
Upper Freehold Township

Buildout Analysis

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I. INTRODUCTION

The purpose of this report is to provide a comprehensive update to the Buildout Analysis previously prepared for Upper Freehold Township, Monmouth County. A buildout analysis is a community planning tool that helps to understand the amount of new development allowed by a municipality's zoning ordinance. Having this understanding, a community can plan for new development to occur in locations that enhance the character of the community, provide zoning for an appropriate amount of housing and open space based on population projections, and achieve goals as set forth in the municipal master plan.

In 2007, the Township consulted with Environmental Resources Management (ERM) to prepare a Development Capacity Analysis, the result of which was a buildout analysis based on the Statewide model for Nitrate Dilution. Briefly, the study concluded that "68.4% of the land in aquifer recharge areas in the Township are currently undeveloped and unconstrained for future development and may significantly affect the quality and quantity of future water supply from ground water", and that "conventional and noncontiguous cluster development ordinances can enable 'smart growth' that uses all of this capacity".¹

This report does not detail water resources in the Township as it is a zoning-based analysis and has been prepared to help the Township evaluate land use issues and make related land use decisions. A buildout analysis utilizing the findings in the development capacity report would be the next step in determining the true capacity of the land in the Township. The intent of this report is to provide a look at the land that exists in the Township as Preserved Farmland, Preserved Open Space, Vacant Lands, and ultimately, Developable Lands. Together with the Development Capacity Analysis, the Township will have a good foundation for sound land use planning in the community.

This buildout analysis is based upon the current zoning as designated in the Township's Land Use Regulations and on background data provided by the Township and County and State agencies, including the following:

- State Census,
- Preserved open space,
- Preserved farmland,
- Parcel data,
- Major subdivision applications on file with the Township, and
- Environmental resources data, NJDEP.

Throughout this document various tables and maps show existing zoning, environmental constraints, and population data that were used to determine a complete buildout scenario for the Township.

¹ Kull, Robert A. NJPP/AICP. *Development Capacity Analysis for Upper Freehold Township, NJ*. Final Report, July 2007. Prepared by: Environmental Resources Management (ERM)



The municipal zoning map and applicable ordinances were used to determine the acreage of potential new development. For reference throughout this report, minimum lot sizes (acres) for Residential and Non-residential zones are as follows:

Table 1: Zoning Districts Minimum Lot Sizes

Agricultural Residential	AR	6 ac
Rural Agriculture	RA	10 ac
Village Neighborhood	VN	0.25 ac - residential; 0.50 ac - non-residential, 0.20 FAR for Offices, Shops, Child Care & Churches
Village Neighborhood-Hornerstown	VNH	0.25 ac - residential; 0.50 ac - non-residential 0.20 FAR for Offices, Shops, Child Care & Churches
Community Commercial	CC	1 ac - individual use; 6 ac - shopping center use 0.20 FAR for individual uses; 0.25 FAR for shopping centers
Highway Development	HD	1 ac - individual use; 6 ac - shopping center use 0.20 FAR for individual uses; 0.25 FAR for shopping centers
Research, Office, & Manufacturing	ROM	6 ac 0.175 FAR – individual uses and ROM parks
General Industrial	GI	3 ac; 0.20 FAR
Parks / Educational / Conservation	PEC	--

II. EXISTING CONDITIONS

A. LOCATION

Upper Freehold Township is approximately 47.1 square miles, or 30,144 acres, in size and is situated in the western panhandle region of Monmouth County, in central New Jersey. It is surrounded by, Robbinsville, East Windsor and Hamilton Townships in Mercer County; Millstone Township, Allentown Borough and Roosevelt Borough in Monmouth County; Jackson and Plumsted Townships in Ocean County; and North Hanover and Chesterfield Townships in Burlington County as shown in **Figure 1 – Location**.

B. POPULATION & EMPLOYMENT

In 2005, the Township conducted a buildout analysis that projected an increase in population to a total of 10,683 residents, a yield of 3,561 new dwelling units and a yield of 8.15 million square feet of new non-residential development, at full build-out.

In 2010 population in Upper Freehold Township reached 6,902 people, an increase of 61% since 2000 and about 3,700 below the 2005 projections at full buildout. The Township consists of 2,458 housing units, 2,363 of which are occupied. Population density per square mile is approximately 148 people and housing density per square mile is approximately 56 units, about 2.9 persons per household.

Using US Census Data for the Township and calculating current trends in growth, it appears that Upper Freehold Township will grow by 32.4% between 2010 and 2030 reaching a total population of approximately

9,142 people (**Table 2: Historical & Projected Populations: 2000-2030**).

Table 2: Historical & Projected Populations: 2000-2030^{2, 3}

	Upper Freehold Township	Monmouth County	Twp % of County
2000	4,280	615,300	0.7%
% Change	61.2%	6.9%	
2010	6,902	657,900	0.81%
% Change	16.3%	4.8%	
2020	8,027	689,200	0.92%
% Change	13.8%	3.4%	
2030	9,142	713,000	1.03%

Forecasts for employment are released regularly by the North Jersey Transportation Planning Authority (NJTPA) to help counties and municipalities plan for future non-residential growth. In a 2005 report released by the NJTPA projections indicated that Upper Freehold Township would increase employment by 48.0% between 2010 and 2030 for a total of 2,280 new jobs. However, this is only about 0.5 of a percent of the County’s total employment. (**Table 3: Historical & Projected Employment: 2000-2030**).

Table 3: Historical & Projected Employment: 2000-2030

	Upper Freehold Township	Monmouth County	Twp % of County
2000	1,330	252,600	0.53%
% Change	15.7%	8.1%	
2010	1,540	273,000	0.56%
% Change	24.6%	12.9%	
2020	1,920	308,400	0.62%
% Change	18.7%	11.1%	
2030	2,280	342,600	0.67%

Another indicator of growth in the community is the Township’s records for Building Permits and Certificates of Occupancy (CO’s) issued. According to the NJ Construction Reporter, Upper Freehold Township has issued a total of 174 residential building permits since 2005 and a total of 31,784 square feet of non-residential building permits. Among all NJ counties, in 2009 Monmouth County ranked number two in the number of building permits issued. The county issued a total of 753 building permits that year.

² US Census, American Fact Finder. www.census.gov

³ North Jersey Transportation Planning Authority, “NJTPA Approved Demographic and Employment Forecasts: 2000-2030 ” (3/14/2005) <http://www.njtpa.org/DataMap/Demog/Forecast/default.aspx>

Trends in the area indicate that total employment in the County has declined since 2008, with industries such as construction and manufacturing taking the biggest hit. Leisure, Health, and Education industries on the other hand increased between 2004 and 2009.⁴ Since the 2005 buildout, non-residential space obtaining certificates of occupancy in the Township totaled 176,081 sq. ft. with the Storage category gaining the largest amount of space.

Table 4: Non-residential CO's obtained (2005 thru June 2011)⁵

Year	Retail	Storage	Office	Institutional	Industrial	
2005		91,259				
2006		3,228			3,750	
2007		29,152				
2008		3,571	4,470	6,884		
2009		10,762				
2010		3,622				
2011	19,383					
Totals	19,383	141,594	4,470	6,884	3,750	176,081

In summary, the outlook for population and employment growth in the Township is realistic as the trends have shown that despite economic struggles, growth is occurring in Monmouth County.

C. LANDSCAPE CHARACTERISTICS

Upper Freehold Township lies within the piedmont region of the central portion of the state. The land is relatively flat with soils that support agricultural activities and are generally well-drained, for septic systems.⁶ According to the Township's Development Capacity Analysis (2007), Upper Freehold Township is situated over Coastal Plain geology including several regionally significant sources of ground water. The Township consists of 13 subwatershed areas and a number of local waterways including: Assunpink Creek; Lahaway Creek; Crosswicks Creek; Doctors Creek; and Miry Run. **(Figure 2: Subwatersheds)**

Additionally, the Township's environmental resources are of high quality and are abundant, as can be seen in **Figures 3 through 7 – Forests, Grasslands, Wetlands, Forested Wetlands, and Emergent Habitat for Wood Turtle and Bald Eagle**⁷. These resources are important to the Township's biodiversity and are afforded protection through State and local regulations. The NJ DEP Landscape Project, an effort of the NJ DEP's

⁴ "Central Regional Community Fact Book: Monmouth County Edition", NJ Division of Labor and Workforce Development. April 2011

⁵ New Jersey Department of Community Affairs, Construction Reporter, <http://nj.gov/dca/divisions/codes/reporter/>

⁶ New Jersey Department of Environmental Protection (NJDEP), USDA, NRCS, Soil Survey Geographic 2008 (SSURGO) for Monmouth County, NJ

⁷ These maps are from a number of sources including the State and County. They are to be used for reference only and the Planning Board notes that data and details in these maps have neither been perfected nor confirmed.



Division of Fish and Wildlife, began in 1994 as a mapping project to identify these important habitats in New Jersey and plan for their long-term protection.

To prioritize protection of these areas, the Landscape Project ranks the quality of each habitat on a scale of 1 to 5, as seen in the table below.

Rank	Indication
1	Suitable habitat with no field survey conducted
2	Habitat patch with State special concern species present
3	Habitat patch with State threatened species present
4	Habitat patch with State endangered species present
5	Habitat patch with Federal threatened or endangered species present

As is evident in each of the Critical Habitat Figures (3-7), the majority of the Township is at least suitable habitat for species of special concern.

D. ZONING

Since the last buildout analysis was completed, the Township has revised its zoning, increasing minimum lot sizes in the AR (Agricultural Residential) and RA-5 (Rural Agricultural) zones to 6 and 10 acres, respectively and removing options for clustering in residential zones. Lot size averaging remains with the stipulation that minimum lot sizes in residential subdivisions are at least 2 acres and at most 10 acres for an average lot size of 6 acres.

The Township is primarily in residential land uses with small pockets of commercial, industrial, and other non-residential uses (**Figure 8 – Zoning**). Below is a description of the Township zoning districts (**Table 5: Zoning Districts**)

Table 5: Zoning Districts

Zoning	Acreage	% of Total
AR	23,733.0	79.0
PEC	4,781.0	15.9
RA-5	540.2	1.8
VN	76.4	0.3
VNH	79.4	0.3
HD	504.6	1.7
CC	252.6	0.8
GI	77.0	0.3
Total	30,045.6	100.0



The AR Zone is the largest of the zone districts with 23,733 acres, covering about 79% of the Township and spread out throughout the Township. It consists of residences, farms, and related uses. Minimum lot sizes in this zone are restricted to 5 acres for farms and to 6 acres where farms include a single-family dwelling unit.

The PEC Zone is the second largest district with 4,781 acres of Parks, Education, and Conservation areas. Over 2,500 acres of this zoning district is part of the Assunpink Wildlife Management Area, located in the northern part of the Township. This zone also includes about 2,000 acres in open space, public space, and conservation areas in other parts of the Township.

RA-5 Zone is the next largest district with 540.2 acres. In 2006 zoning regulations for minimum lot size were increased from 5 acres to 10 acres in the RA-5 zone. This zone is concentrated on the northerly side of Route 195 along Rues Road north to Tower Road and consists of mostly wooded area, representing a unique topographic area of the Township. The landscape changes here from level farmland pastures to rocky and winding roads.

Other residential zones include the village neighborhood zones (VN and VNH) located in the concentrated villages of the Township. The VN (Village Neighborhood) zone, 76.4 acres, refers specifically to the Village of Imlaystown and its surrounding residential lots. The VN zone is surrounded by the AR and PEC zones, preserved farmland, and preserved open space. Lot sizes are generally 0.5 ac in size. The largest lot in this zone is a farm of 8 acres.

The VNH zone is 79.4 acres in size and consists primarily of densely developed residential uses. It is situated along CR 537 bordering Plumsted Township in Ocean County and is locally known as Hornerstown.

HD, CC, and GI Zones are the town's primary commercial development zones. The HD zone consisting of approximately 500 acres is located in two concentrated areas of the Township. One area shares its borders with the Borough of Allentown and consists of mostly farmland, but also an electric supply company and a gas station. The 73 acres of this section of the HD zone is accessible to Route 195 at Exit 8 and is zoned for highway appropriate services.

The second HD zone shares its border with Jackson Township, Ocean County along Route CR 537 in the southeasterly portion of the Township and is bordered by Miers Road to the west and Emley's Hill Rd to the east. This part of the HD zone consists of a variety of uses including farmland, residences, small commercial and retail services, food establishments, and a campground. It is 504.6 acres in size.

The CC zone consists of 252.6 acres concentrated in four separate areas of the Township. Bordering the Borough of Allentown on Yardville-Allentown Road (CR 524) the eastern most CC zone consists of a mix of residences, small service and specialty establishments such as auto body repair, dance studio, a kennel and a restaurant. This section of the CC zone also includes a 15-acre open space with 5 to 6 soccer fields. Intersecting Route 195 and Imlaystown-Hightstown Road at Exit 11 the northern most CC zone consists of a Tractor Supply store, a Kiddie Academy, and a number of vacant lots slated for development as part of an office / professional park. The central CC zone is located at the intersection of CR 539 and Burlington Path Road (CR 27) and consists of a mix of residential, services, and small food establishments. The southernmost



CC zone is located along CR 537 just to the east of the HD Zone as described above. It is bordered by CR 539 to the west and Miers Road to the east. It consists of a mix of residential and small commercial and professional services.

The GI zone is a 77-acre block in the southwest quadrant at the intersection of Allentown-Lakewood Rd (CR 526) and Sharon Station Rd. This zone is the Township’s only industrial zone the majority of which is occupied by the Clayton Rock Company and the Allentown Caging Equipment Company.

E. LAND PRESERVATION

The Township has made a commitment to preserving and protecting sensitive lands in the community and has adopted a Farmland Preservation Plan and an Open Space and Recreation Plan that lay out the goals and objectives for this type of preservation. The Township has a Natural Resources Inventory that was adopted in 1988, and more recently the Township designated an Historic Farmland Byway which connects the historic villages by rural roads and farmlands. The intent of this 24-mile byway is to capture the unique agricultural landscape, history and cultural traditions of the area, including the Township preserved farms.

Farmland Preservation

The 2005 buildout analysis calculated a total of 6,774 acres of preserved Farmland in the Township. Since that time, the Township has added 40 properties to the list of preserved farms for an overall total of 8,611 acres as seen in **Figure 9 – Preserved Farmland**. This is an increase of 1,837 acres (27%). Farmland preserved and targeted for preservation is concentrated in the central part of the Township and along corridors of preserved open space, to create contiguous areas of preserved lands. **Table 6** below indicates each of the programs that were used to preserve farmland in the Township.

Table 6: Preserved Farmland

Program	Acres
County Easement Purchase Program	6,910.0
Planning Incentive Grant Program (2006-2008)	300.7
County Planning Incentive Grant Program	234.3
Municipal Planning Incentive Grant Program	48.2
Direct Easement (State)	1,070.1
Fee Simple (State)	11.9
Installment Purchase Agreement (IPA)	35.9
TOTAL	8,611.1



Open Space

The Township has also made a strong commitment to preserving open space in the Township for recreation purposes, and for protection of habitat and natural resources. These goals are made known in the Township’s adopted Open Space and Recreation Plan (May 2009). The Township has preserved open space over the years on its own and through partnerships with Monmouth County, NJ State Green Acres program, and private landowners. In 2005, the Township’s buildout analysis calculated 4,514 acres of preserved open space. As of April 2011, a total of 5,649 acres, an increase of 1,135 acres, have been preserved through various open space partners as noted in **Figure 10 – Preserved Open Space. Table 7** below indicates the different agencies with which the Township has partnered to preserve open space. The Township also boasts facilities such as the Rutgers Fruit Research and Development Center (239 ac) and Township Schools (31 ac) that, while not preserved as open space, are not available for development.

Table 7: Open Space

Site	Acres
Borough of Allentown	67.20
Twp of Upper Freehold	404.60
County / Township Partnership	27.98
County of Monmouth	1,867.04
State of NJ	3,183.30
Prosperstown Lake Wildlife Management Area	99.31
Total	5,649.43

To further the Township’s preservation goals, in April 2011 the State announced the preservation of 1,900 acres across three counties and five municipalities. Owned by the Flemer family and formerly known as “Princeton Nurseries”, the State Agriculture Development Committee (SADC), Mercer County, and the Monmouth Conservation Foundation together preserved approximately 50 individual parcels through agricultural and open space easements totaling approximately 1,000 acres in Upper Freehold Township, shown also in **Figure 10**. These figures are not included in the Open Space or Farmland Preservation calculations below as the proposed acquisitions have yet to be surveyed and final acreages totaled. For planning purposes, NJ Green Acres provided an initial list of properties that will be finalized at the time of closing on each property.

III. BUILDOUT ANALYSIS

A. Methodology

This buildout analysis for the Township has been conducted assuming full development under existing zoning in

order to plan for anticipated future services and to determine the most appropriate location for any new development. The goal is to continue enhancing the community character in which the Township has made great progress, despite rapidly growing communities surrounding the Township. The current municipal zoning map, ordinances, and Planning Board data were used to determine the acreage of potential new development. **Table 8** below identifies the amount of encumbered lands as calculated in the 2005 buildout analysis and the 2011 analysis. Overall, the Township's encumbered lands increased by 15% while unencumbered lands decreased by 14%, indicating less available land for development

Table 9 summarizes the current amount of land in each zone, preserved lands, approved subdivisions, and projected residential and non-residential yield in dwelling units and square feet, respectively. The yield for residential and non-residential "units" is based on the Township's minimum lot sizes for residential zones and the Floor Area Ratio (FAR) for the non-residential zones. Individual discussions of residential and non-residential yields follow.

When viewed together however, the residential and non-residential buildout analysis begins to tell the story of development and preservation in Upper Freehold Township. As seen in **Table 9** the Township has taken measures to preserve just under half of the municipality's open lands. Where development has occurred, the Township has worked to maintain the rural nature of the community. At the time of the previous buildout analysis in 2005, the Township utilized cluster zoning and bonuses to incentivize more dense development on residential lots in order to preserve surrounding and contiguous lots, where feasible. In 2007, that zoning was changed to remove options for clustering and the minimum lot sizes were increased in the AR and RA-5 zones. The intent was to encourage maintaining the rural character of the community, but as can be seen from the analysis here, 6- and 10-acre zoning for single family dwelling units, with no option for clustering or any kind of open lands ratio or lot-size averaging, has the potential to create sprawl.

B. Residential Buildout Analysis

To calculate the residential buildout for Upper Freehold Township, an analysis of the existing lands in each residential zone was conducted to determine the amount of additional housing that could potentially be built. This was done by subtracting the acres of preserved lands, open spaces, and approved residential subdivision acreage - the sum of which equals Total Encumbered Lands - from the Total acres. The remaining lands are the Unencumbered Lands and represent the amount of acreage available for development.

When minimum lot sizes in residential zones are applied, it appears the Township's zoning permits an additional 2,703 residential units across all zones. As shown in **Table 10**, the Township's AR zone has the most acreage, and with a minimum lot size of 6 acres for a dwelling unit, provides the greatest potential for locating new dwelling units.

The 2010 US Census indicates that Upper Freehold Township has 2,363 occupied dwelling units, the majority (98%) being single-family detached dwellings. According to the Township's records there are approximately 286 new dwelling units that have received approvals for construction, as of April 2011. It appears these are to be located in the AR or RA-5 zones - the largest residential zones of all Township zoning categories.

C. Non-Residential Buildout Analysis

To calculate the non-residential buildout for the Township an analysis of existing non-residential zones was conducted using the FAR for each zone as indicated in the Township's zoning ordinance. It was determined that, based on a total of 774.7 acres of unencumbered lands in the non-residential zones, an additional 7.7 million square feet of development could be constructed in the Township. This amount represents individual non-residential uses, non-residential uses that are part of a larger shopping center, and "other" non-residential uses that may be located in these zones. **Table 11** details the amount of non-residential development that the Township permits.

Non-residential zones in the Township are small compared to the residential zones and are scattered throughout the Township in pockets of denser areas. **Figure 11 - Developable Parcels by Zone** indicates there are developable parcels in all non-residential zones and that there are parcels in the VN, VNH, and CC zones where both residential and non-residential development can be accommodated.

D. Vacant Lands

Developable parcels (lands that are listed as "Property Class Code 1: Vacant" or do not have any Building Description in the MOD IV tax class listing) were then extracted from the unencumbered lands to determine which parcels have the ability to be developed.⁸ **Figure 12 - Developable Parcels and Preserved Lands** indicates that there are pockets of developable areas across all zones. For the Township to continue preserving large contiguous lands and guiding growth to more concentrated areas, this map also shows that there is land available in Imlaystown, Hornersville, and near the Borough of Allentown for development. All of these areas would make good candidates for future residential growth as they are historic centers of commerce and residential life and they are arranged in a manner that could accommodate additional growth. They also meet the criteria for smart growth initiatives: zoning that allows for mixed uses, compact building design, walkable, strong sense of place. This is something the Township is keen on seeing: growth in existing, concentrated areas, not on prime farmlands.

However, the lack of appropriate wastewater treatment facilities has left these areas with either failing, antiquated septic systems or the inability to accommodate new growth. Funding through smart growth grants may be available for projects to assess these areas and develop strategic plans for new or retrofit development that would incorporate a wastewater treatment solution.

⁸ It is possible that discrepancies in this data exist as some lots may have been subdivisions and new parcels listed as vacant.

Table 8: Encumbered Lands

Constraint	2005 Acres	2011 Acres	% Change
Preserved Open Space	4,514	5,437	30.8
Preserved Farmland	6,774	8,796	29.8
Developed Land	2,735	1,476	- 49.7
Total Encumbered Land	14,023	15,732	12.1
Total Unencumbered Land	16,121	14,313	-11.2

Table 9: Upper Freehold Township Buildout Summary

Zoning	Min Lot Size (ac)	Floor Area Ratio (FAR)	Total Ac in Zone	Preserved Farmland (ac)	Preserved Open Space (ac)	Approved Res Subdiv (ac)	Approved Non-Res Subdiv (ac)	Total Encumbered Lands (ac)	Total Unencumbered Lands (ac)	Res Yield (DUs)	Non-Res Yield (SF)
AR	6	-	23,733.90	8,540.3	1,263.0	1,279.50	-	11,082.80	12,651.10	2,108.52	-
RA-5	10	-	540.1	79.45	23.6	95.4	-	198.45	341.65	34.165	-
VN	0.25 (res) 0.5 (non-res)	0.2	76.4	4.79	10.7	-	-	15.49	60.91	243.64	530,648
VNH	0.25 (res) 0.5 (non-res)	0.2	79.3	-	0.08	-	-	0.08	79.22	316.88	690,165
CC	1 (indiv) or 6 (shop ctr)	0.2	252.6	13	19	-	100.1	132.1	120.5	-	1,049,796
HD	1 (indiv) or 6 (shop ctr)	0.25	504.5	0.34	63.1	-	-	63.44	441.06	-	4,803,143
PEC	-	-	4,781.80	157.66	4,057.7	-	-	4,215.36	566.44	-	-
GI	3	0.2	76.6	1.21	-	-	2.4	3.61	72.99	-	635,889
TOTALS			30,045.20	8,796.75	5,437	1,374.90	102.5	15,711.33	14,333.87	2,703.20	7,709,640.84

Table 10: Upper Freehold Township RESIDENTIAL Buildout Summary

Zone	Acres	Approved Res Subdivisions (ac)	Total Encumbered Lands (ac)	Total Unencumbered Lands (ac)		Total Residential Yield (DUs)		% Change
				2005	2011	2005	2011	
AR	23,733.9	1,279.5	11,082.80	9,378	12,651.10	3,451	2,108.52	-39%
RA-5	540.1	95.4	198.45	247	341.65	43	34.165	-19%
VN	76.4	-	15.49	28	60.91	67	243.64	+23%
VNH	79.3	-	-	-	-	-	316.88	-
CC	252.6	-	0.08	94	79.22	-	-	-
Total	24,429.9	1,374.9	15,711.33	9,747	14,333.87	3,561	2,703.2	-24.1%

Table 11: Upper Freehold Township NON-RESIDENTIAL Buildout Analysis

Zoning	Total Acres in Zone	Approved Non-Res Subdivisions (ac)	Total Encumbered Lands (ac)	Total Unencumbered Lands (ac)		Total Yield (sf)		% Change
				2005	2011	2005	2011	
VN	76.4	-	20.5	28	55.8	1,800,000	486,827	-73.0
VNH	79.4	-	0.08	-	79.2	799,000	690,165	-13.6
CC	252.6	100.1	210.2	94	42.4	123,000	369,389	200.3
HD	504.6	-	0.4	375	504.1	3,900,000	5,490,194	40.8
GI	76.7	2.4	3.6	15	72.9	76,000	635,889	736.7
TOTALS	989.7	102.5	234.7	512	754.4	6,698,000*	7,672,432	-

*Excluding the ROM Zone. ROM Zone in 2005 yielded 1,457,000 sq. ft. for a total of 8,155,000 sq. ft.

Table 12: Vacant Lands by Zone

Zone	Min Lot Size	No. of Vacant Parcels	Total Acreage of vacant parcels
AR	6.0	49	255.6
CC	1.0	6	6.6
GI	3.0	2	2.9
HD	1.0	11	35.3
PEC	-	2	6.4
RA-5	10.0	15	78.9
ROM	1.0	2	1.6
VN	0.25 Res / 0.5 Non-res	10	9.4
TOTAL		97	396.7

IV. CONCLUSION & KEY FACTS

A buildout analysis is just one planning tool that can help a community plan for future growth and anticipate the need for new or refurbished infrastructure and other public facilities. As this report details, population is increasing as is residential and non-residential construction, overall. The Township has had successful outcomes with land preservation thus far, preserving just under half of the lands in the town, but has also permitted subdivisions throughout the Township without any designation for growth areas.

Vacant and developable lands in the commercial / retail / industrial zones could accommodate more intense development providing opportunities to preserve open lands and maintain rural residential areas. Utilizing the Township’s zoning regulations for mixed-use zoning in the village districts, Upper Freehold has the opportunity to revitalize these areas as they once were vibrant centers of commerce and residential life.

Remaining true to its heritage, Upper Freehold is a farming community and can utilize this report to plan for residential and commercial development that supports the quality of life it so desires to maintain. Creating a sense of place within the smaller hamlets of the town and maintaining the rural quality of the open areas can be accomplished by taking a hard look at this analysis in conjunction with the Township’s goals and the development capacity analysis. Some of the Key Facts from this report that the Township should consider are shown in **Table 13** below.

Table 13: Key Facts

Demographics	
2010 Population	6,902
Population density	148 people / sq. mi.
Persons per household	2.9
Projected Population Growth	24% or 9,100 people by 2030
2010 Housing Units	2,458
Housing density	56 units / sq. mi.
Residential building permits issued 2005 - June 2011	174
Subdivision Approvals (thru April 2011)	286
Non-residential building permits issued 2005-June 2011	31,784 square feet
Non-residential CO's issued 2005 - June 2011	176,081 square feet
2010 Employment	1,540 jobs
2030 Employment	2,280 jobs
Land Use	
Total Acres in Township	30,045
Total Farmland Preserved	8,796
Total Open Space Preserved	5,437
Total Unencumbered Lands	14,333
Buildout	
Residential	2,703 dwelling units
Non-Residential	7,709,640 square feet