

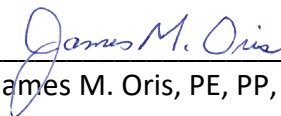
# Municipal Self-Assessment Report


## Little Egg Harbor Township Ocean County, New Jersey

July 2022  
Resolution No. 2022-184

Prepared for:  
**Little Egg Harbor Township Committee**

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## Introduction

The 2001 New Jersey State Development and Redevelopment Plan identifies three centers within Little Egg Harbor Township. These include: Mystic Island Town Center; Parkertown Village Center; and, Tuckerton Town Center. The term of center designation was set to expire on June 30, 2020. However, in response to the COVID-19 pandemic and Governor Phil Murphy's dual declaration of a State of Emergency and Public Health Emergency with Executive Order No. 103 on March 9, 2020, the NJ State Planning Commission (NJSPC), with the passage of Resolution No. 2020-07, extended center designation for a term of 180 days following the termination of Executive Order No. 103.

As of the preparation of this Municipal Self-Assessment Report, Executive Order No. 103 and, therewith, the State of Emergency and Public Health Emergency ended recently. The State Planning Commission is considering rule-making to address the center expirations. Thus, Little Egg Harbor Township's center designations were still in place. Nonetheless, the Township has decided to be proactive in its efforts to secure plan endorsement and an extension of its center designation and has, therefore, prepared this Municipal Self-Assessment Report in advance of the end of the State of Emergency and Public Health Emergency.

The purpose of this Municipal Self-Assessment Report is to examine the current state of municipal land use and development policy in support of Little Egg Harbor Township's petition for plan endorsement and center designation. It has been prepared in general accordance with the guidelines of the Office for Planning Advocacy (OPA) and is organized into the following sections:

- Existing Conditions, which examines the local and regional context of Little Egg Harbor Township, provides an inventory of key characteristics, and discusses the status of planning in the municipality;
- Community Vision and Participation, which communicates a vision for the designated centers and documents how community visioning requirements for plan endorsement have been completed;
- Recent and Pending Development Activities, which inventories all major development activities that have occurred since 2016 (i.e., the past five years), as well as all pending major development applications;
- Statement of Planning Coordination, which describes how Little Egg Harbor Township has coordinated with state and county agencies, adjacent municipalities, and the private sector in its planning efforts;
- Special Programs, Grants and Capital Projects, which inventories all special programs, grants and capital projects involving state, federal or other non-municipal resources;
- Statement of Sustainability and Resiliency, which describes how Little Egg Harbor Township's planning documents and regulations support social, economic, and environmental sustainability, including resiliency to climate change.

- Plan Relationships, which examines the consistency of the Little Egg Harbor Township Master Plan at the local, regional, and state levels;
- State Agency Actions and Assistance, which identifies pending actions, as well as specific planning initiatives for which Little Egg Harbor Township is requesting state financial and/or technical assistance; and
- Conclusion, which provides a summary justification for extension of plan endorsement and center designation.

### Simplified Process

It should be noted that, since Little Egg Harbor Township's centers have already been designated, the processes of petitioning the SPC for plan endorsement to effectuate an extension of center designation is simplified with the grant of a plan endorsement hinging upon: 1) a demonstration that the municipal master plan and ordinances remain consistent with the goals and objectives of the 2001 State Development and Redevelopment Plan; and 2) a demonstration that the municipal ordinances recognize and seek to ameliorate the adverse consequences of climate change and sea level rise.

### Existing Conditions

This part of the Municipal Self-Assessment Report describes the local and regional context of Little Egg Harbor Township, inventories key characteristics (e.g., demographic, housing and economic), and discusses the current status of planning within the municipality.

### Location and Regional Context

Little Egg Harbor Township is primarily located to the north of Great Bay and Little Egg Harbor in the southern part of Ocean County. Its total jurisdiction is about 74.0 square miles, though much of it is encompassed by Great Bay and Little Egg Harbor and only about 48.0 square miles comprised of land area. Little Egg Harbor Township shares land borders with: Eagleswood and Stafford townships in Ocean County to the east; Bass River Township in Burlington County to the west; and Tuckerton Borough in Ocean County to the south.

Little Egg Harbor Township is divided by the Garden State Parkway (GSP), which runs in an easterly–westerly direction through the municipality and effectively divides the municipality into a northern part (incl., areas to the north of the GSP) and a southern part (incl., areas to the south of the GSP).

The overwhelming majority of development in Little Egg Harbor Township is located to the south of the GSP, and frequently concentrated or within close proximity of US Route 9. The extreme southern part of the municipality is comprised of sedge islands, which contain no development except for a few small marinas, the Marine Field Station of Rutgers University, and related facilities. The northern part of the municipality is predominantly located within the Pinelands Preservation Area and is predominantly forested with only a very limited amount of development.

The map in Appendix 1 depicts the generalized location of the Township and surrounding towns.

### Inventory of Key Characteristics

The following subsections provide overviews of Little Egg Harbor Township's demographic, housing, economic and land use characteristics, as well as discussions of its: public facilities and services; circulation system; water and sewer infrastructure; open space and recreation areas; historic and cultural resources; climate change vulnerabilities; and resiliency planning efforts.

### Demographic Characteristics

The United States Census Bureau estimated that Little Egg Harbor Township's population was 20,784 residents on April 1, 2020, which represents an increase of 719 residents since the time of the 2010 United States Census. This increase equates to an average annual change of approximately 0.004 percent, which was significantly less than the average annual change of 1.5 percent that occurred in Ocean County and 0.6 percent that occurred in New Jersey during the same period. With regard to the period between the 2000 and 2010 United States censuses, it is noted that the average annual change of 2.6 percent that occurred in Little Egg Harbor Township was also higher than the average annual change of 1.3 percent that occurred in Ocean County and 0.4 percent that occurred in New Jersey.

Table 1 compares recent population growth in Little Egg Harbor Township with Ocean County and New Jersey.

**Table 1: Recent Population Development**

	2000		2010		2020		% Change		
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	2000-2010	2010-2020	2000-2020
<b>Little Egg Harbor</b>	15,945	—	20,065	2.6%	20,784	0.004%	25.8%	3.5%	30.3%
<b>Ocean County</b>	510,916	—	576,567	1.3%	637,229	1.05%	12.8%	10.5%	24.7%
<b>New Jersey</b>	8,414,350	—	8,791,894	0.4%	9,288,994	0.6%	4.5%	5.6%	10.4%

With an eye to the future, it is noted that the North Jersey Transportation Planning Authority (NJTPA) has projected that Little Egg Harbor Township's population will reach 27,884 residents by 2045. This represents an increase of 7,100 residents since 2020, or an annual average change of approximately 1.4 percent (n.b., the NJTPA has not published projections for Ocean County or New Jersey).

Regarding the age of Little Egg Harbor Township's population, it is noted that, according to the 2019 Five-Year American Community Survey Estimates of the United States Census Bureau, the median age is 51.2 years. This is an increase of 5.8 years since the time of the 2010 United

States Census, which reported a median age of 45.4 years. In addition, it is noted that Little Egg Harbor Township's median age was much higher than the median ages of 42.7 years in Ocean County and 39.9 years in New Jersey that were reported in the 2019 Five-Year American Community Survey Estimates.

In addition to the above, it is noted that the age of Little Egg Harbor Township's population manifests in the percentage of population aged 62 years or older. Indeed, as reported in the 2019 Five-Year American Community Survey Estimates, 33.9 percent of Little Egg Harbor Township's population was 62 years or older, whereas only 26.4 percent of Ocean County's population and 19.5 percent of New Jersey's population was aged 62 years or older.

### Housing Characteristics

The United States Census Bureau estimated that Little Egg Harbor Township had a total of 11,690 housing units as part of the 2019 Five-Year American Community Survey Estimates. This represents an average annual increase of 1.3 percent over the 10,324 housing units that existed at the time of the 2010 United States Census. This average annual increase was significantly higher than the average annual increase of 0.2 percent that was exhibited in both Ocean County and New Jersey during the same period. With regard to the period between the 2000 and 2010 United States censuses, it is noted that the average annual increase in the number of housing units of 3.0 percent that occurred in Little Egg Harbor Township was also higher than the average annual increase of 1.2 percent that occurred in Ocean County and 0.7 percent that occurred in New Jersey. Thus, the number of housing units in Little Egg Harbor Township has grown faster than at the county and state levels since the time of the 2000 United States Census.

Table 2 compares recent growth in the number of housing units in Little Egg Harbor Township with those of Ocean County and New Jersey.

**Table 2: Recent Housing Development**

	Little Egg Harbor Township		Ocean County		New Jersey	
	Housing Units	Average Annual Change	Housing Units	Average Annual Change	Housing Units	Average Annual Change
<b>2000</b>	7,931	—	248,711	—	3,310,275	—
<b>2010</b>	10,324	3.0%	278,052	1.2%	3,553,562	0.7%
<b>2019</b>	11,690	1.3%	283,297	0.2%	3,616,614	0.2%

With regard to the type of housing units that existing in Little Egg Harbor Township at the time of the 2019 Five-Year American Community Survey, it is noted that 87.4 percent were described as single-family detached. This is significantly higher than the 75.8 percent and 53.5 percent of housing units that were described as single-family detached in Ocean County and New Jersey, respectively. The preponderance of single-family detached housing units in Little Egg Harbor



Township is indicative of a relative lack of diversity in housing in Little Egg Harbor Township, as compared to Ocean County and New Jersey. Table 3 provides complete details on housing unit types in Little Egg Harbor Township, Ocean County, and New Jersey.

**Table 3: Units in Structure**

	Little Egg Harbor Township		Ocean County		New Jersey	
	Housing Units	Percent Total	Housing Units	Percent Total	Housing Units	Percent Total
<b>Single-Family Detached</b>	10,221	87.4	214,806	75.8	1,933,637	53.5
<b>Single-Family Attached</b>	769	6.6	25,318	8.9	347,652	9.6
<b>Duplex</b>	108	0.9	7,033	2.5	329,746	9.1
<b>3 or 4 Units</b>	164	1.4	7,246	2.6	227,397	6.3
<b>5 to 9 Units</b>	100	0.9	6,761	2.4	171,366	4.7
<b>10 to 19 Units</b>	87	0.7	5,265	1.9	176,064	4.9
<b>20 or More Units</b>	198	1.7	10,549	3.7	395,763	10.9
<b>Mobile Home</b>	43	0.4	6,289	2.2	34,238	0.9
<b>Boat, RV, Van, Etc.</b>	0	0.0	30	< 0.0	751	< 0.0
<b>Total</b>	<b>11,690</b>	<b>100.0</b>	<b>283,297</b>	<b>100.0</b>	<b>3,616,614</b>	<b>100.0</b>

In addition to the above, it is noted that, of the 11,690 housing units that were recorded as part of the 2019 Five-Year American Community Survey Estimates, 9,228 housing units were occupied. This represents an occupancy rate of approximately 78.9 percent and, conversely, a vacancy rate of approximately 21.1 percent. For comparison, it is noted that the vacancy rates for Ocean County and New Jersey were, as recorded as part of the 2019 Five-Year American Community Survey Estimates, 20.2 percent in Ocean County (i.e., 0.9 percent lower than in Little Egg Harbor Township) and 10.6 percent in New Jersey (i.e., 10.5 percent lower than in Little Egg Harbor Township).

Of the occupied housing units that existed in Little Egg Harbor Township at the time of the 2019 Five-Year American Community Survey Estimates, 7,953 units, or 86.2 percent, were owner-occupied and the remaining 1,275 units, or 13.8 percent, were occupied by renters. The percentage of housing units that were occupied by renters was lower in Little Egg Harbor Township than in Ocean County and New Jersey were 20.0 percent and 36.1 percent of all housing units were occupied by renters, respectively.

The number of occupied housing units is synonymous with the number of households. Thus, there were 9,228 households in Little Egg Harbor Township at the time of the 2019 Five-Year American Community Survey Estimates.

Regarding average household size, it is noted that, as reported in the 2019 Five-Year American Community Survey Estimates, the average household size in Little Egg Harbor Township was 2.26 members. This is 0.20 members lower than the average household size of 2.46 that was

reported in Little Egg Harbor Township at the time of the 2010 United States Census. This decrease in average household size corresponds with the ageing of Little Egg Harbor Township's population that has been previously discussed. Indeed, senior populations tend to live in smaller households due to a variety of factors, including lower number of children present; and a growing number of non-family households resulting from the death of a spouse or domestic partner.

Regarding the age of Little Egg Harbor Township's housing stock, it is noted that the median year of construction, as recorded within the context of the 2019 Five-Year American Community Survey Estimates, was 1986. This is more recent than in Ocean County and the State of New Jersey where the median year of construction was 1981 and 1967, respectively.

#### *Economic Characteristics*

With regard to the type of employment that is undertaken by Little Egg Harbor Township residents, it is noted that, according to the 2019 Five-Year American Community Survey Estimates of the United States Census Bureau, of the 9,411 residents aged 16 years or older that were involved in the labor force: 2,937, or 31.2 percent, were involved in management, business, science and arts occupations; 1,645, or 17.5 percent, were involved in service occupations; 2,750, or 29.2 percent, were involved in sales and office occupations; 1,145, or 12.2 percent, were involved in natural resource, construction and maintenance occupations; 934, or 9.9 percent, were involved in production, transportation and material moving occupations; and zero (0) were involved in military-specific occupations. This information is summarized in Table 4.

**Table 4: Occupation of Workers (16 Years or Older)**

<b>Occupational Class</b>	<b>Number</b>	<b>Percent</b>
Management, Business, Science and Arts	2,937	31.2
Service	1,645	17.5
Sales and Office	2,750	29.2
Natural Resources, Construction and Maintenance	1,145	12.2
Production, Transportation and Material Moving	934	9.9
Military-Specific	0	0.0
<b>Total</b>		<b>100.0</b>

#### *Jobs Located in Little Egg Harbor Township*

Information from the New Jersey Department of Labor and Workforce Development indicates that an average total of 2,880 jobs (incl., 2,135 private sector and 745 local government) were located in Little Egg Harbor Township during 2019 (n.b., this is the latest year for which municipal-level information is available).

#### *Land Use Characteristics*

Land use characteristics are described below within the context of: MOD-IV property tax assessment; 2015 land use/land cover; municipal zoning; redevelopment areas; transfer of

development rights; state planning area designations; Pinelands management areas; and coastal planning areas.

#### *MOD-IV Property Tax Assessment Database*

The territorial jurisdiction of Little Egg Harbor Township comprises a total of approximately 74.0 square miles or 47,343.0 acres. Of this area, approximately 45.8 square miles or 29,320.6 acres are located within a tax parcel. Areas that are not located within a tax parcel typically include roadway rights-of-way and areas inundated by water (incl., Great Bay and Little Egg Harbor).

New Jersey's MOD-IV Property Tax Assessment Database indicates that there are 13,082 parcels in Little Egg Harbor Township. Class 2 (Residential) properties are the most common land use, followed by Class 15C (Public) and Class 1 (Vacant). The allocation of land use classification among parcels is summarized in Table 5.

**Table 5: MOD-IV Property Tax Assessment Database**

Land Use Class	Number	Percent
Class 1 (Vacant)	1,262	9.6
Class 2 (Residential [Four Families or Less])	10,336	79.0
Class 3A (Farm [Regular])	5	> 0.0
Class 3B (Farm [Qualified])	27	0.2
Class 4A (Commercial)	187	1.4
Class 4B (Industrial)	2	> 0.0
Class 4C (Apartments)	2	> 0.0
Class 15A (Public School)	8	0.1
Class 15C (Public Property)	986	7.5
Class 15D (Charitable)	25	0.2
Class 15F (Other Tax)	242	1.8
<b>Total</b>	<b>13,082</b>	<b>100.0</b>

#### 2015 Land Use/Land Cover

2015 land use/land cover information from the New Jersey Department of Environmental Protection indicates that water comprises the largest type of land use/land cover in Little Egg Harbor Township. After water, forests comprise the second-largest type of land use/land cover, with wetlands comprising the third-largest type of land use/land cover. These land use/land cover types comprise 90.2 percent of the territorial jurisdiction of Little Egg Harbor Township. Table 6 provides details of land use/land cover in Little Egg Harbor Township.

**Table 6: Land Use/Land Cover**

Land Use/Land Cover	Acres	Square Miles	Percent
Agriculture	34.6	0.1	0.1
Barren Land	259.3	0.4	0.5
Forest	13855.6	21.6	29.3
Commercial/Services	297.4	0.5	0.6

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Industrial	8.1	> 0.0	> 0.0
Other	274.4	0.4	0.6
Recreation/Athletic Fields	433.1	0.7	0.9
Residential	3109.0	4.9	6.6
Transportation/Communication/Utilities	243.5	0.4	0.5
Water	17511.2	27.4	37.0
Wetlands	11320.3	17.7	23.9
<b>Total</b>	<b>47346.4</b>	<b>74.0</b>	<b>100.0</b>

2015 land use/land cover is mapped in Appendix 2.

### *Municipal Zoning*

Little Egg Harbor Township has a total of 28 zone districts. These districts are listed with the area they comprise in Table 7.

**Table 7: Municipal Zoning**

<b>Zone District</b>	<b>Acres</b>	<b>Sq. Mi.</b>	<b>Percent</b>
AHZ — Affordable Housing	16.2	> 0.0	0.1
C — Cemetery	0.5	> 0.0	> 0.0
FA — Forest Area	1555.0	2.4	5.0
FAC — Forest Area Cluster	208.8	0.3	0.7
GB — General Business	1190.1	1.9	3.9
HB — Highway Business	259.4	0.4	0.8
LI — Light Industry	135.4	0.2	0.4
MC — Marine Commercial	97.3	0.2	0.3
MF — Multifamily Residential	133.3	0.2	0.4
MUAH — Mixed-Use Affordable Housing	28.0	> 0.0	0.1
NB — Neighborhood Business	19.2	> 0.0	0.1
PA — Preservation Area	9269.9	14.5	30.0
PRC — Planned Retirement Community	156.4	0.2	0.5
PRD — Planned Residential Development	772.1	1.2	2.5
PV — Pinelands Village	146.3	0.2	0.5
R-1A — Residential	1365.8	2.1	4.4
R-3A — Residential	2304.1	3.6	7.5
R-50 — Residential	2169.9	3.4	7.0
R-5A — Residential	8672.2	13.6	28.1
R-70 — Residential	11.3	> 0.0	> 0.0
R-75 — Residential	321.1	0.5	1.0
R-100 — Residential	678.1	1.1	2.2
R-150 — Residential	235.4	0.4	0.8
R-200 — Residential	517.4	0.8	1.7
R-400 — Residential	174.1	0.3	0.6
R-75A — Residential	244.5	0.4	0.8
SC/GB — Senior Citizen/General Business	2.5	> 0.0	> 0.0
WFD — Waterfront Development	189.1	0.3	0.6
<b>Total</b>	<b>30,873.3</b>	<b>48.2</b>	<b>100.0</b>

### *Redevelopment Area*

In 2000, the Little Egg Harbor Township Committee designated the area formerly known as Beach Haven Park as an area in need of redevelopment. The “Parker’s Run Business Park Redevelopment Plan” was subsequently prepared for the area in 2001. Said redevelopment plan is framed around the following goals:

- Create value for the municipality from existing underutilized municipal land holdings by consolidating parcels for future residential and commercial development;
- Reduce the fragmentation of public land ownership in the area through lot consolidations, street vacations, and land acquisitions to increase the potential valuable and useful contribution to the Township's tax base and residents;
- Provide opportunities for housing of senior citizens;
- Provide opportunities for the creation of a wide variety of non-residential space that will provide entrepreneurial opportunities as well as providing services to residents of the Township; and
- Utilize municipal resources and authority to increase the potential utilization of the lands within the redevelopment area.

#### *State Planning Area Designations*

Little Egg Harbor Township is located within the following state planning areas:

- Planning Area 2 (Suburban Planning Area) — 11,130.0 acres, or approximately 17.4 square miles;
- Planning Area 4 (Rural Planning Area) — 3,168.0 acres, or approximately 5.0 square miles; and
- Planning Area 5 (Environmentally Sensitive Planning Area) — 6,394.6 acres, or approximately 10.0 square miles.

In addition to the above, it is noted that digital geographic data from the OPA identifies areas to the north of the GSP, as well as limited areas to the south of the GSP, as being situated within a Pinelands Management Area (n.b., this area corresponds with the Pinelands Preservation Area that is discussed in the following subsection). These areas comprise 19,600 acres, or approximately 5.3 square miles.

Other areas (incl., undeveloped portions of coastal islands are identified as state/federal open space/park). These areas comprise 12,638.6 acres, or approximately 19.7 square miles.

State planning areas are mapped in Appendix 3.

### *Pinelands Management Areas*

Little Egg Harbor Township is located within the Pinelands Region, as follows:

- Forest Area (incl., “Forest Area Water”) — 27,004.1 acres, or approximately 42.2 square miles;
- Preservation Area — 9,960.0 acres, or approximately 15.56 square miles;
- Regional Growth Area — 6,630.0 acres, or approximately 10.4 square miles;
- Rural Development Area — 3,559.0 acres, or approximately 5.6 square miles;
- Pinelands Village — 138.4 acres, or approximately 0.2 square miles; and
- Pinelands Town — 12.1 acres, or approximately 0.02 square miles.

Pinelands management areas are mapped in Appendix 4.

### *Coastal Planning Areas*

All areas to the south of the GSP, except for those areas to the south of the GSP that are located within the Pinelands Preservation Area, are subject to CAFRA regulations.

The following CAFRA planning areas are located to the south of the GSP:

- Coastal Environmentally Sensitive Planning Area — 6,379.2 acres, or approximately 10.0 square miles;
- Coastal Rural Planning Area — 3,262.8 acres, or approximately 5.1 square miles;
- Coastal Suburban Planning Area — 11,128.2 acres, or approximately 17.4 square miles; and
- Coastal Park Planning Area — 12,643.0 acres, or approximately 19.8 square miles.

Coastal planning areas are mapped in Appendix 5.

### *Public Facilities and Services*

Public facilities and services in Little Egg Harbor Township include:

- Pinelands Regional Junior High School, which is located at 590 Nugentown Road;
- Pinelands Regional High School, which is located at 590 Nugentown Road;
- George J. Mitchell Elementary School, which is located at 950 North Green Street;
- Frog Pond Elementary School, which is located at 305 Frog Pond Road;
- Robert C. Wood Early Childhood Center, which is located at 950 North Green Street;
- Little Egg Harbor Police Department, which is located at 665 Radio Road;
- West Tuckerton Volunteer Fire Company, which is located at 505 US Route 9;
- Mystic Island Volunteer Fire Company, which is located at 827 Radio Road;
- Parkertown Volunteer Fire Company, which is located at 830 Railroad Road;
- Great Bay Regional Volunteer Emergency Medical Services, which is located at 100 Oak Lane;
- Little Egg Harbor Township Branch Library of the Ocean County Library, which is located at 290 Mathistown Road;
- Little Egg Harbor Township Municipal Building, which is located at 665 Radio Road;

- Little Egg Harbor Township Municipal Building (Annex), which is located at 7 Gifford Road;
- Little Egg Harbor Township Municipal Utilities Authority, which is located at 823 Radio Road; and
- Little Egg Harbor Township Public Works Department, which is located at 1363 North Green Street.

#### **Circulation System**

Little Egg Harbor Township has 136.4 miles of roadways, including:

- 3.4 miles of federal roadways;
- 9.4 miles of limited-access roadways (incl., access ramps/lanes);
- 29.4 miles of county roadways; and
- 94.2 miles of local roadways.

The major roadways in Little Egg Harbor Township are: the GSP, which runs in an easterly–westerly direction through the central portion of the municipality; US Route 9, which runs in an easterly–westerly direction to the south of the GSP; and North Green Street (Ocean County Route No. 539), which runs in an northerly–southerly direction through the central portion of the municipality.

With regard to public transportation, it is noted that Little Egg Harbor Township is serviced by the following NJ Transit Bus Routes:

- Route No. 319, which provides service between New York City and Atlantic City, Wildwood and Cape May and intermediate points (incl., Little Egg Harbor Township). Service is operated daily, and the stop is located at the Southern Ocean County Park and Ride, which is located at Exit 58 of the Garden State Parkway.
- Route No. 559, which provides service between Lakewood Township and Atlantic City and intermediate points (incl., Little Egg Harbor Township). Service is operated daily, and the stop is located at the intersection of Mathistown Road and Radio Road.

#### **Water and Sewer Infrastructure**

Water service in Little Egg Harbor Township is provided by the Little Egg Harbor Township Municipal Utilities Authority. The service area is located to the south of the GSP and encompasses an area of approximately 8.7 square miles. Water needs outside of the service area of the Little Egg Harbor Township Municipal Utilities Authority are met via private wells.

The sewer service area in Little Egg Harbor Township is somewhat larger than the water service area. In total, the sewer service area encompasses 13.3 square miles. Of note is the fact that the sewer service area includes a small area to the north of the GSP. Appendix 6 depicts the sewer service area.

#### **Open Space and Recreation Areas**

Little Egg Harbor Township contains a total of 31,797.2 acres or 49.7 square miles that are dedicated to open space and recreation. Among these areas are: 194.0 acres or 0.3 square



miles of municipal open space; 114.0 acres or 0.2 square miles of non-profit open space; 2,366.9 acres or 3.7 square miles of county open space; and 29,122.4 acres or 45.5 square miles of state-owned open space.

It is important to note that Little Egg Harbor Township contains Freedom Fields County Park, which is part of the Ocean County Park System. Freedom Fields County Park contains an area of approximately 196.6 acres and provides passive and active recreation for Little Egg Harbor Township and, more broadly, Ocean County residents. Additionally, Little Egg Harbor Township also contains the 269.2-acre Atlantis Golf Course, which is also part of the Ocean County Park System.

#### [Historic Resources](#)

As indicated by the New Jersey Department of Environmental Protection's State Historic Preservation Office (SHPO), Little Egg Harbor Township contains two sites that are listed on the New Jersey State Register of Historic Places (SR), specifically:

- Mullica River/Chestnut Neck Archaeological Historic District, which: is located in Bass River Township in Burlington County and in Little Egg Harbor Township; includes several tracts that are conglomerated to the north and south of the GSP right-of-way; and has been listed on the SR since 1976; and
- Willits-Andrews Farmstead Site/Pulaski Monument, which exists at 109 South Pulaski Boulevard and has been listed on the SR since 1993.

In addition to the above, Little Egg Harbor Township also has one site, which was determined by the SHPO to be eligible for inclusion on the SR, but that has not yet been formally included. This site is known as the Tuckerton Shell Mound, which exists off Great Bay Boulevard to the southeast of the Atlantis Golf Course.

There are other historic resources in Little Egg Harbor Township, which have been reviewed by the SHPO but not determined to be eligible for inclusion in the SR (n.b., the SHPO issued formal opinions for these sites).

There are no sites in Little Egg Harbor Township that have been included on the National Register of Historic Places.

#### [Climate Change Threats](#)

Key threats of climate change in Little Egg Harbor Township include sea level rise and storm surge hazard. Both are discussed in the following subsections.

##### [Sea Level Rise](#)

Sea level rise is primarily the result of: melting ice (incl., polar icecaps, glaciers, and icesheets) worldwide, which adds water to oceans; and expansion water volume as warming occurs. In

addition, subsidence of ground surface exacerbates sea level rise in several global regions (incl., the mid-Atlantic Region of the United States).

The Office of Coastal Management of the National Oceanic and Atmospheric Administration (NOAA) has prepared a simplified analysis of sea level rise impacts. This analysis illustrates the scale of potential inundation, not the exact location, and does not account for erosion, subsidence, or future construction. Water levels are relative to Mean Higher High Water (MHHW), and excludes wind driven tides. Given these constraints, the NOAA analysis should be used only as a screening-level tool for management decisions. Nonetheless, it does provide valuable insight into the issue of sea level rise.

As demonstrated in the NOAA analysis, Little Egg Harbor Township would experience a total inundation of 9,308.3 acres or 14.5 square miles with three feet of sea level rise. This is approximately 30.2 percent of the current land surface area of the municipality.

#### *Storm Surge Hazard*

The Sea, Lake and Overland Surges from Hurricanes (SLOSH) model is published by the National Hurricane Center, which is a unit of the National Weather Service of the National Oceanic and Atmospheric Administration's (NOAA). It is used to simulate storm surge from hurricane category-storm events and is intended to assist in a range of planning processes, risk assessment, and operational decision-making.

SLOSH modeling for hurricane categories 1 through 4 indicates that areas susceptible to storm surge in Little Egg Harbor Township are: 9,478.9 acres or 14.8 square miles for Category 1 hurricanes; 10,128.7 acres or 15.8 square miles for Category 2 hurricanes; 11,072.3 acres or 17.3 square miles for Category 3 hurricanes; and 12,226.9 acres or 19.1 square miles for Category 4 hurricanes.

#### *Resiliency Planning Efforts*

When Superstorm Sandy struck the coast of New Jersey on October 29, 2012, it brought extensive damage to Little Egg Harbor Township from both storm surge and wind damage. The municipality reported that approximately 4,000 residential properties and a number of small retail businesses and marinas suffered damage. Additionally, seven roadways were damaged and electricity, water and sewer service were disrupted. Superstorm Sandy also resulted in damage to the Little Egg Harbor Township Community Center and the Parkertown Dock Recreation Facility, and trees and power lines fell throughout the municipality.

The experience of Superstorm Sandy stimulated extensive resiliency planning efforts in Little Egg Harbor Township. Indeed, in its immediate aftermath, Little Egg Harbor Township undertook the following emergency protective measures:

- Adopting Ordinance Number 2013-01 in order to:

- Amend zoning regulations in the R-100, R-75A, R-70, and R-50 Residential Zones to allow a maximum building height of 40 feet on lots within flood hazard areas. These amendments facilitate the elevation of buildings above base flood elevation;
- Amend zoning regulations in the R-50 Residential Zone to allow a minimum lot area of 4,350 square feet and lot depth of 87 feet;
- Reduce setback regulations for air conditioning units from four feet to three feet; and
- Reduce front set back regulations for steps to 15 feet.
- Filing FEMA grant applications for bulkhead repairs, repairs to the Little Egg Harbor Community Center and related buildings.
- Performing necessary demolition and repairs at the Little Egg Harbor Community Center.
- Providing recovery assistance information on the municipal website covering federal and state programs, flood elevation levels, debris removal insurance and counseling.
- Partnering with New Jersey Future to assist in the planning of recovery and resiliency measures, to develop improved response measures, and to assist in identifying available grant funding.
- Flood proofing the generators at pump stations and well sites, including:
  - Pump Station No. 1 and Well No. 7 on Osborne Island (one property);
  - Pump Stations Nos. 2, 3, 4, and 5 and Well No 5, all at separate locations in Mystic Island; and
  - Pump Stations Nos. 6 and 7 at the Atlantis section of the Township;
- Elevating the generator at Well #7 on Osborne Island by one foot.
- Providing permanent repairs to the damages at the Great Bay Boulevard Bridge (completed by Ocean County).

With an eye to the future, Little Egg Harbor Township prepared a Strategic Recovery Planning Report (SRPR) in 2014 to promote continued recovery from Superstorm Sandy and reduce vulnerabilities from future storm events. The SRPR included a series of recommended resiliency actions, including:

- Automate and expedite processing of building and zoning permits;
- Develop a GIS database and user interface to catalog and inventory all infrastructure owned by the Township, including roadways, stormwater collection system, and sanitary sewer collection system;
- Compile low-elevation aerials to produce high-quality aerial mapping with 6" contour levels within identified special flood hazard areas;
- Update the Master Plan to address post-Sandy strategies and policies related to hazard mitigation, community resiliency, as well as forecasted sea level rise and its impacts;
- Prepare amendments to the township's zoning ordinance to increase the efficiency of permit review and promote resiliency;
- Adopt a master plan element for floodplain management, including a detailed inventory and mapping of infrastructure damaged during Superstorm Sandy;
- Explore opportunities to participate in the Community Rating System;

- Prepare multi-year capital improvement program, including a detailed inventory and mapping of infrastructure damaged during Superstorm Sandy;
- Develop evacuation routes and provide signage and education;
- Investigate opportunities for full time staff within local fire and EMS agencies;
- Investigate opportunities for shared services and mutual aid, in particular with inland communities that are not as vulnerable to major storms;
- Provide natural gas service for generators, as well as more generators, at schools;
- Improve communication infrastructure for police, fire, and EMS, as well as secure existing equipment;
- Improve communication between emergency management and water and electric utility companies;
- Install a town-wide Supervisory Control and Data Acquisition (SCADA) system in conjunction with the Township's owned and operated facilities (including the Municipal Building, Police Department, fire houses, etc.) to communicate critical alarms to a centralized location or operational personnel;
- Restore Radio Road;
- Install bayfront energy dissipation structures;
- Install rip-rap along the shoreline;
- Repair/replenish eroded beach and dock at Dock Street/Parkertown Dock;
- Construct Iowa Court seawall;
- Repair damaged bulkheads;
- Continue to participate in the National Flood Insurance Program ;
- Maintain Local Emergency Planning Committee;
- Hold quarterly emergency management meetings;
- Develop Reverse 911 system;
- Maintain/update Emergency Operations Plan;
- Complete flood protection project at East Sail, Boat and Dory drives;
- Upgrade emergency power supply at Municipal Building/Emergency Command Center;
- Supply the Municipal Utilities Authority with five on-site generators for back-up power for wells, pump stations, and the MUA office. The generators must be installed above flood hazard elevation;
- Prepare a Township debris management plan, to include providing the Department of Public Works with an emergency staging facility and a designated debris management area;
- Perform sand moving, dredging within inlet; and
- Perform lagoon dredging of all lagoons in Mystic Island and Osborne Island areas;
- Perform video inspection and sewer cleaning of sanitary sewer lines in the Mystic Island area and other flood inundated sections of the Township to determine where repairs or replacements are needed.

Since adoption of the SRPR, Little Egg Harbor Township has completed the following actions:

- Automate and expedite processing of building and zoning permits;
- Update the Master Plan to address post-Sandy strategies and policies related to hazard mitigation, community resiliency, as well as forecasted sea level rise and its impacts;
- Adopt a master plan element for floodplain management, including a detailed inventory and mapping of infrastructure damaged during Superstorm Sandy;
- Explore opportunities to participate in the Community Rating System;
- Prepare multi-year capital improvement program, including a detailed inventory and mapping of infrastructure damaged during Superstorm Sandy;
- Restore Radio Road;
- Install bayfront energy dissipation structures;
- Install rip-rap along the shoreline;
- Repair/replenish eroded beach and dock at Dock Street/Parkertown Dock;
- Construct Iowa Court seawall (living shoreline);
- Repair damaged bulkheads;
- Continue to participate in the National Flood Insurance Program ;
- Prepare a Township debris management plan, to include providing the Department of Public Works with an emergency staging facility and a designated debris management area;
- Perform sand moving, dredging within inlet; and
- Perform lagoon dredging of all lagoons in Mystic Island and Osborne Island areas;

In addition to the above, Little Egg Harbor Township participates in the Sustainable Jersey Municipal Certification Program (Sustainable Jersey), which is administered by the Sustainability Institute of The College of New Jersey. Sustainable Jersey is a certification program for municipalities in New Jersey that want to “go green,” save money, and take steps to sustain their quality of live over the long term. The program provides tools, training, and financial incentives to support and reward communities as they sustain sustainability programs. Little Egg Harbor Township was certified at Sustainable Jersey’s “Bronze” level on December 20, 2017. Little Egg Harbor Township’s participation in the Sustainable Jersey is consistent with its efforts to promote resiliency.

### [Status of Planning](#)

Little Egg Harbor Township originally adopted its comprehensive master plan in 1999, and prepared reexamination reports in 2007 and, most recently, in 2015. Other significant planning documents in Little Egg Harbor Township include:

- 2001 Parkers Run Business Park Redevelopment Plan;
- 2005 Municipal Stormwater Management Plan (Revised 2007);
- 2005 Stormwater Pollution Prevention Plan (Revised 2012);

- 2009 Natural Resource Inventory;
- 2011 Joint Circulation Plan Master Plan Element (Tuckerton Borough and Little Egg Harbor Township);
- 2014 Little Egg Harbor Township Strategic Recovery Planning Report;
- 2015 Floodplain Management Plan;
- 2015 Vulnerability and Exposure Analysis;
- 2017 Housing Element and Fair Share Plan;
- 2020 Midpoint Review of Housing Element and Fair Share Plan Implementation;

Upon the preparation of the 2015 Master Plan Reexamination Report, it was found that there was a need to update the master plan in several ways. These updates were effectuated with the adoption of the 2015 Master Plan Reexamination Report and Amendment. The specific amendments are outlined in the following subsections.

#### Updated Master Plan Goals and Objectives

The 2015 Master Plan Reexamination Report and Amendment adds several goals aimed at the promotion of sustainability and resiliency, as well as supporting the: local-level implementation of the 2014 Ocean County Multi-Jurisdictional All Hazard Mitigation Plan; and the execution of the 2014 Strategic Revitalization and Planning Report's recommendations. The 2015 Master Plan Reexamination Report and Amendment also restates existing goals to promote clarity and centrality of information. The complete set of master plan goals and objectives follows:

- To reduce permitted residential densities, where appropriate, and consistent with planning efforts aimed at minimizing the fiscal impacts of new residential development: and, existing conditions and potential vulnerabilities of flood-prone areas.
- To concentrate new residential and commercial development in planned centers or other growth corridors where infrastructure is available or comprehensively planned.
- To adopt land use regulations that will capitalize upon and promote the Tuckerton Seaport project.
- To adopt land use regulations that: encourage a better balance among residential, commercial, and industrial land uses so as to promote improved municipal fiscal planning efforts; and minimize the potential for land use conflicts.
- To promote better coordination and consistency between State, County and Municipal planning efforts.
- To coordinate with the New Jersey Highway Authority and Ocean County to continually improve the roadway system of Little Egg Harbor Township and to plan for anticipated changes brought on by growth and development.
- To promote bikeways and pedestrian walkways as a means of recreation and to lessen reliance on the automobile as the sole means of transportation.
- To promote land use policies and regulations that encourage economic development and redevelopment that improves the Township's property tax base.
- To promote sustainability and resiliency, as well as the local-level implementation of the 2014 Ocean County Multi-Jurisdictional All Hazard Mitigation Plan and the

recommendations of the 2014 Strategic Revitalization and Planning Report. To reach this goal, the following objectives should be met:

- Employ storm-resistant building strategies in all future municipal construction in areas to the south of the Garden State Parkway.
- Construct storm-resistant infrastructure, including equipment, pumps and buildings elevated above the flood hazard elevation and berms or levees to protect capital facilities.
- Automate and expedite the processing of building permits.
- Develop a GIS database and user interface to catalog and inventory all infrastructure owned by the Township, as well as to provide essential property-specific information, such as zoning, building characteristics, occupancy information, dog and cat licenses, etc.
- Compile low-elevation aerials to provide high-quality aerial mapping with six-inch contours within special flood hazard areas.
- Ensure that local planning documents promote hazard mitigation and community resiliency.
- Prepare and adopt a master plan element for floodplain management.
- Explore opportunities to participate in the Community Rating System.
- Prepare a multi-year capital improvement program.
- Develop evacuation routes and provide signage and education.
- Investigate opportunities for full-time staff within local fire and EMS agencies.
- Investigate opportunities for shared services and mutual aid, in particular with inland communities that are not as vulnerable to major storms.
- Provide natural gas service for generators, as well as more generators at schools.
- Improve communication infrastructure for police, fire, and EMS (incl., securing of existing equipment).
- Improve communication between emergency management and water and electric utility companies.
- Prepare an updated natural resources inventory.
- Install a town-wide Supervisory Control and Data Acquisition (SCADA) system in conjunction with the Township's owned and operated facilities to communicate critical alarms to a centralized location or operational personnel.
- Strengthen Radio Road from future storm damage.
- Install bay-front energy dissipation structures where needed.
- Install riprap along the shoreline where needed.
- Replenish the eroded beach at Parkertown Dock Recreation Facility.
- Repair the Iowa Court seawall.
- Repair bulkheads where needed.
- Continue to participate in the National Flood Insurance Program.
- Maintain a local emergency planning committee.
- Hold quarterly emergency management meetings at town hall meetings.
- Develop a reverse 911 system.
- Maintain and update the Emergency Operations Plan.
- Complete the flood protection project at East Sail, Boat, and Dory drives.

- Upgrade the emergency power supply at the municipal building/emergency command center.
- Supply the Municipal Utilities Authority with necessary on-site generators for back-up power for wells, pump stations, and its office. Generators must be installed above flood hazard elevation.
- Adopt a township-wide debris management plan that provides the Department of Public Works with an emergency staging facility and designated debris management area.
- Complete work to remedy siltation of inlets that occurred during Hurricane Sandy by removing sand and dredging.
- Complete work to remedy siltation of inlets caused by storm surge during Hurricane Sandy by dredging all lagoons in the Mystic and Osborne island areas.
- Perform video inspection and sewer cleaning of sanitary sewer lines in the Mystic Island area and other flood-inundated sections of the township to determine where repairs or replacements are needed.
- Adopt a township policy to encourage the elevation of residences above the advisory base flood elevation.
- Adopt a complete streets policy to ensure that local roadways meet the needs of all types of users and all modes of circulation, including walking, bikes, cars, trucks, and buses.

#### Updated Land Use Plan Element

In addition to providing updated land use mapping, the 2015 Master Plan Reexamination Report and Amendment added a new section, entitled “Building Resiliency through Development Regulations,” to the Land Use Plan Element to recommend that Little Egg Harbor Township’s development regulations be designed to build resiliency and, further, state that same should be done through the promotion of green building and infrastructure techniques. The new section of the Land Use Plan Element overviews green building and infrastructure techniques (e.g., downspout disconnection, rain gardens, bioswales, permeable pavements, green roofs, tree cover, living shorelines; open space preservation) and is meant to inform the future development of municipal development regulations.

#### Updated Community Facilities Plan Element

The 2015 Master Plan Reexamination Report and Amendment updated the Community Facilities Plan Element to include updated mapping of community facilities and critical infrastructure, as well as to promote resiliency at community facility and critical infrastructure sites with the addition of a new section, entitled “Promoting Resiliency,” which recommended that a resiliency screening process or checklist be developed in order to guide future development.



#### Updated Economic Plan Element

The 2015 Master Plan Reexamination Report and Amendment updated the Economic Plan Element to provide updated information on cost sharing agreements, as well as information on streetscape improvement projects along Mathistown Road and Radio Road.

#### Updated Circulation Plan Element

The 2015 Master Plan Reexamination Report and Amendment updated the Circulation Plan Element to: reflect the current status of the proposed roadways and improvements that were identified; evaluate the current relevancy of transportation policies that were outlined; include new roadway projects identified in the recommended actions of the Strategic Recovery Planning Report; include recommendations for the development of emergency evacuation routes, the development of which was a recommended action in the Strategic Recovery Planning Report; and, promote the development of bicycle and pedestrian connections.

#### Updated Stormwater Management Plan Element

To facilitate the implementation of the 2014 Strategic Recovery Planning Report, the 2015 Master Plan Reexamination Report and Amendment added the following goals to the Stormwater Management Plan Element:

- Install bay-front energy dissipation structures;
- Install riprap along the shoreline;
- Replenish the eroded beach at Parkertown Dock Recreation Facility;
- Repair the Iowa Court seawall;
- Repair bulkheads where necessary;
- Continue participation in the National Flood Insurance Program;
- Complete the flood protection project at East Sail, Boat, and Dory drives;
- Complete work to remediate the siltation of inlets that occurred during Hurricane Sandy by removing sand and dredging;
- Complete work to remediate the siltation of inlets caused by storm surge during Hurricane Sandy by dredging all lagoons in the Mystic and Osborne island areas; and
- Perform video inspection and cleaning of sanitary sewer lines in the Mystic Island area and other flood-inundated sections of the township to determine where repairs or replacements are needed.

## Community Vision and Participation

### Community Vision

Little Egg Harbor Township is an inclusive community with a variety of neighborhoods that cater to a diverse population. It provides easy access to jobs, recreational amenities, and cultural facilities, while conserving natural resources and scenic vistas. Additionally, it promotes sustainability and resiliency within all aspects of municipal policy.

Little Egg Harbor Township's residents seek a balance between growth and development, conservation, and quality of life. They know that the local quality of life is immeasurably benefitted and enhanced by the abundance of coastal waters, wetlands and forests, and the

scenic beauty and recreational opportunities they provide. Moreover, they work together to protect these them.

#### Support of New Jersey State Development and Redevelopment Plan Goals and Policies

The foregoing community vision, as well as the master plan goals and objectives that are provided in the 2015 Master Plan Reexamination Report and Amendment (reproduced above), are compatible with and advance the following goals and policies of the New Jersey State Development and Redevelopment Plan:

- Revitalize the State's Cities and Towns
  - *The center boundaries are delineated to reflect local planning values and existing infrastructure and represent core development areas. Revitalization and redevelopment within the centers will be incentivized to promote center-based development over development on undeveloped lands outside of the centers.*
- Conserve the State's Natural Resources and Systems
  - *Little Egg Harbor Township's center-based approach to development serves to channel development into areas with existing development and infrastructure and away from areas with significant natural resources and systems, or areas where development may be unsustainable (e.g., areas with elevated flood risk).*
- Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
  - *Little Egg Harbor Township's center and planning area designations are consistent with existing infrastructure investments and planning and, therefore, will yield benefits in terms of economic growth and intergovernmental coordination by capitalizing on existing infrastructure and, thereby, maximizing efficiency.*
- Protect the Environment, Prevent and Clean Up Pollution
  - *Little Egg Harbor Township has adopted an open space and recreation master plan and created a Natural Lands Trust Advisory Committee. In addition, its zoning ordinance provides for a variety of zoning densities, ranging from higher densities in the centers and lower densities outside of the centers. This serves to concentrate development in the centers and, thereby, promotes the conservation of land outside of the centers.*
- Provide Adequate Public Facilities and Services at a Reasonable Cost Strategy
  - *Little Egg Harbor Township's center and planning area designations continue the center-based development policy that has been implemented over the past two decades and will, therefore, provide further savings in terms of water and sewer infrastructure investments.*
- Provide Adequate Housing at a Reasonable Cost
  - *Little Egg Harbor Township has an adopted Housing Element and Fair Share Plan, which identifies multiple affordable housing locations within designated centers.*
- Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
  - *By developing within designated centers, the conservation of lands with significant scenic and open space and recreational value located outside of centers is preserved.*
- Ensure Sound and Integrated Planning and Implementation Statewide

- *Little Egg Harbor’s center-based approach to development was affirmed by the SPC by the inclusion of its designated centers on the 2001 State Plan Policy Map. Continuation of the center-based approach is consistent with state planning objectives.*

### Public Engagement

Community Visioning is Step 5 in the Plan Endorsement process, whereby the community envisions the future it desires and adopts a Vision Statement. Over the years, the Township has conducted several public engagements that have helped form its community vision, including the extensive public outreach organized by the Township after Superstorm Sandy in 2012 and the development of the 2014 Strategic Recovery Planning Report (SRPR), 2015 Master Plan Reexamination Report and Master Plan Amendment, Floodplain Management Plan (2015), Housing Element and Fair Share Plan (2017), and Sustainable and Resilient Coastal Communities Report (2017).

The Plan Endorsement process requires at least two (2) facilitated workshops and two (2) public hearings to complete the Community Visioning step. As the Township have developed its community vision through several public engagements and planning document development, as stated above, the Township is requesting to waive the number of required workshops and public meetings in the Community Visioning step, and to conduct only one (1) workshop and one (1) public hearing.

### Participation

Per Resolution No. 2022-086, Little Egg Harbor Township has appointed six (6) members to serve as the Plan Endorsement Citizen Advisory Committee (PEAC). The Township Committee authorized the appointed members to act as the Advisory Committee to review the Municipal Self-Assessment and, if satisfactory, recommend the document to the Township Committee. The PEAC will provide input on the center boundaries and conduct the visioning meetings.

### Recent and Pending Development Activities

This section lists pending development activities in Little Egg Harbor Township, as reflected in recent development approvals and pending development applications. For the purposes of this section, the rubric “recent development approvals” considers the period from January 2016 through May 2021 (n.b., OPA guidelines require that development approvals over a minimum of five years be examined) and the rubric “pending development applications” considers pending applications as of October 2021, which corresponds with the time of the preparation of this Municipal Self-Assessment Report.

### Pending Development Approvals

A list of pending approvals is provided below:

Project Name	Block	Lot	Date of Approval	Board	Project Description
Sycamore Assisted Living	250	2, 2.01	8/2/2018	Planning	110-unit health care facility and 8,632 sq.ft. of medical office.
Enviro Productions, LLC	79	3	1/9/2019	Zoning	2-story contractor's offices and storage facility
Andwin Realty Investor	251	1.02	5/8/2019	Zoning	Expansion of self-storage facility, 39,200 sq. ft. in 5 new buildings.
Storage Masters	285	13.05	6/6/2019	Planning	Amended site plan for 138 storage units I two new buildings (under construction)
R&R Holdings	277	11	6/6/2019	Planning	Amended site plan to realign parking lot and driveway (Under construction or completed)
Sea Breeze Estates (Little 23, LLC)	172	9	10/4/2007	Planning	25 lot subdivision – 23 residential lots, one stormwater basin and one commercial lot (under construction)
MACS Properties, LLC	174	3	12/7/2017	Planning	Conversion of auto sales bldg. to contractor office
Iacono	80	8, 9.01	12/9/2020	Zoning	Auto sales and offices
Joe Hutchinson, Jr.	291	12	Pending	Zoning	Mixed use property. Proposed 1,950 sq. ft. building, outdoor storage, and parking.
Galaxy Commercial Properties, LLC (Bright Star)	326.14	1	Pending	Planning	Converting existing building to childcare center / preschool
David DeFeo	124	2	Pending	Planning	Preliminary / Final Site Plan Approval for a contractor's office and warehouse
Ziman Trucking, LLC	86, 90, 9, 96	Various lots	Pending	Planning	Preliminary / Final Site Plan Major Subdivision approval for 20 residential lots and one stormwater basin

## Statement of Planning Coordination

The planning efforts of Little Egg Harbor Township are in coordination with state, regional, and county agencies and with adjacent municipalities as well as non-profit organizations. The coordinated efforts are described below.

### Coordination with the State of New Jersey and Regional Organizations

1. Little Egg Harbor Township coordinated with the Department of Community Affairs, State of New Jersey, and FEMA in the post Sandy effort to address recovery and relief efforts.
2. Iowa Court Living Shoreline. Little Egg Harbor constructed a living shoreline on Iowa Court to address resiliency.
3. COAH. Little Egg Harbor Township adopted a Housing Element and Fair Share Plan in 2017 and is consistent with the NJ Fair Housing Act.
4. CAFRA. A portion of the Township is located within the area regulated by the NJ Coastal Area Facilities Review Act (or CAFRA). The Township contains several coastal centers as designated by the NJ DEP as locations for compact forms of development. New development in the coastal zone is required to comply with NJDEP permits and requirements.
5. Pinelands. Little Egg Harbor Township has adopted the standards and requirements of the Pinelands Comprehensive Management Plan in its Zoning Ordinance and new development in the Pinelands regulated area is reviewed by the Pinelands Commission.
6. Vulnerability study. NJ Future conducted a community assets vulnerability study in 2016 to review the degree of vulnerability of infrastructure and facilities subject to flood hazard. Public participation sessions were held. A copy of the study is listed on the Township website.

### Coordination with Ocean County

1. Little Egg Harbor Township participates with Ocean County in the US HUD Community Development Block Grant program to provide community improvements in low to moderate income areas of the municipality.
2. Little Egg Harbor Township participated with the Ocean County Planning Board in the last Cross Acceptance process conducted by the State Planning Commission in 2004.
3. Natural Lands Trust. The Township works with the County Natural Lands Trust and has established a committee of township residents to guide municipal policies.
4. Based on the Township's consistency with State plans and programs discussed above and involvement with the County with regard to many planning-related initiatives, the local plans and regulations of Little Egg Harbor Township are generally consistent with the recommendations of the Ocean County Master Plan.

### Coordination with Adjacent Municipalities

Little Egg Harbor Township coordinates activities with adjacent municipalities and has established shared service agreements as follows:

- a. Chief Financial Officer (CFO) on a part time basis with Ocean Township (Waretown).
- b. Police Dispatch with Tuckerton Borough.
- c. Fire Districts share maintenance services within the township.
- d. Building Inspection/Zoning with Bass River and Eagleswood Townships.
- e. Court services with Eagleswood Township.
- f. Board of Education- joint fuel and vehicle maintenance and snow clearing.

In the planning realm Little Egg Harbor and Tuckerton Borough adopted, in 2011, a joint Circulation Plan Element to address traffic, circulation and transit issues.

### Special Programs, Grants and Capital Projects

In the aftermath of Superstorm Sandy, Little Egg Harbor Township property and business owners received a total of \$45,840,000 in recovery aid from New Jersey Department of Community Affairs Community Development Block Grant programs, including the: Homeowner Resettlement Program; Homeowner Reconstruction, Rehabilitation, Elevation and Mitigation Program; and Small Rental Properties/Landlord Rental Repair Program. In addition, a total of \$19,232,4000 was distributed to Little Egg Harbor Township residents and business owners within the context of the Small Business Administration Disaster Loan Program, and a total of \$4,239,470 was awarded to Little Egg Harbor Township within the context of the FEMA Public Assistance Grant Program.

### Grants

Little Egg Harbor Township applies to the state for a variety of state grant and loan programs. They include Safer Route to Schools; NJDOT Local Aid for road repaving. In the future LEH will be seeking assistance from the NJDEP for a beach replenishment program at two locations. The beach replenishment is a resiliency project and addresses sustainability. The beach replenishment protects properties, increases recreation assets for year-round citizens and seasonal residents and therefore improves quality of life and may increase property values.

### Statement of Sustainability and Resiliency

Little Egg Harbor Township has adopted several planning documents and undertaken specific constructive actions which support social, economic, and environmental sustainability and resiliency to climate change. These are discussed in detail in the above sections of this document. The activities included goals which link the Hazard Mitigation Plan to the Master Plan, adoption of a Floodplain Management Plan, elevating and hardening essential infrastructure, preparation of a Vulnerability Analysis, coordination of emergency services and numerous other activities.

Little Egg Harbor Township has in place the foundation of planning documents and policies which, in coordination with the appropriate center boundaries will serve to address effective and successful strategies for resiliency and sustainability.

## Consistency

### Local and Regional Planning

Little Egg Harbor Township effectuates its master plan vision through planning and zoning reviews, support of township boards and commissions (e.g., Green Team, Environmental Commission, Natural Lands Trust), zoning regulations, capital improvements and various programs. Specifically, the Township in conjunction with Tuckerton Borough, a living shoreline to protect roadway infrastructure and strengthen natural buffers along Iowa Court and South Green Street. The Township Municipal Utilities Authority elevated essential equipment after Superstorm Sandy to increase resiliency. The Planning Board adopted a Floodplain Management Plan to promote resiliency and sustainability. In addition, the Township participates in the Community Rating System (CRS) for flood insurance to increase flood hazard mitigation activities. In addition, the Township Land Use Plan is tailored to plan for preservation and low-density areas in large undeveloped areas of the Township subject environmental constraints.

### State Plan Goals, Policies, and Indicators

Consistency of plans, ordinances and policies with State Plan Goals and Policies is discussed below:

#### **Goal 1: Revitalize the States, Cities and Towns.**

Goal 1 is applicable to urbanized cities and towns and therefore does not apply to Little Egg Harbor Township which is a suburban and rural municipality.

#### **Goal 2 Conserve the State's Natural Resources and System.**

Significant portions of Little Egg Harbor Township are preserved as state and federal open space and parks, county parks and preserved land and Township open space. These include:

Federal- Forsythe National Wildlife Refuge,  
State- Bass River State Forest, Stafford Forge Wildlife Management Area,  
Ocean County -Freedom Fields (west of Rt. 539), Atlantis Golf Course, and Osbourne Island (County Trust)

Goals of the municipal master plan which support conservation are:

- *To concentrate new residential and commercial development on planned centers and other growth corridors where infrastructure is available or comprehensively planned.*
- To promote better coordination and consistency between State County and Municipal planning efforts.
- Prepare an updated natural resources inventory.

The adoption of Floodplain Management Plan in 2015 is also consistent with this goal.

Actions by the Township which promote Goal 2 to conserve natural resources include: preparation of a Natural Resource Inventory in 2009, supporting an active Township Environmental Commission, participation in the Sustainable Jersey certification program, enactment of a municipal open space tax to provide funding for open space acquisition, and enactment of low- density zoning in non-growth areas.

In addition, the Township Committee established a Natural Lands Trust Committee composed of citizens to encourage preservation of open space.

**Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of NJ**

The Little Egg Harbor Township Master Plan contains the following goals and objectives that are consistent with Goal 3:

- *To adopt land use regulations that will capitalize upon and promote the Tuckerton Seaport project.*
- *To promote land use policies and regulations that encourage economic development and redevelopment that improves the Township's tax base.*

Actions which support this goal are:

Establishment of a Commercial Revitalization Advisory Board, a citizen committee to review municipal measures to promote revitalization of the existing commercial sector in the Township.

**Goal 4: Promote the Environment, Prevent and Clean Up Pollution.**

The Little Egg Harbor Township Master Plan contains the following goals and objectives that are consistent with Goal 4:

Adoption of a Stormwater Pollution Prevention Plan in 2005 and amended in 2012. Adoption of a Municipal Stormwater Management Plan in 2005 and amended in 2007.

Goals of the 2007 Little Egg Harbor Township Stormwater Management Plan which support this SDRP goal are as follows:

- a. *Reduce soil erosion from any development or construction project.*
- b. *Prevent, to the greatest extent feasible, an increase in non-point pollution.*
- c. *Maintain the integrity of stream channels for their biological functions, as well as for drainage.*
- d. *Minimize pollutants in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters of the state, to protect health, to safeguard fish and aquatic life and scenic and ecological values, to enhance the domestic, municipal, and recreational, industrial, and other uses of water.*

**Goal 5: Provide Adequate Public Facilities and Services at Reasonable Cost.**

Goals of the 2015 Master Plan which support this SDRP goal are:



- *To reduce permitted residential densities, where appropriate, and consistent with planning efforts aimed at minimizing the fiscal impacts of new residential development...*
- *To concentrate new residential and commercial development on planned centers and other growth corridors where infrastructure is available or comprehensively planned.*
- *To promote land use policies and regulations that encourage economic development and redevelopment that improves the Township's property tax base.*

In addition, the Economic Plan Element recommends the establishment of shared service agreements with inland communities that are not as vulnerable to the major storms as Little Egg Harbor.

**Goal 7: Preserve and Enhance Areas with Cultural, Scenic, Open Space and Recreational Value.**

The Little Egg Harbor Township Master Plan contains the following goals and objectives that are consistent with Goal 7:

- *To concentrate new residential and commercial development on planned centers and other growth corridors where infrastructure is available or comprehensively planned.*
- *To adopt land use regulations that will capitalize upon and promote the Tuckerton Seaport project.*
- *To promote bikeways and pedestrian walkways as a means of recreation ...*

Other municipal actions consistent with Goal 7 are:

- *Adoption of an Open Space and Recreation Plan Element in 2002*
- *Adoption of scenic gateway overlay zones for US Route 9 and County Route 539 with specific measures to preserve the rural character and promote design compatibility for development, redevelopment, and land use changes along the enhance new development along the corridors.*
- *Cooperation with the Ocean County Land Trust in their acquisitions of valuable open space.*

**Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide.**

Little Egg Harbor Township commenced the plan endorsement process in 2020.

The Township has a continuous planning program to provide a sound basis for its zoning and development regulations. A comprehensive master plan was adopted in 1999 and reexamination reports have been adopted in 2007 and 2015. In addition, a Strategic Recovery Planning Report was adopted in May 2014 to address effects of Super-Storm Sandy, a Floodplain Management Plan in 2015, and a Housing Element and Fair Share Plans were adopted in 2008 and 2015. A Natural Resource Inventory was prepared in 1978 and updated in 2009.

### State Plan Center Criteria and Policies

Little Egg Harbor Township wishes to maintain the existing center boundaries, as shown in the Existing Center Boundaries Map (Appendix 7). Additionally, the Township proposes to modify Tuckerton Town Center name designation to 'West-Tuckerton Town Center' and incorporate the supplemental area in Parkertown Village Center proposed by the state and the additional areas summarized below proposed by the Township (see Appendix 8 for approximate boundaries):

- **Parkertown Village Center**
  - Include proposed area owned by the Township located southwest of Fire House Drive and east of Railroad Drive.
  - Include supplemental area suggested by the state, as shown in the Proposed Additions to Center Boundaries Map (Appendix 8).
- **Tuckerton Town Center**
  - Include the area directly south of Route 9 between Otis Bog Road and Mathistown Road
  - Include the affordable housing overlay property encompassing the area south of Route 9 and north of Center Street, between Leitz Boulevard and Otis Bog Road.
- **Mystic Island Town Center**
  - If the boundary of Mystic Island is to be modified, the Township wishes to maintain the Playhouse Road-Cala Breeze Road neighborhood to be able to include the community center.
- **Proposed Commercial Node**
  - The Township proposes a new commercial node at the end of Radio Road.

### State Planning Area Policy Objectives

#### PA2 Suburban Planning Area

The purposes of the PA2 Suburban Planning Area are as follows:

- Provide for much of the State's future development;
- Promote growth in Centers and the compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and,
- Revitalize cities and towns.

### Consistency

**Land Use.** The existing planning area and center boundaries inform the planning and zoning decisions of Little Egg Harbor as the boundaries are integrated with sewer service area limits and relates closely with the CAFRA coastal planning areas which guide CAFRA Permit decisions.

**Housing.** The housing market in Little Egg Harbor is heavily influenced by the demand for senior housing and therefore is the current housing stock is primarily single family. The Township has adopted a Housing Element and Fair Share Plan in 2015 to address affordable housing which allows multifamily and higher density dwellings.

**Economic Development.** Commercial districts are located in existing centers and within major corridors.

**Transportation.** There are limited transit options in Little Egg Harbor other than the Ocean Ride bus service by the County and the NJ Transit along Route 9.

**Natural Resources/Conservation.** As noted, the Township adopted an Open Space Plan in 2002 and works with the Ocean County Natural Lands Trust to acquire additional properties in the municipality. The County Natural Lands Trust acquired the Osborn Island tract, 47 acres of sensitive maritime forest, a high priority site, which had been approved for development of 73 homes.

**Recreation.** The Planning Board works with residential developers to provide recreational facilities in new developments. In addition, the Township cooperated with Ocean County in the acquisition of the Atlantis Golf Course in the Mystic Island section of the municipality.

**PA4 Rural Planning Area.** The purposes of the Rural Planning Area are as follows:

- Maintain the Environs as large contiguous areas of farmland and other lands;
- Revitalize cities and towns;
- Accommodate growth in Centers;
- Promote a viable agricultural industry;
- Protect the character of existing , stable communities; and, confine programmed sewers and public water services to Centers.

### **Consistency**

**Land Use.** The Rural Planning Area in Little Egg Harbor is the underdeveloped lands south of the Garden State Parkway. The area is not within the sewer service area and quite distance from the flood hazard areas. Future development of the rural planning area after buildout of the centers and suburban planning areas is consistent with State Plan goals.

**Housing.** Lower density residential areas are consistent with State Plan goals for natural resource protection, conservation, and open space.

**Economic Development.** Non-residential development in Little Egg Harbor is promoted in the centers and along primary grot corridors.

**Transportation.** Circulation improvements are encouraged in centers.

**Natural Resources/Conservation.** The Rural Planning Area contains NJ park lands and therefore conserves land.

**Recreation.** Centers are located outside of the Rural Planning Areas to preserve lands for recreation and parks.

**Intergovernmental Coordination.** Development in Little Egg Harbor Township is subject to regional jurisdiction of CAFRA and/or the Pinelands Commission and the Township coordinates with state and county agencies as appropriate.

### **PA5 Environmentally Sensitive Planning Area**

The purposes of the PA5 Environmentally Sensitive Planning Area are as follows:

- Protect environmental resources through the protection of large contiguous areas of land;

- Accommodate growth in Centers;
- Protect the character of existing stable communities;
- Confine programmed sewers and public water services to Centers;
- Revitalize cities and towns.

## **Consistency**

**Land Use.** Lands in the PA5 Environmentally Sensitive Planning Area are zoned for lower density residences. The lower density promotes conservation of environmental resources and development in more appropriate locations.

**Housing.** Centers are not located in PA5 areas and higher density residential zones are designated in sewer service areas and PA2 areas consistent with State Plan goals.

**Economic Development.** Recreation and natural resource-based activities are supported in the PA5 areas

**Transportation.** There are limited municipal roads in the PA 5 areas; the primary means of circulation is via county roadways.

**Natural Resources/Conservation.** The Preservation Residential and Low Density Residential Zones in the PA5 areas promote the preservation of large contiguous tracts of forest and environmentally sensitive areas

**Recreation.** Centers are located outside of the Rural Planning Areas to preserve lands for recreation and parks.

**Public Facilities and Services.** The PA5 area is outside the sewer service area which discourages substantial development proposals and protects sensitive environmental resources.

**Intergovernmental Coordination.** Development in Little Egg Harbor Township is subject to regional jurisdiction of CAFRA and/or the Pinelands Commission and the Township coordinates with state and county agencies as appropriate.

## State Agency Actions and Assistance/Expected Benefits

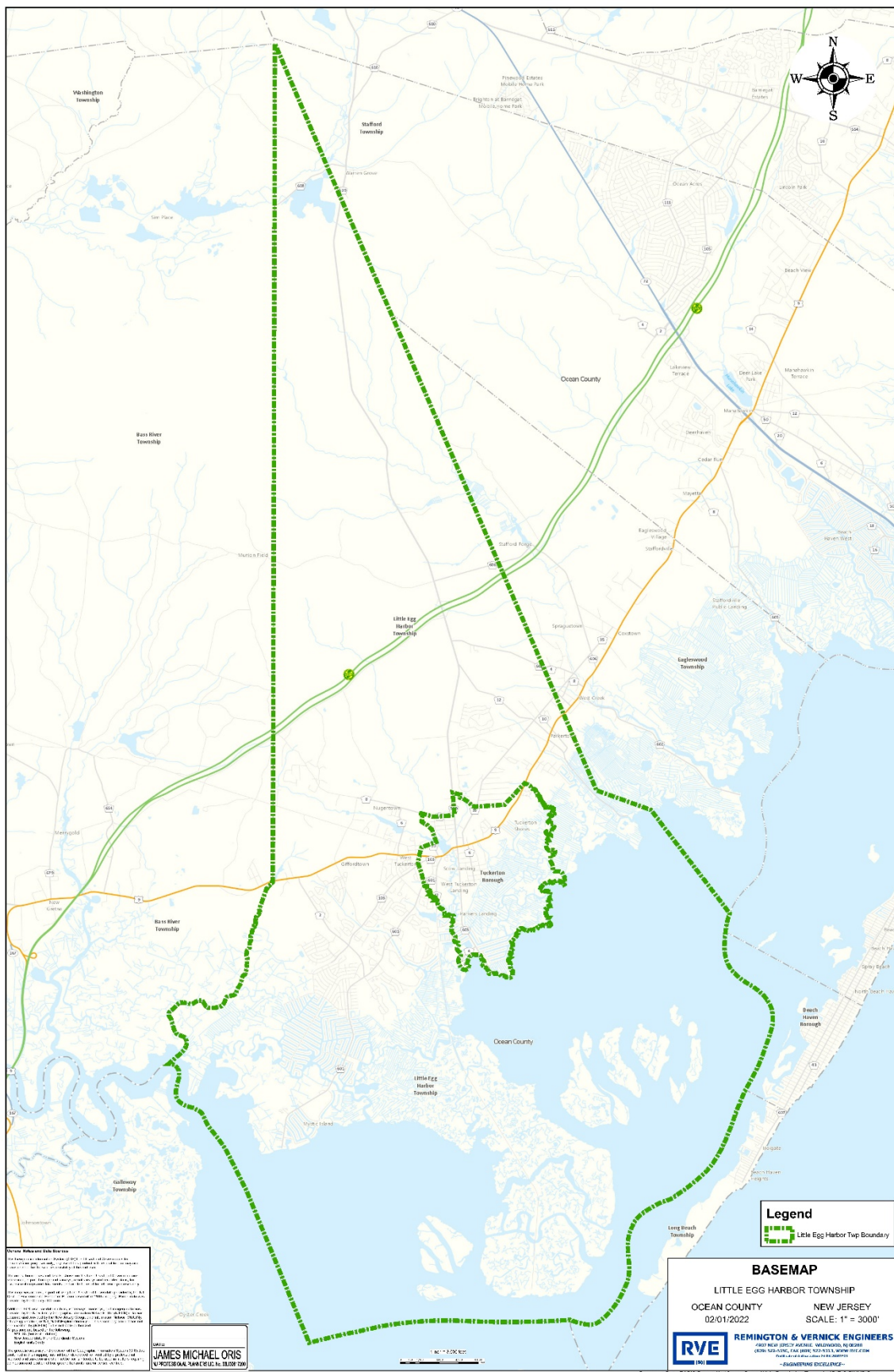
State Agency actions and assistance which are important to Little Egg Harbor relate to circulation, environmental permitting, and actions to promote resiliency and decrease vulnerability. Specifically, storm-resistant infrastructure, strengthening flood hazard mitigation facilities and expediting permits to allow restoration of damage from past storms and protection from future storms are important to the municipality. State financial and technical assistance is sought to address all public infrastructure in both vulnerable and non-vulnerable areas of the Township.

Expected benefits of the renewal of center designation, in addition to the economic and social benefits of compact, sustainable, and resilient development will be continued coordination of municipal and state development policies to minimize obstacles and delays to critical and important infrastructure and new homes and businesses in support of State development and redevelopment policies.

## Conclusion

Little Egg Harbor Township is seeking Plan Endorsement with the intention of obtaining approval of the Township portions of the existing Coastal Planning Centers- Mystic Island, Tuckerton, and West Creek. The municipality is working with OPA staff to modify the borders of the Mystic Island center to address resiliency and climate change vulnerabilities. As outlined herein, the Township's planning policies and zoning regulations are consistent with the NJ State Development and Redevelopment Plan goals, policies, and strategies. This document provides the NJ State Planning Commission with sufficient grounds to grant plan endorsement to Little Egg Harbor Township.

## Appendix 1 — Regional Location



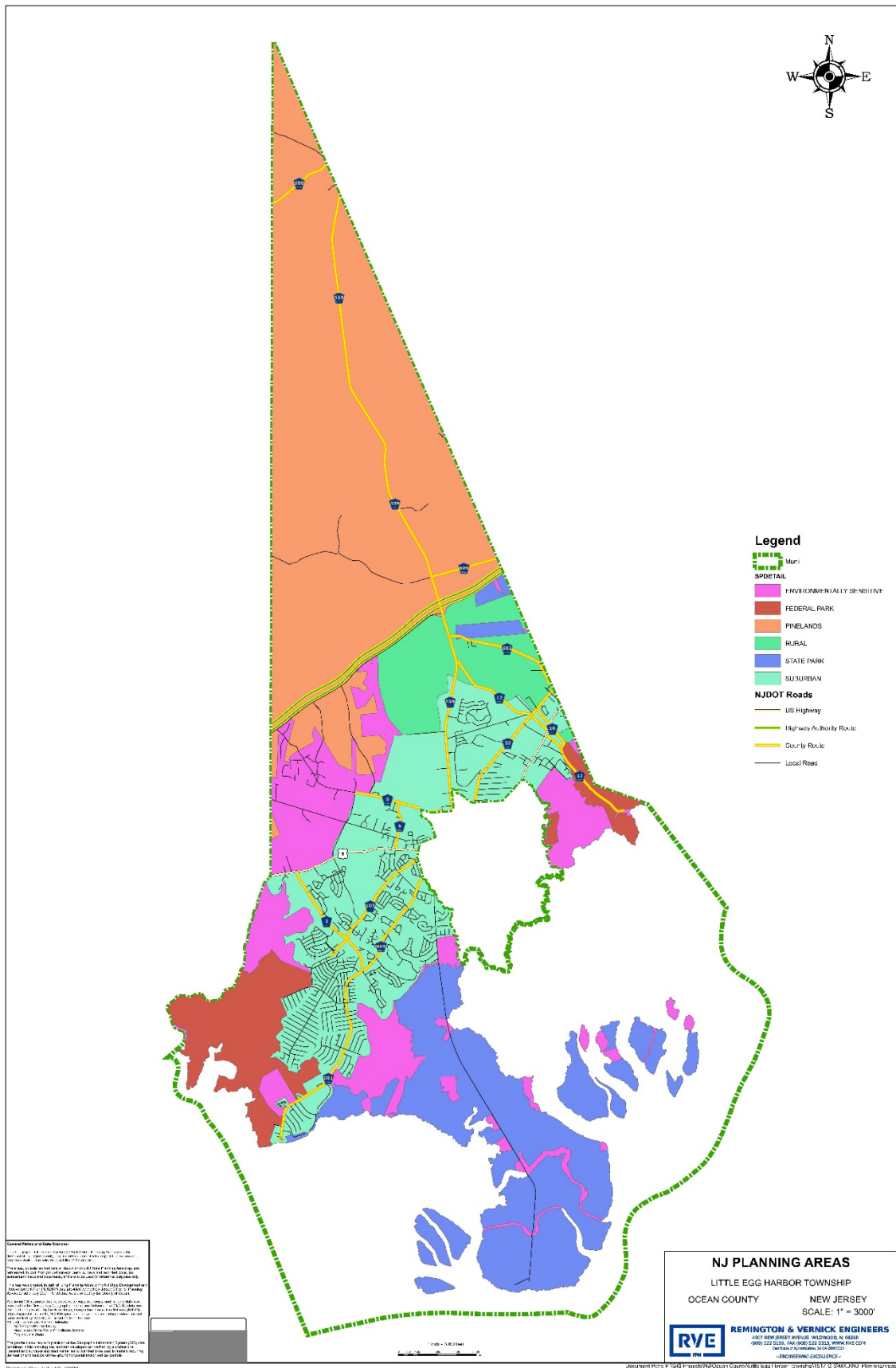
## Appendix 2 — 2015 Land Use/Land Cover Mapping



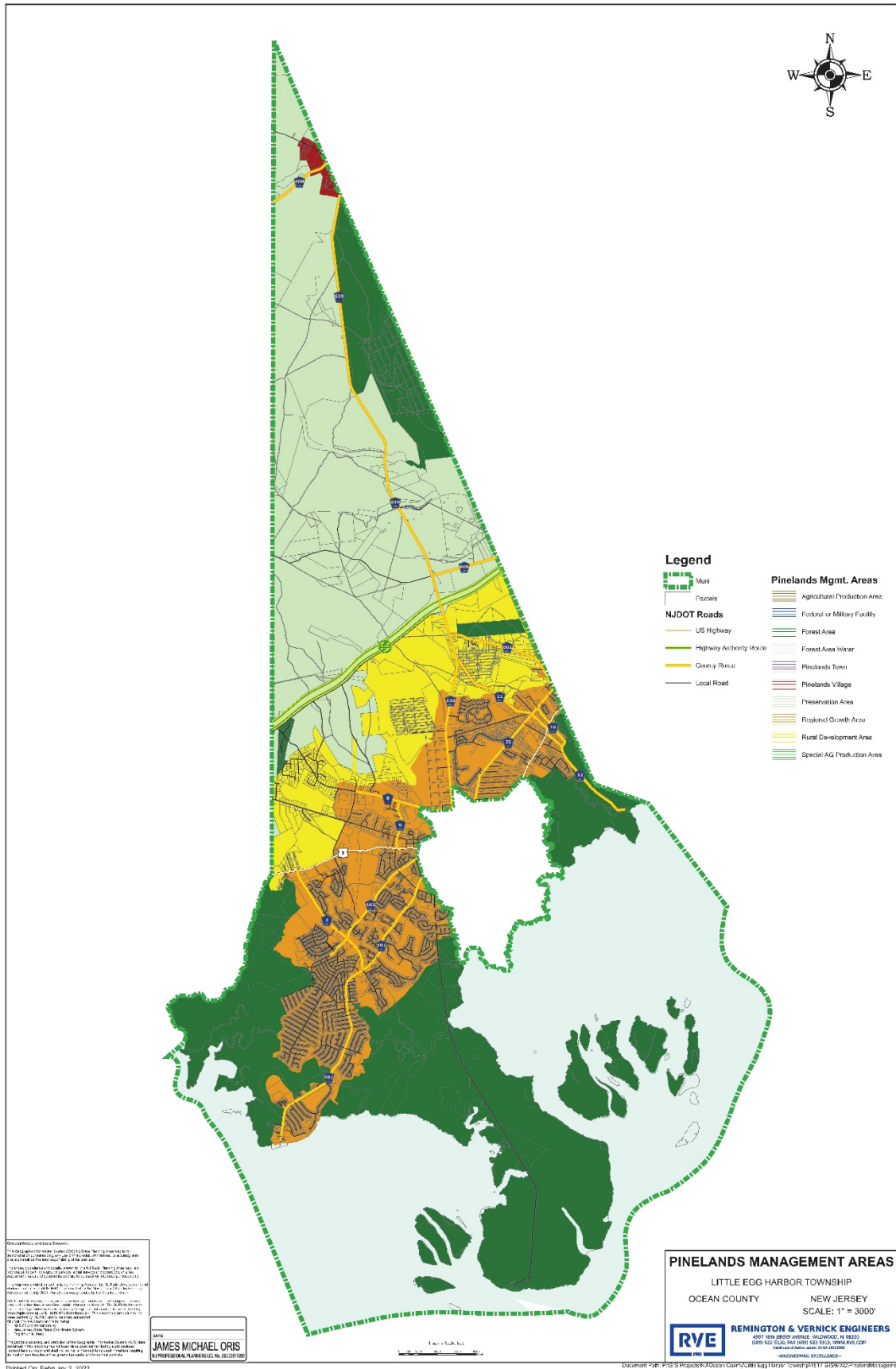
July 2022



## Appendix 3 — State Planning Area Designations

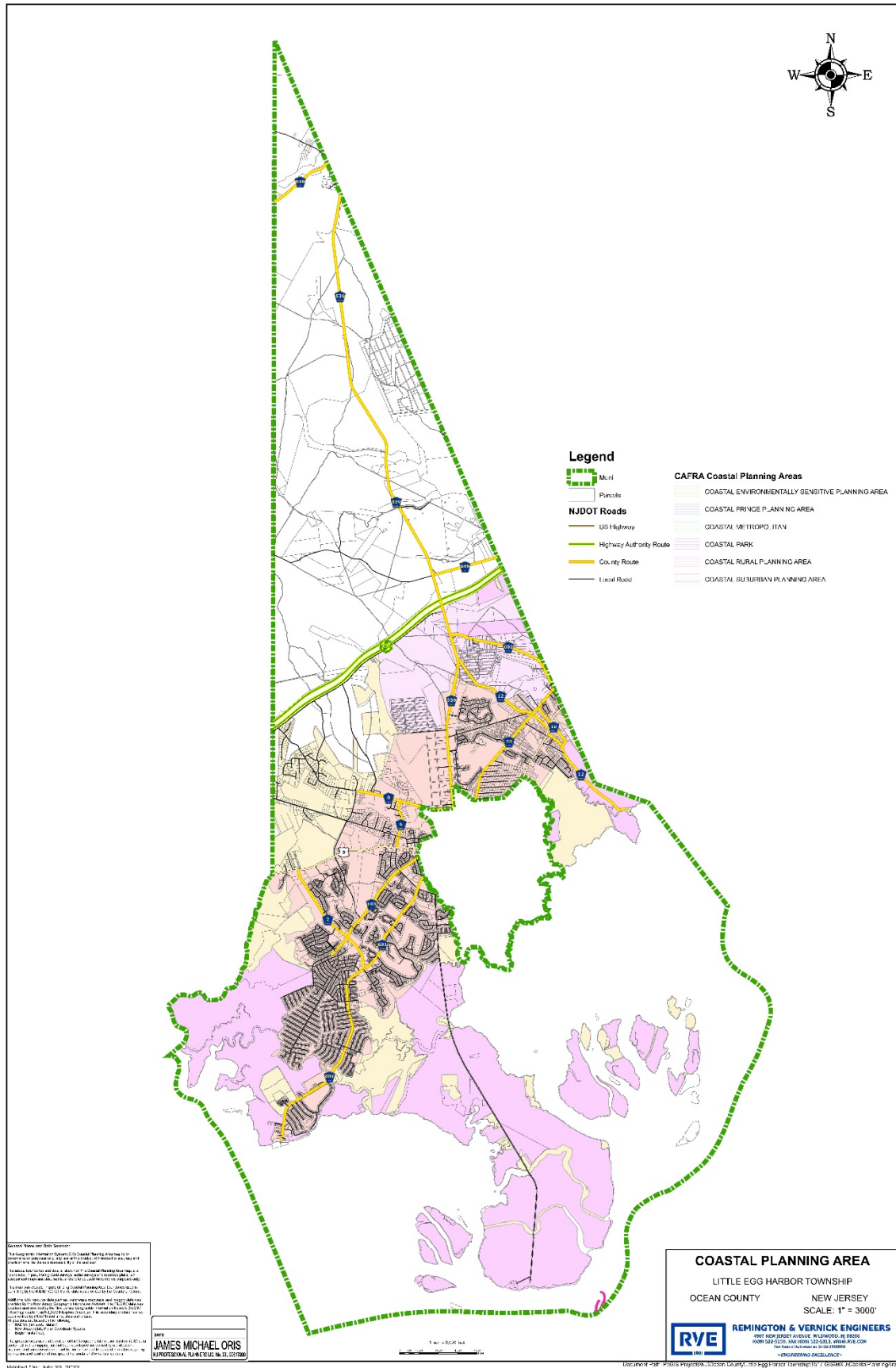


## Appendix 4 — Pinelands Management Areas



## Appendix 5 — Coastal Planning Areas

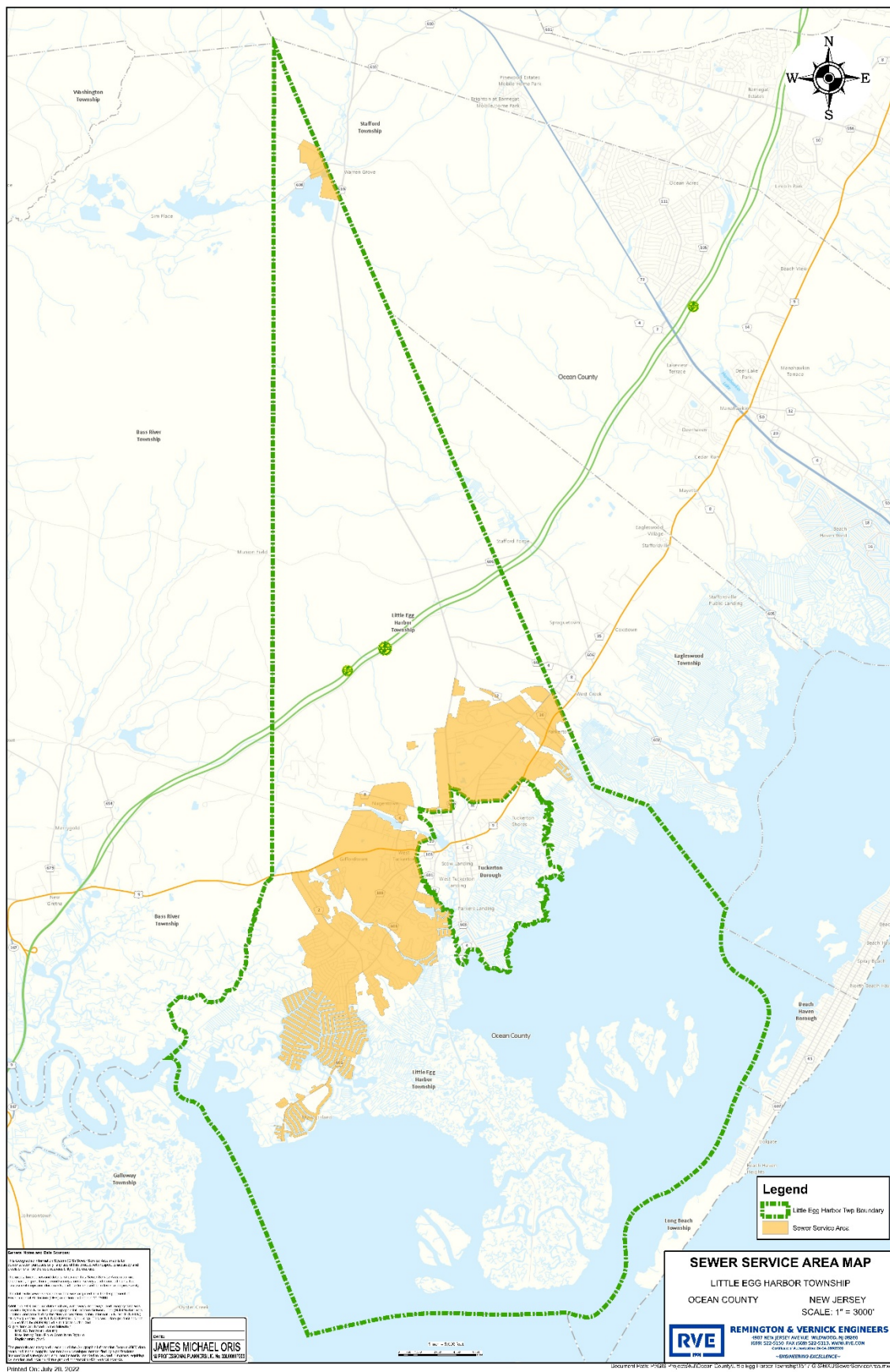




## Appendix 6 — Sewer Service Area

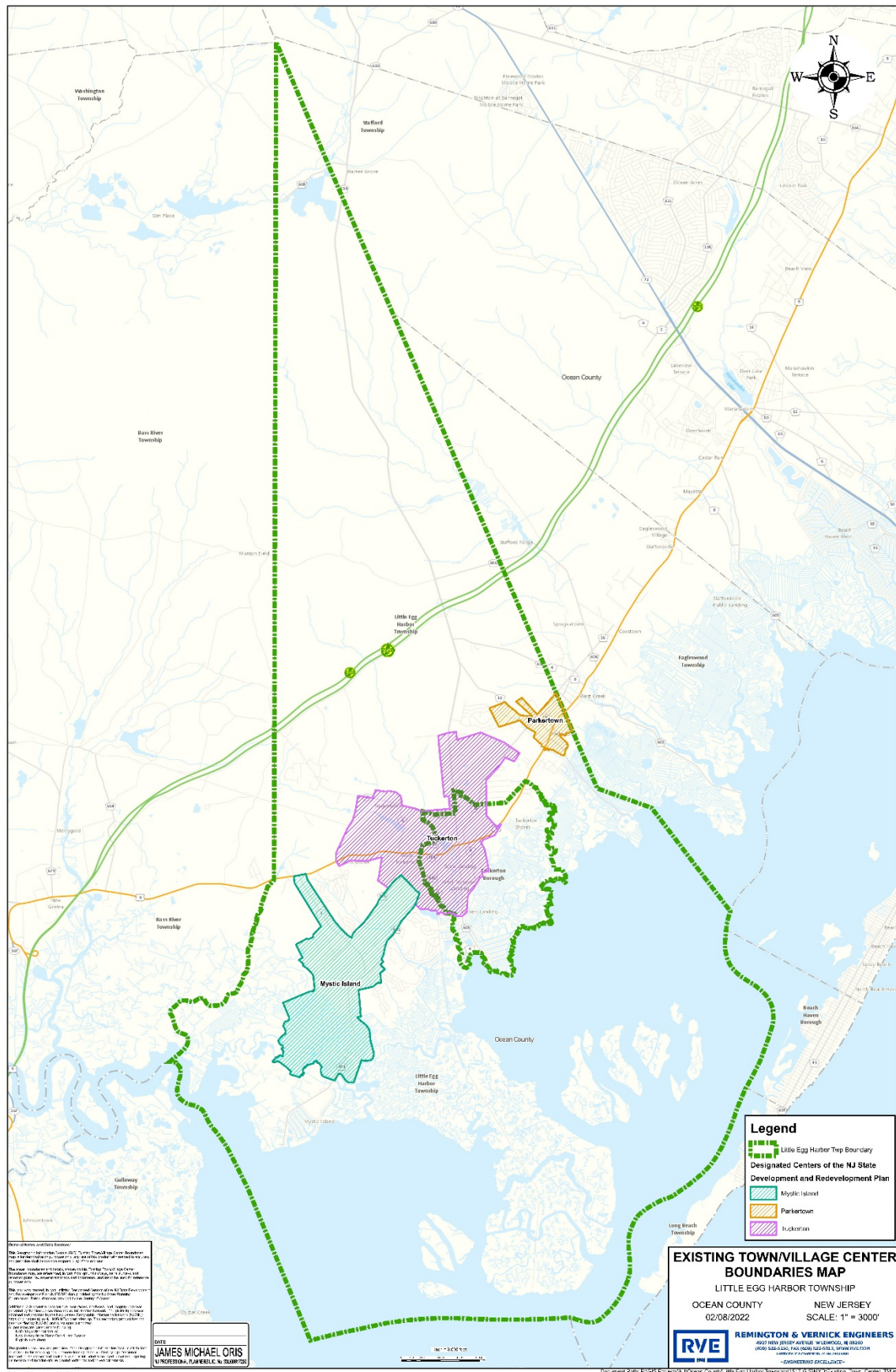


July 2022



## Appendix 7 – Existing Center Boundaries

**Municipal Self-Assessment Report**  
**Little Egg Harbor Township, Ocean County, New Jersey**  
**July 2022**



## Appendix 8 – Proposed Additions to Center Boundaries



**Municipal Self-Assessment Report**  
**Little Egg Harbor Township, Ocean County, New Jersey**  
**July 2022**

