

2011

BARNEGAT TOWNSHIP DRAFT RECOMMENDATION REPORT

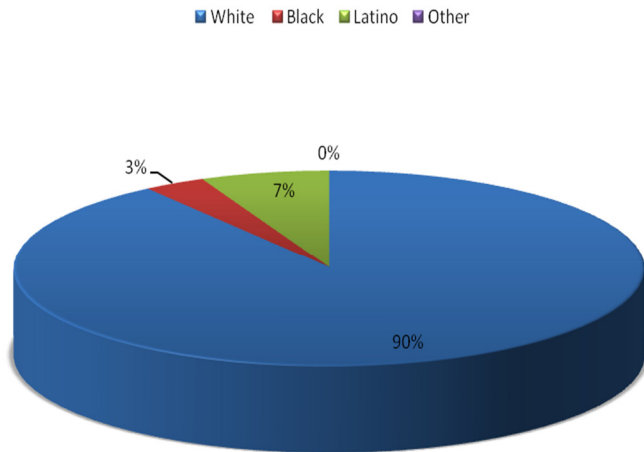


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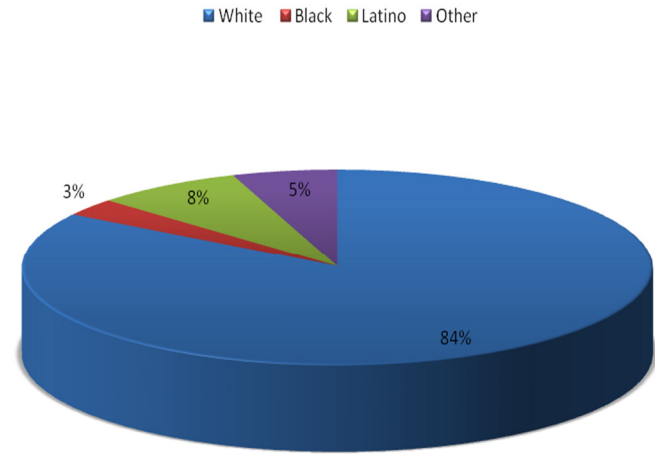
INTRODUCTION

The Township of Barnegat has requested Initial Plan Endorsement from the State Planning Commission. This report contains findings and conclusions concerning consistency of the Township's plans and Planning & Implementation Agreement (PIA) with the State Development and Redevelopment Plan (State Plan). The review of the petition is based on information submitted by the petitioner and information otherwise available to the Office for Planning Advocacy (OPA). The Township has requested the designation of a Town Center and a core.

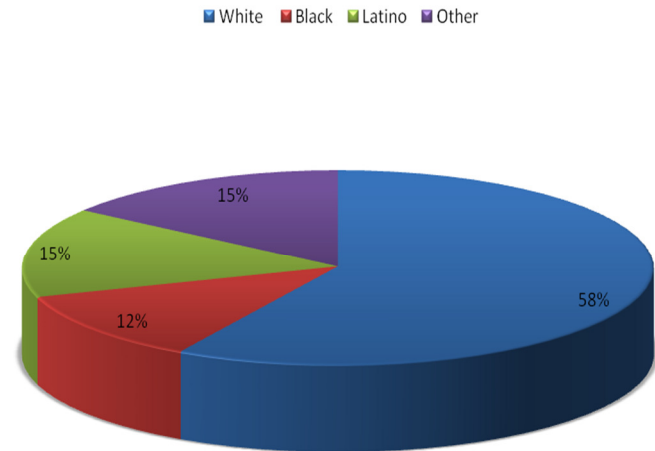
Barnegat Racial/Ethnic Breakdown



Ocean County Racial/Ethnic Breakdown



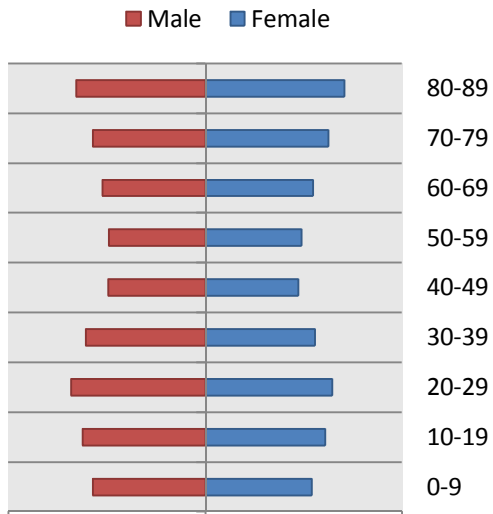
New Jersey Racial/Ethnic Breakdown



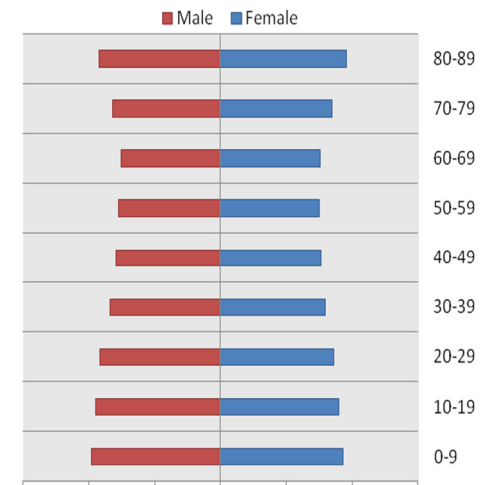
BACKGROUND

Barnegat Township initiated the Plan Endorsement process with a pre-petition meeting on September 13, 2005. On December 29, 2005, the Township formally submitted a petition for Initial Plan Endorsement. An addendum submission was submitted on March 1, 2006. OPA deemed the petition complete on March 1, 2006. A consistency review was issued on May 23, 2006. This report outlined issues to be resolved through the Action Plan. OPA offered the Township the opportunity to enter into a Memorandum of Understanding (MOU) and Action Plan. The Township entered into the MOU with OPA on December 28th 2006. Since then, the Township has worked actively with the state to move through the Action Plan.

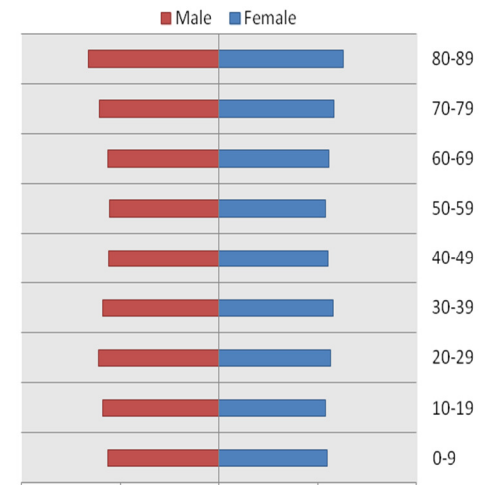
Barnegat Township Age Distribution



County Age Distribution



New Jersey Age Distribution



PUBLIC PARTICIPATION

Public meetings were held in February 2006 to collect public comment on the Township's future. The vision is based on comments received from the Barnegat Township Master Plan Subcommittee, Planning Board, Township Committee and other Township officials as well as the 1978 Master plan and subsequent reexamination reports. The vision states that in 2025 there will be "unique development concentrated around the Route 9 corridor, Lighthouse Drive and West Bay Avenue which will be linked to residential neighborhoods."

As with much of the coastal region, Barnegat Township has grown dramatically since 1950, with the introduction of the Garden State Parkway. From a population of 1,037 in 1930, the Township grew to 8,702 by 1980. Between 1970 and 1980 7,163 residents moved to Barnegat. The Township grew another 24% between 1990 and 2000. NJTPA's 2009 population forecast anticipates that the Township will have a population of 28,110 by the year 2035.

Highlighted needs updating	Muni	County	New Jersey
Land area (sq mi)	40	758	7,417
Population	20,936	576,567	8,791,894
Households	2,119	58,958	1,025,524
Average Household Size	2.63	2.53	2.68
Housing Units	9,085	278,052	3,553,562
Owner Occupied	7,163	179,386	2,102,465
Vacant Units	957	59,941	339,202
Median Household Income	\$62,414	\$59,939	\$68,981
Per Capita Income	\$28,691	\$29,922	\$34,566

GOAL	POLICIES	INDICATORS
<p>Goal 1: Revitalize the State's Cities and Towns</p> <p>STRATEGY: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.</p>	<p>Policy on Urban Revitalization - Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>	<p>Key Indicator 5. Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance</p> <p>Indicator 6. Percent of jobs located in Urban Coordinating Council municipalities</p> <p>Indicator 22. Percent of building permits issued in Urban Coordinating Council municipalities</p> <p>Indicator 27. Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council</p>

The goal was not furthered by the Township's petition. The portion of Barnegat Township's land that is not under the jurisdiction of the Pinelands is comprised of Planning Area 2, Planning Area 5 and Planning Area 7, which is parkland. The Township has never had a center designated in the State Plan; however, there is an existing coastal town center that has been extended by the Permit Extension Act until July 1, 2012. This coastal center permits 70% impervious coverage.

GOAL	POLICIES	INDICATORS
<p>Goal 2: Conserve the State's Natural Resources and Systems</p> <p>STRATEGY: Conserve the state's natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p>Policy on Water Resources - Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.</p> <p>Policy on Open Lands and Natural Systems - Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p> <p>Policy on Coastal Resources - Acknowledge the statutory treatment of the coastal area under federal and state legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional capacity analysis, protect vital ecological areas and promote recreational opportunities.</p> <p>Policy on Special Resource Areas - Recognize an area or region with unique characteristics or resources of statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey.</p>	<p>Key Indicator 2. The amount of land permanently dedicated to open space and farmland preservation</p> <p>Key Indicator 3. Percent of New Jersey's streams that support aquatic life</p> <p>Indicator 11. Conversion of wetlands for development</p> <p>Indicator 26. Percent of land in New Jersey covered by adopted watershed management plans</p>

Documents, Plans and Efforts underway

Barnegat Township has created planning documents affirming their stewardship efforts. The Township created an Environmental Resource Inventory (ERI) in 1978. A supplement to the ERI was created in 1992. Barnegat completed a coastal consistency statement which demonstrates that their development regulations are consistent with the principles of NJDEP's Coastal Zone Management Program. The Township has adopted a Stormwater Management Plan and Ordinance that is consistent with the CZM Rules. The Township's Master Plan sets forth an Objective to adopt a Green Building and Environmental Sustainability Element. The Township is in the process of preparing a Wellhead Protection Area Ordinance in order to further enhance and protect the Township's groundwater quality.

Ordinances

The Township has implemented many plans via ordinances. The Environmental Impact Statement (EIS) ordinance is required for all minor site plans and minor subdivisions. This ordinance requires that the applicant "identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, other uses of the subject site, and the no build scenario." Buffer requirements are prescribed in Section 55-162 of Barnegat's code. The preservation of natural wooded tracts is an integral part of all site plans and section 55-162 requires that these tracts be calculated as part of the required buffer area. Reforestation of stormwater management areas is a design option. Indigenous species are required to be utilized in the reforestation design. Barnegat's code contains a section addressing Vegetation, Landscaping and Screening, which regulates cutting trees and precludes clearing wooded areas, including New Jersey's Record Trees as published by the NJDEP. The ordinance requires that existing vegetation be incorporated into the landscape design where practical. The Township has also adopted an updated Steep Slopes ordinance, a Riparian Zone ordinance and a Shade tree ordinance.

Landscaping ordinance

Section 55-162.2 of Barnegat's code addresses Landscaping and sets forth the standards for landscape requirements to the east of the Parkway, including standards for open space areas and plantings for detention basins.

- The Landscape ordinance contains standards for open space, wherein it is encouraged that open space areas be included in all developments. This section recommends a preservation open space in areas adjacent to and inclusive of wooded areas, wetlands, and streams, etc. and a recreational open space comprised of lands for active and passive recreation.
- The Township's Landscape ordinance requires all land development plans to identify and locate potential historic resources as well as natural amenities, such as specimen trees, waterbodies, streams, wetlands, and groves of trees.
- The Landscape ordinance regulates the clearing and protection of vegetation in order to maximize the opportunity to incorporate significant areas of existing vegetation into the design of the development and to minimize damage to vegetated areas.
- The ordinance sets forth the standards to preserve and protect specimen trees. Specimen trees include the largest known individual trees of each species in the State of New Jersey as included on the list of said trees maintained by the NJDEP Bureau of Forestry, and the Shade Tree Commissions of Ocean County and Barnegat Township.

Clustering ordinance

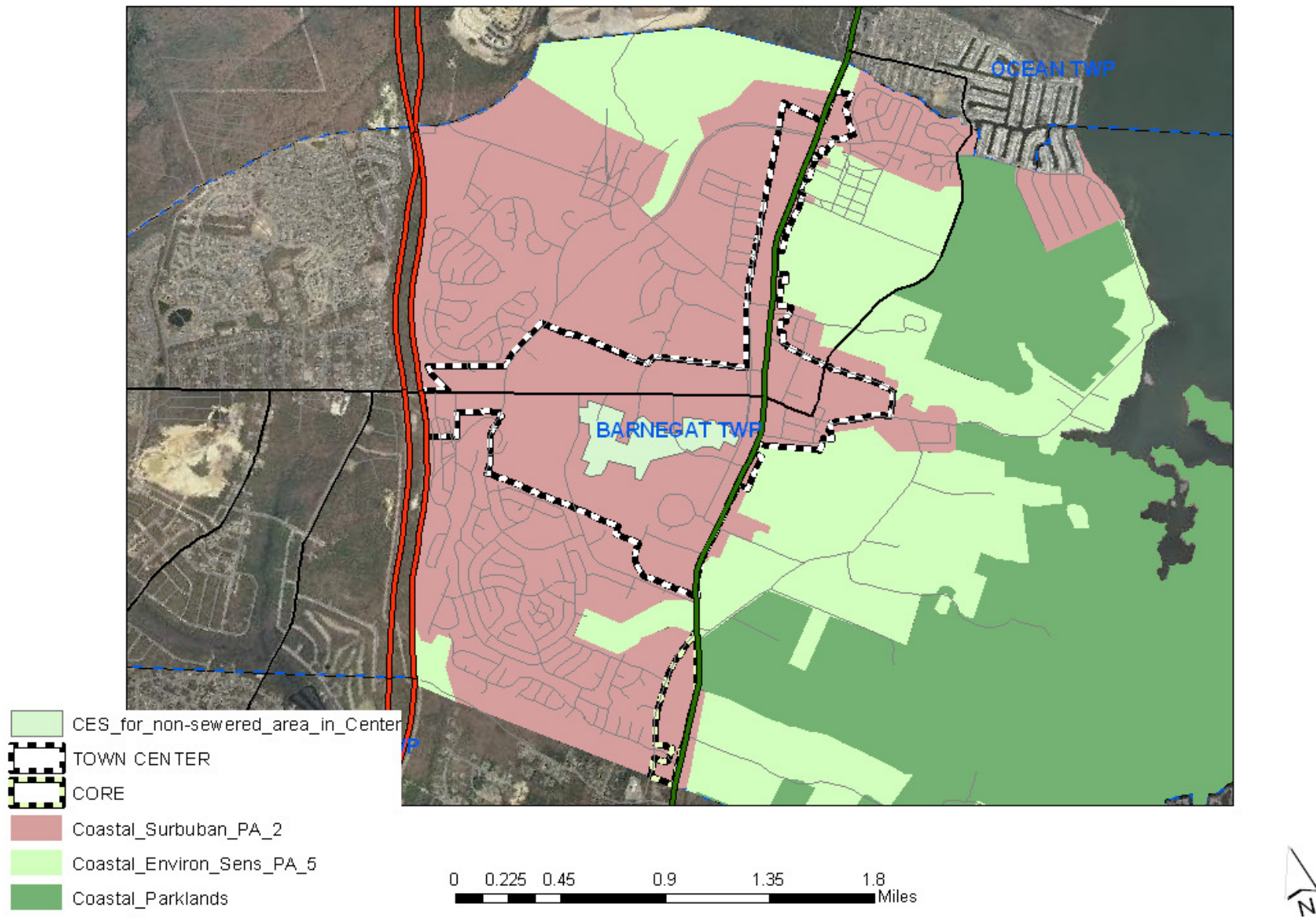
Section 55-32, Cluster Development, sets forth the requirements for the implementation of the cluster development option within the PW (Preserved Waterfront) and RC-7.5 (Residential Cluster) zone districts. This ordinance allows for the reduction of lot size without increasing gross density and mandates that at least 20 percent of the lot area should be preserved as open space. Additionally, this option can be exercised on one (1) or more contiguous tracts of land containing not less than 30 acres. This option is for subdivisions on contiguous tracts of land not less than 30 acres.

Other Actions the Township took in order to conserve the State's Natural resources

Barnegat Township has also proposed a number of measures to provide enhanced environmental protection to coastal resources through the Initial Plan Endorsement process. The Township is requesting a designation of certain wetlands, stream corridor and steep slope areas as Critical Environmental Sites. Barnegat has prepared a draft amendment to the Preserved Waterfront Zone ordinance that would remove uses that are associated with large areas of disturbance, such as schools and golf courses, from being permitted uses within the PW Zone.

The center boundary denotes pristine habitat from disturbed habitat. The Township worked with DEP to protect the habitat of threatened and endangered species. The center boundary surrounds land that has been disturbed by human development. Environmentally sensitive lands were excluded from the center denoting more pristine, undisturbed habitat in the environs. The zoning boundaries coincide with the center boundary, encouraging higher density human scale development in the center and discouraging development outside the center.

Barnegat Township Planning Areas & Critical Environmental Sites



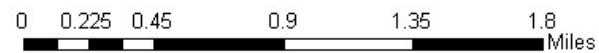
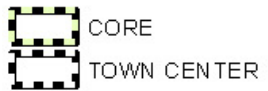
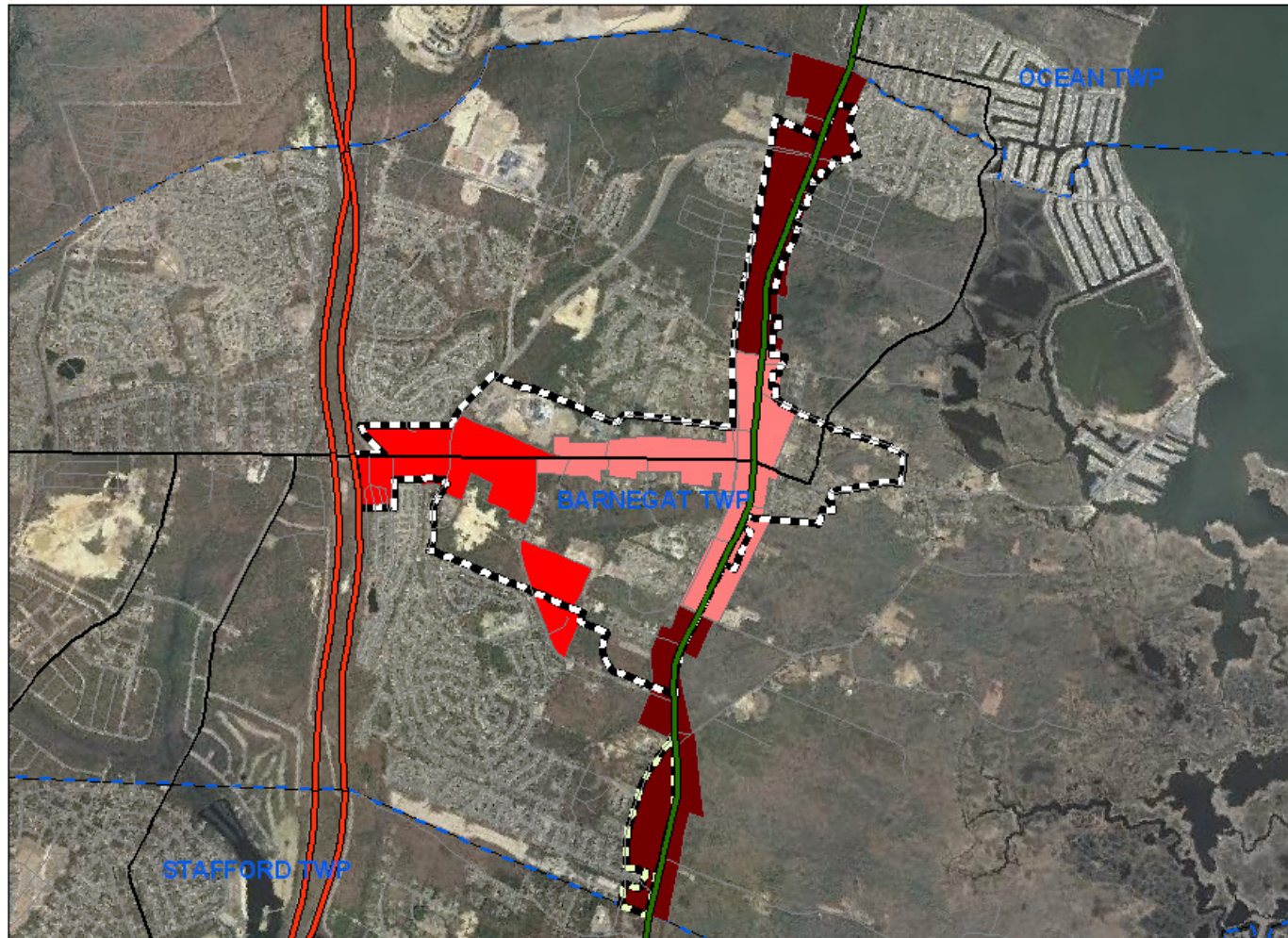
GOAL	POLICIES	INDICATORS
<p>Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey</p> <p>STRATEGY: Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state's strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.</p>	<p>Policy on Economic Development - Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.</p> <p>Policy on Agriculture - Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.</p> <p>Policy on Equity - It is the position of the State Planning Commission that the State Plan should neither be used in a manner that places an inequitable burden on any one group of citizens nor should it be used as a justification for public actions that have the effect of diminishing equity. It is also the position of the Commission that the achievement, protection and maintenance of equity be a major objective in public policy decisions as public and private sector agencies at all levels adopt plans and policies aimed at becoming consistent with the State Plan.</p>	<p>Key Indicator 1. New development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas</p> <p>Indicator 1. Average annual disposable income among New Jerseyans</p> <p>Indicator 2. Unemployment</p> <p>Indicator 3. Conversion of farmland for development</p> <p>Indicator 5. Agricultural output</p> <p>Indicator 7. Economic output per unit of energy consumed</p> <p>Indicator 21. Municipalities with median household incomes of less than \$30,000 per year (in 1990 dollars)</p> <p>Indicator 22. Number of census tracts with more than 40% of the population living under the poverty level</p>

Barnegat Township's new development regulations promote economic development and provide incentives for private redevelopment in centers. The planned center-based development is more consistent with market trends than the previous zoning. The market for single family detached housing is dwindling and the market for higher density housing is picking up. Diversifying New Jersey's monoculture of single family detached housing is critical to the recovery of the housing market as well as preventing "human capital flight", or the "brain drain." The higher densities planned in the center will help landowners retain some value and having a downtown area will enhance the value of proximal single family detached housing. *Human capital flight, also known as "brain drain", is the large-scale emigration of a large group of individuals with technical skills or knowledge.

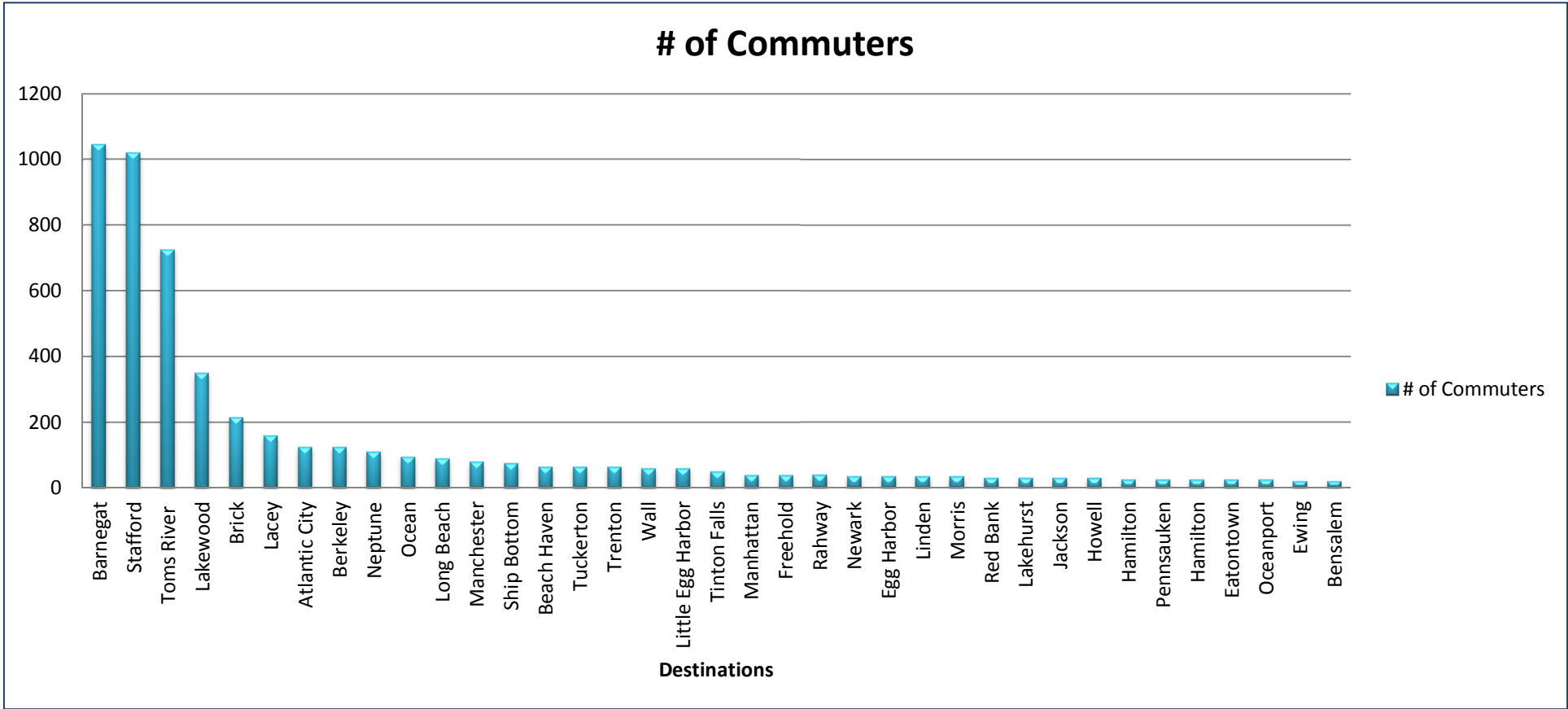
A buildout based on the existing zoning (taking environmental constraints into account) allows for an additional 2,273 homes and 8,964,000 square feet of commercial uses. Barnegat has a draft center ordinance that establishes overlay zones. This draft has not been adopted yet and the buildout has not been established. The intent and purpose is listed below.

- To promote compact mixed-use development in the Town Center predominately comprised of commercial uses to provide goods and services to Township residents and visitors, and a limited number of second or third story residential dwellings above commercial uses.
- To encourage development and redevelopment within the Town Center in order to preserve and protect environmentally sensitive land within the Township.

Barnegat Township Center Overlay Zones



About 1,045 citizens live and work in Barnegat Township. Other employment areas include Stafford, Tom’s River and Lakewood.



Workforce by Sector	Employees	% of workforce
Agriculture, Forestry, Fisheries and Mining	8	0.1
Construction	492	7.8
Manufacturing	380	6
Wholesale Trade	279	4.4
Retail Trade	995	15.8
Transportation, Warehousing and Utilities	468	7.4
Information	168	2.7
Finance, Insurance and Real Estate	276	4.4
Professional, Scientific, Management, Administrative, and Management Services	376	6
Educational, Health and Social Services	1611	25.6
Arts, entertainment, recreation, accommodation and food services	504	8
Other Services	430	6.8
Public Administration	315	5

This chart displays the various sectors that Barnegat's residents are employed in. The most common forms of work for Barnegat's residents are Educational, Health and Social Services, followed by retail.

GOAL	POLICIES	INDICATORS
<p>Goal 4: Protect the Environment, Prevent and Clean Up Pollution</p> <p>STRATEGY: Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing</p>	<p>Policy on Air Resources - Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.</p> <p>Policy on Energy Resources - Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.</p> <p>Policy Waste Management, Recycling and Brownfields- Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>	<p>Indicator 4. Percent of brownfield sites redeveloped</p> <p>Indicator 7. Economic output per unit of energy consumed</p> <p>Indicator 8. The generation of solid waste on a per capita and per job basis</p> <p>Indicator 9. Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide</p> <p>Indicator 10. Greenhouse gas emissions</p> <p>Indicator 13. Changes in toxic chemical use and waste generation (non-product output or NPO) by New Jersey's manufacturing sector</p> <p>Indicator 15. Vehicle miles traveled per capita</p>

Laurel Oaks:

Contamination at Laurel Oaks was minimal and related to railway construction. The former rail bed behind the property is now a trail. The site was remediated to remove tar and underground storage tanks. The zoning board approved 93 affordable units.

Gunning River Road Redevelopment Investigation:

There are two monitoring wells at the Gunning River Road site. The site contains buried construction debris and class B recycling materials (stumps, rail ties, tires). An investigation to determine if the area qualifies as an area in need of redevelopment is currently underway.

GOAL	POLICIES	INDICATORS
<p>Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost</p> <p>STRATEGY: Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p>Policy on Infrastructure Investments - Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, manage demand and supply, restore systems in distressed areas, maintain existing infrastructure investments, design multi-use school facilities to serve as centers of community, create more compact settlement patterns in appropriate locations in suburban and rural areas, and time and sequence the maintenance of capital facilities service levels with development throughout the state.</p> <p>Policy on Transportation - Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>	<p>Key Indicator 4. Meet present and prospective needs for public infrastructure systems</p> <p>Indicator 14. The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home</p> <p>Indicator 16. Number of pedestrian fatalities in vehicular accidents on state roads</p> <p>Indicator 17. Increase in transit ridership</p> <p>Indicator 18. Percent of potable water supplies that meet all standards</p> <p>Indicator 19. Percent of development on individual septic systems</p>

Barnegat Township worked to ensure that adequate infrastructure is planned for. Their efforts have been focused on Transportation, and water conservation.

The Township is currently working with Ocean County and NJDEP to update its Sewer Service Areas in order to encourage more compact development and protect environmental resources. The entire town center is within a sewer and water service area. About 80% of the proposed center is presently serviced by sewer and water. Wastewater is sent to Central Wastewater in Berkeley.

Water Supply

The Township also has five wells from which water is drawn. Wells 5 and 6 are located west of the Garden State Parkway in the Mirage development near Lakeland Drive. Wells 3 and 7 are centrally located near Bay Avenue and Well 4 is located on Water Street. Well 9 was constructed recently and is not in service at this time.

Barnegat's water allocation permit became effective August 1, 2009 and outlines the limit requirements for all the wells. According to the permit the maximum amount of water that may be pulled from all of the wells in Barnegat, (including Well 9) is 5,800 gallons per minute or 154 million gallons per month and 1,162 million gallons per year. In addition, in order to provide additional backup pumping capacity, the Township plans to construct a future well, "Well 10". Currently, Well 10 is in the planning stages and has been preliminarily cited near the western boundary of the water service area near Pancoast Road. Well 10 will provide for more flexibility for operations when any of the other wells are down for maintenance purposes.

In 2006, the DEP approved an increase in water allocation from 400.9 million gallons per year to the current allocation level of 1,162 million gallons per year. However, water consumption records indicate the actual annual diversion has not increased significantly. Based on NJTPA estimates the population increased 14.03% between 2005 and 2010. Although there has been a significant increase in the population, the annual diversion has only increased from 635.1 million gallons per year; well below the existing permitted diversion allocation of 1,162 million gallons per year and NJDEP's projected water usage for Barnegat Township of 900 million gallons per year.

In December 1982, the Township committee adopted an ordinance entitled Water/Sewer Utility. This ordinance regulates water use rules and regulations including but not limited to water use restrictions, outdoor water use and irrigation and excess water user charges. In 2001, the ordinance was revised to include restricting irrigation between April 15th and September 30th of each calendar year, by means of an odd/even watering schedule. Following this ordinance, Barnegat adopted a Water Conservation ordinance in September 2005. This ordinance was created to encourage the voluntary participation by Township residents and requires non-residential developers to utilize private wells and any non potable water uses in an attempt to decrease the draw on the public water supply and promote water conservation. This ordinance demonstrates Barnegat's continued efforts to promote water conservation.

GOAL	POLICIES	INDICATORS
<p>GOAL 6: Provide Adequate Housing at a Reasonable Cost</p> <p>STRATEGY: Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p>Policy on Housing - Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p>Policy on Design - Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p>Indicator 20. Percent of New Jersey households paying more than 30% of their pre-tax household income towards housing</p> <p>Indicator 24. Annual production of affordable housing units</p>

The Township housing stock consists of 80% single family detached housing. The housing element notes that there has been a strong demand for single family detached units in Barnegat Township. However, during the period from 2009-2018 it is anticipated that the number of residential units constructed will steadily decline due to lack of developable land and environmental constraints.

Type of Obligation	Units
Rehabilitation Obligation	0
Prior Round Obligation	329
Growth Share Obligation	401
Total	730

GOAL	POLICIES	INDICATORS
<p>Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value</p> <p>STRATEGY: Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.</p>	<p>Policy on Historic, Cultural and Scenic Resources - Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values</p>	<p>Key Indicator 2. The amount of land permanently dedicated to open space and farmland preservation</p> <p>Indicator 12. Conversion of land per person</p>

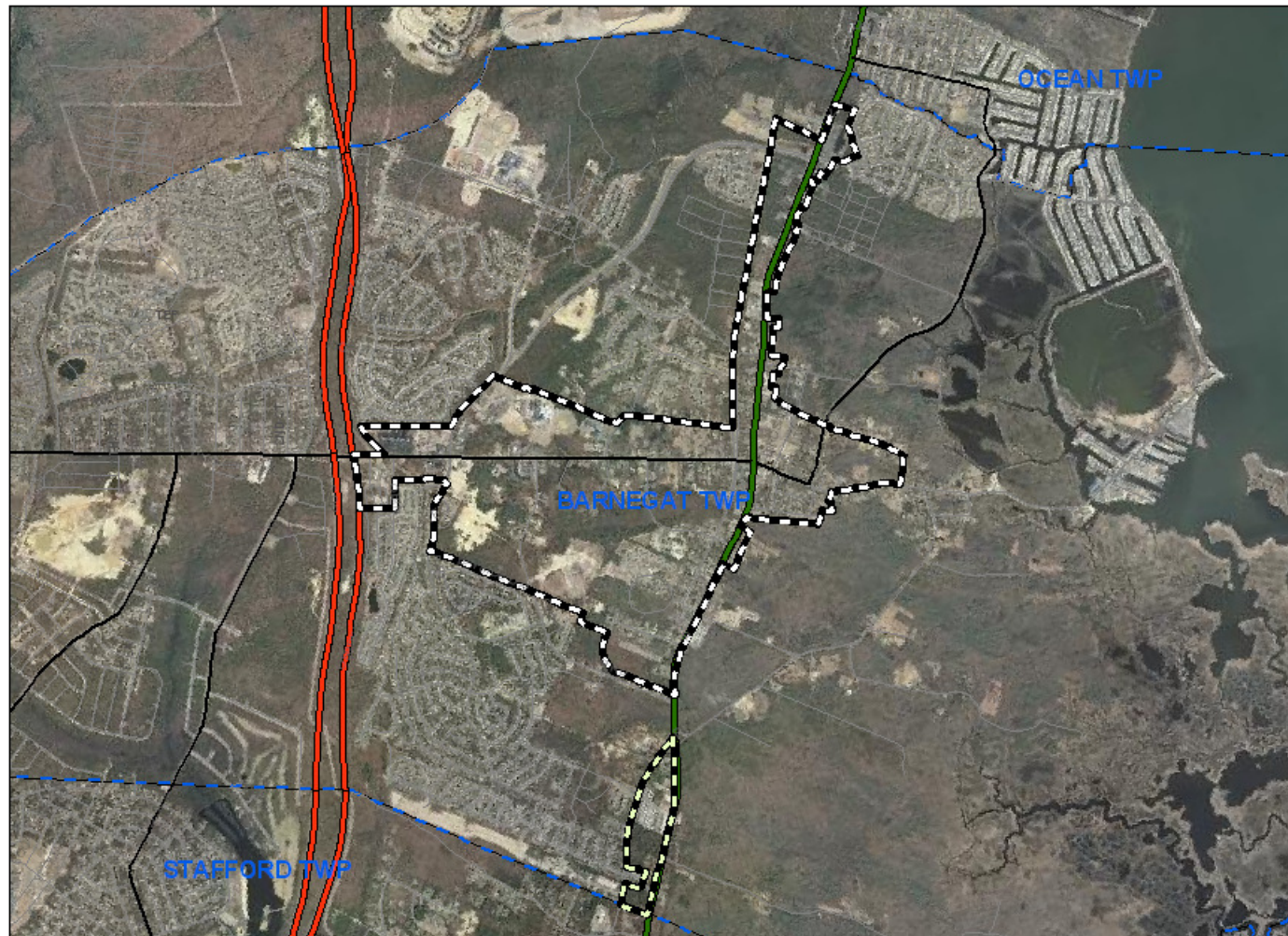
There are historically significant areas in Barnegat Township and the Township has completed or planned for historic preservation documentation and planning efforts. Barnegat recently updated the Master Plan with a Historic Element. The Barnegat Historic district was established via SHPO opinion in 1985.



The Township is working to carefully plan and manage infrastructure crucial to the dignity and quality of life of the citizenry. The Township also provides many educational and recreational amenities in town for the citizenry to enjoy. The Township contains three recreational zones. The Northeast and Southeast recreational zones are located within the proposed town center. The Northeast zone includes the 18 acre youth sports complex, the proposed 43 acre Rose Hill Road Park, the Ocean County Natural Lands area and the new High School. The Southeast zone includes three, two-acre parks. The Dunfee school is in the Southeast zone and includes a little league field. Facilities in the town center include the library, churches, schools, the fire station, the municipal complex, and a post office.

PROPOSED CENTER

The Township of Barnegat has requested designation of a Town Center and a Core. The State Plan outlines both the hierarchy of centers and the designation criteria, which establish certain basic thresholds of land area, population, employment and densities for the various center categories.

Barnegat Township Town Center and Core



 TOWN CENTER
 CORE

0 0.225 0.45 0.9 1.35 1.8 Miles



CRITERIA	State Plan Criteria: Town Center	Proposed Town Center Baseline	Proposed Town Center (20 years forward)
Function	Mixed-use core and diverse housing. Identified as a result of a strategic planning effort.		
Land area	< 2 sq mi	3.08 sq mi	
Housing units	500 to 4,000	4,152	
Housing Density	> 3 du/acre	2.1 units per acre	
Number of people	1,000 to 10,000	11,837	
Density	> 5,000 per sq mi		
Employment	>500 to 10,000	5,575 jobs	
Jobs-housing ratio	1:1 to 4:1	1.34:1	
Capacity (general)	Sufficient existing or planned infrastructure.		
Transportation	Arterial highway or public transit.		

PLANNING & IMPLEMENTATION AGREEMENT

Intended to help forge a lasting partnership between the Commission and the Township, Plan Endorsement is a two-way commitment, embodied in the PIA. Additional planning and design work will still be required on the part of the Township, and these efforts need to be carefully monitored by the Commission and the state agencies. From the efforts made so far to reach the present consensus, it is evident that the desire of the Township to succeed is real and the Commission should support these planning efforts.

BARNEGAT PIA				
Item No.	Subject	Action Item	Assisting Entity	Township Deadline
1	Plan Endorsement Review	After one year and then Biennially thereafter, Barnegat Township shall submit a report to NJOPA and the public concerning the terms of this PIA and related efforts pursuant to NJAC 5:85-7.12(c). The first report shall include the Statement of Planning Coordination section to discuss how future center-based development, infrastructure & capacity, and environmental protection will be coordinated with adjacent municipalities. This section shall also address cross-border issues such as development impacts and potential for shared services.	-	1 year post endorsement & biennially thereafter
2	Update Zoning Map	Presently, the zones that the center boundary overlay applies to, (CPHD, CN, CV) are within and outside of the center boundary. The center boundary divides these zones. This should not be the case. The center should consist of coterminous zones that permit center based development. Zones outside the center should be adjusted per the County's wastewater management plan based on nitrate dilution modeling. The zoning must correspond with the boundaries of state plan centers and planning areas.	-	
3	Commercial Design Standards	Barnegat will develop commercial design standards. OPA will provide samples.	-	1 year post endorsement
4	PW Zone	Remove uses associated with large areas of disturbance---existing non conforming lots shall be exempted.	TBD	6 months post endorsement
5	Parking standards	OPA will work with the municipality to develop parking standards.	OPA, DCA	1 year post endorsement
6	Town Center Streetscape Design	The Township along with the state and county will provide paver crosswalks and other pedestrian friendly streetscape elements within the Town Center	State and County	2 years post endorsement
7	Land Use	The Township shall rezone unsewered areas based on the Nitrate Dilution Model developed per the Wastewater Management Plan.	DEP, ANJEC	Ongoing
8	Town Center and Commercial Core Ordinances	The Township shall adopt a Town Center Ordinance and a Commercial Core Ordinance that reflects the vision set forth within the Master Plan. The ordinance shall establish requirements for connectivity.	OPA	6 months post endorsement

9	Zoning Ordinance Consistency	The zoning ordinance must be compliant with the State Highway Access Management Code and the Township must demonstrate that it has not approved any non-conforming uses that would contravene the Code.	Federal, State and County Entities	2 years post endorsement
10	Wellhead Protection Ordinance	The Township shall adopt a Wellhead Protection Ordinance to enhance protections to water quality.	-	90 days post endorsement
11	Regulation and Maintenance of Septic Systems	The Township shall work with Ocean County to develop and implement new measures regarding the maintenance of septic systems.	-	1 year post endorsement
12	Affordable Housing	At this time the future of the affordable housing regulatory process is uncertain, however, Barnegat Township shall comply with applicable future affordable housing requirements. The Township shall also amend its Housing Plan Element and Fair Share Plan in accordance with applicable regulatory requirements and timeframes.	State	Ongoing
13	Open Space	The Township shall continue to preserve and acquire open space parcels through its Open Space Tax and Open Space Trust Fund, the Green Acres Program, and other sources, if available. Acquisitions of parcels shall be prioritized based upon considering size, location relative to existing or planned acquisitions, environmental sensitivity, and habitat value.	DEP, Ocean County, Private and Corporate Trusts	Ongoing
14	Pedestrian	The Township shall make reasonable efforts to increase pedestrian connectivity between adjacent neighborhoods and businesses, parks, open space, parking lots, and the downtown area through the expansion of its trail and sidewalk system and linkages between adjacent land uses.	DOT, Ocean County	Ongoing
15	Economic Development	The Township shall prepare an Economic Development Statement as part of the Petition Report that summarizes existing commercial development, past and present economic development efforts and identifies any future plans for economic development initiatives. The Economic Development Statement shall also identify potential opportunities for redevelopment and rehabilitation, including opportunities at brownfield sites, greyfield sites, existing underutilized property and large tracts of vacant property in non-residential zones.	OPA, OEG, EDA	2 years post endorsement
16	Wastewater Management	The Township agrees that it will, in a timely fashion, take all actions necessary to comply with the requirements and standards of the Ocean County Wastewater Management Plan upon adoption by NJDEP in accordance with the regulations governing wastewater planning as provided for by the State's Water Quality Management Rules or the County Wastewater Management Plan.	NJDEP and Ocean County	Ongoing
17	Hazard Mitigation and Evacuation Planning	The Township shall coordinate hazard mitigation and evacuation planning with adjoining municipalities, including coordination to support the Firewise Program of which the Township is a member. Additionally, the Township shall regularly review its evacuation plan in order to identify aspects that need to be updated and, subsequently, amend the plan accordingly. The Township shall work with OPA to identify available grants and funding for these efforts.	Police Departments Ocean County, State, Federal	Ongoing

18	Recycling	The Township shall prepare a statement of consistency with the County Solid Waste Management Plan, including municipal strategies to achieve the State's Recycling Goals and reduce municipal solid waste. The document shall include: Provisions for collection, disposition and recycling of mandatory recyclable materials, disposition and recycling of construction and demolition waste, educational strategies for businesses and residents, provisions for the disposal of household hazardous waste, strategies to reduce and reuse waste, and provisions for the disposal of universal waste.	-	2 years post endorsement
19	Intergovernmental Coordination	The Township shall coordinate with planning efforts of adjoining municipalities, and County, State and regional entities concerning regional planning related to, transportation, economic development, tourism, natural resource protection, open space and recreation.	State, Regional and Ocean County Entities	Ongoing
20	Green Building and Sustainability Plan	The Township shall prepare a Green Building and Sustainability Plan that establishes policy for and encourages the efficient use of natural resources, open space, renewable energy systems, allowing ecosystems to function naturally, conserving and reusing water resources, treating storm water on-site, optimizing climatic conditions through site orientation and design, and considers the impact of buildings on the local, regional and global environment. The Sustainability Plan should explain how it relates to the conservation activities of adjacent towns and regional entities to better coordinate resource protection and land acquisition efforts.	State, Regional and Ocean County Entities	1 year post endorsement
21	Public Health Impact	DEP will provide petitioners with an inventory of sites known to emit pollution or be contaminated. Petitioners must cross-apply this information with demographic information to ensure that planning does not adversely or disproportionately affect minority and low income individuals.	DEP	2 years post endorsement
22	Source Water Protection Plan Water Conservation Ordinance	Manages potential sources of contamination and threats of contamination in a source water protection area. This plan shall include a delineation of the source water area, inventory of known contaminated sources, potential sources of contamination, public outreach about contamination threats, and implementation methods to prevent, reduce or eliminate threats, as well as contingency strategies for water supply contamination or service interruption.	DEP	2 years post endorsement
23	Community Facilities Plan & Map	A community facilities plan will need to be created if the petition proposes significant growth and will generate demand for facilities addressed in the existing plan.	Ocean County	3 years post endorsement
24	Board of Education 5-Year Facilities Plan	School should be appropriately sited. Where possible they should be within walking distance from students. Walking paths or sidewalks should be located away from fast moving traffic to accommodate younger students.	State and County	Ongoing

25	Capital Improvement Plan	<p>The program shall at a minimum:</p> <ul style="list-style-type: none"> • Encompass major current or planned projects involving federal, state, county and other public funds or supervision; • Prioritize projects according to urgency and need for revitalization, and recommend a time sequence for their implementation; • Contain estimated project costs and indicate probable operating and maintenance costs and revenues; • Account for existing sources of funds and any need for additional sources of funds for the implementation and operation of each project; • Be based on existing information in the possession of municipal departments and agencies and take into account public facility needs indicated by the master plan or permitted under other municipal land use controls; and • Estimate the displacement of persons and establishments and related cost caused by each recommended project 	State, Regional and Ocean County Entities	Ongoing
26	Municipal Recycling Ordinance(s)	Provide the municipal recycling ordinances required pursuant to N.J.S.A. 13:1E99.11 et seq.	-	1 year post endorsement
27	Bike Path to the beach	Work with OPA and Ocean County to establish a bicycle path along Bayshore Drive, Plank Road and East Bay Avenue to provide safer bicycle access from the Town Center to the beach area.	OPA and County	1 year post endorsement
28	Ordinance Review of inconsistencies	Barnegat Township intends to comprehensively reorganizing the existing environmental ordinances so as to eliminate any inconsistencies and redundancies.	State, ANJEC	1 year post endorsement
29	Senior Development	Considering the high number of seniors moving to Barnegat, the township shall assess the needs of the citizenry and assess the existing emergency services and medical care available to the senior citizen population as well as the entire population in order to promote the health, safety, convenience, dignity, and welfare of the community.	State, Regional and Ocean County Entities	2 years post endorsement
30	Boat Launch	Analyze the feasibility of providing a boat launch area and obtain assistance acquiring any required permits from State agencies.	DEP	2 years post endorsement
31	Recreational Improvements to the Dock Area	Analyze the feasibility of implementing improvements to enhance the public dock area and obtain assistance acquiring any required permits from State agencies.	DEP	2 years post endorsement
32	Historic District Streetscape Design	The Township along with the state and county will provide pedestrian friendly streetscape elements including paver sidewalks and gas lamp street lights within the Historic District and Transition Area.	State and County	2 years post endorsement

STAFF RECOMMENDATION

The Township of Barnegat's vision is consistent with the State Plan. Therefore, OPA staff recommends Plan Endorsement for the Township, including the designation of the Core and the Town Center. This recommendation recognizes the efforts made by the Township, which has demonstrated commitment and leadership towards improving its plans, through the fulfillment of the Action plan phase. We look forward to working with the Township to further its plans via refinement and implementation.