

**MASTER PLAN
REEXAMINATION REPORT AND UPDATE
OF THE 1999 MASTER PLAN**

**TOWNSHIP OF LITTLE EGG HARBOR
OCEAN COUNTY, NEW JERSEY**

MAY 2007

**ADOPTED ON: AUGUST 2, 2007
TOWNSHIP OF LITTLE EGG HARBOR PLANNING BOARD**

**PREPARED BY
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The original of this report was signed and sealed in accordance with N.J.S.A. 45-14-12.

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INTRODUCTION

The Municipal Land Use Law (MLUL) requires every municipality in New Jersey that has adopted a master plan and land development regulations to periodically review and revise, if necessary, those documents every six years (N.J.S.A. 40:55D-89). The latest comprehensive Master Plan for the Township of Little Egg Harbor was adopted on May 6, 1999.

The purpose of this report is to present a comprehensive overview of the Township's changes in land use policy since the 1999 Master Plan. The report must be adopted by resolution of the Planning Board, and forwarded to the Ocean County Planning Board and the municipal clerk of each adjoining municipality.

The findings and recommendations contained in this report are primarily based on the review of the following documents:

1. Little Egg Harbor Township Land Development Chapter XV, current to November 2005.
2. Little Egg Harbor Township Third Round Housing Element and Fair Share Plan, November 2005.
3. Ocean County Cross Acceptance Report, January 2005.
4. Parker's Run Business Park Redevelopment Plan, July 2003.
5. Little Egg Harbor Township Master Plan Housing Element and Fair Share Compliance Plan, January 2003.
6. Little Egg Harbor Township Open Space and Recreation Plan, August 2002.
7. Little Egg Harbor Township Amended Land Use Plan Element, April 2001.
8. 1990 & 2000 Census Summary Tape Files 1 and 3, US Bureau of the Census.
9. Little Egg Harbor Township 1999 Master Plan, Bay Pointe Engineering Associates, Inc.
10. Little Egg Harbor Township Pinelands Area 1982 Master Plan Revision and Update, Schoor DePalma & Gillen, Inc.

The MLUL requires a reexamination report to address five issues relating to the growth and development of the Township, including (N.J.S.A. 40:55D-89):

- a. *The major problems and objectives relating to land development in the Municipality at the time of such adoption, last revision or re-examination, if any;*
- b. *The extent to which such problems and objectives have been reduced or have increased subsequent to such date;*
- c. *The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for such plan or regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation,*

- conservation of natural resources, energy conservation, and changes in State, County and Municipal policies and objectives;*
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared; and*
 - e. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, P.L. 1992, c. 79 (C.40A:12 A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

Since 1999, there have been a number of events within the region and the State that bear on land use in the Township. Several of these events are listed below:

1. Release of data from the 2000 Census.
2. Adoption of the State Development and Redevelopment Plan in March 2001.
3. Third Round of Cross Acceptance of the Preliminary State Development and Redevelopment Plan and the Preliminary State Plan Policy Map, April 2004.
4. Adoption of COAH's third round substantive and procedural rules effective December 20, 2004.
5. Establishment of NJDEP's Municipal Stormwater Regulation Program and new rules to implement the program

1.0 PROBLEMS & OBJECTIVES: 1999 MASTER PLAN

A Reexamination Report shall address the major problems and objectives relating to land development in the Municipality at the time of such adoption, last revision or re-examination, if any.

Goals & Objectives

The following list is the underlying Master Plan Goals and Objectives as set forth in Chapter 9 of the adopted 1999 Master Plan:

- a. To reduce permitted residential densities where appropriate consistent with planning efforts aimed at minimizing the fiscal impacts of new residential development;
- b. To concentrate new residential and commercial development in planned centers or other growth corridors where infrastructure is available or comprehensively planned;
- c. To adopt land use regulations that will capitalize upon and promote the Tuckerton Seaport project;

- d. 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;
- e. To promote better coordination and consistency between State and Municipal planning efforts;
- f. To coordinate with the N.J. Highway Authority and county to continually improve the roadway system of the Township and to plan for anticipated changes brought on by growth and development;
- g. To promote bikeways and pedestrian walkways as a means of recreation and to lessen reliance on the automobile as the sole means of transportation; and
- h. To promote land use policies and regulations that encourage economic development and redevelopment that improves the Township's property tax base.

Land Use Plan (Chapter 10 and Figure 7 of the 1999 Master Plan)

The 1999 Master Plan included the adoption of a Land Use Plan Element, which solely covered the non-Pinelands section of Little Egg Harbor Township. The stated purpose of the 1999 Land Use Plan is, "... to serve as a guide for the Township's land use (zoning) decisions". Adoption of the 1999 Land Use Plan established eleven Land Use Categories as follows:

- Preservation Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Multifamily Residential
- Commercial/Business
- Light Industry
- Parks/Recreation
- Public Lands
- Planned Adult Community
- Waterfront Development

The text of the Land Use Plan contained in Chapter 10 of the Master Plan sets forth a general policy framework of recommended land uses for each of the corresponding Land Use Categories. The Land Use Categories are geographically delineated on a map identified as Figure 7 of the 1999 Master Plan. The preparation and adoption of the 1999 Land Use Plan, Chapter 10 and Figure 7, represents the culmination of the master planning process and brings together all of the background studies and other plan elements including the general purposes and underlying goals and objectives of the 1999 Master Plan.

Community Facilities Plan (Chapter 11 and Figure 8)

The Community Facilities Plan of 1999 primarily focused on three major objectives: a new Municipal Building/Criminal Justice Complex, Recreation and Open Space needs, and Bikeways.

- The 1999 plan notes a deficiency in office space, storage areas and a secure parking area for the police department (conditions at that time). When the 1999 Master Plan was being prepared, the Township was studying the feasibility of constructing a new police department and courtroom facilities on a lot adjacent to the then location of the municipal building, 7 Gifford Lane. As such, Figure 8 (the corresponding map) depicts a site adjacent to 7 Gifford Lane as the proposed location to construct a new police department and municipal building.
- The 1997 Recreation Plan Element (a stand-alone document) is cited by reference in Chapter 11 of the 1999 Master Plan. The 1999 plan highlights the 1997 recommendation to create a centrally-located community park of at least 50 acres in size for active and passive recreation purposes. In furtherance of implementing the 1997 recommendation, the 1999 Master Plan further notes the actual subsequent acquisition of a 117.6-acre site situated west of Route 539 in the Tuckerton Manor area.
- The 1999 Community Facilities Plan highlights two bikeway proposals: one along the entire length of Great Bay Boulevard; and the other in a paper street right-of-way running parallel to North Green Street (to provide a connection between Pinelands Regional High School and the community park).

Economic Plan (Chapter 12)

The Economic Plan of 1999 indicates that the critical economic issue facing the Township is not a lack of employment opportunities, but rather the creation of ratable development to support municipal services. Ratable strategies identified in the 1999 Economic Plan include:

- Ecotourism
- Seaport Related Businesses
- Atlantic City Casino Back Office Development
- Assisted living, Senior Housing & Senior Healthcare Facilities
- Cost Sharing with Adjacent Municipalities (shared services)
- Business Development Study Group

Circulation Plan (Chapter 13 and Figure 9)

The Circulation Plan of 1999 outlines a strategy to address future transportation needs within the context of the existing roadway network and projected development trends.

The plan notes a proposed widening of the Garden State Parkway from mile post 30 to mile post 80, adding a third lane in each direction. The plan also discusses traffic improvement studies/plans under the jurisdiction of both the NJDOT and the County. The plan describes and identifies the location of several municipal proposals for improvements to local roadways and intersections under the Township's jurisdiction. Other topics discussed in the Circulation Plan include the feasibility of: a park-and-ride facility at Exit 58 of the Garden State Parkway; traffic calming techniques; and, bike baths along existing roads.

2.0 THE EXTENT OF INCREASE OR REDUCTION OF PROBLEMS & OBJECTIVES

A Reexamination Report shall describe the extent to which such problems and objectives existing at the time of the last Master Plan have been reduced or have increased subsequent to such date;

- a. *To reduce permitted residential densities where appropriate consistent with planning efforts aimed at minimizing the fiscal impacts of new residential development;*

With the adoption of the 1999 Master Plan, Little Egg initiated a comprehensive update of its Land Use and Zoning Regulations. Changes to the zoning map and ordinance were adopted to reduce the permitted residential densities throughout the Township, especially in areas outside of sewer service areas and outside of Designated Centers as reflected on the State Plan Policy Map (SPPM).

The 1999 Land Use Plan map was subsequently amended in 2001 after a review by the New Jersey Office of State Planning (NJOSP)¹ of the Township's petition for "center designations". Based on a recommendation by the New Jersey Office of State Planning (OSP), the area located east of the Garden State Parkway and Thomas Avenue was re-designated from LI "Light Industrial" to "Low Density Residential" (2-5 acres/DU), a re-designation largely due to the fact that this area was outside of the approved sewer service area and was inaccessible by improved roads. The land in question has been re-zoned into the R-3A and R-5A Zones in accordance with the amended land use plan.

This objective is still valid as it pertains to considering any future land use planning initiatives.

- b. *To concentrate new residential and commercial development in planned centers or other growth corridors where infrastructure is available or comprehensively planned;*

In 2000, the State Planning Commission adopted three "center designations" in Little Egg Harbor Township to accommodate centers-based development and redevelopment,

¹ NJOSP has since been re-named New Jersey Office of Smart Growth (NJOSG)

including the Tuckerton Town Center, Mystic Island Town Center, and the Parkertown Village Center. State-designated Town Centers are primarily intended to serve as traditional centers of commerce and services that also contain diverse residential neighborhoods and housing types, whereas a Village Center is a compact primarily residential community with a small commercial core that offers limited services.

This objective is still valid as it pertains to considering any future land use planning initiatives.

c. To adopt land use regulations that will capitalize upon and promote the Tuckerton Seaport project;

This objective is still valid.

d. 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;

The 1999 Land Use Plan was subsequently amended in 2001, which included the re-designation of a portion of the town located at the northeast corner of Stage and Otis Bog Roads from "Commercial/Business" to "Medium Density Residential" to be consistent with the character of the existing residential neighborhood. The land in question has been re-zoned in accordance with the amended land use plan of 2001. These rezoned parcels will promote development that is consistent with the established neighborhood.

Grove Park, located on the east side of Route 539 between Thomas Avenue and Parkers Country Road, is a paper subdivision consisting of 20' x 100' lots. No development has occurred in this area. As part of the 2001 Land Use Plan Amendment, the Township re-designated the area from "Low Density Residential" to "Medium Density Residential" to permit new residential development consistent with the lot dimensions and title characteristics of the paper subdivision. The land in question has been re-zoned in accordance with the amended land use plan of 2001.

This objective is still valid as it pertains to considering any future land use planning initiatives.

- e. To promote better coordination and consistency between State and Municipal planning efforts;*

Little Egg Harbor Township enacted cluster zoning regulations for land located outside of the centers in State Planning Area 4. The cluster zoning regulations encourage an appropriate pattern of development in rural areas of the Township in accordance with the intent of Planning Area 4 by utilizing an implementation technique specifically recommended in the State Plan for areas located in Planning Area 4.

This objective is still valid as it pertains to considering any future land use planning initiatives.

- f. To coordinate with the N.J. Highway Authority and county to continually improve the roadway system of the Township and to plan for anticipated changes brought on by growth and development;*

This objective is still valid.

- g. To promote bikeways and pedestrian walkways as a means of recreation and to lessen reliance on the automobile as the sole means of transportation; and*

In 1999, the Township proposed a bikeway in a paper street right-of-way running parallel to North Green Street to provide a connection between the Pinelands Regional High School and the community park. Since then, the Township vacated this right-of-way to allow for the bikeway.

- h. To promote land use policies and regulations that encourage economic development and redevelopment that improves the Township's property tax base.*

In 2000, Little Egg adopted a resolution declaring the area formerly known as Beach Haven Park as "an area in need of redevelopment" in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A). Beach Haven Park is located in the eastern portion of Little Egg, and consists of approximately 123 acres. It was pre-platted for residential development in 1913 and since that time no development had occurred. The Beach Haven Park Redevelopment Plan was adopted in 2001 to serve as a guide for economic development and redevelopment. The Beach Haven Park Redevelopment Plan established five land use categories: three single-family dwellings categories (with three different lot size requirements), a planned retirement community, and light industrial/commercial uses.

In 2003, the Township updated the Beach Haven Park Redevelopment Plan to reflect new residential development, and to shift the focus from redevelopment of Beach Haven Park to the redevelopment of the Route 9 commercial parcels. As a result, the name of the redevelopment area was changed from Beach Haven Park to Parker's Run Business Park.

This objective is still valid.

3.0 THE EXTENT OF SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES & OBJECTIVES

A Reexamination Report shall describe the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, and changes in State, County and Municipal policies and objectives;

3.1 Demographic Changes

Subsequent to the adoption of the Township's Master Plan, the United States Census Bureau released the year 2000 Decennial Census for all New Jersey municipalities in February of 2001, providing more current population and housing data for the Township. Table 1 shows that Little Egg Harbor's 2000 population stood at 15,945 total persons, which represents an increase of 2,612 persons compared to the Township's 1990 population of 13,333, or almost a 20% increase. According to population estimates published by the US Census, the Township's estimated total population as of July 1, 2005 was 19,834 persons, representing an increase of approximately 6,500 people since 1990, accounting for a 49% increase between 1990 and 2005. The Township's 2005 estimated population of 19,834 is more than double the 1980 Census population of 8,483. Tables 1, 2, and 3 provide a comparison of selected 1990 and 2000 Census data.

TABLE 1: Little Egg Harbor Township Selected Population and Age Characteristics 1990 and 2000

	1990	2000	% Change
<i>Total Population</i>	13,333	15,945	+19.6
<i>Male</i>	6,423	7,655	+19.2
<i>Female</i>	6,910	8,290	+20.0
<i>Under 5</i>	1,044	931	-10.8
<i>5 to 9</i>	921	1,112	+20.7
<i>10 to 14</i>	841	1,201	+42.8
<i>15 to 19</i>	784	924	+17.9
<i>20 to 24</i>	731	756	+3.4
<i>25 to 34</i>	2,280	1,800	-21.1
<i>35 to 44</i>	1,783	2,582	+44.8
<i>45 to 54</i>	1,305	2,049	+57.0
<i>55 to 59</i>	615	938	+52.5
<i>60 to 64</i>	761	831	+9.2
<i>65 to 74</i>	1,462	1,578	+7.9

**TABLE 1: Little Egg Harbor Township Selected Population and Age Characteristics
1990 and 2000**

	1990	2000	% Change
<i>75 to 84</i>	651	972	+49.3
<i>85+</i>	155	271	+74.8
<i>Median age</i>	35.3	39.9	+13.0
<i>Householder 65 and over</i>	501	662	+32.1

SOURCE: US Census Bureau

Noteworthy statistics from Table 1 include:

- Total population increase of 20%;
- 42.8% increase in 10 to 14-year old persons;
- 21.1% decrease in 25 to 34-year old persons;
- 44.8% increase in 35 to 44-year old persons;
- 57% increase in 45 to 54-year old persons;
- 74.8% increase in 85 years and older persons; and
- 13% increase in median age.

**TABLE 2: Little Egg Harbor Township Selected Household Characteristics,
1990 and 2000**

	1990	2000	% Change
<i>Total Households</i>	4,962	6,179	+24.5
<i>Average household size (persons)</i>	2.66	2.55	-4.1
<i>Families</i>	3,809	4,442	+16.6
<i>Families with child. Under 18</i>	1,652	1,872	+13.3
<i>Married Couple Families</i>	3,204	3,512	+9.6
<i>Marr. Coup. with child. Under 18</i>	1,333	1,357	+1.8
<i>Unmarried partners</i>	127	453	+256.7
<i>Nonfamily households</i>	1,153	1,737	+50.7
<i>Householder living alone</i>	940	1,389	+47.8
<i>Households with ind. 65 and over</i>	1,563	1,916	+22.6

SOURCE: US Census Bureau

Noteworthy statistics from Table 2 include:

- 24.5% increase in total number of households;
- Moderate (4.1%) decrease in average persons per household;
- 16.6% increase in number of families;
- 13.3% increase in number of families with children under 18 years;
- 50.7% increase in non-family households; and
- 22.6% increase in number of households with an individual aged 65 years or older.

TABLE 3: Little Egg Harbor Township Selected Housing Characteristics, 1990 and 2000

	1990	2000	% Change
<i>Housing Units</i>	7,194	7,937	+10.3
<i>Occupied</i>	4,962	6,179	+24.5
<i>Vacant</i>	2,232	1,752	-21.5
<i>Occupied Housing Units</i>	4,962	6,176	+24.5
<i>Owner-Occupied</i>	4,056	5,002	+23.3
<i>Renter-Occupied</i>	906	1,177	+29.9

SOURCE: US Census Bureau

Noteworthy statistics from Table 3 include:

- Moderate increase (10.3%) in total housing units;
- 21.5% decrease in total vacant housing units;
- 23.3% increase in total number of owner-occupied units; and
- 29.9% increase in total number of renter-occupied units.

In summary, the Township has experienced a reported population increase of approximately 6,500 persons since the 1990 U.S. Census (1990 to 2005 estimate). The population contains proportionately more school-aged children and older persons, but fewer people in the 25 to 34 year old range. The average number of persons per household is on the decline, consistent with national trends. And the Township's total housing stock grew by almost 800 housing units between 1990 and 2000. The demographic profile changes over the decennial period are not significant enough to warrant any substantial change to the overall goals, objectives and policies of the Township's Master Plan of 1999. However, updated demographic data can be used as a reference for planning for the Township's future recreational, educational and other community needs.

3.2 Township Initiatives

Housing Element and Fair Share Plan

The 1999 Master Plan did not include a Housing Element or corresponding Fair Share Plan. Subsequently, the Township Planning Board adopted a Master Plan Housing Element and Fair Share Plan on January 22, 2003 which addressed the Township's 12-year cumulative housing obligation covering the second housing round period from 1987 through 1999 as mandated by the New Jersey Council on Affordable Housing (COAH). The 2003 Fair Share Plan outlines the Township's satisfaction of a new construction affordable housing obligation totaling 195 units plus a rehabilitation obligation of 30 units. The Township Committee endorsed the adopted plan and petitioned COAH for substantive certification. The petition was received by COAH on January 27, 2003 and COAH issued a favorable Compliance Report dated August 16, 2004 which led to the

Township's second round interim substantive certification of September 8, 2004, valid for one year after the effective date of adoption of COAH's third round methodology and rules (December 20, 2004).

In response to the adoption of the Third Round substantive and procedural regulations of COAH, the Planning Board adopted an updated Master Plan Housing Element and Fair Share Plan on December 1, 2005. The Township Committee endorsed the Planning Board's Third Round Plan and forwarded it to COAH requesting their review and approval for Third Round substantive certification covering the cumulative period from 1987 through 2014.

As set forth in the Fair Share Plan submitted to COAH in December 2005, Little Egg Harbor Township's Third Round Obligation consists of the following

Rehabilitation Share	0
Prior Round Recalculated	195
<u>Growth Share Obligation (projection)</u>	<u>275</u>
Total Obligation	470

The Third Round Plan continues to address the Township's prior round obligation with 50 affordable housing credits for an existing prior-cycle age-restricted complex known as Park Plaza Apartments, 36 affordable housing credits for an existing affordable family rental complex (Harbor House), 36 rental bonus credits (Harbor House), and 104 affordable housing credits for an existing apartment complex (Royal Timbers) that restricts occupancy to households living at or below 60% of the median Ocean County income level. These prior rounds credits total 226 units, or 31 units in excess of the 195 prior round obligation. This surplus of 31 units will be carried forward to partially fulfill the growth share obligation.

The Township's Fair Share Plan to fulfill its Growth Share obligation is three-pronged such that it has proposed: to utilize the 31 surplus credits from the prior round; to develop a 100%, 100-unit, age-restricted affordable rental project on a municipally-owned 5 acre parcel fronting on Route 9; and will adopt a Growth Share Ordinance that will require a 14% residential set-aside equivalent to one affordable unit for every seven market rate units developed and one affordable unit for every 25 new jobs created in the municipality.

Open Space and Recreation Plan

In 1997, the Township Planning Board adopted a Recreation Plan that was re-adopted by reference in the Community Facilities Element of the 1999 Master Plan. In November of 2001 by voter referendum residents of Little Egg Harbor Township approved an Open Space tax of one cent, which was estimated at that time to provide approximately \$93,000 per year to be used for open space preservation. In 2002, Little Egg Harbor Township adopted an Open Space and Recreation Plan (OSRP) as an update to its 1997 Recreation

Plan, to serve as a guide for future open space acquisitions and recreational development in the Township. The OSRP discusses current open space activities in which the Township participates, establishes goals and objectives for open space and recreation, inventories the Township's public and quasi-public lands, conducts a needs analysis and resource assessment, and concludes with an Action Plan.

The 2002 OSRP Action Plan recommended that the Township continue to acquire additional land for recreation and open space, for greenways along stream corridors to protect streams and freshwater wetlands, and for conservation and access easements to provide linkages to existing open space and parks via conservation programs such as the NJDEP Green Acres Program and the Natural Lands Trust Program, and developer dedications.

Since the adoption of the 2002 OSRP, there have been significant additions to Little Egg Harbor's recreation and open space inventory. The Township-owned sports complex, located on Route 539, is near completion and contains five soccer/football fields, two little league baseball fields, one softball field, an in-line skate hockey rink and a concession stand and restroom. The Ocean County Field Sports Complex, located immediately adjacent to the Township-owned sports complex, is complete. Ocean County purchased the "Harbor Group" property, an approximately 800-acre property, located on Route 539 in Little Egg Harbor, for parks and preservation purposes. As indicated in the 2002 OSRP, the State identified an additional target preservation area in the Township, known as the Bass River Connector. This area is bounded by Stafford Forge Road, County Route 539 and Thomas Avenue, and spreads radially to the Township boundary with Eagleswood Township to the north, Frog Pond Road to the east, Mill Branch Creek to the south, and County Route 606 to the west. These preservation efforts for the Bass River Connector are ongoing.

3.3 State Policies

Pinelands Area (1982 Master Plan Revision and Update)

In 1978, the National Parks and Recreation Act established the Pinelands National Reserve that includes portions of 7 counties and all or portions 56 municipalities in New Jersey. Following, in 1980, the State of New Jersey passed the Pinelands Protection Act which officially designated the Pinelands Area as well as a regional planning entity known as the Pinelands Commission. The Pinelands Commission prepared the New Jersey Pinelands Comprehensive Management Plan (CMP) with the main goal to preserve and protect significant environmental features, and land and water resources of the Pinelands.

The Little Egg Harbor Township Pinelands Area 1982 Master Plan Revision and Update was prepared in response to the adoption of the CMP and in accordance with the procedural and substantive elements of the CMP including the Land Capability Map. The

1982 Master Plan Revision and Update deals exclusively with the Pinelands Area of Little Egg Harbor Township.

The Land Capability Map of the CMP divides Little Egg Harbor into three management area districts including the Preservation Area (PA) District, Forest Area (FA) District and Pinelands Village (PV). The Land Use Plan of the 1982 Master Plan generally complies with the CMP Land Capability Map except that a portion of the Forest Area District is known as Forest Area Cluster. This was agreed upon after lengthy discussions between the Pinelands Commission and the Township.

The Preservation Area District and Forest Area District permits residential dwellings on a minimum lot size of 3.2 acres. Forest Area Cluster permits a total of 40 single-family detached residential units on a minimum lot size of 3.2 acres. The Pinelands Village (Warren Grove) maintains the same residential minimum lot size of 3.2 acres as in the Forest and Preservation Area Districts or a residential lot of less than one acre if serviced by an alternate or innovative on-site waste water system.

Since there have been no revisions to the Land Capability Map of the CMP on the part of the Pinelands Commission for the land in Little Egg Harbor Township, there is no need to change or otherwise modify the Master Plan, Land Use Plan or the Zone Plan of the Township as it pertains to the Pinelands portion of the Township at this time.

State Plan

The State Development and Redevelopment Plan ("State Plan") has increased in importance over the years, as it becomes further tied to State policies and regulations of all State-level agencies and departments. As such, State funding and approval of permits is now more closely linked to the State Plan than ever, and the Planning Area and Center Designations on the State Plan Policy Map (SPPM) in particular.

On June 28, 2000, the State Planning Commission adopted three "center designations" in Little Egg Harbor Township including the Tuckerton Town Center, Mystic Island Town Center, and the Parkertown Village Center. In general, the lands within the designated centers are intended to accommodate a greater degree of development and redevelopment as compared to lands outside of the centers. Town Centers primarily serve as traditional centers of commerce and government, with diverse residential neighborhoods and housing types and a mixed-use core offering locally oriented goods and services, whereas a Village Center is a compact primarily residential community with a small commercial core that offers limited services. The Center Designation process included the adoption of a Planning Implementation Agenda (PIA) outlining specific planning activities and local efforts and a schedule for implementing these tasks.

The SPPM currently in effect was adopted on March 1, 2001. The non-Pinelands areas of the Township that are not situated in one of the three designated centers currently fall

within Planning Area 2 (Suburban), Planning Area 4 (Rural), Planning Area 5 (Environmentally Sensitive) or are mapped as "Parks and Natural Areas".

Cross Acceptance III

As a result of the adoption of the State Planning Act of 1985, N.J.S.A. 52:18A-196 et seq., the State Plan is required to be reexamined every three years by the State Planning Commission via a Cross Acceptance Process in which planning policies are reviewed by government entities and the public to check for consistency with each other and the State Plan.

In 2004, the State released the Preliminary State Plan, and the Preliminary State Plan Policy Map (SPPM) for the third round of Cross Acceptance. The Preliminary Map features Planning Areas, Centers and Environs, which are intended to help implement the goals and policies of the State Plan, and guide future growth and development in New Jersey. Little Egg Harbor Township participated in this bottom-up process as facilitated by the Ocean County Department of Planning. The results of the Cross Acceptance Process conducted in Ocean County are documented in the County's Preliminary Draft Cross Acceptance Report dated November 2004.

Little Egg Harbor Township was particularly concerned with the population and employment projections adopted by the North Jersey Transportation Planning Authority (NJTPA), which were used in the Cross Acceptance process. The Township felt that the projections overestimated the development potential in the Township. The NJTPA projected an increase of 2,775 households to occur between 2000 and 2015. The Township expressed that such a significant amount of growth is not likely due to the fact that the Township down-zoned many areas of the Township (in accordance with the 1999 Master Plan), especially outside of the Designated Centers. Furthermore, the projections of NJTPA did not reflect the amount of vacant privately-owned developable land currently available.

In reviewing the Preliminary SPPM as part of Cross Acceptance, the Township identified the need to perform one map amendment. An area situated at the northwesterly corner of the non-Pinelands portion of the Township was inadvertently designated as Planning Area 2 rather than Planning Area 5. This issue seems to be an apparent cartographic error that has carried over from the SPPM of March 2001.

Due to Township's participation and input, the Draft Cross Acceptance Report includes a comprehensive progress report on the Planning and Implementation Agenda (PIA) adopted for the three Designated Centers located in the Little Egg Harbor Township.

Plan Endorsement

Pursuant to amendments to the State Planning Rules (N.J.A.C. 5:85-1.1 et. seq.) in May of 2004, the Center Designation process has been replaced by the Plan Endorsement

process, which seeks to ensure that planning throughout the entirety of a municipality is consistent with the goals and policies of the State Plan. Plan Endorsement is also a requirement for retaining Substantive Certification from COAH, and generally entails comparing existing zoning and land use practices town-wide to the key concepts and policies of the State Plan and its Policy Map. Obtaining Plan Endorsement requires a municipality to adopt a Planning and Implementation Agreement (PIA), subject to periodic biennial monitoring of the status and progress towards achieving the efforts outlined in the PIA.

Under the new State Planning Rules, the three center designations located in Little Egg Harbor Township and partially in Tuckerton Borough are considered “prior center designations” or “previously designated centers”. As also specified in the new rules, “prior designated centers” shall remain endorsed for a period of six years from January 7, 2002 (which is January 7, 2008). Therefore, the Township’s three center designations are subject to revocation absent a successful petition of initial plan endorsement under the purview of the State Planning Commission and advisement by the staff of the Office of Smart Growth.

Little Egg Harbor Township has initiated the Plan Endorsement process with the State Planning Commission in coordination with Tuckerton Borough.

Coastal Zone Planning

The New Jersey Department of Environmental Protection (NJDEP) regulates development along the State’s coast through the Coastal Area Facilities Review Act (CAFRA). The entire eastern portion of Little Egg Harbor, generally described as the land southeast of the Garden State Parkway, comes under CAFRA jurisdiction.

Effective February 7, 2000, the Coastal Permit Program rules were amended whereby the maximum impervious coverage requirements for proposed development requiring CAFRA Permits was now tied to the State Plan and the State Plan Policy Map (SPPM). That is, the maximum impervious coverage permitted varies, depending on which Planning Area the proposed project is located and/or whether the proposed project site lies within a designated center, pursuant to the State Plan.²

The amended Coastal Permit Program rules, as applicable to the Planning Areas found within the Township, set forth the following maximum impervious coverage requirements:

- Planning Area 2 (Coastal Suburban, within a sewer service area) – 30 percent;
- Planning Area 2 (Coastal Suburban, outside a sewer service area) – 5 percent;
- Planning Area 4 (Coastal Rural) – 5 percent; and,
- Planning Area 5 (Coastal Environmentally Sensitive) – 3 percent

² Coastal Centers “designated” by NJDEP in the CAFRA rules of 2000 expired in February 2005.

Designated SPPM Centers located in the CAFRA zone enjoy a much higher maximum impervious coverage standard compared to land outside of centers so that growth is redirected to areas where infrastructure exists or is planned. As per NJDEP CAFRA regulations, development in a Town Center is permitted with a maximum impervious coverage limitation of 70% while development in a Village center is permitted with a maximum impervious coverage of 60%. These coverage limits apply to development requiring CAFRA permits which are located in the Tuckerton Town Center, Mystic Island Town Center, or the Parkertown Village Center.

Council on Affordable Housing

The Third Round rules of the New Jersey Council on Affordable Housing (COAH), adopted in December of 2004, implement a growth share approach that will link the production of affordable housing with future residential and non-residential development and growth in a municipality. For the Third Round growth share component, COAH has adopted ratios that require one affordable unit for every 8 market rate housing units and one affordable unit for every 25 jobs developed. The complete Third Round methodology includes a *rehabilitation share*, a remaining obligation from COAH's two *prior rounds* and the future *growth share*. A municipality's Fair Share Plan must address its: (1) rehabilitation share; (2) any remaining prior round obligation; and, (3) projected growth share. As indicated previously herein, the Township had submitted a Fair Share Plan to COAH which is intended to satisfy the Township's cumulative housing obligation as mandated by the State's Fair Housing Act as precipitated by *Mount Laurel* case law.

NJDEP Amended Stormwater Rules

As a result of the United States Environmental Protection Agency's (USEPA) Phase II stormwater rules published in December 1999, NJDEP has developed a Municipal Stormwater Regulation Program and new rules to facilitate implementation of the program. It is important for the Township to be aware of these rules because compliance with the rules will require the preparation of plans and ordinances.

The Stormwater Regulation Program has been created to address pollutants entering State-regulated waters from storm drainage systems owned or operated by local, State, interstate or Federal government agencies. USEPA regulations refer to these systems as "municipal separate storm sewer systems" (MS4s). The objectives of the program rules are to improve runoff quality, provide increased groundwater recharge, decrease runoff and protect environmentally sensitive waterways (Category One waterways). Under NJDEP's Stormwater Regulation Program, the Township is classified as a "Tier A" municipality, and will therefore be required to provide the following in order to receive a NJPDES permit to continue discharging into a State waterway:

- Develop a Stormwater Pollution Prevention Plan (SPPP). This plan must be filed within 12 months of the effective date of authorization of the regulations.

- Develop and file a Municipal Stormwater Management Plan with NJDEP. This plan must be filed within 12 months of the effective date of authorization of the regulations.
- Adopt stormwater control and waste disposal ordinances if not already adopted.
- Provide local public education on non-point source pollution.
- Map and label storm drains in an effort to minimize dumping of pollutants by the public into the storm drains.
- Retrofitting of storm drain inlets to provide better filtration.
- Provide a plan for storm sewer system operation and maintenance.
- Map illicit sewer connections and outfall pipes.
- Plan for increased street sweeping, if found to be inadequate.
- Establish controls to minimize roadway erosion.
- Develop a plan for outfall pipe stream scouring remediation.
- Provide a plan for municipal maintenance yard operations that will minimize non-point source pollution.

The Township has completed the required Stormwater Pollution Prevention Plan, which was adopted on February 18, 2005. The Municipal Stormwater Management Plan was adopted on April 7, 2005.

The Township's code previously included stormwater regulations. However, an amending ordinance has been adopted (August 10, 2006), which is intended to bring the Township's stormwater regulations in compliance with the State's Stormwater Regulation Program.

Because the Township just recently adopted a stormwater management plan in accordance with the NJDEP Phase II stormwater regulations, there are no recommended changes to the stormwater management plan at this time.

3.4 Recycling Element

The Little Egg Harbor Township Committee adopted a Recycling Ordinance which established a recycling coordinator, and required that all persons with the Township of Little Egg Harbor separate aluminum and tin cans, mixed paper, glass containers, newspapers, plastic containers, corrugated cardboard, and office paper from the municipal solid waste stream for the collection and recycling of such material.

Curbside collection of recyclable materials including glass bottles and jars, aluminum and tin cans, plastic containers, newspaper, magazines, corrugated cardboard, mixed paper, and leaves and pine needles is provided by the Township Department of Public Works. Recyclable items such as used car batteries, waste motor oil, grass clippings must be dropped off at the Township Recycling Center. The Recycling Center, located at 1363 Route 539, operates Monday through Friday from 7:30 AM to 3:30 PM, and Saturdays and Sundays (April through November) from 9 AM to 2 PM.

Ocean County manages a disposal program for Household Hazardous Wastes (paints, anti-freeze, motor oil and filters, pesticides, fluorescent lights, drain cleaners, propane cylinders, gasoline, etc.).

No changes to the Recycling Ordinance are deemed necessary at this time.

4.0 MASTER PLAN & ORDINANCE CHANGES

The Reexamination shall describe the specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

4.1 Land Use Plan Mapping Revisions

1. The 2001 Land Use Plan Amendments adopted by the Township's Planning Board re-designated specific areas of lands delineated on Figure 7 of the 1999 Master Plan. Subsequently, the Governing Body adopted an ordinance which amended the Official Zoning Map to be consistent with the Planning Board's Land Use Plan amendments of 2001. However, the 1999 Land Use Plan Map (Figure 7) was never revised to reflect the amendments which were formally adopted by the Planning Board in 2001. It is therefore recommended that the 1999 Land Use Plan (Figure 7) be revised to depict the 2001 Land Use Plan Amendments, which are summarized as follows:
 - a. Re-designate the area east of the GSP and Thomas Avenue as "Low Density Residential (1 DU / 2-5 acres)" consistent with the State Development and Redevelopment Plan.
 - b. Re-designate the eastern portion of the Redevelopment Area (between Railroad Avenue and Route 9) as "Light Industry" consistent with the redevelopment plan and Master Plan goals.
 - c. Re-designate Block 78, Lot 33 as "Medium Density Residential (1-4 DU / acre)" consistent with court ruling.
 - d. Incorporate Block 264, Lots 20, 21, 21.01, 22-25, 32-35 into "Medium Density Residential (1-4 DU / acre)" land use category consistent with the character of the neighborhood.
 - e. Re-designate the portion of Grove Park, east of the Commercial/Business designated area along Route 539 as "Medium Density Residential (1-4 DU / acre)" to reflect the paper subdivision and to resolve ownership issues.

Since the above Land Use Plan map amendments were already adopted, the noted revisions to the map are only considered administrative revisions at this time.

4.2 Master Plan Amendments

The Planning Board's adoption of this Master Plan Reexamination Report and Master Plan Update includes the adoption of the following amendments to the 1999 Master Plan:

1. The Land Use Plan Map (Figure 7) shall be amended to depict the designation and location of the Parker's Run Business Park Redevelopment Area to acknowledge and incorporate the adopted Redevelopment Plan into the Township's Master Plan.
2. The 1999 Land Use Plan Map depicts two center boundaries as proposed at that time (Parkertown and Tuckerton). Subsequently, on June 28, 2000, the State Planning Commission formally adopted three center boundaries within the limits of the Township. Therefore, the 1999 Land Use Plan Map shall be amended to reflect the Parkertown Village Center, Tuckerton Town Center, and Mystic Island Town Center boundaries as adopted by the State Planning Commission, with such center boundaries depicted on Figure 7 for informational purposes only.
3. Block 258, Lot 1 shall be re-designated from the "Low Density Residential" to the "Medium Density Residential" land use category of the Land Use Plan map to be consistent with the court settlement agreement of *Francis Hodgson and Carroll Hodgson v. Township of Little Egg Harbor and Planning Board of Township of Little Egg Harbor*. Block 261 Lot 5 shall remain designated in the "Low Density Residential" land use category.
4. To be consistent with the Little Egg Harbor Township Third Round Housing Element and Fair Share Plan, Block 287, Lot 4 shall be incorporated into the "Multi-Family Residential (>5 DU/Ac.)" land use category of the Land Use Plan Map (Figure 7). As specified in the Fair Share Plan, the Township intends to enter into a public-private partnership to develop the five acre parcel as a 100% age-restricted affordable rental project. The housing plan anticipates a gross residential density of 20 units per acre yielding 100 age-restricted rental units.
5. The 1999 Land Use Plan map (Figure 7) places the majority of the retirement community known as Sunrise Bay within the "Planned Adult Community" land use category. However, the northernmost portion of this already built residential development, the portion north of Sunrise Bay Boulevard adjacent to Radio Road and along Pier Point and Coral Drive, is designated in the "Multi-family Residential" land use category of the Land Use Plan Map. Since the area in question is associated with a retirement community of single-family homes there is no rationale for maintaining a policy to allow multifamily development on these lands. Therefore, the 1999 Land Use Plan Map shall be amended by removing the "Multifamily Residential" land use

classification of the northerly portion of Sunrise Bay and extending the limits of the “Planned Adult Community” land use category to duly recognize the as-built location of this planned adult community.

6. The Land Use Plan includes a land use category called “Parks/Recreation” which is intended to include areas of the Township that are utilized or planned for recreation and open space purposes, consistent with the Open Space and Recreation Plan (OSRP). The Land Use Plan shall be amended to re-designate the three following properties into the “Parks/Recreation” category reflecting their acquisitions for open space purposes:
 - a. The “Harbor Group” property—an approximate 800-acre parcel generally situated on the westerly side of County Route 539 north of Frog Pond Road and south of Thomas Avenue and the Garden State Parkway (Block 78 Lots 1, 2, 6, 7, & 10; Block 79 Lots 1, 2, 4, & 5; and, Block 80 Lots 1 & 2).
 - b. The “5th Avenue” property—an approximate 2.15-acre parcel situated on the north side of Nugentown Road one block west of County Route 539 (Block 256 Lot 2; also known as the Freedoms Field Park Connection).
 - c. The “Osborn Island” property—a linear parcel (100-feet deep) situated on Osborn Island on the easterly side of Radio Road (adjacent to the site of a former golf course).
7. Amendments to Community Facilities Plan and Map (Figure 8)
 - a. Community Center—Figure 8 of the Master Plan shall be amended to depict the location of the Township Community Center, located on West Calabreeze Way.
 - b. New Township Municipal Building—The Community Facilities Plan shall be amended to recognize the construction of a new Municipal Building, including Police Department headquarters, at 665 Radio Road. As such, there is no longer a need for a new municipal building as referenced in the 1999 Plan. In addition, Figure 8 of the Master Plan shall be amended to depict the current location of the Township’s Municipal Building and Administrative Justice Complex/Police Department on Radio Road. The formerly proposed location of a new building on Gifford Lane, as indicated in the 1999 Master Plan, shall be deleted.
8. Economic Plan Element –Policy #6 of the Economic Plan recommended the formation of a Business Development Study Group, to be comprised of representatives of the Township Committee, Planning Board, Municipal Utilities Authority (MUA), and the Economic Growth Group. When the 1999

Master Plan was being prepared and adopted, the Township was seeking to attract commercial development (& associated tax ratables) to areas along the Route 539 Corridor and West Tuckerton areas of the Township.

The 1999 Policy mentions the extension of sewer and water facilities into these areas as a means of attracting commercial development. The Township is still interested in attracting commercial development; however, the Township is no longer contemplating infrastructure extensions into the areas currently referenced in the Economic Plan. Since the adoption of the 1999 Master Plan, most of the lands in these areas have either been preserved as open space or are situated outside of the Designated Centers on the SPPM. Therefore, Policy #6 shall be amended as follows:

“A study group should be formed comprised of representatives of the Township Committee, Planning Board and the Economic Development Commission. The study group should examine various ways of attracting commercial development and redevelopment in the Township’s commercial / business zones, especially in the Township’s Designated Centers, in an effort to increase the commercial tax base of the Township and to offer much needed convenient goods and services for the Township’s growing population. Incentives to attract ratable development may include tax abatement strategies pursuant to applicable statutory provisions.”

9. Adopt the Recycling Element into the Master Plan.

4.3 Open Space & Recreation Plan

Due to an active program of open space acquisition since the adoption of the 1999 Master Plan, it is anticipated that the Township will be formally updating and amending the 2002 OSRP accordingly. This reexamination report recommends that such an update be performed. Upon adoption of an amended OSRP, it is further recommended that the Planning Board consider making further refinements to Figure 7 (the Land Use Plan Map), if required, to achieve consistency between the OSRP and the Land Use Plan elements of the Township’s Master Plan.

4.4 Recommended Zoning Map Amendments

This reexamination report makes the following recommendations to amend the official zoning map of the Township of Little Egg Harbor:

1. Hodgson’s Tract—Block 258, Lot 1 should be re-zoned from the R-3A Residential Zone to the R-1A Residential Zone to be consistent with the court settlement agreement of *Francis Hodgson and Carroll Hodgson v. Township*

of Little Egg Harbor and Planning Board of Township of Little Egg Harbor. Block 261 Lot 5 should remain designated in the R-3A Zone. Adoption of this zoning map amendment by the Township Committee will be consistent with the foregoing Land Use Plan map amendment outlined in Section 4.2 above and is therefore substantially consistent with the Township's Master Plan.

2. Sunrise Bay Amendment—The northerly portion of the development known as Sunrise Bay that is currently located in the Multi-family Zone, should be re-zoned into the Planned Residential Development (PRD) Zone. Adoption of this zoning map amendment by the Township Committee will be consistent with the foregoing Land Use Plan map amendment outlined in Section 4.2 above and is therefore substantially consistent with the Township's Master Plan.
3. Affordable Housing Site—In order to implement the Little Egg Harbor Township Third Round Housing Element and Fair Share Plan, Block 287, Lot 4 should be re-zoned into the Multi-Family Zone. Adoption of this zoning map amendment by the Township Committee will be consistent with the foregoing Land Use Plan map amendment outlined in Section 4.2 above and is therefore substantially consistent with the Township's Master Plan.
4. Since 2000, several retirement communities have been built, are under construction, and/or are planned in the Township to serve the population aged 55 years and older. These communities include Blue Comet, Harbor Bay Estates "The Heights," Sunrise Bay, Cranberry Creek, and Sea Oaks, and total over 1,600 age-restricted units.

Due to this recent development trend of retirement communities, it is recommended that the area zoned as Planned Retirement Community (PRC) located south of Route 9, east of Mathistown Road be rezoned as Planned Residential Development (PRD) to broaden the scope of permitted uses from just retirement communities and include multi-family uses. This recommendation is consistent with the intent of the Planned Adult Community (PAC) Land Use Plan designation.

4.5 Land Development Ordinance Changes

1. The current zoning ordinance regulations applicable to each of the residential zones do not control development intensity in terms of the maximum amount of impervious coverage. In an effort to better control the intensity of development in the residential zones and to minimize potential negative impacts of excessive impervious coverage and resultant stormwater runoff, the Planning Board recommends that the Township Committee adopt an amending ordinance to provide a maximum impervious coverage limit in all of the Township's residential zones.

2. The Planning Board recommends that the Township Committee adopt an amending ordinance which provides building lot coverage requirements applicable to attached and detached single-family development in the Planned Retirement Community (PRC) Zone and the Planned Residential Development (PRD) Zones. This will provide for more uniform bulk regulations governing single-family development on a Township-wide basis since all other residential zones that permit single-family development currently have building lot coverage requirements.
3. Consistent with #4 under "Recommended Zoning Map Amendments," and in response to the recent development trend of retirement communities in the Township, the Planning Board recommends that the Township Committee amend the Planned Residential Development (PRD) Zone to decrease the required minimum of total units developed as adult housing from 30 percent to 10 percent of adult housing.
4. Based upon the recent attention that the Route 539 corridor received from the controversial Zoning Board of Adjustment application to permit a sexually oriented business, it is recommended to analyze the General Business and Light Industrial Zones between the Garden State Parkway (GSP) and the Tuckerton Borough municipal line, with particular emphasis on Route 539 between the GSP and Frog Pond Road, and create a Gateway Overlay District to preserve the Route 539 corridor as an attractive gateway into the Township. A Gateway Overlay District is consistent with the underlying Land Use Plan designation "Commercial/Business" where its intent is to provide for an expanded range of business uses and economic development along gateway corridors.

Any additional requirements or amendments to the General Business or Light Industrial Zone to create such an overlay district should be identified including permitted principal uses, conditional uses, required setbacks, signage, and building design.

5. It is recommended that the Township adopt and begin implementing a "growth share ordinance" (submitted in draft form to COAH) so as to capture project-induced affordable housing obligations of development applications requiring Township approval.
6. On an ongoing basis, it is recommended that the Township Committee periodically seek input from the Planning Board on any recommendations to amend the Township's Land Development Ordinance.

4.6 Other Recommendations

1. It is recommended that the Township continue its efforts towards achieving and maintaining substantive certification under COAH, in order to preserve the Township's presumption of validity against a builder's allegation of exclusionary zoning (commonly referred to as a builder's remedy lawsuit).
2. It is recommended that the Township implement its ordinances, regulations and policies that are necessary to retain compliance with NJDEP's Municipal Stormwater Regulation Program.
3. It is recommended that the next statutorily-required review of the Master Plan entail a comprehensive revision of all Master Plan Elements.

5.0 REDEVELOPMENT PLANS

The Reexamination Report shall include the recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, P.L. 1992, c. 79 (C.40A:12 A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

Beach Haven Park, currently known as Parker's Run Business Park, was pre-platted for residential development in 1913. Since that time, no development has occurred. Due to lack of development activity, the Little Egg Harbor Township Committee declared the area formerly known as Beach Haven Park as "an area in need of redevelopment" pursuant to N.J.S.A. 40A:12 A-1 et al.) in October 2000. A Redevelopment Plan for the area was prepared the following year. In July 2003, the Beach Haven Park Redevelopment Plan was amended by the Township Committee to reflect new residential development, and to shift the redevelopment effort from Beach Haven Park to the Route 9 commercial corridor. Subsequently, the Redevelopment Area was renamed Parker's Run Business Park.

The Parker's Run Business Park Redevelopment Plan is framed around the following goals:

- Create value for the municipality from existing underutilized municipal land holdings in the Beach Haven Park Redevelopment Area by consolidating parcels for future residential and commercial development.
- Reduce the fragmentation of public land ownership in the Beach Haven Park Redevelopment 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, a rapidly growing segment of the population.
- 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.
- Utilize municipal resources and authority to increase the potential utilization of the lands within Beach Haven Park Redevelopment Area.

The Land Use Plan of the Redevelopment Plan established five land use districts including, Single-Family Residential (R-100), Single-Family Residential (R-150), Single-Family Residential (R-200), Planned Retirement Community (PRC), and Light Industrial/Commercial (LIC) districts. The estimated build-out of the redevelopment area is expected to yield 38 single-family dwellings, 216 age-restricted dwellings, and 640,000 square feet of nonresidential development. The redeveloper is currently proceeding with development plans for a restaurant and flex space.

It is recommended to review the effectiveness of permitted uses in the Parker's Run Business Park Redevelopment Plan Area, with particular attention to the Light Industrial / Commercial land use district, and determine whether alternative uses that are more conducive to the local real estate demand, such as mixed-use development, may be necessary to spur investment in the redevelopment area.

As already noted at Section 4.2 above, the Redevelopment Plan shall be incorporated into the Township's Master Plan by amendment to the 1999 Land Use Plan Map (Figure 7) to include a depiction of the designation and location of the Parker's Run Business Park Redevelopment Area.