

## LAND USE RECOMMENDATIONS

A recently enacted Land Use Law requires all municipalities to completely revamp their planning and zoning laws, and to develop a Master Plan grounded in environmental considerations. Because of this legislative mandate, for the next several years Brielle will be working upon the compilation of such a Master Plan. Thus, the Natural Resource Study contained herein does not have a present land use map and corresponding explanations; rather, it discusses points that effects the environment or concerns the character of the Borough.

Most of the information contained in this Natural Resource Study was supplied to a planning consulting firm by the Brielle Environmental Commission. This was done so that the Borough might have the necessary tools from which to develop the Master Plan previously mentioned. The estimated cost of preparing a Natural Resource Inventory for a community of the size of Brielle by an environmental consulting firm is some \$8,000. Thus, except for the cost of requisite materials and supplies, etc. this money was saved by commission members performing the work themselves.

### Osborn Island

After three years of communication with the Brielle Environmental Commission, the owner of Osborn Island has agreed to give the property, having an assessed value of \$75,000, to the Borough. Since it is one of the finest wooded islands in the entire Monmouth County coastal area, the commission has strongly recommended that the Borough accept this fine gift and declare the Island a conservation easement. This will serve not only to protect the Island in its natural state, but also make the cost of needed upkeep and maintenance close to nothing.

The only possible uses suggested by the commission are scouting activities and community group picnicing.

### Owl Woods

Owl Woods, the distinguished biocommunity discussed at length elsewhere in this report, is situated partially within the northern boundary of the golf course and partially on the Hayward Heaths project. This latter segment has been made into a conservation easement.

Assuming that the project is constructed with the environmental constraints specified by the site plan and CAFRA, Owl Woods should remain the Borough's most important biocommunity in the future.

### **The Golf Course**

Environmentally speaking, the Manasquan River Golf Course is the community's most valuable land area. As a recreational resource, it is among the finest courses in both the shore area and in the State. As a natural resource, however, it is perhaps even more important.

It's northern boundary is among the last of the natural wooded areas remaining in the Borough. As such preservation for future generations should be strongly encouraged. It is recommended, therefore, that the northern boundary (the steeply sloping woods, swamps and ponds) be preserved as a conservation easement to preserve this environmentally sensitive spot.

### **Robert's Swamp Brook**

Future development activities may be scheduled in the wooded areas bordering Robert's Swamp Brook. Rather than wait for such development to begin, it is suggested that specific environmental restraints become a part of any future site plan approval. Also, the steep slope leading to Robert's Swamp Brook should remain undeveloped to prevent the possible erosion into, and subsequent pollution of the Brook itself and Debbie's Creek.



The ponds on the golf course are the only significant aquatic areas in Brielle.



### Indian Lake

The Indian Lake area is discussed thoroughly elsewhere in this treatise. It should be noted here, however, that it is highly questionable as to whether the filled land should be developed at all (see sensitive areas).

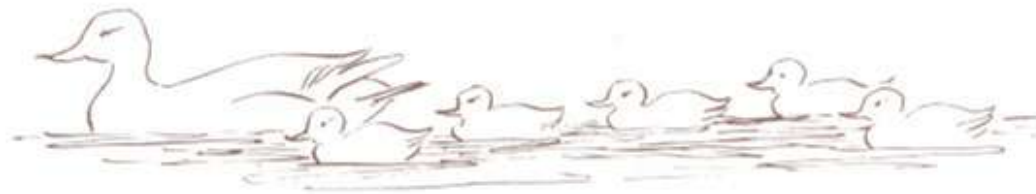
### Marine Industry

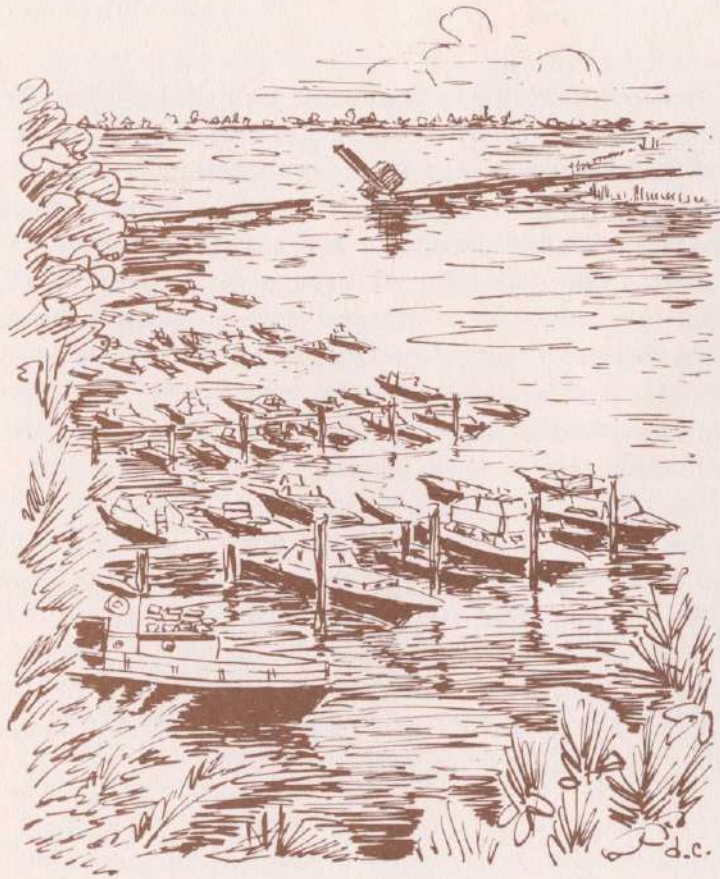
One of the community's more important resources is its sportfishing industry and the variety of related commerce this activity supports. In order to protect these marine activities, it is essential that the coastal wetlands be preserved and that future facilities and actions that might result in pollution be kept to a minimum.

As long as the Wetlands Act and CAFRA continue to function, they will be of considerable assistance in helping to protect the various marine industries.

The Environmental Commission feels strongly that the various areas in Brielle that support these marine activities be preserved for their present functions (sport-fishing, boating, etc.) Construction of such facilities as high rise hotels and/or apartments along the river would not only make the land so expensive that the sport-fishing uses might be forced out, but also would create serious vehicular congestion problems. Most important, however, is the fact that such construction might irreparably alter the attractive small town character of the community.

Once a single high rise is constructed, it is only a matter of time before such a use would spread inexorably to other areas, regardless of original intent. The lure of large profits for the speculators and high ratables for the Borough are most difficult forces to counter. If allowed, however, the possible lowering of residential property values and resultant exodus of present residents could change the entire posture of the Borough.





Brielle's well known sportsfishing and boating industry.

### Other Open Spaces

The only three significant open spaces remaining in Brielle are the wooded areas along Old Bridge Road (see #5, 6, 7 on sensitive areas map), which all have site plan approval for development. This makes it even more essential that the smaller areas be left protected and preserved.

### Sewers

A sewer system is about to be installed within the Borough. Considering the present density of Brielle, such a system is badly needed. Although the system is expensive and will certainly create construction inconveniences, the net result will be a significant reduction in the pollution of the Manasquan River. It will also alleviate the deepwater pollution of wells used for drinking purposes caused by the combination of soil porosity and the existing septic systems.

### Land Use Data

The last page of the *Appendix* lists the acreage of the land available for selected uses in the Borough. Figures from this compilation may now be supplied to appropriate county and state officials when necessary. It should also be of interest to Borough officials and residents.