

Chapter 4: Environmental Resources

Wetlands

One of the more significant regulatory developments in the State was the enactment of the Freshwater Wetlands Protection Act by the State of New Jersey in July 1987. Prior to 1987, property owners and developers had to comply with the regulations related to the Wetlands Act of 1970, which regulated activities only in tidally influenced wetlands. The Freshwater Wetlands Protection Act is a major modification in the planning and zoning approval process. The Act established a systematic review procedure for land use activities in and around freshwater wetlands under the purview of the New Jersey Department of Environmental Protection. Freshwater wetlands area boundaries and their respective buffer requirements are determined in the field by state officials and wetlands experts on a case-by-case basis. It is useful, however, for planning purposes to provide an overall map of Little Egg Harbor Township showing the boundaries of the freshwater wetland areas, based on state maps. The location of wetlands and the statutory-established buffer areas is important, since this mapping shows areas off limits to development.

Figure 2 is a Wetlands Map compiled from NJ Department of Environmental Protection mapping in 1987. The NJDEP wetlands maps were prepared in 1986 by a consultant to the NJDEP from color infrared aerial photographs. The aerial photos are interpreted and verified by ground truthing. The maps are the most reliable and accurate data source available for wetlands on a statewide basis. They are, however, still only a planning tool and not a substitute for a site visit delineation, and NJDEP approval.

Wetlands are located throughout the Township along waterways such as the Wading River and Westcreek Creek in the Pinelands area, the Mill Branch and Gifford's Mill Branch of Tuckerton Creek, and tributaries to Parkers Run. The Giffords Mill Branch runs between Stage and Nugentown Road. The Mill Branch of the Tuckerton Creek is situated west of Route 539, generally parallel to the roadway.

Flood Prone Areas

Flood prone areas are lands that are subject to flooding due to storm surges, high tides, stormwater runoff, inadequate drainage facilities and other reasons. Flood prone areas are mapped by the New Jersey Department of Environmental Protection and Figure 3 delineates these areas in Little Egg Harbor Township. Extensive portions of the Township lie within the flood prone area, particularly in the southern section, due to the low-lying nature of these areas. West of Route 9 and the Garden State Parkway, flood prone areas generally follow stream and creek corridors.

It is important to locate flood prone areas for planning purposes so that construction can be avoided or special restrictions can be attached to any approvals. Proper planning of flood prone areas can reduce or eliminate flood related risk to people and their property.

Developable Land

The existing land use study, discussed in the prior section, included an inventory of the privately owned vacant land in the Township. Privately owned vacant land consists of parcels which are available for future development because there are no improvements and because the property is not owned by a governmental agency. The existing land use study, conducted in early 1998, revealed that there were 7,728 acres of privately owned

vacant land. The proper planning of these areas is essential to the future of Little Egg Harbor Township. To determine the development potential of these vacant parcels, the vacant land map was overlaid with a map of the wetlands, which were mapped for the environmental resources section. Wetlands are the major constraint to development potential, since the Wetlands Act of 1970 and the Freshwater Wetlands Protection Act of 1987 prohibit construction in wetlands. The overlaying of the two maps produces a third map (Figure 4), which shows all developable lands. The map indicates the most significant concentrations of privately owned vacant developable lands of the Township. These include the Route 539 corridor and the area between Route 9, Leitz Boulevard and Mathistown Road. The developability analysis indicates that there are approximately 5,700 acres of privately –owned vacant developable land in Little Egg Harbor in 1998. The amount of land equals about 18% of the total land area of the Township, which is more land than has already been developed to date.

Development Approvals

In order to assess future needs of the Township, including schools and municipal services, research was undertaken to inventory “approved but unconstructed” projects (i.e. projects which have development approval but are not yet built or developed). A review of the Township Clerk’s log of development applications, data from the Ocean County Planning Board (OCPB) and consultation with the Township Zoning Officer was performed to prepare an inventory of “outstanding undeveloped projects”. The analysis of County approvals after January 1, 1990 indicates that approximately 118 lots were approved but not developed to date. These lots are not likely to be developed because of the outstanding approvals. The review of undeveloped projects indicates that approvals granted in the late 1980’s have a higher rate of inactivity. Analysis of the

Township log of development applications reveals almost 700 lots had been approved but have not been developed. The majority of these approved lots are in the “Cranberry Creek” project, which consists of 510 lots, located on Route 9 in the PRC Zone. In summary, the estimated number of approved but undeveloped lots is in the magnitude of 550 to 600 Lots.

Chapter 5: Current Zoning

Current Zoning

The existing zoning plan of Little Egg Harbor Township includes a range of residential and commercial districts to accommodate a variety of housing types and businesses. This section highlights the types of zones in the Township by area and location. Exhibit 13 provides a listing of each zone district.

Residential

The residential zones range from the one unit per acre R-1A zone to the R-50 Zone, which permits a density of up to 7 units per net acre. Generally, the higher density residential zones are situated southwest of Tuckerton and the lower density residential zones are located between the Garden State Parkway, Route 539 and Route 9. The marsh areas along the Bay are zoned R-1A. However, most of this land is owned by the Federal Government. Approximately 18,000 acres in Little Egg Harbor Township are zoned for single family and multifamily residential use, representing 57% of the Township's total land area and 90% of the non-Pinelands area.

Business and Commercial

The business zones in the Township are the Highway Business (HB), General Business (GB), Neighborhood Business (NB), Special Business (SB) and Marine Commercial (MC). The zones are designed to address the different business types. The largest business zone by acreage is the GB zone, with 1,038 acres. The HB zone is along the southern segment of Route 9, while the GB zone is situated on Route 539 and the remaining sections of Route 9. An Office/Professional Zone was established in the late

1980's along Mathistown Road to allow ratable development and preserve the aesthetic character of the properties fronting this roadway.

Industrial

There is only one type of industrial zone, the Light Industrial (LI) Zone. The two portions of this district are both located along Route 539. The LI Zone contains a total of 366 acres.

Planned Development Zones

The Township has two “planned development” zones, which allows some flexibility in the project layout, provision of community facilities and the location of open space. Each district requires a minimum of 100 acres for development. The two zones are the Planned Residential Development (PRD) and the Planned Retirement Community (PRC) zones. Mystic Shores was developed under the PRC provisions. The Planned Residential Development district is located on the east side of Route 539, just north of Tuckerton Borough. The PRC districts are situated in the southwest sector of the Township.

Pinelands

The northern portion of the Township, which is governed by the Pinelands Comprehensive Management Plan (CMP), comprises 37% of Little Egg Harbor Township, or 11,702 acres. The CMP has designated four (4) zone districts for this area, the majority of which are north of the Garden State Parkway. The largest zone district in land area is the Preservation Area, comprising 9,888 acres. The second largest zone is the Forest Area, with 1,431 acres.

Exhibit 13

ZONING DISTRICT ACREAGE LITTLE EGG HARBOR TOWNSHIP

Zone Districts	Acres	Percent of Total	Percent of Non-Pinelands Area
Forest Area	1,431	4.5	
Preservation Area	9,888	31.2	
Pinelands Village	149	0.5	
Forest Area Cluster	234	0.7	
R-1A Residential	11,056	34.9	55.3
R-400 Residential	175	0.6	0.9
R-200 Residential	2,570	8.1	12.9
R-150 Residential	110	0.3	0.6
R-100 Residential	636	2.0	3.2
R-75 Residential	296	0.9	1.5
R-75A Residential	652	2.1	3.3
R-70 Residential	32	0.1	0.2
R-50 Residential	1,365	4.3	6.8
Planned Resid. Commun.	664	2.1	3.3
Planned Resid. Dev.	281	0.9	1.4
Multi-Family	253	0.8	1.3
Neighborhood Business	17	0.1	0.1
General Business	1,038	3.3	5.2
Highway Business	128	0.4	0.6
Marine Commercial	80	0.3	0.4
Light Industry	366	1.2	1.8
Sr. Citizen/Gen. Business	4	0.0	0.0
Special Business	14	0.0	0.1
Waterfront Development	137	0.4	0.7
Office Professional	104	0.3	0.5
TOTAL	31,680	100.0	100.0

Source: Bay Pointe Engineering Associates, Inc., Nov. 1998

Chapter 6: Community Facilities/Open Space

Schools

The school system in Little Egg Harbor Township consists of two (2) schools for kindergarten through grade 6 and two (2) regional schools for grades 7 through 12. The elementary schools are under the jurisdiction of the Little Egg Harbor Township Board of Education. These include George J. Mitchell School (K-2) located on North Green Street, and Little Egg Harbor Intermediate School (grades 3-6) on Frog Pond Road. The Pinelands Regional School District operates the Pinelands Middle School (grades 7 and 8) and High School (grades 9-12), both situated in Little Egg Harbor Township. The Pinelands Regional School District includes Little Egg Harbor, Tuckerton and Eagleswood Townships. Exhibit 14 lists the capacities of the two Township school facilities and the enrollment in 1998. The comparison indicates that there is some available capacity in the existing building facilities for enrollment increases.

Exhibit 14

LITTLE EGG HARBOR TOWNSHIP SCHOOL FACILITIES

SCHOOL NAME	GRADES	CAPACITY	ENROLLMENT
GEO. MITCHELL	K-2	843	653
L.E.H. INTERMEDIATE	3-6	1136	900
TOTAL		1979	1553

Source: Little Egg Harbor Board of Education, 3/31/98.

The Board of Education has proposed a 30,000 square foot addition to the Mitchell Elementary School, which will consist of twelve new classrooms. The classrooms are

needed for a full time kindergarten program to begin in 1999. The proposal was approved as a bond issue question on the November 1998 ballot.

Library

A branch library of the Ocean County Library system is located at 290 Mathistown Road. The facility, which opened in April 1996, encompasses 10,000 sq. ft and contains 30,000 volumes. Patrons have exchange privileges with the main branch library in Toms River, as well as all other branches. The Little Egg Harbor Branch also carries 78 different periodicals and has a staff of 6 full-time employees and 8 part-time or student assistants. The Little Egg Harbor Branch is open 6 days a week, which includes two evenings. The Tuckerton Branch of the County Library system is located on Bay Avenue in Tuckerton, which is also accessible to Township residents.

Police Department

Little Egg Harbor Township has a fulltime police force consisting of 31 uniformed officers and 11 civilian employees. The police department is headquartered at the Township Building at 7 Gifford Lane. Based on the Federal Bureau of Investigation standard of 2.0 officers per 1,000 persons, the current manpower is sufficient on both a year-round and seasonal basis. The Township administration has determined the adequacy of the current department facilities should be reviewed and an evaluation is in the process of being completed. Additional information about future plans for the space and facility needs is provided in the Community Facility Plan.

Fire Protection

Three volunteer fire districts protect residences and businesses in Little Egg Harbor. The Stafford Township based Warren Grove Fire Company provides fire protection service to the northern portion of the Township. Fire companies in adjacent towns provide backup aid for the districts. The fire companies rely on contributions from the general public and assistance from the municipality. The three districts in Little Egg Harbor are West Tuckerton; Mystic Island and Parkertown. Each district has its own building, equipment and vehicles. Data concerning each fire company capabilities and workload is provided in Exhibit 15. The West Tuckerton Fire District building is located at the intersection of Gifford Lane and Route 9 by the Township Municipal Building. The Mystic Island Fire Company Station is situated on Radio Road near the Mystic Island Ballfield. The Parkertown Fire Company building is located on Railroad Avenue. As noted above, the Warren Grove Fire Company is situated in Stafford Township and provides volunteer fire protection services for the Warren Grove area, which includes portions of Stafford and Little Egg Harbor Townships.

Exhibit 15

FIRE DISTRICT PERSONNEL AND EQUIPMENT **LITTLE EGG HARBOR TOWNSHIP** **1998**

	<u>Mystic Island</u>	<u>West Tuckerton</u>	<u>Parkertown</u>
Active Members	31	25	15
Responses	175	200*	65
Pumpers	1	1	2
Aerial trucks	1	1	0
Brush trucks	0	0	0
Water Rescue Vehicle	1	1	0
Command Vehicle	2	2	1
Tanker	1	1	2
Boats	3**	2	0
Siren summoning	yes	yes	yes
Tone alert summoning	yes	yes	yes

*Year to date, 11/98.

** One boat is a 24 ft fire boat; also the Company maintains two flood rescue vehicles

Source: Fire Company Chiefs, Fall 1998 and Jan. 1999.

First Aid

Emergency first aid services for Little Egg Harbor, Bass River, and Eagleswood Townships and Tuckerton Borough are provided by the Tuckerton First Aid Squad, a volunteer organization. The Tuckerton First Aid Squad facility is located on Great Bay Boulevard near Route 9 in Tuckerton Borough. The Squad had four ambulances, 41 active members and 21 members in training as of November 1998.

Senior Center

In October 1997, Little Egg Harbor Township opened a Senior Center on Radio Road near the intersection with Mathistown Road. The facility was funded through the Community Development Block Grant (U.S. Department of Housing and Urban Development). It serves primarily as a meeting center for senior citizen groups. Three part-time employees currently staff the facility. The Township has obtained additional federal funds to expand and improve the parking area for the building.

Municipal Building

The Township offices and meeting/court room are located at 7 Gifford Lane. Offices of the Township Clerk, Administrator, Tax Assessor and Tax Collector are situated in the current Municipal Building. The Construction Department, Zoning Officer and Finance Office are housed in two office trailers at the south end of the municipal building. Office space is needed to accommodate existing needs and additional space will be required for future growth. Office space for the municipal departments will become available if the Police Department relocates to new facilities from the lower level of the current building.

Department of Public Works

The Department of Public Works (DPW) facility is located on North Green Street, north of Frog Pond Road. The property is leased from a private individual and contains a building and storage facilities for the various activities of the DPW. This parcel has adequate area for the Department needs for the near future. The Department has a full-time staff of twenty employees and ten solid waste collection vehicles. The solid waste collection schedule includes twice weekly pickups during the summer and weekly pickups in the winter. Solid waste is disposed at the Ocean County Landfill in

Manchester Township. The Public Works Department also collects recyclables once or twice a month, depending on the type of material. Other functions of the Department of Public Works are: road maintenance; buildings and grounds maintenance; snow plowing; collection of brush, leaves, and white goods (large appliances such as washers and dryers); maintenance of its vehicles; and cleaning of storm drains.

Sewer/Water Utilities

The Little Egg Harbor Municipal Utilities Authority (LEHMUA) is responsible for the water and sewer services for the entire municipality. The MUA owns, operates and maintains a sewage collection system (i.e., sewer mains and pump stations) which ultimately discharges to the Ocean County Utilities Authority (OCUA) Southern Regional Sewer Treatment plant on Cedar Run Dock Road in Stafford Township. The plant design capacity is 20 million gallon per day (mgd) and the 1994 wastewater flow was 7 mgd. Projected 2010 flow is not expected to exceed the 20-mgd plant capacity. Therefore, there are no capacity restrictions for sewage flows from Little Egg Harbor Township anticipated in the foreseeable future.

The most critical issue for Little Egg Harbor Township in terms of sewer and water utilities is the consistency between the utility service areas and the development regulations of the New Jersey Department of Environmental Protection and New Jersey Pinelands Commission. Municipal officials have worked for many years to change coastal zone (CAFRA) designations, which have served to constrained development of the North Green Street corridor.

A second issue is the financing of utility extensions to development areas. Currently, the Little Egg Harbor Township MUA relies on developer-financed utility extensions and does not fund extensions of improvements to designated growth areas.

In early 1998, the LEHMUA submitted an amendment request to the Ocean County Planning Board and the NJDEP to expand the sewer service area to include the proposed Sea Oaks development and the area north of Frog Pond Road to the Township Public Works facility. As of the date of this report, the request is pending at the State level.

Figure 5 depicts the existing active sewer service area, the approved sewer service area and the proposed service area expansion of Little Egg Harbor Township. The map coverage is limited to the non-Pinelands areas since the Land Use Plan addresses the area of the Township outside the jurisdiction of the Pinelands Commission. The existing active sewer service area is comprised of developed areas such as Mystic Island, West Tuckerton and Parkertown. In such areas most homes and businesses are connected to the sewer system. The approved sewer service area consists of lands in which there is limited availability to existing sanitary sewer lines. The approved sewer service area includes the properties along Route 539 and the undeveloped areas west of Tuckerton Borough. The proposed expansion of the sewer service area is the portion of the Township which is pending State approval. Sewer extensions and connections are not permitted in the proposed expansion area at this time.

The importance of monitoring sewer service areas is due to the direct linkage between the presence of sewer infrastructure and density. Future sewer service areas should be examined closely to insure consistency with the Land Use Plan. The Land Use Plan should dictate future sewer service areas, rather than the inverse.

Municipal Recreation and Open Space

Both Little Egg Harbor Township and the County operate recreational facilities in the Township. The two Township facilities consist of a ballfield and park facility on Radio Road across from the Mystic Island Fire Station and the Parkertown Docks, a municipally owned boat ramp and marina. The County Parks operates the Atlantis Golf Course, an 18-hole facility, and Parkertown Park, a bay beach and playground at the terminus of Dock Street. There are additional active recreational fields at the Little Egg Harbor and Pinelands Regional school sites. In the near future, the Township will commence construction of a community park in the Tuckerton Manor area near Route 539 and the Mitchell School. The State of New Jersey has properties in the Township which are considered part of the Bass River State Forest. However, these state lands are conservation areas and do not have any recreational improvements. The US Fish and Wildlife Service has designated areas within the existing Refuge property in the Township for migratory game bird and deer hunting.

Federal Open Space

The US Fish and Wildlife Service, in conjunction with the Trust for Public Land, has selected certain areas of the Township for acquisition for the Forsythe National Wildlife Refuge. The Refuge was established to conserve land for wildlife habitat, recreation and ecological purposes. As noted in the Land Use section, the Federal government purchased a significant amount of property during the 1980's and 1990's for the Edwin Forsythe Wildlife Refuge. The US Fish and Wildlife Service continues to acquire properties south of the Parkway on both sides of Route 539. The acquisition program is scheduled to occur over a fifteen-year time period and works with willing sellers. The US government pays an annual fee in lieu of taxes to the municipality. In 1996, the payment was almost \$12,000.

Little Egg Harbor Township should communicate with the US Fish and Wildlife Service concerning the Municipality's Land Use Plan, thereby discouraging acquisition of upland parcels for open space in commercial and industrial zones.

Chapter 7: Economic Analysis

Labor Force and Employment

The resident labor force of Little Egg Harbor Township numbered 6,682 persons in 1997. Approximately 480 persons were unemployed, contributing to a local unemployment rate of 7.2%. This exceeds the County unemployment rate of 5.4% and the state unemployment rate of 5.1%. Labor force statistics for Little Egg Harbor Township are shown in Exhibit 16.

Exhibit #16

LABOR FORCE ESTIMATE
LITTLE EGG HARBOR TOWNSHIP
1997

	POTENTIAL LABOR FORCE	# OF EMPLOYED RESIDENTS	UNEMPLOY- MENT	UNEMPLOY. RATE
LITTLE EGG HARBOR TWP	6,682	6,202	480	7.2%
OCEAN COUNTY	211,299	199,958	11,341	5.4%

Source: Ocean County Department of Planning, 1997.

According to 1990 Census data, 5,627 persons 16 years and over were employed in Little Egg Harbor Township. Approximately 28% of local employees worked in technical, sales, and administrative support jobs. Service occupations employed 23% of the labor force. Other leading occupations included managerial and professional specialty (20%), precision production and craft occupations (15%) and operators, fabricators and laborers (12%).

The industries, which employed Township residents, are relatively well diversified. The retail trade industry employed 15% of the labor force and was the largest single industry employer of Township workers. The second largest employment industry was construction, providing jobs to 10% of the work force, closely followed by professional services, and entertainment and recreation services.

Covered employment data for Little Egg Harbor Township in 1996 is provided in Exhibit 17. Covered employment is defined as employment which is “covered” by New Jersey unemployment insurance, and refers to jobs existing within the Township. The covered employment information is considered the most reliable data source of employment within municipalities. The exhibit indicates that 1,170 persons were employed in jobs located in Little Egg Harbor Township by 101 private and public sector employers. The private sector covered employment was 581 jobs in 1996, up 32% from 440 private sector covered jobs in 1990.

Exhibit 17
COVERED EMPLOYMENT
LITTLE EGG HARBOR TOWNSHIP
1996

<u>EMPLOYMENT SECTOR</u>	<u>EMPLOYERS</u>	<u>EMPLOYEES</u>
PRIVATE	97	581
PUBLIC	4	589
TOTAL	101	1,170

Source: New Jersey Department of Labor.

Tax Base

Exhibit 18 compares the number of parcels and assessed valuation of each property class for the years 1977 and 1998. The data show that the assessed valuation of the Township grew approximately six fold during this time period, while the number of parcels increased approximately 40%. In 1998, the residential sector provided 83% of the municipal tax revenues, compared to 81% in 1977. Therefore the Township is more dependent in 1998 than in 1977 on residential parcels for tax revenues. The residential land use sector creates considerably more municipal costs, due to education expenses, than the other types of land uses.

Exhibit 18

REAL PROPERTY VALUATION
LITTLE EGG HARBOR TOWNSHIP
1977 AND 1998

Class	1998			1977		
	# Parcels	% Total Valuation	Assessed Valuation	# Parcels	% Total Valuation	Assessed Valuation
Vacant	2,575	10.2	\$81,251,100	2,661	13.81	\$16,133,400
Residential	7,467	82.84	\$661,783,829	4,559	80.9	\$94,542,300
Farm Qual.	13	0.02	\$198,545	0	0	\$0
Commercial	143	6.6	\$52,917,900	72	5.28	\$6,173,300
Industrial	2	0.04	\$291,800	1	0.01	\$14,100
Apartment	2	0.3	\$2,425,000	0	0	\$0
Total	10,202	100	\$798,868,174	7,293	100	\$116,863,100

Sources: 1978 Little Egg Harbor Township Master Plan and the Little Egg Harbor Township Tax Assessor's Office, 1998.

Chapter 8: Circulation

Existing Transportation Network

Functional Classification

Little Egg Harbor Township has an extensive network of freeways, arterials, secondary arterials, collector and local roads to provide vehicular circulation. This section describes the existing road network in Little Egg Harbor Township by functional classification and describes proposed and needed road improvements. The functional classification of the existing roadway network in Little Egg Harbor Township is shown in Figure 6.

Expressway

An expressway is a principal arterial designed to carry regional traffic or through traffic. An expressway is a limited access road, carrying large volumes of traffic at higher sustained speeds over longer distances. The Garden State Parkway (GSP) is classified as a toll expressway and is operated by the NJ Highway Authority. The GSP provides a north-south travel route and extends from the New York South to Cape May. The GSP has one exit (#58) in Little Egg Harbor Township, located at North Green Street (Ocean County Route 539).

The New Jersey Department of Transportation has performed traffic counts for the Garden State Parkway at the New Gretna Toll Plaza, which is just south of Exit 58. Average Annual Daily Traffic (AADT) volumes during December 1993, 1994 and 1995 were approximately 37,000 vehicles. Traffic volumes during the summer months, especially during weekends, are higher than the above cited figure. (Traffic figures for the summer months are not available from the Highway Authority.)

Minor Arterial

Minor arterials also carry regional traffic volumes. They act as feeders to and from freeways and serve as carriers between major regional traffic generators. Little Egg Harbor Township has one rural minor arterial, Route 9, which is under the jurisdiction of the New Jersey Department of Transportation. Route 9 has at-grade intersections and provides direct land access to adjacent parcels. Route 9 serves the southern sector of the Township, is a two lane route and provides land access to much of the year-round retail commercial and service establishments of the Township. Traffic counts, performed by the Ocean County Engineering Department in August 1997, indicate a volume of over 18,000 vehicles per day at Route 9 near the Great Bay Boulevard intersection.

Major Collector Roads

Collector roads “collect” traffic volumes from local streets and may be the direct access road to a major residential development. Typically, collector roads are under Municipal or County jurisdiction. North Green Street (Ocean County Route 539) and Radio Road are classified as major collectors in Little Egg Harbor. A traffic count of North Green Street at Nugentown Road in July 1995 by the County Engineer’s office revealed a traffic volume of almost 9,800 vehicles per day. Radio Road, near Mathistown Road, carried over 11,200 vehicles per day in April 1997. The recommended Ocean County right-of-way width of major collectors is sixty-six (66) feet. A list of roads maintained by Ocean County within the Township is provided in Exhibit 19.

Minor Collector

A minor collector also collects traffic and channels the vehicles to major collectors or arterials. These roads have lower volumes of traffic than major collectors and more access points than do major collectors. The minor collectors in Little Egg Harbor Township are: Thomas Avenue; Railroad Avenue; Nugentown Road (portion); Otis Bog Road (portion); Giffordtown Lane; Oak Lane; Mathistown Road; Center Street; Twin Lakes Boulevard; Stafford Forge Road; and Great Bay Boulevard (portion). The recommended right-of-way width of minor collectors is sixty (60) feet.

Exhibit 19

OCEAN COUNTY ROADS
LITTLE EGG HARBOR TOWNSHIP

<u>ROAD NO.</u>	<u>ROAD NAME</u>	<u>MILEAGE</u>
1	Tuckerton-Warren Grove-Whiting Rd.*	9.7
2	Mathistown Road	1.83
6	Giffordtown Lane	0.67
8	Nugentown Road	1.6
10	Walnut Street and Dock Road	0.9
12	Parkertown Drive	0.26
25	Radio Road	4.64
29	Thomas Avenue	2.1
35	Railroad Avenue and Portion of Wood St.	1.69
99	Stafford Forge Road	1.0
103	Center Street	2.29
*539	North Green Street	

Source: 1994 Official Listing of Ocean County Roads, Ocean County Board of Chosen Freeholders.

Local Roads

The major function of local streets is land access. Local roads should be designed to minimize “through” traffic. The pattern of local streets should serve visitors, delivery trucks, school buses, municipal vehicles as well as the local residents. In a residential development, the right-of-way width of a new local road will be governed by the New Jersey Residential Site Improvement Standards (RSIS).

Exhibit 20
Roadway Classification
Little Egg Harbor Township

Functional Classification	Roadway Name	Segment	Jurisdiction	Length (Miles)	Right-of-way Width
Expressway	Garden State Parkway	---	N.J. Highway Authority	4.09	650' - 850'
Minor Arterial	Route 9	---	State of N.J.	2.8	66'
Major Collector	Radio Road	Tuckerton line to Great Bay	Ocean County	4.64	50'-100'
Major Collector	Route 539	Tuckerton line to Stafford line	Ocean County	9.7	66'
Major Collector	Mathistown Road	Route 9 to Radio Road	Ocean County	1.83	55'
Minor Collector	Center Street	Mathistown Rd. to Tuckerton	Ocean County	1.63	46.5' – 60'
Minor Collector	Nugentown Road	Otis Bog Rd. to Route 539	Ocean County	1.46	33' – 46.5'
Minor Collector	Otis Bog Road	Nugentown Rd. to Route 9	Little Egg Harbor Township	1.56	33'
Minor Collector	Great Bay Boulevard	Tuckerton line to Big Thorofare	Little Egg Harbor Township	1.04	100'
Minor Collector	Thomas Avenue	Route 539 to Eagleswood line	Ocean County	2.1	33'-60'
Minor Collector	Forge Road	Route 539 to Eagleswood line	Ocean County	1	33'
Minor Collector	Twin Lakes Blvd.	---	Little Egg Harbor Township	1.94	60'

Public Transportation

There is no passenger rail line service in Little Egg Harbor Township. No plans exist for such service in the near future. Bus transit is limited to a daily service along Route 9 between Atlantic City and Toms River on Line 559.

Ocean County Area Transportation (OCAT) operates many bus routes throughout the County during the weekdays. The buses provide service to residents for shopping and doctor visits. The buses stop at supermarkets, convenience stores, the municipal building and Mystic Shores. The OC6 bus route, operated by OCAT, maintains a Monday through Friday schedule from Little Egg Harbor Township north along Route 9 to the Southern Ocean County Hospital.

Existing Circulation Problems

Problem Intersections

The problem intersections, ranked by the highest number of accidents over the past 12 months (10/1/97 through 9/30/98) are as follows:

Oak Street and Center Street – 7 accidents;

Route 9, Oak Lane/Giffordtown Road – 6 accidents;

Mathistown Road and Radio Road – 5 accidents; and

Radio Road and Oak Lane – 4 accidents.

Police records indicate that there were a total of 251 accidents in the Township during calendar year 1997. In comparison, the Police Department recorded 137 accidents in 1976. While some of the accidents occur in parking lots, at commercial establishments,

or result from other factors such as weather, the majority of the accidents involve other vehicles on the roadways. A high number of accidents signals the need for some type of improvement, such as a stop light or better pavement markings. However, three of the four problem intersections already have a traffic signal or blinking light, and the number of accidents do not appear particularly high. The reasons for traffic accidents at these locations should be furthered examined with the purpose of determining whether any additional intersection improvements are in order. As all of the intersections listed above involve other jurisdictions (i.e. County or State), the Township's ability to make improvements is limited. In terms of accidents in parking lots and accessing commercial properties, the Police Department should be consulted prior to the approval of a non-residential development application for traffic safety comments.

Other Intersections

Route 9 and Mathistown Road: Mathistown Road is the primary route for many residents commuting to Atlantic City to access Route 9 for the trip to work. The Police Department indicates this intersection is not subject to the typical AM/PM peaks in traffic, due to the impact of shift schedules in Atlantic City casinos. The intersection at Route 9 should be monitored for possible improvements.

North Green Street Intersections: Traffic volumes will continue to increase on North Green Street between the Garden State Parkway and Route 9 in Tuckerton Borough. This will make it difficult for vehicles to make turns from side streets on to Route 539. For example, the Police Department has noted that school buses and automobiles frequently queue heavily on Nugentown Road at the end of the school day for left turns onto North Green Street. These locations need to be monitored and action taken as warranted.

Problem Roads

Stage Road: The Little Egg Harbor Police Department has requested NJDOT approval for the reduction of the 45-MPH speed limit for the western segment of Stage Road due to sun glare problems for east bound traffic.

Pedestrians and Bicycling

Pedestrian's use many roads that lack sidewalks. Some of the pedestrians are schoolchildren walking to a bus stop or to school. An inventory of road segments in the Township without sidewalks should be performed and segments should be ranked by priority for future construction in the Capital Improvement Plan. A funding mechanism must also be developed. Little Egg Harbor has no existing bike paths.