

BOROUGH OF DEAL
MUNICIPAL BUILDING • DURANT SQUARE
DEAL, NEW JERSEY 07723

Harry I. Franco, Mayor
Department of Public Affairs and Public Safety

Dorothy O'Donnell, Commissioner
Department of Revenue and Finance

Dennis S. Dayan, Commissioner
Department of Public Works and Beaches



James F. Rogers, RMC
Borough Clerk / Administrator
(732) 531-1454 Fax (732) 531-1705

October 3, 2005

Ms. Kathleen Conrad
PMK Group
65 Jackson Drive
Cranford, NJ 07016

Re: Deal Master Plan Re-Examination Report

Dear Ms. Conrad:

I enclose a copy of the most recent Master Plan Report and the Resolution of the Planning Board adopting the same. This action was taken in 1999 and the Plan is due for review this year.

I have not been able to find the action prior to the enclosed. I will continue to search the files but wanted to provide this information.

Very truly yours,

James F. Rogers
Borough Clerk/Administrator

MASTER PLAN RE-EXAMINATION REPORT

The Land Use Element of the Master Plan of the Borough of Deal should indicate that the Borough is a fully developed residential community, with no vacant lands available for potential development. No major zoning changes have been undertaken, only modifications to zoning district regulations.

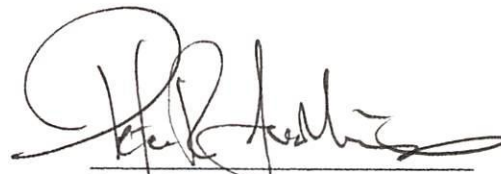
The Housing Element of the Master Plan of the Borough of Deal should indicate that provisions should be incorporated into the municipal zoning and developmental regulations to control over-development of residential lots in the Borough. It is recommended that this be accomplished by control of the percentage of buildable lot area and impervious lot area on smaller residential lots, with less lot frontage or lot area than required by zoning or developmental regulations.

It is specifically noted that any changes to zoning or developmental regulations shall be made only after a public hearing and adoption by the Board of Commissioners of the Borough of Deal.

Review of the Master Plan document shall be made, to insure that facts and figures are updated to provide current population data; housing data; along with residential, commercial and public land use data.

Review of the Master Plan document shall be made, to insure that facts and figures are updated to provide current information with regard to public utilities, transportation and circulation element data.

Review of the Master Plan document shall be made, to insure that all plan elements required by Statute, are provided for in the Master Plan, including but not limited to recreation plan element, conservation plan element, economic plan element, historic preservation plan element (if applicable), and recycling plan element.



Peter R. Avakian, PE, PLS, PP
Borough Engineer
November 4, 1999

RESOLUTION OF THE PLANNING BOARD
OF THE
BOROUGH OF DEAL
ADOPTING THE RE-EXAMINATION REPORT
OF THE
MASTER PLAN

WHEREAS, N.J.S.A. 40:55D-89 requires that the Planning Board of each municipality re-examine its Master Plan and Development Regulations at intervals of every six years; and

WHEREAS, after careful consideration, the Planning Board of the Borough of Deal has re-examined the Borough's Master Plan and provided comments and recommendations for incorporation in a written report, which report is dated November 4, 1999; and

WHEREAS, a public meeting of the Planning Board of the Borough of Deal was held on November 4, 1999, and comments were made on the re-examination of the Master Plan;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Deal, that the Master Plan Re-examination Report, together with the Land Use Element of the Master Plan; are hereby adopted as required by law;

BE IT FURTHER RESOLVED that a true copy of this resolution along with the Master Plan Re-examination Report, and the Land Use Element, shall be forwarded by the Board Secretary to the Monmouth County Planning Board, and to the Municipal Clerk of the surrounding municipalities, including the Township of Ocean, City of Long Branch, and the Borough of Allenhurst, and that a notice of this decision be published in the newspaper;

BE IT FURTHER RESOLVED that a true copy of this resolution along with the Master Plan Re-examination Report, and the Land Use Element, shall also be forwarded by the Board Secretary to the Board of Commissioners of the Borough of Deal.

The above resolution was moved by Cedric Nussbaum, and seconded by Michael Sylvester, and carried by the following vote:

AYES: 6; Ades, Nussbaum, Sylvester, Greenstein, Spadoro, Fernicola

NAYS: None

CERTIFICATION

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Board of the Borough of Deal on this 4th day of November, 1999.



Sherry Keleher, Secretary

MONMOUTH COUNTY PLANNING BOARD

FREEHOLD • NEW JERSEY

JOSEPH RETTAGLIATA
Chairman

ROBERT W. CLARK, PP
Director



Aug. 5, 1999

James F. Rogers, Administrator
Borough of Deal
Durant Square
P.O. Box 56
Deal, NJ 07723

RE: Deal Master Plan

Dear Mr. Rogers,

As per your request, I have enclosed a copy of the Master Plan for the Borough of Deal that was adopted November 2, 1983. After speaking with you, I was informed that municipal documents reproduced for an individual municipality are given out as a courtesy. I apologize for the misinformation. In addition, I have enclosed a copy of our Master Plan and Zoning Ordinance Inventory of your municipal file. If you find any information to be incorrect, please correct it and kindly send me a copy.

If you are in need of additional information, please do not hesitate to contact me at 732-431-7460 for assistance.

Thank you,

A handwritten signature in blue ink that reads "Jeffrey Valiante". The signature is written in a cursive, flowing style.

Jeffrey Valiante
Assistant Planner

MASTER PLAN AND ZONING ORDINANCE INVENTORY

If the document found in our files is the most recently adopted, please check the box. If an updated document has been prepared, please indicate the date of adoption on the form and send us a copy of the document via certified mail. If your master plan or zoning ordinance is currently being revised, please indicate the anticipated date of completion.

Municipality: Borough of Deal

MASTER PLAN ELEMENTS

UPDATES & CHANGES

- | | | |
|---|---------------|--|
| <input type="checkbox"/> Land Use | Date: 11/2/83 | <input type="checkbox"/> 11/2/83 _____ |
| <input type="checkbox"/> Housing | Date: | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Circulation | Date: | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Utility | Date: | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Community Facilities | Date: | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Recreation | Date: | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Conservation | Date: | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Econ. Development | Date: | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Historic Preservation | Date: | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Recycling | Date: | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Master Plan
Re-examination Report | Date: | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Cap.Improvement Prog. | Date: | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Official Map | Date: | <input type="checkbox"/> _____ |

ZONING

- | | | |
|---|---------------|---|
| <input type="checkbox"/> Zoning Ordinance/
Development Regulations | Date: 1/9/79 | <input type="checkbox"/> 4/23/85, Amd. thru 9/23/98 _____ |
| <input type="checkbox"/> Most recent
zoning map | Date: 9/12/67 | <input type="checkbox"/> 11/23/83 _____ |

MONMOUTH COUNTY PLANNING BOARD
Hall of Records Annex
East Main Street
Freehold, NJ 07728
(201) 431-7460

RECEIPT 348 786

Deal Borough November 15, 1983 9:00 A.M. _____ P.M.
Municipality Date Received
TO: George S. Pappayliou Title: Attorney
501 Grand Ave, P.O. Box 630 775-0607
Asbury Park, NJ 07712 Telephone No.
Address

How Transmitted: Mail (If Certified Mail No. PS83 342 727)
Hand Delivered
Name of Person _____
Title _____

The following document/s was received on this date at the offices of the Monmouth County Planning Board, in accordance with the provisions of R.S. 40:55D-15 - MUNICIPAL LAND USE LAW (Chapter 291 Laws of 1975).
Land Use Element to a Zoning Master Plan.

(Title and Reference No. if applicable)

If we have any comments or recommendations concerning the above document/s, they will be forwarded to you prior to the Public Hearing scheduled to be held on _____ Date

Date: Adopted November 1, 1983
Revised _____
Amended _____

PLEASE RETAIN ALL CORRESPONDENCE AND RECEIPTS FROM THE MONMOUTH COUNTY PLANNING BOARD FOR YOUR OFFICIAL RECORD.

November 15, 1983
Date Transmitted

Received by: Joseph A. Szilika
Title: Senior Clerk Stenographer

RECEIVED

NOV 9 1983

LAW OFFICES
LAUTMAN, RAPSON, HENDERSON & MILLS
A PROFESSIONAL CORPORATION

PLANNING BOARD

501 GRAND AVENUE
P.O. BOX 650
ASBURY PARK, N.J. 07712
(201) 775-0607
107 MAIN STREET
P.O. BOX 260
MANASQUAN, N.J. 08736
(201) 223-0800

SOLOMON LAUTMAN
DONALD J. RAPSON
(N.J. & N.Y. BAR)
C. KEITH HENDERSON
RICHARD H. MILLS
(N.J. & CA. BAR)

GEORGE S. PAPPAYLIOU
SCOTT F. JAMISON

OF COUNSEL
HAYDN PROCTOR

PLEASE REPLY TO

P.O. Box 650
Asbury Park NJ 07712

November 9, 1983

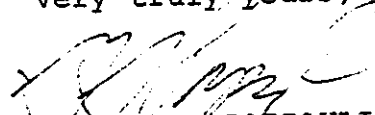
Monmouth County Planning Board
East Main Street
Freehold, New Jersey 07728

Gentlemen:

Enclosed please find Notice that the Planning Board of the Borough of Deal has adopted the Land Use Element to its Master Plan.

A copy of the plan is also enclosed.

Very truly yours,



GEORGE S. PAPPAYLIOU
For the Firm

GSP/ad

Enc.

RECEIVED
NOV 10 1983
PLANNING BOARD

NOTICE

PLEASE TAKE NOTICE that on November 2, 1983, the Planning Board of the Borough of Deal adopted the Land Use Element to a Zoning Master Plan, a copy of file is on file and available for inspection in the Borough Clerk's Office during regular business hours.

Dated: November 9, 1983

W. STANLEY CONOVER

NOV 15 1983

PLANNING BOARD

LAND USE ELEMENT
BOROUGH OF DEAL MASTER PLAN

Deal Planning Board
Borough Hall
Deal, New Jersey

Passed 11/2/83

LAND USE ELEMENT
BOROUGH OF DEAL MASTER PLAN

I. Introduction

The Borough of Deal is and always has been a suburban residential/resort community. The residential character of Deal is reinforced by the existence of a community-oriented central retail business district and a variety of public and quasi-public services and public open spaces/recreational areas. At this juncture of Deal's developmental history, it is doubtful that any new action of the Planning Board or Board of Commissioners can have a significant effect on the overall land use pattern which has evolved.

II. Historical Background

The area now within Deal's corporate boundaries began its development in the nineteenth century. Because of its proximity to New York City, it became a popular ocean-side resort for summer vacationers. During these early years almost all of the structures in Deal were seasonal residences.

Gradually, as the area continued to grow, it became more attractive to permanent residents. These permanent residents constructed new dwellings suitable for year-round occupancy. They also converted seasonal residences to year-round use. This trend increased the proportion of permanent residents until there was a significant year-

round population. It was in response to the desire of these permanent residents for local self-government that the Borough was incorporated in 1898.

Deal continued to grow during the early part of this century. This growth involved the construction of many new residences, virtually all of which were single family detached structures. In addition, a small commercial district grew up along Norwood Avenue. That district contained retail establishments servicing the needs of Deal residents.

In 1922 the Board of Commissioners enacted Deal's first zoning ordinance. That ordinance recognized that the land use pattern then existing in Deal had resulted in a community of great charm and beauty. The primary purpose of that ordinance was to insure that future development would be in harmony with the existing pattern.

That purpose was achieved. Development subsequent to the enactment of the zoning ordinance has been substantially in keeping with the previously established pattern. At present, that development has extended to virtually all of the available vacant land, so that Deal is a community completely built-up and fully developed.

III. Natural Conditions

Deal lies entirely within the geographic area known as the Outer Coastal Plain. The Outer Coastal Plain is that portion of the Atlantic Coastal Plain which lies south and southeast of the Highlands of the Navesink. Deal is relatively flat with no unusual topographic features.

Natural drainage is into Poplar Brook, Deal Lake and the Atlantic Ocean. The northern half of the Borough lies within the Poplar Brook drainage basis and the southern half lies within the Deal Lake drainage basin. Portions of the lands bordering the Atlantic Ocean or Poplar Brook lie within flood hazard areas as delineated by the United States Department of Housing and Urban Development on its FIA Flood Hazard Boundary Map dated March 5, 1978 (Exhibit A).

Deal contains no marshes or wooded areas. Water is supplied by the Monmouth Consolidated Water Company, a private water company.

IV. Existing Development

A. The Population. Deal has a population of 1,952 and a population density of 1,626.7 persons per square mile or 2.54 persons per acre.* The 1980 population represents a decrease of 449 from Deal's 1970 population of 2,401. However, this does not represent a decrease in the amount of available housing but, rather, an increase in the number of seasonal residents whose permanent residence is elsewhere.

* All population figures and demographic data are based upon the results of the United States Census Bureau's 1980 census and were provided by the Monmouth County Planning Board.

Deal is primarily a bedroom community. Most of its residents are employed outside of the Borough. Only eighty-five residents out of an estimated labor force of 919 work within the Borough. Although the majority of residents work outside of Deal, most work within Monmouth County. Deal residents spend an average of 37 minutes commuting to work. Eighty-five percent commute in private automobiles or carpools and the balance use public transportation.

B. Housing. Deal's population is estimated to be divided into some 650 households with an average of three persons per household. Of these households, 518 are families living alone and the balance consist either of individual householders or non-relatives living together.

Deal contains 933 individual housing units, of which 115 are renter occupied and the balance are owner occupied. The total rental population of Deal is 292. The majority of Deal's housing units are single family. There are 798 single family detached dwellings and six single family attached dwellings. The remaining 129 housing units in the Borough are multi-family dwellings or apartments.

The age of the housing units in Deal is as follows:

<u>Date of Construction</u>	<u>Number of Units</u>
Prior to 1940	434
1940-1949	76
1950-1959	128
1960-1969	96
1970-1974	35
1975-1980	11

The decrease in the number of housing units reflects the gradual exhaustion of the supply of vacant land as the Borough approached its present completely developed condition.

C. Land Use. The existing land use within the Borough is illustrated in Exhibit B.

1. Residential. Deal has four broadly defined residential areas.

(a) The first residential area consists of the properties which adjoin Ocean, Jerome and Roosevelt Avenues and Deal Esplande, as well as those in the development known as Deal Harbor. These properties are characterized by large single family dwellings. Each of the dwellings has a volume in excess of 16,000 cubic feet and stand on lots with frontages in excess of 150 feet.

(b) The second residential area consists of almost the entire remainder of the Borough with the exception of the portion west of Norwood Avenue and north of Roseld Avenue. This area is characterized by single family dwellings smaller than those in the first area, although most of the homes in this area have a volume in excess of 13,000 cubic feet. The lots are also generally smaller than those in the first area but most have frontages in excess of 150 feet.

(c) The third residential area consists of the properties west of Norwood Avenue which are located on Runyan, Lehman and Parker Avenues, the north side of Roseld Avenue and in Roseld Court. This area consists of

single family homes of about the same size as those found in the second area but the lots on which they stand are generally smaller. The lots in this area have frontages of 100 feet or less.

(d) The fourth residential area consists of the property west of the business district and along both sides of Brighton Avenue, Phillips Avenue, Poplar Avenue, Campbell Court and Wyckoff Street. This area is comprised of relatively small single family dwellings with volumes of about 8,000 cubic feet. Frontages vary between twenty-five and fifty feet.

2. Commercial. Deal has two commercial districts, both of which contain service related retail establishments. The small area on the southwest corner of Atlantic and Neptune Avenues contains a bank and a tavern. The second and larger district is located on the west side of Norwood Avenue between Poplar Brook and Brighton Avenue. It contains a variety of retail establishments catering to the needs of Deal residents.

3. Public Use. The following areas are devoted to public use:

- (a) Deal Elementary School, Roseld Avenue (public school);
- (b) Borough Hall, Roseld Avenue (municipal offices);
- (c) Municipal Service Building, Runyan Avenue;
- (d) Sewerage Treatment Plant, Roosevelt

Avenue;

(e) Deal Casino, Ocean Avenue (beach club);

(f) Phillips Avenue Pavillion, Ocean Avenue
(beach club);

(g) Phillips Avenue Tennis Courts, Ocean
Avenue (four tennis courts);

(h) Phillips Avenue Field, Phillips Avenue
(open recreational field);

(i) Roseld Avenue Tennis Court, Roseld
Avenue (two tennis courts, one basketball court);

(j) Public Park, Deal Esplanade between
Rehemond Avenue and Monmouth Drive.

4. Quasi-Public Use. The following are
presently devoted to quasi-public use:

(a) Deal Golf and Country Club, Golf Lane;

(b) St. Mary's Church, Richmond Avenue;

(c) Synagogue of Deal, Roseld Avenue.

V. Land Use Master Plan

A. Generally. The desirable development patterns existing in Deal and the constraints imposed by geography and the intensity of existing development preclude major new land use purposals. However, certain minor changes are recommended in order to simplify future development in harmony with existing patterns.

Specifically, it is recommended that Deal's present ten zoning districts be consolidated into the five new districts described below. Since only five distinct resi-

dential or commercial areas exist in Deal, only five zoning districts are necessary in order to insure that future development is in harmony with existing patterns. The five districts recommended are described below.

B. Recommended District Areas. The Land Use Master Plan for the Borough of Deal is illustrated in Exhibit C. Since existing patterns are clearly established within Deal, the Land Use Master Plan is designed in recognition of those patterns. The proposed districts and the development recommended in each are as follows:

1. R-1 District. This district encompasses the first residential area described in Section IV(C)(1)(a) above. It is recommended that future development in this district be limited to single family detached dwellings containing volumes of not less than 16,000 cubic feet constructed upon lots with a minimum frontage of 150 feet.

2. R-2 District. This district encompasses the second residential area described in Section IV(C)(1)(b) above. It is recommended that future development in this district be limited to single family detached dwellings containing volumes of not less than 13,000 cubic feet constructed upon lots with a minimum frontage of 150 feet.

3. R-3 District. This district encompasses the third residential area described in Section IV(C)(1)(c) above. It is recommended that future development in this district be limited to single family detached dwellings containing volumes of not less than 13,000 cubic feet constructed upon lots with a minimum frontage of 100 feet.

It should be noted that implementation of this proposal would result in a decrease in the frontage requirement to 100 feet from the present requirement of 150 feet. The 100 foot frontage requirement would be consistent with the existing development within this proposed district, most of which is on 100 foot lots.

4. R-4 District. This district encompasses the third residential area described in Section IV(C)(1)(d) above. It is recommended that future development in this district be limited to single family detached dwellings containing volumes of not less than 8,000 cubic feet constructed upon lots with a minimum frontage of 50 feet. The proposed frontage requirement of 50 feet would constitute an upgrade of the existing zoning which does not presently set any minimum frontage requirement for this area. This upgrade in zoning is recommended so that future development is not permitted on lots that are grossly undersized.

5. C-1 District. This district encompasses the two commercial areas described in Section IV(C)(2) above. It is recommended that future development in this district be limited to: detached dwellings for not more than two families; stores selling goods which have been manufactured elsewhere; and retail commercial uses of the neighborhood convenience type. Structures should have a minimum volume of 8,000 cubic feet and be erected upon lots with a minimum frontage of 25 feet.

VI. Recommended Development Intensity and Population Density.

A. Development Intensity. The most recent data concerning development intensity within Deal are contained in the Monmouth County Planning Board's 1974 Land Use Study. The Land Use Study stated that in 1974 Deal had an average of 2.13 dwelling units per net residential acre. This average was arrived at by dividing the total number of dwelling units (985) by the number of net residential acres (461).

The Monmouth County Planning Board's October 1982 Growth Management Guide places Deal within a Suburban Settlement Area for which a future development intensity of four dwelling units per net acre is recommended. This development intensity is a long range recommendation designed to accommodate growth within the County through the year 2000 and beyond. It appears to be a reasonable long range goal. A zoning ordinance which implements the land use proposals contained in this Plan will permit such a long range goal to be achieved. However, it is recognized that Deal's completely built-up condition precludes any rapid increase in development intensity and this Plan does not recommend or endorse any such rapid increase.

B. Population Density. Based upon 1980 Census figures Deal's present population density is 1,626.7 persons per square mile or 2.54 persons per acre. The population density of Monmouth County as a whole is 1067 persons per square mile or 1.67 persons per acre. Thus, Deal's population density is approximately 52 percent greater than the County-wide average. The average number of persons per household in Deal is 3.0 which is slightly greater than the County-wide average of 2.9 persons

per household.

It is recommended that 2.54 persons per acre be maintained as the standard for population density within the Borough subject to natural growth consistent with the land use proposals contained in this Plan.

VII. Relationship to Other Plans.

This Plan is consistent with the New Jersey State Development Guide Plan (1977) and the Monmouth County Growth Management Guide (1982). Both of those plans place Deal within a Coastal Growth Corridor for which the recommended future development intensity is four dwelling units per net residential acre.

Both the state and county plans also include as one of their land use objectives the strengthening of older built-up communities such as Deal. It is hoped that the recommendations in this Plan will have just such an effect.

TOWNSHIP OF OCEAN

CITY OF LONG BRANCH

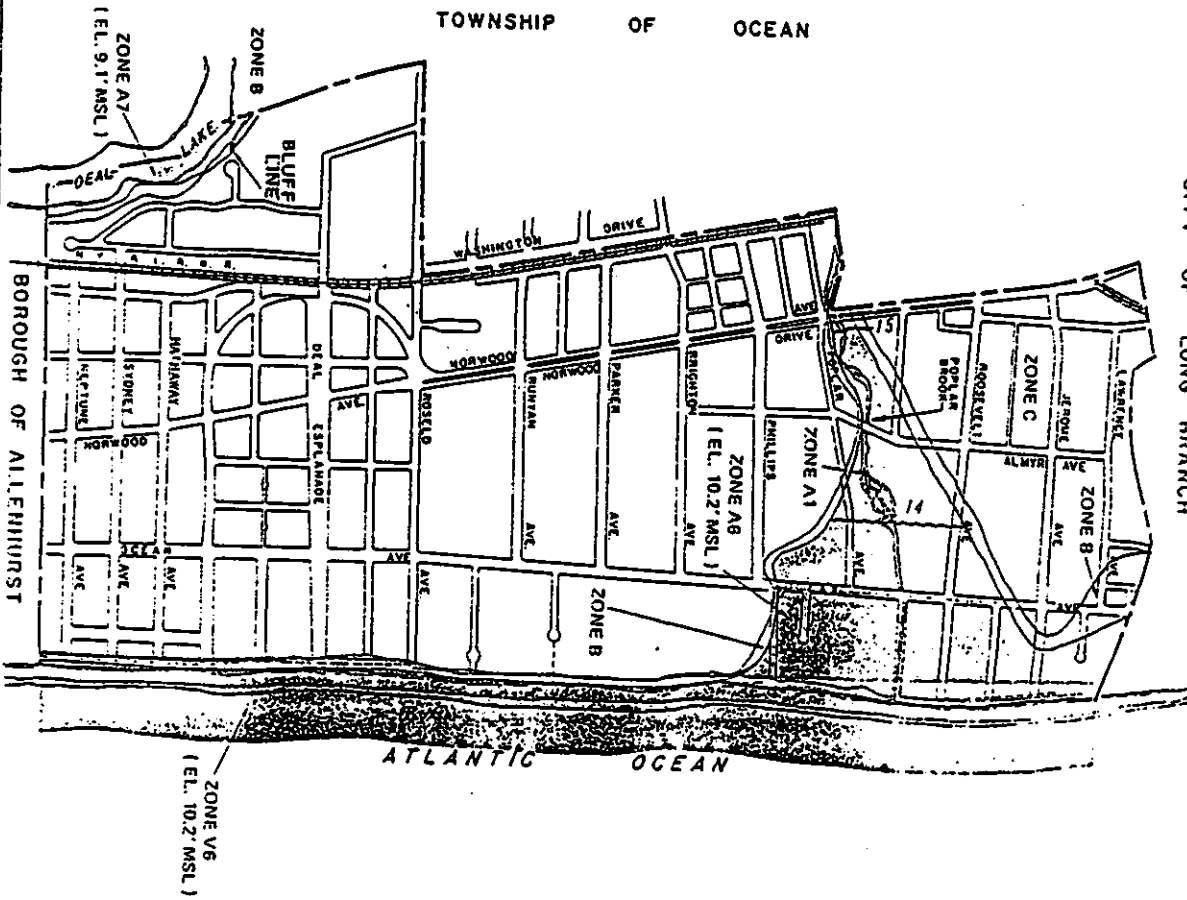


EXHIBIT A

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration
DEAL BOROUGH, NJ
(MONMOUTH CO.)



FIA FLOOD HAZARD BOUNDARY MAP
No. H 01

FIA FLOOD INSURANCE RATE MAP
No. I 01

Effective Date: MAR 28 1975

RECEIVED

PLANNING BOARD

11 10 1985

MASTER PLAN
RECYCLING PLAN ELEMENT
BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY
ADOPTED: *February 2* BOROUGH OF DEAL PLANNING BOARD
1985

RECYCLING PLAN ELEMENT

INTRODUCTION

The New Jersey Statewide Mandatory Source Separation and Recycling Act, Chapter 102 of the Public Laws of 1987, requires that municipal master plans include a recycling plan element which incorporates State and County recycling plan goals for solid waste. Moreover, it requires that municipal development regulations controlling site plan and subdivision approval include provisions which will ensure conformity with a municipal recycling ordinance.

In compliance with the State law, the Borough has conducted an ongoing mandatory recycling plan since January 1, 1987. This element of the Master Plan describes the existing and proposed recycling activities of the Borough and recommends the adoption of subdivision and site plan regulation amendments to assure that future development is designed to accommodate the recycling of solid waste.

PURPOSE

The Borough of Deal recognizes that separating recyclable materials from all residents, commercial and industrial solid waste sources will extend the life of existing landfill facilities, conserve energy and valuable natural resources and increase the supply of reusable raw materials for industry. The Borough also recognizes that recycling will reduce demands on resource recovery facilities which will, in turn, result in significant cost-savings in the planning, construction and operation of these facilities.

BOROUGH RECYCLING PROGRAM

The Borough adopted Ordinance No. 682 on December 9, 1986. Effective January 1, 1987, the Borough required that all persons who are owners, lessees and occupants of residential and nonresidential properties separate used newspapers, glass and aluminum cans from all other solid waste produced by any such residential and nonresidential properties and to separately bundle said newspapers, glass and aluminum cans for pickup, collection at the back door. Tin and bimetal cans was added to the list of items to be separately bundled for pickup, collection at the back door as of October 1, 1987.

On or after the adoption of the Ordinance and in accordance with existing state regulations (N.J.A.C. 14A:3-11), all service stations, and retailers and motor vehicle re-inspection stations with "used oil holding tanks" are required to accept up to five (5) gallons at a time of used motor oil from individuals changing oil from cars, lawn mowers or motor cycles and are also required to post a sign informing the public that they are a "used oil collection site".

Since April 1, 1987, all owners, lessees and occupants of residential property, except those physically disabled, have been required to separate leaves, glass bottles and jars and aluminum cans from all other solid waste produced by such residence for collection and ultimate recycling of said materials. Newspaper, corrugated cardboard, tin and bimetal cans were added to the list of items to be recycled from residential properties as of October 1, 1987. On October 1, 1991 leaves, and plastic containers used for food and beverages were added to the above required list of recyclables.

As of October 1, 1987, all construction, demolition or land clearing debris, including asphalt, concrete and wood waste (specifically stumps, large tree parts, pallets, larger pieces of lumber) must be separated from other solid waste for landfill disposal.

Since April 1, 1988, all owners, lessees and occupants of business and industrial property and of private, public and governmental institutions and buildings have been required to separate leaves, tin and bimetal cans, glass bottles, jars, aluminum and newspapers, corrugated cardboard and/or high grade paper from all other solid waste produced by said non-residential establishments for collection and the ultimate recycling of said materials. Also added on October 1, 1991 leaves, plastic containers used for food and beverages.

The Borough designates one employee who serves as Recycling Coordinator with authority to promulgate rules and regulations as to the manner, days and times for collection of used newspapers, leaves, tin and bimetal cans, glass, aluminum cans and corrugated cardboard and/or high grade paper and plastic containers. Such rules and regulations are subject to approval and adoption of a Resolution by the Board of Commissioners of the Borough of Deal.

The Borough assumes ownership of recycling materials once placed at the back door or dropped at the Borough storage facility.

Violations of any provisions of the Borough of Deal Recycling Ordinance will result in a fine not to exceed \$500.00 or up to ninety (90) days in jail or both except that the maximum fine or penalty for the failure to comply with separation requirements shall not exceed \$50.00. As an alternate penalty, a convicted person may be ordered to perform community service in the recycling program, for a period not to exceed ninety (90) days. Each day such violation or neglect is committed or permitted to continue to continue shall constitute a separate offense and shall be punishable as such.

The Borough has publicized its recycling program and notified residents, businesses and institutions of its requirements. The Borough recycling program addresses the following:

MATERIAL PREPARATION. The Borough collects newspapers glass bottles and jars, aluminum and bimetal cans, and plastic containers at the back door. Newspapers should be tied in bundles not to exceed thirty (30) pounds and should not be contained in plastic bags. Newspaper and corrugated cardboard must be tied and bundled separately. The recyclables must be placed in sturdy containers constructed to hold their contents without leakage, and shall not exceed fifty (50) pounds. No container shall be larger than thirty (30) gallon size.

MATERIAL COLLECTION. The Borough provides back door pickup of all recyclable materials. In addition, the Borough maintains a drop-off center for the convenience of its residents which is open daily from 8 o'clock a.m. to 4 o'clock p.m. and is located at Runyan Avenue and the railroad tracks.

MARKET FOR MATERIALS. Glass and aluminum containers are sold to Automated Technology Inc. in Long Branch, New Jersey or whichever market is more favorable. Newspapers and corrugated cardboard are sold to Monmouth Processing Company in Ocean, New Jersey or whichever market is more favorable. Where no market exists for recyclable materials, the Borough will rely upon Monmouth County as the market of last resort.

LABOR AND EQUIPMENT. The Borough has utilized Sanitation and Street Department personnel for the Borough recycling program and has hired an additional employee in order to effectively deal with the demands of mandatory recycling. The Borough utilizes its existing garbage and street trucks for recycling purposes.

ENFORCEMENT. The Borough enforces its recycling program through the joint efforts of the Recycling Coordinator, the Police Department and the Sanitation and Street Department. Violators are subject to warning, fines and conviction. Residents are encouraged to report dumping and other violations.

RECOMMENDATIONS FOR RECYCLING PROVISIONS WITHIN SUBDIVISIONS AND SITE PLAN REGULATIONS

In order to insure that future development is designed to accommodate the recycling of solid waste, the site plan and subdivision regulations of the Borough should require the following:

1. Each application for residential development of fifty (50) or more units of single family housing or twenty-five (25) or more units of two-family or multi-family housing must include provisions for the collection, disposition and recycling of recyclable materials. A single family unit or unit within a two-family dwelling should provide at least twelve (12) square feet of floor area conveniently arranged and located as a holding area for a four (4) week accumulation of materials. Such an area may be within a hidden laundry room, basement or garage.
2. Each application for a nonresidential use which utilizes one thousand (1000) square feet or more of land must include provisions for the collection, disposition and recycling of recyclable materials. Each application shall quantify the amount of recyclable material it will generate as part of its weekly generation including newspapers, white high-grade paper, glass, aluminum, cardboard, tin, bimetal cans and plastic containers. The application shall provide a storage area sized to contain one (1) week of recyclable material. The storage area shall be designed for truck access for pick up of materials and be suitably screened from view if located outside a building.