council. The minimum land area shall not be less than 1/2 acre.
- C. Other public buildings of a governmental or cultural nature.
- D. Volunteer first aid buildings and firehouses.
- E. Public libraries.

The following are permitted as accessory uses (as per R-20 zone):

- A. Private garage space for the storage of motor vehicles.
- B. Accessory uses as defined in Part 1 of this chapter

Conditional uses are permitted subject to the requirements set forth in the Township ordinance and include:



Figure 127: Typical R-10 Residential neighborhood, Midstreams (Google Maps/Streetview)



- A. Scattered-site single-family detached affordable housing units.
- B. Public schools and private schools which are not conducted as a business shall be permitted as a conditional use, subject to the conditions and procedures in § 245-298.2.
- C. Places of assembly, parish houses, convents and cemeteries.

Table 10: Schedule of Area, Yard and Building Requirements for Zone R-10 (from Township of Brick §245 Attachment 5)

Zone		R-10	
Minimum Lot Size	Interior Lots	Area (sf)	10,000
		Width (ft)	90
		Depth (ft)	100
	Corner Lots	Area (sf)	10,500
		Width (ft)	100
		Depth (ft)	100
Minimum Required Yard Depth	Principal Building	Front Yard (ft)	30
		Side Yard, Each (ft)	6
		Aggregate Side (ft)	20
		Rear Yard (ft)	20
	Accessory	Side Yard (ft)	5
		Rear Yard (ft)	5
Maximum Lot Coverage by Building		30%	
Maximum Building Height	Stories	-	
	Eaves (ft)	26	
	Feet	35	
	Ridge (ft)	38.5	

R-5 & R-7.5 (SINGLE-FAMILY RESIDENTIAL ZONES)



Permitted uses in the R-5 and R-7.5 zones are the same as those zoned for the R-20 Residential zone (§245-112). The permitted uses are as follows:

- A. One-family dwellings
- B. Municipal parks, playgrounds, and other municipal buildings and uses as are deemed appropriate and established by the Township Council. The minimum land area shall not be less than 1/2 acre.
- C. Other public buildings of a governmental or cultural nature.
- D. Volunteer first aid buildings and firehouses.
- E. Public libraries.

The following are permitted as accessory uses (as per R-20 zone):

- A. Private garage space for the storage of motor vehicles.
- B. Accessory uses as defined in Part 1 of this chapter

Conditional uses are permitted subject to the requirements set forth in the Township ordinance and include:

- A. Scattered-site single-family detached affordable housing units
- B. Public schools and private schools which are not conducted as a business
- C. Places of assembly, parish houses, convents and cemeteries
- D. Creation of beach cottage community conditional use for structural alteration or rebuilding of these residential buildings only on the following properties; Block 25, Lot 4, Block 26, Lot 4, and Block 36, Lots 12, 13, 24, and 28.

The bulk standards for both zones are very similar because they are high density, although the minimums for the R-5 zone are slightly less than those in the R-7.5 zone. The biggest difference is seen in the lot size, where it is 5,000 square feet in R-5, whereas it is 7,500 square feet in the R-7.5 zone. Additionally, the minimum width is 50 feet for R-5 and 75 feet for R-7.5 and the minimum depth is 75 feet for R-5 and 90 feet for R-7.5. The percent lot coverage is slightly more for the R-5 zone than the R-7.5 zone, but the maximum building heights are the same for both zones.

The present bulk standards for the R-5 and R-7.5 Zones are outlined in Table 5 below:



Figure 128: Typical neighborhood R-5 Residential, Princeton (Google Maps/Streetview)



Table 11: Schedule of Area, Yard and Building Requirements for Zones R-5 & R-7.5 (from Township of Brick §245 Attachment 5)

Zone		R-5	R-7.5	
Minimum Lot Size	Interior Lots	Area (sf)	5,000	7,500
		Width (ft)	50	75
		Depth (ft)	75	90
	Corner Lots	Area (sf)	6,000	9,000
		Width (ft)	50	75
		Depth (ft)	75	90
Minimum Required Yard Depth	Principal Building	Front Yard (ft)	20	25
		Side Yard, Each (ft)	5	6
		Aggregate Side (ft)	12	15
		Rear Yard (ft)	15	15
	Accessory	Side Yard (ft)	5	5
		Rear Yard (ft)	5	5
Maximum Lot Coverage by Building		35%	30%	
Maximum Building Height	Stories	-	-	
	Eaves (ft)	26	26	
	Feet	35	35	
	Ridge (ft)	38.5	38.5	

ZONING ISSUES

Despite the above standards, lots vary in size and coverage, in particular for Zones R-5 and R-7.5. This is especially true in the older neighborhoods, which may have been established before the current zoning. Undersized lots (either in width or depth) cannot meet the setback requirements of the ordinance. These issues will only be exacerbated when a homeowner tries to raise their home to avoid the Post-Sandy flood insurance premiums.

When dealing with raising a home to meet the established Base Flood Elevations (“BFEs”), residents typically run into issues with building height, coverage and setbacks. Most towns affected by Sandy amended their zoning standards for height to allow homes to be elevated without height variances. However, on undersized lots the tendency was for applications for relief from yard requirements, mainly because the new construction was a larger home than what was on the lot pre-Sandy.

In Toms River Township, the governing body responded to the trend of over-building by adopting an ordinance that established a maximum “Floor Area Ratio” for single family homes, which linked the maximum size of the home to the size of the lot and elevated any variance relief to that under NJSA

40:55D-70-d, thereby requiring five affirmative votes of the Board rather than a simple majority. Since that ordinance amendment the trend has reportedly subsided. While the lots in Princeton-Midstreams are generally larger than those found on the Barrier Island in Brick or Toms River, there are isolated examples of overbuilding which suggest that a similar approach to regulating FAR might be appropriate.

Although not everyone perceives the size of new homes in the neighborhood as a Township issue, many residents and Township officials have criticized that overbuilding is changing the character of the neighborhoods and is out of scale with existing homes. In many locations, newly constructed homes are twice the height of older homes and are often much larger in bulk area. Examples of conflicting residential developments in Princeton-Midstreams are shown below in Figure 129 and Figure 130.



Figure 129: Examples of large-scale and raised new construction homes next to smaller original homes in Princeton-Midstreams (Google Streetview)



Figure 130: Examples of large-scale and raised new construction homes next to smaller original homes in Princeton-Midstreams (Google Streetview)

Another issue that confronts property owners when elevating or reconstructing their homes is the conventional regulations regarding “yards” when the entrances to the homes are a story or more above grade, requiring additional stairs in mostly confined yard areas. Most zoning ordinances define a “yard” as a required open space on a lot between a lot line and building or structure, which is unoccupied and unobstructed from grade to sky. There are a variety of stairway designs to transition from the finished grade of an elevated or reconstructed house to the

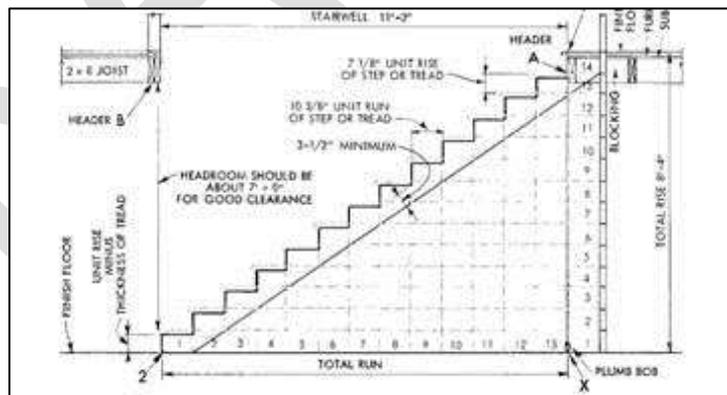


Figure 131: Typical riser and tread dimensions to cover a height of 8.33 feet

entrance doors, which are often more than 10 feet above the ground. It would require about 17 steps to cover a rise of 10 feet based on the diagram in **Error! Reference source not found.**, which would require about 14 feet of un. Straight run of steps to the front door would then frequently require front yard variance relief in an R-5 or R-7.5 zone.

Breaking up the run of entry stairways to elevated homes with one or more landings provides for a more attractive transition, but also requires more space, which often forces stairways into required yards and generates applications for variance relief to the Zoning Board of Adjustment.



Figure 132: Examples of homes in Princeton-Midstreams with various types of entry stairways (Google Streetview)

To facilitate such landings, the Township amended its zoning regulations in §245-Part 2: Article XXXVIII A “Supplemental Land Use and Zoning Regulations in Special Flood Hazard Areas”. The purpose of which is to recognize limitations associated with federal and state construction and reconstruction requirements in special flood hazard areas, and encourage the restoration and reconstruction of existing neighborhoods within the Township of Brick in compliance with Chapter 196, special flood hazard areas, and the Uniform Construction Code. §245-330.4 “Permitted Yard Encroachments” permits:

- A. An access staircase and entry stoop, not to exceed 100 square feet in area, may project no further than 10 feet into a required front yard setback area. The previously referenced entry stoop may be covered or uncovered.
- B. An access staircase and entry stoop, not to exceed 50 square feet in area, may project no further than five feet into a required rear yard setback area. The previously referenced entry stoop may be covered or uncovered.

- C. An access staircase and entry stoop shall maintain a one-foot minimum side yard setback, provided that unobstructed access to the rear of the building is provided on a minimum of one side of the building.
- D. Elevated platforms for mechanical devices serving a building shall maintain a one-foot minimum side yard setback, provided that unobstructed access to the rear of the building is provided on a minimum of one side of the building.
- E. The permitted yard encroachments noted in this section are applicable to all existing and proposed buildings on any parcel of land that is designated to be in a special flood hazard area.

Additional consideration for dealing with transitioning to elevated entrances similar to the provisions made in the current ordinance for handicapped ramps could help to simplify the recovery process for property owners.

The ordinance also provides requirements for “Façade Treatments for Enclosed Spaces” (§245-330.5), as follows:

- A. A building façade with an enclosed ground level must be treated to conceal the block face.
- B. Ground level areas that are below the base flood elevation, enclosed or exposed, are uninhabitable spaces.
- C. An exposed façade area shall be screened from public view. A minimum of 30% of an exposed façade area shall be screened with landscaping, siding, venire, faux window treatments, doors, etc., to visually break up the solid wall.

These changes in the ordinance could work to help homeowners who are trying to raise their home. However, the Design Standards section of this Plan offers additional bulk standard recommendations for consideration by the Township as well as design guidelines.

The waterfront, as expected, has seen the most redevelopment activity over the past few years. The houses are not only wider and taller, but many occupy double or triple lots in areas that are zoned for high-density, such as the R-5 zone in Princeton.

The reason for this particular trend is unknown, although as vacant properties appeared throughout the neighborhood, it may have allowed adjacent property owners to purchase the land. A wider lot would allow the owner to increase the size of the structure while maintaining adequate yards and would, therefore, require fewer variances. However,

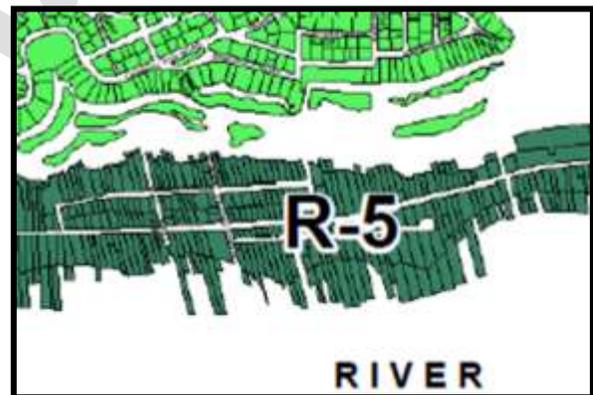


Figure 133: Existing R-5 Zoning around Point Avenue, Princeton (Brick Township Zoning Map)

many of these lots and homes, as they currently exist, are more appropriate for medium- to low-density residential zones. Considering that overbuilding and overly dense neighborhoods can restrict access to the waterfront and also pose a health and safety hazard in areas of flood risk, encouraging larger, but less dense properties may be an advantage in certain parts of the neighborhood.

Figure 134, which overlays the Township Tax Map over a recent aerial photograph, provides one example from the Wardells Neck neighborhood on Point Avenue in Princeton. At least three of the properties in this subsection alone occupy double lots, although there are many others in other sections. Even many of the single lots are between 80 and 100 feet in width and well over 100 feet in depth. Despite being zoned for R-5, where the lot requirement is a minimum of 50 feet wide and 75 feet deep, the lots are more akin to the R-10 or R-15 zones. The map below shows some of the approximate lot widths, as well as three of the double lots (outlined in red) and one of the vacant 50' wide lots (outlined in green).

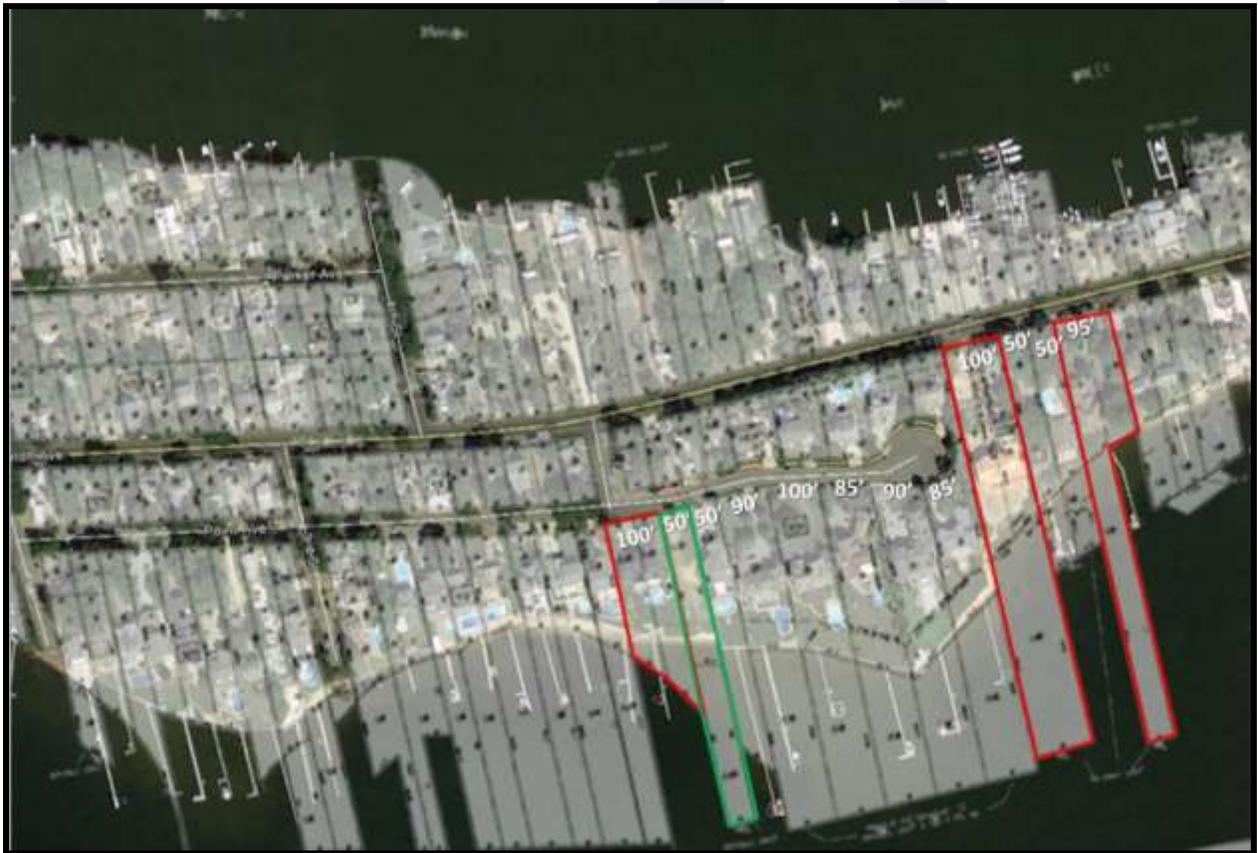


Figure 134: Township Tax Map overlaid on Aerial map with double lots (red), vacant lots (green), and approximate lot widths (Google Maps)

On the opposite spectrum, western Princeton, near N.J. Route 88 and Princeton Avenue, is the most dense and commercial area, as well as the most accessible in terms of public transportation and

concentration of services of the neighborhood. However, this area still has R-15 zoning, which is mid- to low-density residential, whereas the housing stock is mostly mid- to high-density, and also includes a trailer park. The R-15 zone, as shown in Figure 135, is also located next to the B-2 General Commercial zone, which tends to be highly trafficked and dense. Part of the trailer park is also zoned within the B-2 zone.



Figure 135: Zoning overlay on aerial map with R-15 zone outlined in purple (Township Zoning Map & Google Maps)

Figure 136 provides a side-by-side comparison of the example R-15 area with a more traditional R-15 zone in Princeton. The homes are generally much larger on wider and deeper lots and have other residential zones bordering them.

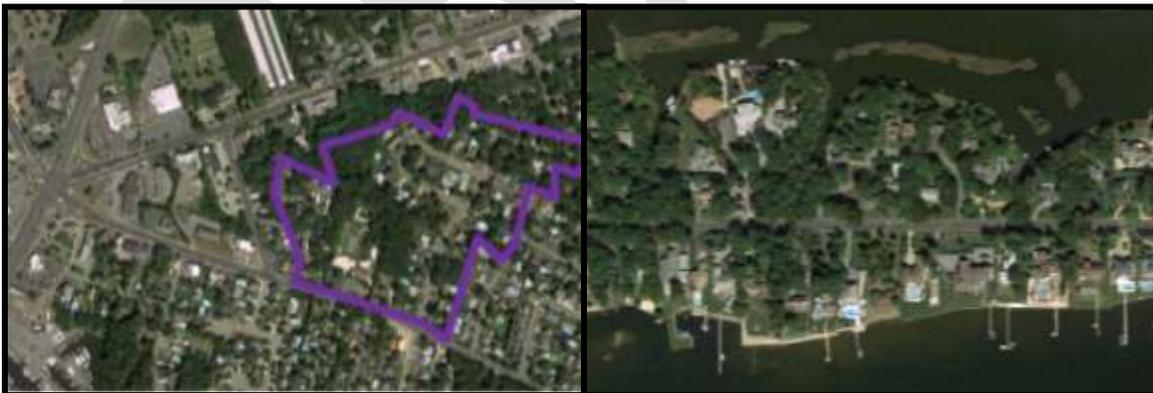


Figure 136: Comparison of R-15 zone in west Princeton with traditional R-15 zone in central Princeton

Another zoning issue is that there are a number of businesses throughout the neighborhood, including marinas, restaurants, auto services, and delis, but there is no commercial zoning in these areas. These



THE TOWNSHIP OF
BRICK, NJ

commercial properties are most likely pre-existing and require variances for any alterations due to their non-conforming uses within the R-5, R-7.5, R-10, and R-15 residential zones.



Figure 137: Example of two commercial uses surrounding a single-family residence in the R-5 zone (Google Streetview)

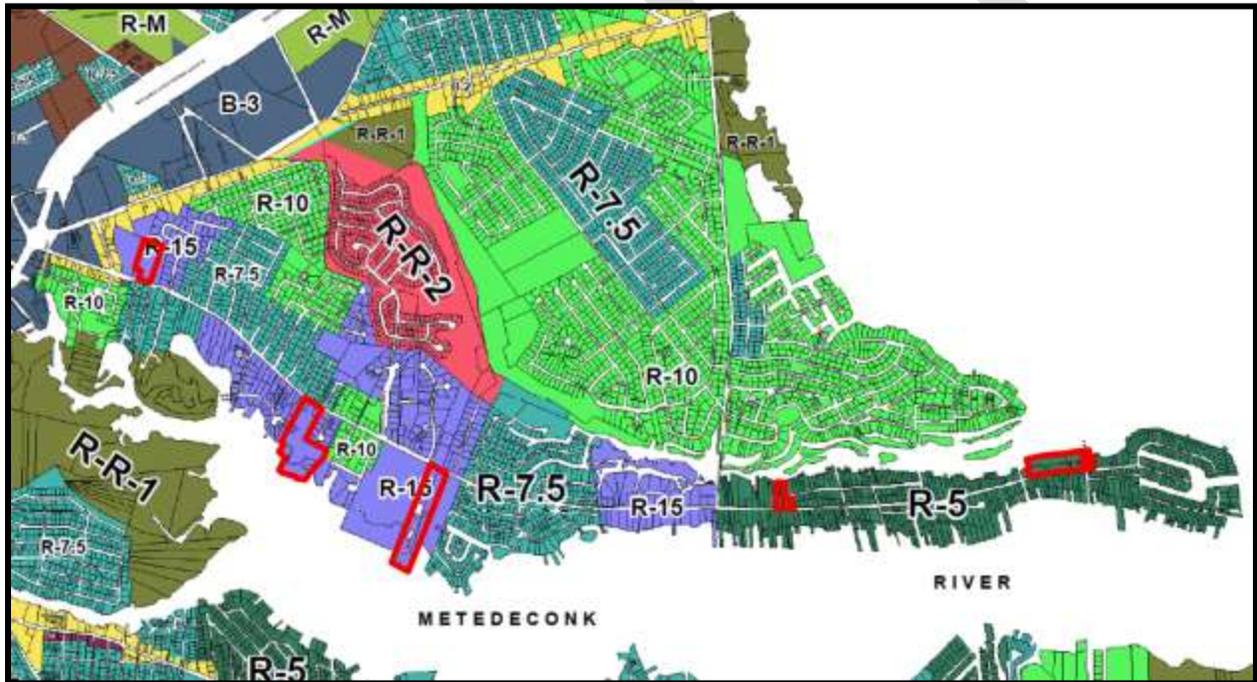


Figure 138: Township Zoning Map with red outlined areas showing businesses located in residential zones



RECOMMENDATIONS

The initial assessment for the Neighborhood Plan involved site visits of the area with local representatives, gathering feedback from residents, and an analysis of the information from investigations, census data, and historic documents assembled by Township Planners and consultants. From this baseline information, the following ideas emerged:

CONNECTIVITY AND STREETScape RECOMMENDATIONS

As demonstrated in previous sections of this Plan, there is a major lack of public pedestrian infrastructure within and between the sub-neighborhoods of Princeton-Midstreams, as well as any connectivity to other neighborhoods in the region. Although there has clearly been some effort with private developers (i.e. Princeton Commons) and newer developments to implement sidewalks, they are few and far between and often found in subpar condition.

The Township has recently demonstrated a commitment to apply for grant funding to improve circulation for increased bicycle access throughout Brick. A bicycle lane along both sides of Princeton Avenue between Route 88 and Beaver Dam Bridge has been completed and is a major step towards better connectivity. However, priority for bicycle safety and accessibility through complete streets infrastructure, circulation, and education has been slow to manifest and is still at a minimum throughout the neighborhood and the Township.

Additionally, intra-neighborhood public transportation options are non-existent. Princeton-Midstreams does have the benefit of several County-wide public bus routes which run along major corridors to the west, such as Brick Boulevard and Route 88. These routes are adjacent to, but do not enter the expansive neighborhood. Therefore, they do not reasonably reach or provide transportation options for the majority of populations in isolated, but dense neighborhoods, such as Princeton-Midstreams.

Based upon the analysis of existing conditions the following could be further investigated:

1. The Township should continue to pursue grants for pedestrian and bicycle safety and mobility through all sources, particularly the New Jersey State Department of Transportation (NJDOT) and federal grants.
2. The Township should coordinate pedestrian and bicycle mobility enhancements with improvements made by the County of Ocean on County roads. Opportunities include:
 - a. Enhancing berms along the road with street trees where space permits;
 - b. Extending or connecting existing sidewalks to serve all high traffic areas;
 - c. Coordinating bicycle routes along streets that improve safety and connectivity for bicyclists;



- d. Adding additional crosswalks to facilitate pedestrian crossing, with priority for pedestrians, and particularly in areas not currently served by crosswalks or traffic lights, that have heavy seasonal traffic, and that have desirable amenities (i.e. public parks, marinas, beaches, restaurants, etc.).
3. Observe pedestrian and cyclist treatments in neighboring towns where mobility is a focus in order to get a better idea of the potential to implement such treatments in this neighborhood. Explore the potential for traffic calming methods to improve roadway safety and increase pedestrian and cyclist mobility options. As a largely residential and recreational neighborhood, it is important that the roadways serve these uses. A traffic and speed study should be conducted, with a focus on the three major arterial connector roads, Princeton Avenue, Midstreams Road, and Jordan Road, and access to public space.
4. Develop a comprehensive network of sidewalks and crosswalks throughout the neighborhood that connect and, especially, that allow safe and efficient pedestrian traffic along Princeton Avenue, Midstreams Road, and Jordan Road, and to major points of interest. Map 42 shows possible sidewalk connections in red that should be priority areas when new sidewalks are installed, with general indication to sides of the street, although a study should be conducted to determine proper location. In the process of making sidewalk and crosswalk recommendations, consideration was given to: the probable traffic level of vehicles and pedestrians; existing sidewalks and crosswalks for potential extensions; difficult intersections; creating the shortest distance between points and fewest road crossings; focusing growth in areas least compromised by the effects of climate change; and moving pedestrians to various points of interest, which are also indicated on the map. Figure 139 through Figure 145 show the neighborhoods in detail.