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STATEMENT OF OBJECTIVES, LAND USE PLAN, CIRCULATION PLAN AND HISTORIC PRESERVATION PLAN ELEMENTS OF THE TOWNSHIP OF BARNEGAT MASTER PLAN

TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY

Township of Barnegat Planning Board
Adopted April 26, 2011

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The impetus for the creation of this document and substantial contributions to its content came from the Barnegat Township Planning Board and the Barnegat Township Master Plan Sub-Committee.

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Also, a special thanks to the Historic Preservation Commission, Environmental Commission, and Barnegat Historical Society for providing information and materials for the 2011 Township of Barnegat Master Plan.

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I. EXECUTIVE SUMMARY

New Jersey Municipal Land Use Law defines a Master Plan as "composite of one or more written or graphic proposals for the development of the municipality." A Master Plan presents a general statement for the desirable long-range and comprehensive physical development policy of a community by designating appropriate uses for private land and the general location and extent of all necessary public improvements and facilities. It can function as a guide for future physical and economic growth of a community through the overall development policy. In fact the Master Plan serves as the foundation and basis for the zoning ordinance, which plays a significant role in shaping and controlling development and redevelopment opportunities in the municipality.

The 2011 Barnegat Township Master Plan provides updates to the previously adopted 1978 Master Plan, 1982 Pinelands Master Plan, the 1988 update of the Master Plan, and subsequent Reexamination Reports to reflect the changing needs of the Township. Policies and provisions established through this plan are consistent with both the Ocean County Comprehensive Master Plan, and the New Jersey State Development and Redevelopment Plan.

Barnegat Township has submitted a Petition for Initial Plan Endorsement to the Office of Smart Growth which has since been renamed the Office of Planning Advocacy (OPA), and received an Action Plan, which contains a list of items required to be prepared and submitted in order to receive Initial Plan Endorsement. The Action Plan requires that Land Use, Circulation and Historic Preservation Plan Elements of the Master Plan be updated and submitted to OPA. This Master Plan, which contains the Land Use, Circulation and Historic Preservation Plan Elements of the Barnegat Township Master Plan, has been prepared in accordance with the requirements set forth by OPA.

This Master Plan was developed by the tireless efforts of the Barnegat Master Plan Subcommittee, Planning Board and Township Officials which met frequently throughout the entire process to obtain input from the public and other entities such as the Barnegat Township Environmental Commission, Historic Preservation Commission, Ocean County Planning Board representatives, and representatives from the Office of Planning Advocacy, New Jersey Department of Environmental Protection and the New Jersey Department of Transportation. The input received from the public and participating entities played an important role in shaping this Master Plan. Thanks to the efforts and dedication of these individuals the Township's Master Plan has been infused with a higher level of insight and vision.

In summation, the Statement of Objectives sets forth the general goals and objectives upon which the other Master Plan elements are based. The Land Use Plan Element provides recommendations to facilitate the realization of the goals and objectives set forth within the Statement of Objectives. The Land Use Plan also provides an analysis of population changes, land available for development and existing environmental constraints restricting development. Based upon the demographic and land use analysis, the Plan recommends ordinances to be adopted to enhance the protection of environmentally sensitive lands, to encourage more compact and efficient development patterns and to provide affordable

housing. Additionally, the Plan identifies the boundaries of the Coastal Town Center, Commercial Core and areas recommended for zoning changes.

Apart from the Statement of Goals and Objectives and Land Use Element, the 2010 Master Plan includes two additional plan elements, which are the Historic Preservation Plan Element and the Circulation Plan Element. The Historic Preservation Element supports the Land Use Plan Element and provides specific recommendations to preserve and enhance the Township historic resources. Revisions to the existing Historic District boundaries are proposed within the Plan. In addition, the Historic Preservation Plan Element establishes transition area boundaries and design standards.

The Circulation Plan Element identifies deficiencies in the existing roadway network so that they may be rectified. Additionally, it establishes a framework to address the Township's future transportation needs, policies, and strategies.

II. INTRODUCTION

The Township of Barnegat adopted a comprehensive Master Plan for the long-range development of Barnegat Township in October of 1978. The 1978 Master Plan provided maps and goal statements and addressed various issues including existing Land Use, Population, Community Facilities, Open Space and Recreation, Conservation, Utilities, Traffic Circulation, Housing and Future Land Use. In March of 1982, the Master Plan was updated to include the Pinelands area located west of the Garden State Parkway (GSP) to bring the Township into conformance with the requirements of The Pinelands Comprehensive Management Plan. The Pinelands mandated update was viewed as a supplement to the 1978 Master Plan. The 1978 Master Plan was subsequently updated in February of 1988. This update included a revised list of goals and objectives for future land use planning in the Township. The updated plan also included a Natural Resource Inventory, which identified the varying levels of environmental suitability for development and their location throughout the Township. The Planning Board adopted a Master Plan Reexamination Report in 1997, which contained a summary of the progress that had been made towards the implementation of the goals and objectives set forth in the 1988 Master Plan Update. The Planning Board adopted the most recent Master Plan Reexamination Report in 2005. Pursuant to the New Jersey Municipal Land Use Law, NJSA 40:55D-89, the 1988 Master Plan is being updated to reflect the changing needs of Barnegat Township.

Section 40:55D-28 of the New Jersey Municipal Land Use Law notes that municipal master plan shall consist of at least two elements as follows:

1. A Statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based; and

2. A land use plan element showing the existing and proposed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational, and other

public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance.

As mentioned previously, the Township prepared a Circulation Plan Element and a Historic Preservation Plan Element in conjunction with the preparation of this Land Use Plan Element. Other plan elements that the Township has prepared include a Housing Plan Element and an Open Space and Recreation Plan Element. The Open Space and Recreation Element was prepared in April 2004. The Township adopted its current Housing Plan Element and Fair Share Plan, which was prepared in accordance with the revised third round regulations, on August 25, 2009. Detailed information about how the Land Use Plan and the other Master Plan Elements identified above are complementary to each other and provide the foundation for the Township's existing and proposed land use ordinances is included within this Plan under Section V (C)(3), Compatibility with other Master Plan Elements.

Public Participation

Public Participation is an essential part of the master plan preparation process. In order to achieve an appropriate level of public participation Barnegat Township began holding Master Plan Subcommittee ("MPSC") meetings for this Plan that were open to the public in 2005. During the time period from 2005 through early 2011 the Barnegat Township Master Plan Subcommittee held one to two meetings a month to discuss and workshop Initial Plan Endorsement Action Plan items, including the Master Plan. Time was provided at each meeting for public comments.

Additionally, the MPSC met with several other Township committees and other entities during the 2005-2011 time period, including the Barnegat Township Historic Preservation Commission and members of the Environmental Commission. The MPSC also attended a special meeting of the Barnegat Chamber of Commerce in May 2009 in order to obtain additional comments. The Plan was also presented before the Barnegat Township Planning Board for public comment prior to its adoption in 2011.

Comments that were received at all of these meeting were carefully considered during the preparation of the Master Plan. These comments played an important role in shaping the goals, objectives and recommendations set forth within this Plan.

III. DEMOGRAPHICS

Demographics serve an important purpose in a Master Plan. They illustrate population trends and offer insights regarding the future characteristics of a municipality. The data compiled from the demographic charts can be analyzed to understand the expected future needs of the Township and offer ways to improve park facilities, traffic patterns, infrastructure, economically challenged areas and land use.

A. New Jersey

New Jersey is the most densely populated State in the Union. Between 1990 and 2000, the population of New Jersey increased by 8.9 percent. The 1999 median household income in New Jersey was $55,146, which is substantially higher than the national median household income of $41,994. Approximately 82.1 percent of the New Jersey population ages 25 and older has a high school diploma or equivalent, while approximately thirty percent 29.6 percent of this population holds a bachelor's degree or higher. Both of these percentages are higher than the national percentages, as the national percentage for holding a high school diploma or equivalent is 80.4 percent and the national percentage for holding a bachelor's degree or higher is 24.4 percent.

B. Ocean County

Ocean County is the second largest and the seventh most populous county in New Jersey. Ocean had the second fastest population increase of all the counties in the State during the 1990's at approximately eighteen percent (17.94%). The median household income in 1999 according to the 2000 United States Census was $46,443. The County is ninety-three percent (93%) White, three percent (3%) Black or African American, one tenth of one percent (0.1%) Native American, approximately 1.3 percent Asian and 2.6 percent of the population is a race other than those recorded. Five percent (5%) of Ocean County population in 2000 was Hispanic. Among the 21 counties, Ocean County has the largest percentage of seniors (over the age of 65) in the State (22%).

C. The Township of Barnegat

The population growth in Barnegat Township follows an interesting pattern with very slow growth from 1930 to 1940 of just eight residents over that decade, followed by an increase of 128 residents between 1940 and 1950, 97 residents between 1950 and 1960 and 269 residents between 1960 and 1970. The population showed a sharp increase of 7,163 residents between 1970 and 1980. Since 1980 the population growth has been steady. As depicted in Table 1, the Township grew by 3,035 residents between 1990 and 2000. In 2000, the total population was 15,270. The 24.81 percent growth in population between the years 1990 and 2000 placed Barnegat Township as the sixth most populous municipality in Ocean County. A population estimate obtained from the Ocean County Planning Board indicates that the Township's population increased by 7,373 residents during the period from 2000 through July 1, 2009, to a total population of 22,643. Additionally, according to the August 24, 2009 population forecast issued by the North Jersey Transportation Planning Authority (NJTPA) Barnegat Township is expected to have a population of 28,110 in 2035.

Table 1: Actual and Estimated Population Growth in Barnegat Township, 1930-2035			
Year	**Population**	**Population increase**	**Percentage Increase**
1930	1,037	-	-
1940	1,045	8	0.77
1950	1,173	128	12.25
1960	1,270	97	8.27
1970	1,539	269	21.18
1980	8,702	7,163	465.43
1990	12,235	3,533	40.60
2000	15,270	3,035	24.81
2009*	22,643	7,373	48.28
2035**	28,110	5,467	24.1

Source: Historic Population Trends in Ocean County by Municipality, 1930-2000. Ocean County Department of Planning website at http://www.planning.co.ocean.nj.us/databook/02POP30-00.htm. Accessed on December 19, 2007

* This is an estimate of the population as of July 1, 2009 and was obtained from the Ocean County Department of Planning website at http://www.planning.co.ocean.nj.us/census.htm; accessed on December 1, 2010.

**Obtained from the North Jersey Transportation Planning Authority website at http://www.njtpa.org/datamap/Demog/Forecast/documents/2035DemographicForecastsbyMunicipality--FinalApprovedforWebsite20090824.pdf; accessed February 9, 2011.

Associated with this population growth has been an increase in the population density. Population density is a measure of the number of people residing within a given land area. As per the 1990 Census data, Barnegat had an average density of 371 persons per square mile. As per the 2000 Census data, the population density to the west of the GSP is approximately 142 persons per square mile while the average population density to the east of the Parkway is 1,034 persons per square mile. New Jersey has the highest population density in the nation with an average of 1,134 persons per square mile. In comparison, the average population density in the Township of Barnegat slightly less than the State average. This can be attributed to the fact that 62.6 percent of the Township is located within the Pineland area.

According to mapping prepared by the Ocean County Department of Planning[1] depicting the population per square mile as per the Census 2000 Block Group, it appears that areas to the east of the Parkway have a very high population density as compared to the west of the Parkway. The population density ranges from 1,000 to 3,000 persons per square mile in the northern section of the Township, which includes portions of the Township located to the west of the Parkway as well; 3,000 to 5,000 persons per square mile in the southerly side West Bay Avenue and between the Parkway and State Highway 9; and a very small portion in the central portion of the Township to the east of the Parkway and south of State Highway 9 having a population density of 5,000 to 10,000 persons per square mile.

[1] U.S. Census 2000 Population Density in Ocean County. Ocean County Department of Planning website at http://www.planning.co.ocean.nj.us/databook/02Popden00-map.pdf. Accessed on December 19, 2007

Based upon the information presented above, areas to the east of the Parkway are densely developed with an average population density exceeding the average population density of the State. The New Jersey State Development and Redevelopment Plan identify this portion of the Township as within the Planning Area 2 (PA2), Suburban Planning Area.

Barnegat Township is a suburban community with residential and commercial uses in this PA2 area. The area east of the GSP is almost fully developed and maintains the potential for designating future redevelopment areas. Redevelopment areas would provide an opportunity for additional mixed-use development and further integration of land uses.

The median age in Barnegat Township (39) is very close to the median age of Ocean County (41) as shown below in Table 2, Population by Age Cohort. It appears that there is a significant percentage of residents age 65 and over both within the Township and within Ocean County as a whole. However, it must be noted that there is a significant difference between the number of residents age 65 and over in Barnegat Township (17.9%) versus Ocean County (22.1%).

Table 2: Population by Age Cohort

Age Cohort	Barnegat Township Distribution (%)	Ocean County Distribution (%)
0 to 4	6.2	6.3
5 to 17	20.9	17
18 to 21	4.1	3.8
22 to 29	6.8	7.8
30 to 39	13.8	13.6
40 to 49	14.6	13.7
50 to 54	6.4	6
55 to 64	9.4	9.5
65 to 74	10.6	10.6
75 to 84	5.8	8.6
85+	1.5	2.9
Median Age	39	41

The 2000 Census indicates that the median income of Barnegat residents ($48,572) was marginally higher than the median income for Ocean County ($46,443) and significantly lower than the State ($55,146). In addition, the per capita income of Barnegat residents was $19,307, significantly lower than the Ocean County per capita income of $23,054 and the per capita income for all New Jersey households of $27,006. Further, approximately 90 percent of Barnegat households earned $100,000 or less in 1999. The corresponding percentage for Ocean County was 74.4 percent. A

distribution of households by income for Barnegat Township and Ocean County is presented within Table 3, Households by Income, below.

Table 3: Households by Income (%)		
Income ($)	**Barnegat Twp**	**Ocean County**
Less than $10,000	4.8	6
10,000-14,999	4.9	6.1
15,000-24,999	12.1	13
25,000-34,999	12.5	12
35,000-49,999	17.6	16.5
50,000-74,999	24.6	20.8
75,000-99,999	13.8	12.5
100,000-149,999	7.8	9.3
150,000 -199,999	1.6	2.2
200,000+	0.3	1.6

Table 4, Year Structures Built, depicts the total number of housing units built in Barnegat Township from before 1939 through 2004. Little development occurred in the Township before 1960. Development that occurred through 1959 only yielded 263 housing units. The majority of the housing development in the Township occurred between 1970 and 2004, which accounts for 92% of the housing units constructed through 2004.

Table 4: Year Structures Built		
Year Built	**Total Housing Units**	**Percent**
2005 to 2009	1,261	14.02%
2000 to 2004	1,843	23.8%
1990 to 1999	1,576	20.4%
1980 to 1989	1,256	16.2%
1970 to 1979	2,439	31.6%
1960 to 1969	353	4.6%
1950 to 1959	41	0.5%
1940 to 1949	16	0.2%
1939 or earlier	206	2.7%
Total	**8,991**	---

The data from 2005 to 2009 was obtained from the New Jersey Construction Reporter. The housing units were based on the units that were authorized by building permits for new construction.

IV. STATEMENT OF OBJECTIVES

As noted in the previous section, the New Jersey Municipal Land Use Law requires that a Master Plan present at least two elements (40:55D-28). One of these is the land use plan element and the other is a statement of objectives upon which the constituent proposals for the physical, economic and social development of the municipality are based. The Barnegat Township Planning Board has established the following goals and objectives upon which the Master Plan is based.

This section of the Master Plan sets forth a statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the Township are based, in accordance with the Municipal Land Use Law (N.J.A.C. 40:565D-28).

A. Land Use

1. Goal I

To maintain the existing quality of life in Barnegat Township by encouraging a balance of appropriate residential and non-residential land uses, by providing guidelines for the fostering of historic preservation and recreational facilities to meet the needs of all residents.

Objectives

a) To continue the concept of clustering housing with supporting land use types in a neighborhood environment.

b) To preserve the Township's cultural heritage through consideration of a program for identifying and registering all significant historic resources and consideration for the preparation of development guidelines to minimize negative impacts of new construction in areas of historic significance.

c) To revise the boundaries of the historic district to conform to the recommendations of the Historic Preservation Commission and their consultant.

d) To apply for the inclusion of specific areas of the Township within a Certified Local Historic District or National Register of Historic Places designation.

e) To adopt a revised Historic Preservation Ordinance to comply with state and federal regulations for funding and preservation purposes.

f) To regulate development along the shoreline of Barnegat Bay in order to ensure continuing recreational access to the Bay by Township residents.

g) To enhance the existing recreational facilities of the Township and address the future recreation needs of new Township residents through the preservation of open space.

h) To adopt a landscaping ordinance for the portion of the Township located under the purview of the Pinelands Comprehensive Management Plan.

i) To adopt a Commercial Design Standards Ordinance for the Township.

j) To revise the existing sign ordinance to more closely regulate sign design, size and location and the number of signs permitted in order to preserve the historic character of the Township.

k) To revise the Land Use Ordinance to eliminate the inconsistencies between the landscape ordinances, buffer ordinance and various design standards.

l) To adopt an updated lighting ordinance.

m) Update Floodplain regulations that are located in Code Section 55-126.6 of the Township Ordinance.

2. Goal II

To promote sustainable or "green" design and development in order to achieve a more environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life for Barnegat Township residents.

Objectives

a) To adopt a Green Building and Environmental Sustainability Plan Element of the Master Plan, which encourages the efficient use of natural resources and the protection of ecosystems, consideration of the impact of buildings on the local, regional, and global environment, conservation and reuse of water, treatment of storm water on-site, and the optimization of sustainability through site orientation and design.

b) To update the Township's land use ordinance to encourage development applications that incorporate sustainable development design, methods, materials and practices.

c) To encourage and implement the use of solar and wind energy and other alternative energy methods and resources to satisfy the energy needs of the Township and its residents.

d) To perform an energy audit to pinpoint areas where energy is being used inefficiently and identify ways to increase the efficiency while reducing operating costs.

3. Goal III

To protect the environmental quality of the Township's natural resources in order to preserve the balance of its ecological systems and safeguard the future health and welfare of its residents.

Objectives

a) To encourage the preservation of all environmentally sensitive lands within the entire Township.

b) To encourage the protection of all wetlands areas in the Township in accordance with the provisions of the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A) and, where applicable, the Coastal Area Facility Review Act (CAFRA).

c) To monitor compliance with fire safety standards as required by the Township's Land Use Ordinance and the Pinelands Comprehensive Management Plan.

d) To adopt a riparian zone ordinance in order to help protect riparian areas located along surface waterbodies and protect and enhance the water quality of these waterbodies.

e) To adopt a wellhead protection ordinance in order to more closely regulate permitted uses within wellhead protection areas and help prevent the migration of potential pollutants into the groundwater of wells located within these areas.

f) To update the Environmental Review Ordinance, Section 55-148(E), to bolster existing environmental impact statement requirements.

g) To consider removing uses associated with large areas of disturbance from the list of uses currently permitted within the Preserved Waterfront (PW) Zone ordinance.

h) To adopt a steep slope ordinance in order to regulate the development on areas containing steep slopes and minimize the potential for erosion, soil failure, stream siltation, and contamination of surface waters caused by the misuse of steep slope areas.

i) To reinstate the CAFRA Town Center and revise boundaries, based upon discussions with state agencies, to be consistent with the State Plan goals, policies and delineation criteria.

4. **Goal IV**

To provide for a continuing assessment of the Township's needs and responsibilities within a local and regional planning context.

Objectives

a) To work with the Office of Planning Advocacy (OPA) in order to establish a new Town Center area within the eastern portion of the Township and achieve Initial Plan Endorsement.

b) To implement the projects and programs set forth within the Housing Element of the Master Plan and the Fair Share Plan in order to address the Township's responsibility with regard to providing its fair share of affordable housing for low- and moderate-income households in accordance with applicable affordable housing regulations.

c) To call for the preparation of an updated Recreation and Open Space Plan for the eastern portion of the Township in order to protect the environment in the bay front area of the Township and to provide for continuing public access. This Plan should also provide for the maintenance of and promotion of recreational land uses along Barnegat Bay, including linking pedestrian and bicycle paths and trails to form a continuous network.

d) To update the Township's ordinance, policy and programs to reflect the changing demographics within Barnegat Township.

e) To encourage the development of healthcare facilities to better serve the Township.

f) To continue to assess zoning and areas targeted for development.

g) To enforce that water resources are of critical importance to the Township, additional consideration needs to be given to land use development techniques to protect water quality, reduce unnecessary water usage and preserve natural resources throughout the entire Township.

5. **Goal V**

To continue to promote commercial development in appropriate areas of the Township, while establishing standards for commercial site design.

Objectives

a) To encourage a diversity of appropriate commercial uses within existing commercial zones.

b) To continue the enforcement of the Township's design standards during construction in order to ensure that commercial developments are constructed as presented to the Township's Land Use Boards in accordance with the design standards set forth within the Township's Land Use Ordinance.

c) To establish additional commercial areas to the west of the Garden State Parkway to serve the needs of residents located within the western portion of the Township.

6. Goal VI

To promote transportation infrastructure in accordance with the principles of smart growth in order to provide the Township's residents with a more efficient, multi-modal transportation system that meets their needs.

Objectives

a) To promote opportunities for alternative means of travel, including pedestrian walkways, bicycle paths, bus routes, water taxi and rail transit through enhancing the Township's infrastructure and programs, and through working with outside entities to enhance County, State and other programs and services.

b) To encourage the provision of bicycle and walking paths throughout the Township in order to establish a continuous network of safer transportation routes for pedestrians and bicyclists. Of particular importance is the provision of a bicycle and walking path along the bay front area with links to other areas of the Township. In addition, the bicycle and walking paths should be linked to the "rails to trails" project that is proposed by Ocean County along the old railroad right-of-way and the "river to bay trail" project that is proposed by the Trust for Public Lands.

c) To require that development applications include connected street patterns between subdivisions for reasons of emergency access and improved vehicular circulation.

d) To encourage traffic calming techniques in areas that have been negatively impacted by through traffic in order to encourage safer driving. Additionally, the Township's Land Use Ordinance should be updated to require traffic calming techniques to be included within future developments in order to avoid adverse impacts from traffic.

e) To work with the State and the County to incorporate sidewalks, bike lanes and other pedestrian and bicycle friendly amenities along State and County roadways. Additionally, the Township should continue to work toward approval from Ocean County to permit a bike lane along County Road 609 in order to provide bicyclists with safer access to the views and the amenities located in the bayfront portion of the Township.

f) To develop a program to enhance the availability and dissemination of information related to mass transportation and other alternative modes of transportation in order to increase the use of these alternative modes.

7. **Goal VII**

To identify areas within the Township that are in need of redevelopment or rehabilitation and develop a plan for revitalizing these areas.

Objectives

a) To prepare a preliminary investigation for potential redevelopment or rehabilitation of properties within the Gunning River Road Site. This site includes Block 174, Lots 13, 36, 37, 47, 47.01 and 48; Block 175, Lots 1 and 2; Block 176 Lot 1; Block 177 Lot 1; Block 178 Lot 1; Block 179 Lots 1 and 2; Block 180, Lots 1 through 5 inclusive; Block 181, Lot 1; Block 182, Lot 1; Block 183, Lot 1; and Block 184, Lots 1, 2 and 3.

b) To prepare a preliminary investigation for potential redevelopment for the Shoreline Sand and Gravel Site. This site includes Block 92, Lots 15, 16, 18, 18.01, 20 21, 23, 23.03 and 23.04; Block 92.103, Lots 1 through 4; Block 92.104, Lots 1 through 16; Block 92.105, Lots 1 through 23; Block 92.106, Lots 1 through 24; Block 92.107, Lots 7 and 8; Block 92.108, Lots 15 through 24; Block 92.109, Lots 14 and 15; Block 92.113, Lots 42, 43 and 44.

c) To prepare a preliminary investigation for potential redevelopment or rehabilitation of properties within the Main Street Site. This site includes Block 250 Lots 1.01 through 27; Block 251, Lots 1, 1.01, 2 and 8; and Block 255, Lots 9 through 16.

d) To periodically analyze current land use and identify opportunities for revitalization through redevelopment or rehabilitation.

e) To analyze deteriorating residential developments for opportunities for revitalization through rehabilitation or redevelopment.

B. Circulation

Traffic congestion and safety affect the quality of life for residents, as well as transient traffic, throughout the Township of Barnegat. Therefore, it is necessary to plan for future circulation and transportation needs by taking into consideration both future traffic volumes and the impact of changing patterns in modes of transportation. The goals and policies for the circulation were formulated based on the problems and issues identified within the Circulation Plan. The goals are as follows:

a) Provide improved traffic circulation and the reduction of hazardous traffic conditions throughout the Township.

b) Provide opportunities for alternative means of travel including pedestrian walkways, bicycle paths, bus routes, air and rail transit, and the utilization of the inland waterways.

c) Investigate traffic calming techniques to implement in areas that have been negatively impacted by traffic in order to encourage safe driving.

In addition to the goals set forth above, the following list of policies is intended to provide guidance and establish standards to be applied by the Township's Planning Board and Zoning Board of Adjustment when considering development proposals.

a) Site plan submissions should be designed in such a manner that the development of unconnected street patterns between subdivisions is avoided for reasons of emergency access and improved vehicular circulation.

b) It is recommended that curbs and sidewalks be installed throughout the town to encourage safe pedestrian traffic.

c) Local collector streets created as a result of subdivision approvals should be added to the Master Plan on a regular basis.

d) Encourage reporting and monitoring of areas that have frequent accidents to determine whether traffic signalization or geometric improvements are warranted.

e) Subdivisions should be designed to provide traffic calming sensitive design in the street layout.

f) The NJDOT Highway Access Management Code lists most of Route 9 as a minor arterial with a desirable typical section of 114 feet across and four (4) travel lanes. The Township should consider challenging this designation given the existing development along this corridor.

C. Historic Preservation

The Goals for historic preservation are set forth below.

1. Goal I

In accordance to N.J.S.A 40:55D-2(j), which promotes "the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State to prevent urban sprawl and degradation of the environment through improper use of land," the overall goal of the Historic Preservation Plan Element of the Barnegat Master Plan is to provide a basis for examining the appropriateness of the established boundaries of the historic district, to examine if the boundaries need to be revised for inclusion of additional sites in the vicinity, and to examine if any additional areas or individual properties are deemed worthy of a historic designation.

a) Increase awareness about the Historic Preservation Commission and their role in planning for Barnegat Township.

b) Improve funding for the protection, maintenance, and enhancement of historic resources by encouraging beautification and potentially private reinvestment in historic landmarks, historic districts and surrounding properties.

c) Apply for the Certified Local Government (CLG) Designation, a program jointly administered through the New Jersey Historic Preservation Office and New Jersey National Parks Service. This certification enables communities to receive priority funding and other personal assistance from the Historic Preservation Office. Additionally, municipalities with the CLG designation are given the opportunity to comment on New Jersey National Register nominations within their jurisdiction.

d) Establish transition areas from the established historic district to encourage development that is architecturally compatible with the architectural styles present in the district.

2. **Goal II**

Identify and designate individual historically significant sites, if any, located outside of the established Historic District boundaries. These sites would be designated based upon considerations regarding the age of the site or its structure, the historic, archaeological or architectural significance of the site, building or district from a local, regional, statewide or national perspective.

3. **Goal III**

Protect resources that have intrinsic merit and aesthetic value, evoke feelings of community loyalty and consciousness of the past through a sense of time, place or identity by adopting provisions and protective measures.

a) Commemorate the historic character of Barnegat Township.
b) Protect and maintain the existing historic places and districts listed on the local and the New Jersey State registry.
c) Encourage municipal action that will result in the long-range preservation of historical assets throughout the Township.
d) Adopt ordinances that would establish architectural design standards in the historic district as well as the transition areas to avoid intrusive and incompatible buildings and to consequently encourage construction of buildings with designs that complement and are congruent with the diversity of historic structures.

4. **Goal IV**

Regulate historic landmarks and districts in order to preserve their historic significance. Preserve the cultural, archaeological, and architectural integrity of those sites and districts identified as having historic significance by the Historic Preservation Commission or the Township Committee.

5. **Goal V**

Maintain and develop an appropriate and harmonious setting for historic landmarks and districts within Barnegat Township.

6. **Goal VI**

Discourage the unnecessary demolition of historic resources and encourage the proper maintenance and preservation of the historic settings.

V. LAND USE PLAN ELEMENT

A. Background

The Land Use Plan Element establishes long-range goals for land use in terms of types of land uses and densities throughout the Township. The Land Use Plan serves as the foundation and basis for the zoning ordinance that, in accordance with the municipal Land Use Law, should be substantially consistent with an adopted Land Use Plan.

According to the Municipal Land Use Law 40:55D-28b (2) the land use plan element should (a) take into account the statement of objectives, principles, policies and standards and the other Master Plan elements as well as "...natural conditions, including, but not necessarily limited to topography, soil conditions, water supply, drainage, floodplain areas, marshes, and woodlands, (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance; and (c) showing the existing and proposed location of any airports and the boundaries of any airport hazard areas...and (d) including a statement of the standards of population density and development intensity recommended for the municipality."

This Land Use Plan Element has been developed to implement the Statement of Objectives listed in the preceding section of this document while recognizing the unique environmental, social and cultural attributes of Barnegat Township. The Township's other Master Plan elements build on the proposals contained in the Land Use Element. The land use proposals presented here provide the basis of the Township's zoning ordinance.

B. Existing Land Use Patterns

Barnegat Township is located in south-central coastal portion of Ocean County adjoining Barnegat Bay. Its borders traverse east to west across Ocean County and border Burlington County at Barnegat Township's western boundary. The municipality's boundary is proximate to Lacey Township, Ocean Township, Long Beach Township, Harvey Cedars Borough, and Stafford Township in Ocean County, and Woodland Township in Burlington County. The Township of Barnegat occupies land and water area of approximately 39.87 square miles or 25,515 acres of land.

The Township is well linked to the surrounding areas and a larger region due to major transportation corridors traversing the community. The Garden State Parkway (GSP) and State Highway 9 traverse the Township in the north-south direction providing access to two of the major regional transportation corridors within the State of New Jersey. State Highway 72 enters the Township from the west and extends into the south central portion of the Township, thereby providing linkage to Burlington County and to Trenton as well. Accessibility to the regional transportation network connecting areas

of high economic concentration has consequently created regional growth pressures in Barnegat.

Table 5 depicts the total number of parcels devoted to the various land uses over a period of 15 years from 1994 up to 2009. According to Ocean County data, in 2009 there were 3,948 vacant parcels, 7,876 residential parcels, two (2) apartment parcels, 26 farm parcels, 191 commercial parcels, 15 industrial parcels and 754 tax-exempt parcels at the time of the survey.

Table 5: Number of Parcels by Land Use

	1994	Change 1994-2004	2004	Change 2004-2009	2009	Total Change 1994-2009
Vacant Land	**4,304**	316	**4,620**	-672	**3,948**	-356
Residential	**4,460**	1,707	**6,167**	1,709	**7,876**	3,416
Farm Regular	**10**	2	**12**	-2	**10**	0
Farm Qualified	**16**	2	**18**	-2	**16**	0
Commercial	**103**	29	**132**	59	**191**	88
Industrial	**6**	9	**15**	0	**15**	9
Apartment	**1**	1	**2**	0	**2**	1
Exempt Total	**632**	314	**946**	-192	**754**	122
Total	**11,526**		**11,912**		**12,812**	

Source: Ocean County Board of Taxation website at http://www.ocnjtax.com/; Accessed on May 26, 2009. The 1994 Data obtained from Ocean County website at http://www.planning.co.ocean.nj.us/stateplan/04_BARNEGAT.pdf; Accessed on May 26, 2009.

When you compare the change in the land use based upon the number of parcels devoted to the different land uses, it is evident that Barnegat Township has had a substantial growth in residential land uses and consequently there has been a decrease in the number of vacant parcels. From the table it is evident that there has also been an increase in commercial and industrial uses, although not as substantial as residential uses. It is important to note that the number of vacant land parcels appears to have increased by 316 (from 4,304 to 4,620 parcels) during the time period from 1994 through 2004. The reason for this increase appears to be due to the existence of approved residential subdivisions that had not yet been constructed.

Specific land uses within the Township are listed within Table 6. Please note that the acreage depicted within Table 6 is based upon the 1978 Master Plan document and New Jersey Parcel Mapping (NJPM) database. The acreage of the parcels is an approximation based upon the available information and is utilized to estimate the changes in land uses for a period of 31 years.

Table 6: Barnegat Land Use Comparison 1978-2009				
Land Use Type	Acres in 1978	Change in land use from 1978-2009 in acres	Acres in 2009	Percent Change in land use from 1978-2009
Vacant	13,670.00	-9,051.40	4,618.60	-66.21%
Residential	946.70	3,988.70	4,935.40	421.33%
Farmland	696.90	-550.97	145.93	-79.06%
Commercial	107.70	416.02	523.72	386.28%
Industrial	347.10	-30.81	316.29	-8.88%
Other	6,567.60	5,228.46	11,796.06	79.61%
Total	**22,336**	-	**22,336**	-

Source: Ocean County Board of Taxation website at http://www.ocnjtax.com/; Accessed on May 26, 2009. The 1994 Data obtained from the Ocean County website at http://www.planning.co.ocean.nj.us/stateplan/04_BARNEGAT.pdf; Accessed on May 26, 2009.

Based upon the information provided within Table 6 it is evident that there has been an increase in residential and commercial uses. Consequently there has been a decline in the amount of farmland and vacant land. More specifically, as illustrated in Table 6, the residential uses have increased by approximately 421.33 percent since 1978. During the same time period, it appears that the percent of land devoted to available vacant land and farmland use decreased by 66.21 percent and 79.06 percent, respectively. From the table, it appears that there was a slight decrease in industrial uses by 8.88 percent, from the 347.10 acres in 1978 to 316.29 acres in 2009. The "Other" category includes land classified as public property, schools, cemeteries etc. This category shows an increase and could be due to the acquisition of environmentally constrained lands and other open space by the public entities. The amount of land converted to residential use is the highest followed closely by the rate of commercial development during the 31 year period from 1978-2009.

Table 7, below illustrates the percentage of land devoted to various land uses in the year 1978 and 2009.

Table 7: Percentage of Township Land Area Devoted to Various Uses		
Land Use Type	**1978**	**2009**
Vacant	61.20%	20.68%
Residential	4.24%	22.10%
Farmland	3.12%	0.65%
Commercial	0.48%	2.34%
Industrial	1.55%	1.42%
Other	29.40%	52.81%
Total	100.00%	100.00%

In 1978, 4.24 percent of the total land uses were devoted to residential uses, which increased to a total of 22.10 percent in 2009. Therefore, the percentage of land covered by residential uses increased by about 17.86 percent from 1978 through 2009. However, the percentage of land occupied by industrial uses decreased slightly from 1.55 percent in 1978 to 1.42 percent in 2009. The percentage of land devoted to commercial uses increased to 2.34 percent in 2009 from 0.48 percent in 1978, which appears to be a steady increase of 1.86 percent in a period of 31 years. The percentage of the total vacant land decreased from 61.20 percent in 1978 to 20.68 percent in 2009, while the percent of the total farmland decreased from 3.12 percent in 1978 to 0.65 percent in 2009. During the thirty year period between 1978 and 2009, the percentage of vacant land and farmland within the township reduced by more than half. This finding makes planning for the appropriate use of the remaining developable vacant land even more significant to the Township of Barnegat.

Barnegat Township's existing land use plan and zoning districts are divided into two distinct geographic areas by the Garden State Parkway. Zones located west of the GSP are located within the Pinelands Management Area. Zones located to the east of the GSP are located outside of the Pinelands Management Area; however, these land areas fall under the purview of the Coastal Area Facility Review Act (CAFRA). The permitted uses, bulk standards and permitted densities set forth for each zone within the Township's Land Use Ordinance have been shaped by the existence of the Pinelands and CAFRA areas. As a result, the land uses that exist today generally reflect the development limitations imposed by the Pinelands and CAFRA regulations. **Figure 1, Existing Land Use Map**, depicts the existing land uses within the eastern portion of the Township based upon the existing zoning. Where vacant land exists, the underlying zoning has been utilized to depict the most common permitted land use for that particular zone.

Barnegat Township's land use patterns have also been impacted by the presence of extensive wetlands complexes and the Edwin B. Forsythe Wildlife Refuge located within the eastern portion of the Township. These land areas have limited the amount of land to be developed within of the portion of the Township that is located to the east of Route 9. In an effort to recognize the limited development potential of these areas

Existing Land Use Map

Barnegat Township, N.J.

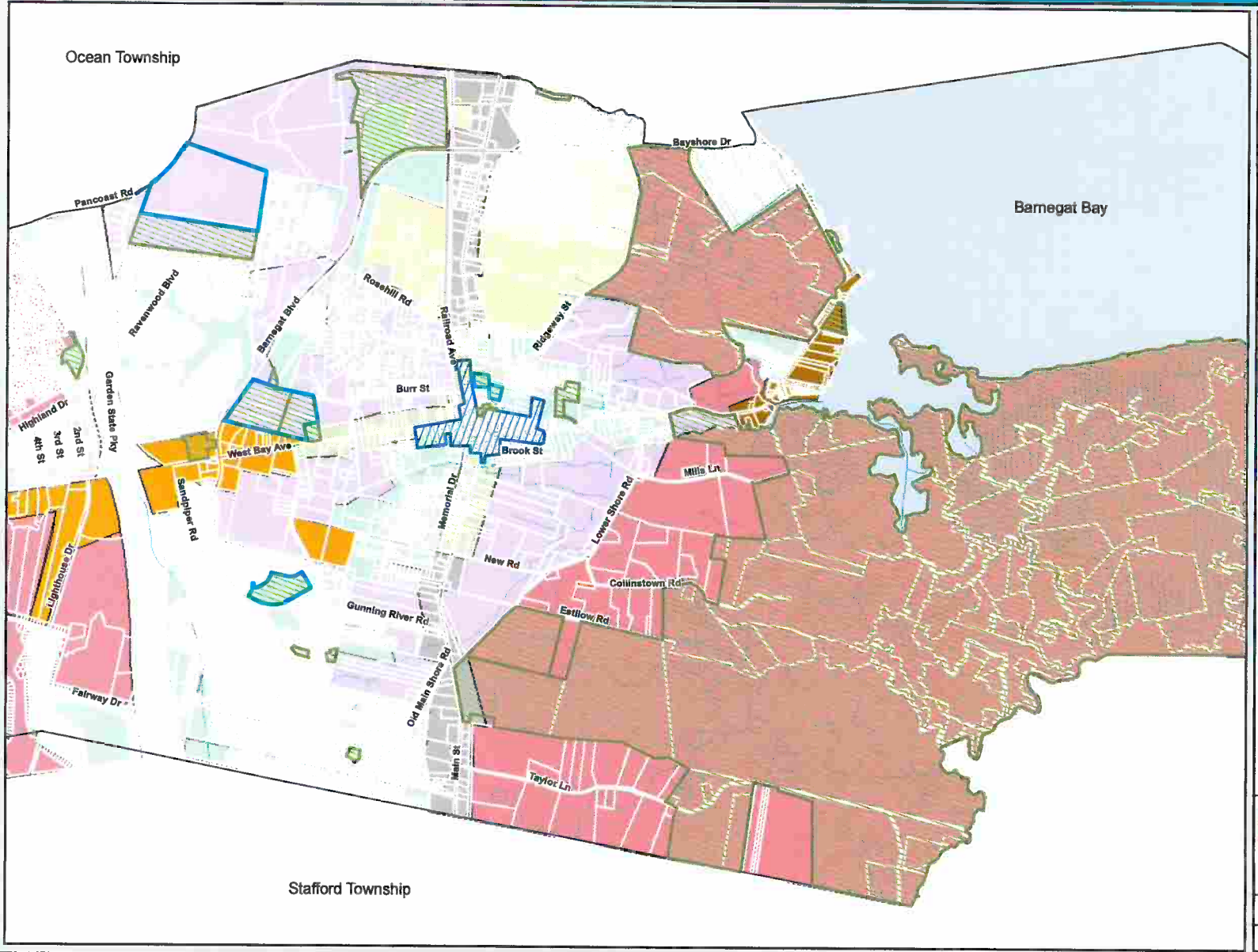

FIGURE 1
EXISTING LAND USE MAP

TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY

Legend

- Municipal Boundary
- Township Parcels
- ROSI and Parks
- Historic District
- Educational
- Streams

Land Uses

- Village Commercial
- Highway Commercial
- Neighborhood Commercial
- Marine: Bay Commercial
- Residential: MultiFamily
- Residential: Low Density (0.2-1 DU/AC)
- Residential: Moderate Density (1-3 DU/AC)
- Residential: High Density (3-8 DU/AC)

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Sources: NJDEP GIS Data Municipal Data	DRAWN BY: KCW	SCALE 1"=2,000'
Job No: 206351450005 File Name: Fig 1 Existing LU Map 11x17		DATE 9.13.10

the easternmost portion of the Township that is adjacent to Barnegat Bay has been zoned within the Preservation Waterfront (PW) Zone, which is focused on low density, low impact development in an effort to protect this important ecosystem.

The remainder of the Township located to the east of the Garden State Parkway is broken into commercial zones and residential zones. Land uses along Route 9 and Bay Avenue are characterized by predominately commercial development. Zone districts located along these major transportation corridors are primarily the CN, CV and C-PHD Zones.

The balance of this portion of the Township contains predominately residential zones, including the R-6, R-7.5, RC-7.5, R-10, R-15, R-20, R-40, R-MF, ML-1, ML-2, ML-3, ML-4 and ML-5 Zones. These residential zones permit a mixture of different types and densities of housing. For example R-40, Residential Zones, permits single family housing as well as schools, hospitals, open space and more, while the ML-4 and ML-5 zones permit inclusionary multi-family housing with higher densities in order to fulfill the affordable housing obligations.

Included below is a summary of the residential and non-residential zone districts located within the eastern portion of the Township and some of the land uses permitted within each zone.

1. Existing Residential Zone Districts

The residential zoning, to the east of the GSP, consists of fourteen (14) zones. Five (5) of these zones are ML zones, which have been established to permit inclusionary residential development with a set-aside percentage for affordable housing to address the Township's Fair Share obligation. Please note that public utility uses are conditionally permitted in all the residential zones except the ML-4 Zone. The following section provides a description of the existing residential zones in the Township of Barnegat.

PW - Preserved Waterfront Zone

The Preserved Waterfront (PW) zone district permits single-family homes developed at an approximate density of one (1) dwelling unit per three (3) acres and is located to the east of State Highway 9 to include areas that contain extensive environmental constraints. Apart from single family dwelling units, this zone district permits uses such as single-family homes, municipal offices, fire and rescue stations, public schools and colleges, libraries and museums, recreational membership facilities such as swimming and tennis clubs, day nurseries, open space, horticulture, raising farm animals, commercial farming and forest harvesting, roadside stands for retail sale of produce, as well as other farming operations, and bed and breakfast businesses. Additionally, the zone conditionally permits uses such as commercial indoor recreation establishments, kennels, mineral extraction and cemeteries.

R-40 Residential Zone

The R-40 zone district permits single-family residential units developed at a low density of approximately one (1) dwelling unit per acre. This zone district permits non-residential uses such as civic buildings, schools, colleges and day nurseries, open space, places of worship including parish and educational buildings, golf courses and other recreational membership facilities including swimming and tennis clubs, campgrounds, horticulture, farming and road side stands for retail sale of produce. Additionally, hospitals, clinics and convalescent homes are permitted uses within the zone district, while assisted living facilities, nursing and convalescent homes and long-term care facilities are conditionally permitted within the zone district.

R-20 and R-15 Residential Zone

The R-20 and R-15 zone districts permits single-family residential units developed at a low density of approximately two (2) dwelling units per acre and 2.9 dwelling unit per acre, respectively. These zone districts are not limited to single-family homes, but also include civic buildings, schools and colleges, open space, places of worship including parish and educational buildings, library, museums and horticulture as principally permitted uses. The zones conditionally permit uses such as assisted living facilities, nursing and convalescent homes and long-term care facilities and farm animals for domestic use.

R-10 Residential Zone

The R-10 zone district permits single-family residential units developed at a medium density of approximately 4.3 dwelling units per acre. Apart from single-family homes, this zone district permits civic buildings, schools, open space, places of worship including parish and educational buildings, libraries and museums. The zone, similar to the R-20 zone, conditionally permits uses such as assisted living facilities, nursing and convalescent homes and long-term care facilities and farm animals for domestic use.

R-7.5, RC-7.5, R-6 Residential Zone

The R 7.5 and RC-7.5 zone districts permit single-family residential units developed at a density of approximately 5.8 dwelling units per acre. The R-6 zone districts permits single-family residential units to be developed at a density of approximately 7.26 dwelling units per acre. The permitted uses for the R-7.5, RC-7.5, and R-6 Residential Zones permit essentially the same uses as the R-10 Residential Zone with the exception of schools which are not permitted in these zones. The zones, similar to the R-20 zone, conditionally permit uses such as assisted living facilities, nursing and convalescent homes and long-term care facilities and farm animals for domestic use.

R-MF Residential Multifamily

Permitted uses for the R-MF Residential Multifamily Zone include two-family homes, attached single-family homes (also known as townhouses), along with accessories, adult communities, open space, necessary public utilities, detached single-family homes, and civic buildings. The zone conditionally permits the same uses as specified within the R-40 zone district, except indoor antique auctions are specifically excluded. Garden apartments and Townhouses are not permitted to exceed a density of four (4) units per acre. Any development incorporating both garden apartments and townhouses must allow that no more than sixty-five percent (65%) of all dwelling units as either garden apartments or townhouses.

ML-1 Residential Zone

The intent of the ML-1 Residential Zone is to address a portion of the Township's affordable housing obligation through an inclusionary development component consisting of single-family dwelling units and townhouse units to not exceed a density of 3.05 units per acre. A minimum of twenty percent (20%) of the units within the development shall be set aside for low and moderate income households. The other permitted uses in the ML-1 Residential Zone include civic buildings, open space, libraries, museums, places of worship and public utilities. The zone, similar to the R-20 zone, conditionally permits uses such as assisted living facilities, nursing and convalescent homes and long-term care facilities and farm animals for domestic use.

ML-2 and ML-3 Residential Zone

The intent of the ML-2 and ML-3 Zone Districts is to address a portion of the Township's affordable housing obligation through an inclusionary development component consisting of single-family detached dwelling units developed at a density of three (3) and four (4) dwelling units per acre, respectively. A minimum of ten percent (10%) and fifteen percent (15%) of the units within the development shall be set aside for low and moderate income households in the ML-2 and ML-3 Zones, respectively. The other permitted uses in the ML-2 and ML-3 Residential Zones include civic buildings, open space, places of worship, libraries and museums. The zone, similar to the R-20 zone, conditionally permits uses such as assisted living facilities, nursing and convalescent homes and long-term care facilities and farm animals for domestic use.

ML-4 and ML-5 Multifamily Residential Zone

The intent of the ML-4 and ML-5 Multifamily Residential Zone Districts is to address a portion of the Township's affordable housing obligation through an inclusionary development component consisting of multi-family garden apartments developed at a density of eight (8) and twelve (12) dwelling units per acre, respectively. A minimum of fifteen percent (15%) of the units within the development shall be set aside for low- and moderate-income households in the ML-4 zone. The ML-5 zone stipulates that one hundred percent (100%) of the units within the development shall be set aside for low and moderate income households. The other permitted uses for the ML-4 and ML-5 Multifamily Residential Zones include open space, public utilities, and civic buildings. The ML-4 Zone does not list any conditional uses, while the ML-5 Zone conditionally permits uses such as commercial indoor recreation establishments, including bowling alleys and theaters, contractor and storage yards, state licensed boarding homes and assisted living facilities, nursing and convalescent homes and long-term care facilities. As noted below, the conditional uses permitted in the ML-5 zone are the same as those permitted within the Commercial Planned Highway Development (C-PHD) Zone.

2. Existing Commercial Zone Districts

The Commercial Land Use Plan includes four (4) districts, which reflect the opportunities and constraints for commercial development, to the east of GSP, in the Township.

C-M Marine Commercial

Permitted uses in the C-M Marine Commercial Zone include retail, business and professional offices, restaurants, marinas, civic buildings and nonprofit civic, social and fraternal organizations, open space, public utilities, detached single-family homes, bed and breakfast inns, and auctions excluding flea markets. The ordinance permits uses such as appliances and auctions excluding flea markets. The zone conditionally permits uses such as public utility, commercial recreation establishments, state licensed boarding homes and motel/hotel use.

C-N Neighborhood Commercial

Permitted uses in C-N Neighborhood Commercial Zone include retail, business and professional offices, gas stations, day nurseries, open space, restaurants, bed and breakfast inns, ambulance dispatch services, auctions but not permanent flea markets, funeral homes, home building supply center, car wash, civic buildings, and detached single-family homes. The zone conditionally permits the same uses as permitted within the C-M Zone, as noted above. Additionally, the zone conditionally permits automotive repair garages, assisted living facilities, nursing and convalescent homes and long-term care facilities.

C-PHD Commercial Planned Highway Development

Permitted uses for the C-PHD Commercial Planned Highway Development Zone include hotels, retail, convenience stores, business and professional offices, funeral homes, restaurants and fast food restaurants, gas stations, vehicle, boat, and other equipment sales, building material sales, animal hospitals, vehicle body shops and automotive repair shops, car washes, civic buildings, libraries and museums, schools and nurseries, open space, recreational clubs including swimming and tennis clubs, hospitals and other care facilities, nursing homes, ambulance dispatch services, places of worship, public utilities, warehousing, distribution centers, product packaging and assembly, commercial recreation, auctions excluding permanent flea markets, light manufacturing and machinery service, roadside stands for retail sale of garden produce, garden centers and single-family dwelling units. The zone conditionally permits uses such as public utilities, commercial indoor recreation establishments, contractor and storage yards, state licensed boarding homes and assisted living facilities, nursing and convalescent homes and long-term care facilities.

C-V Village Commercial Zone

The permitted uses of the C-V Village Commercial Zone include detached single-family homes, bed and breakfast inns, retail, business and professional offices, funeral homes, restaurants, animals hospitals, civic buildings, schools, libraries and museums, day nurseries, open space, recreational clubs including swimming and tennis clubs, clinics and convalescent homes, places of worship, roadside produce sales, commercial art studio, flea markets, and nursing homes. The zone conditionally permits public utility uses and commercial recreational establishments such as bowling alleys and theatres.

3. Barnegat Historic District

The existing Barnegat Historic District is located at the intersection of West Bay Avenue and Route 9 and traverses in the northerly, southerly, easterly and westerly direction to include portions of areas in the R-7.5 Zone and C-V Zone. No buildings or structures may be built, reconstructed, demolished, altered or restored without the consent of the Planning Board and the Historic Preservation Commission.

4. Park and Recreation Areas

The Township has many recreation areas and parks. Many of the parks have basketball courts and playground equipment including Bowline/Bilge, Village Drive, Beverly Drive, Georgetown Boulevard, First Street, Lower Shore Road, and Koridago Cove at Rosehill Rd. There is Skateboard and Bike Park at the Municipal Complex. Other parks include Meadowedge Park and Cloverdale Farm County Park in Barnegat. It is important to note that "ROSI and Parks" layer depicted on Figure 1 contains parcels listed on the Recreation and Open Space (ROSI) inventory. However, not all of the mapped ROSI properties are

parks, as the ROSI contains some of the municipal properties that are developed with uses other than parks.

C. Future Land Use Criteria

In developing the Land Use Plan the following environmental factors were taken into account:

- Environmental constraints
- Available infrastructure
- Regional considerations

1. Environmental Constraints

Environmental constraints to development must be carefully evaluated in the development of a land use plan. Environmental constraints (steep slopes, floodplains, wetlands) can make development costly and at the same time development can adversely impact the sensitive nature of these features resulting in environmental degradation (soil erosion, siltation, degraded water quality).

Barnegat Township's natural resources have been shaped largely by its diverse landscape. With the Barnegat Bay to the east and the Pinelands to the west, there are many different habitats and niches, which are home to many threatened and endangered species, within the 39.87 square mile municipality.

In an effort to enhance protections to threatened and endangered species and environmentally sensitive resources the Township of Barnegat adopted an Environmental Resource Inventory (ERI) on December 15, 2009. The ERI forms the foundation of future planning and development of the Township by taking stock of a municipality's natural resource characteristics. This document provides valuable environmental information that the Township's boards and commissions can utilize in making decisions about future development and preservation opportunities.

The following sections of the Plan are based upon the findings set forth within the ERI and identify some of the key natural resources in the Township that need to be considered while planning for future development within the Township. The key natural resources discussed within these sections are as follows:

- Floodplains
- Wetlands
- Soils unsuitable for development
- Water Resources
- Areas of Steep Slopes

Floodplains

Floodplains are areas adjacent to streams, brooks and rivers that are flooded on a frequent basis. Floodplains serve a natural function by: (1) storing flood waters thereby reducing the inundation of adjacent lands, (2) absorbing and dissipating the energy of flood waters, and (3) acting as a sediment trap for silt and debris-laden flood waters. Floodplains are divided into three areas: the stream channel, the floodway, and the flood fringe. The floodway is an area of rapidly moving water in which the majority of the flood flow is carried. The flood fringe is an area of slower moving water. The channel, the floodway and the flood fringe comprise what is commonly known as the flood hazard area.

Development within the flood hazard areas is regulated by New Jersey Department of Environmental Protection (NJDEP). Development within the channel and floodway is prohibited but development may be permitted in the flood fringe area subject to certain conditions. Nearly all of Barnegat's floodplain areas are located along waterways and their tributaries. Flood prone areas can also be found along the Barnegat Bay section of the Township.

Wetlands

Wetlands are transitional areas between well-drained, rarely flooded uplands and the permanently flooded deep waters of lakes, rivers and streams. Wetlands typically are found in upland depressions or along waterways where they are subject to periodic flooding. However, they are sometimes located on slope areas where they are fed by groundwater seepage.

There are a variety of definitions of wetlands, but the definition adopted by the New Jersey Freshwater Wetlands Protection Act and which was originally established under Section 404 of the Clean Water Act is as follows: "Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." (EPA, 40 CFR 230.3 and CE, 33 CFR 328.3.) This definition includes three criteria which determine if an area is a wetland: <u>hydrology</u>, <u>vegetation</u>, and <u>soils</u>. Wetland areas must have a sufficient exposure to water to produce saturated soil conditions (i.e., hydric soils) and to support a predominance of wetland plant species (i.e., hydrophytic vegetation). Some wetlands, such as marshes, are obvious, but others such as forested wetlands, are much less distinct.

In addition to the Freshwater Protection Act of 1987 regulations, wetlands within western portion of Barnegat Township are also protected by the Pinelands Comprehensive Management Plan. All lands within Barnegat Township, and located west of the Garden State parkway are under the jurisdiction of the New Jersey Pinelands Commission.

The following definition (NJAC 7:50-6.3) is used by the Pinelands Commission in administering the provisions of the Pinelands Comprehensive Management Plan: "wetlands are those lands which are inundated or saturated by water at a magnitude, duration and frequency sufficient to support the growth of hydrophytes. Wetlands include lands with poorly drained soils as designated by the National Cooperative Soils Survey of the Soil Conservation Service of the United States Department of Agriculture. Wetlands include coastal wetlands and inland wetlands, including submerged lands". A literal interpretation of the Pinelands commission definition indicates that a site may be considered a wetland if either poorly drained or very poorly drained soil or vegetation is present. The presence of wetland species is the primary indicator and soils are used to confirm problem area wetlands within the pinelands jurisdiction.

Nearly all wetlands in Barnegat Township are associated with major streams and their tributaries. Wetlands are dominant along the principal surface waters within the borders of Barnegat Township and include, but not limited to, Oswego River, Mill Creek, Gunning River, and several smaller streams that drain into the Barnegat Bay.

Typical lowland area vegetation complexes are broken up into four (4) subsections and include, but are not limited to, a Tidal Marsh, Cedar Swamp, Hardwood Swamp and a Pitch Pine low land. Typical wetland complexes that are located outside of the pinelands include, but are not limited to mixed forested wetlands (deciduous), tidal water, mixed forested wetlands (coniferous).

Soils Unsuitable for Development

The characteristics of certain soils, which occur in Barnegat Township, make them unsuitable for development to varying degrees. The U.S. Department of Agriculture's Soil Conservation Service has compiled a detailed inventory and mapping of the soils in Barnegat Township as part of a countywide survey. In addition to the inventory of soil types and mapping of their locations, the Soil Conservation Service has identified limitations for development associated with various soils. The limitations are rated as slight, moderate or severe. The terms are defined as follows:

Slight – These soils are relatively free of limitations affecting the intended use, or with limitations that are easy to overcome by use of normal equipment and/or methods.

Moderate – Soils with moderate limitations resulting from the effects of slope, wetness, soil texture, soil depth, stones, etc. Normally these limitations can be overcome by careful planning, design, and good management, at somewhat greater cost.

Severe – Soils with severe limitations resulting from the effects of steep slopes, high water table, stream flooding, unfavorable soil texture, acidity, large numbers of stones, rocks, etc. The limitations are such that they can be overcome only by exceptional, costly, or complex measures.

Due to numerous instances where on-site disposal systems have been successfully used on soils rated as severe, the Soil Conservation Service has provided a more detailed breakdown of the severe septic rating which is composed of the following sub-classes:

- ***Most Severe:*** low depth to seasonally high water table and impervious substratum.
- ***Less Severe:*** low depth to seasonally high water table or impervious substratum, which does not open to a porous substratum.
- ***Least Severe:*** Excessive slope, variable substratum, or excessively drained.

The Soil Conservation Service tempers the general information it provides by stating that its mapping and interpretations should not be the sole basis for the determination of conditions or boundaries. It recommends that in addition to the soil survey, detailed on-site investigations and tests be performed to identify site specific soil conditions.

The soils in Barnegat Township range from well-drained Hammonton Loamy Sand to very poorly drained Manahawkin muck soils. A majority of the soils in the eastern portion of the Township are restricted from urban uses due to potential flooding. Downer soils are predominately located within developed areas of the Township and are located west of Route 9 and just west of the Garden State Parkway. Water table limitations are prevalent within areas that are located along the Barnegat Bay or adjacent to other water bodies.

Two important limitations for development associated with soils in Barnegat Township are limitations for septic absorption and seasonal high water table. Soil characteristics play an important role in the property functioning of septic systems. If the soil contains too much clay so that water does not easily infiltrate through it, the septic effluent will rise to the surface presenting health hazards. If the soil is too porous, allowing the septic effluent to percolate rapidly down into the groundwater without sufficient time for treatment, then groundwater contamination is a potential hazard.

According to the Soil Survey Geographic 2003 (SSURGO) Database for Ocean County, New Jersey compiled by the USDA NRCS, there are twenty-two (22) mapped soil units within Barnegat Township as follows:

AptAv – Appoquinimink

This soil unit is poorly drained and found in estuarine salt marsh areas. This soil unit is formed within the salt marsh areas of the Outer Coastal Plain and experience permanent flooding. The water table is located at the surface for this soil type.

AtsA – Atsion Sand

This soil unit is poorly drained and found within depressions and broad flats. This soil unit is formed with sandy Coastal Plain sediment and can experience flooding when adjacent to streams. The water table typically is at the surface in the winter and has a depth of five feet (5') below surface grade in June.

AugB – Aura Sandy Loam

This soil unit is well drained and formed in acid, loamy Coastal Plain sediments. This soil series is typically found on divides and side slopes that are at high topographic elevations. The water table for this soil is typically found at a depth of six feet (6') below surface grade or greater.

BerAv – Berryland Sand

This soil unit is very poorly drained and is found within depressions and broad flats that are at the lowest topographical elevation on the landscape. The soils in this series are subject to rare to frequent flooding. The water table can be found at a depth of 0 to 0.5 feet below surface grade during the months June through March.

DoeA – Downer Sandy Loam, 0-2% Slopes

This soil series is well drained and can be found on divides. Generally, this soil series is formed in acid loamy Coastal Plain sediments, and found within woodland areas. The water table can be found at a depth of more than six feet (6') below surface grade.

DocB – Downer Loamy Sand, 0-5% Slopes

This soil series is well drained and can be found on divides and side slopes. Typically, this soil series is formed in acid loamy Coastal Plain sediments and found within woodland areas. The water table can be found at a depth of more than six (6) feet below surface grade.

DoeB – Downer Sandy Loam, 2-5% Slopes

This soil series is well drained and can be found on divides and side slopes. Typically, this soil series is formed in acid loamy Coastal Plain sediments and typically found within woodland areas. The water table can be found at a depth of more than six feet (6') below surface grade.

EveC – Evesboro Sand

This soil series is excessively drained and can be found on side slopes. Typically, this soil series is formed in acid sandy Coastal Plain sediments and can be found within woodland areas. The water table can be found at a depth of more than six feet (6') below surface grade.

HbmB – Hammonton Loamy Sand

This soil unit is nearly level to gently sloping and moderately well drained. Soil of this type can be found in slightly depressed areas and on low divides. Typically, this soil series is formed in acid loamy Coastal Plain sediments and can be found within depressional areas, low divides and on side slopes. From December to May the water table can be found at a depth of 1.5 to 4 feet below surface grade and five feet (5') below surface grade during the month of June.

HboA – Hammonton Sandy Loam

This soil unit is also nearly level to gently sloping and moderately well drained. HboA soils can be found in slightly depressed areas and on low divides. Typically this soil type is formed in acid loamy Coastal Plain sediment. During the months of December through May the water table can be found at a depth of 1.5 to 4 feet below surface grade and five feet (5') below surface grade during the month of June.

HorsC – Hooksan Fine Sand

This soil unit is excessively drained with slopes of 0 to 5%. Soils of this type are typically located within frequently flooded tidal wetland areas. The water table can be found at the surface for this soil series.

LakB – Lakehurst Sand

This nearly level soil series is moderately well drained to somewhat poorly drained. Soil of this type can be found in depressed areas and on low terraces. Typically this soil was formed in acid sandy Coastal Plain sediments. The water table during the months December through May can be found at a depth of 1.5 to 4 feet below surface grade and five feet (5') below surface grade during the month of June.

LasB – Lakewood Sand, 0-5% Slopes

This soil unit is an excessively drained soil and can be found on divides and side slopes. Soil of this type was formed in acid Coastal Plain sediments. The water table for this soil series is typically found at depth of greater than six feet (6') below surface grade.

LasC – Lakewood Sand, 5-10% Slopes

This soil unit is an excessively drained soil and can be found on side slopes. The soil was formed in acid sandy Coastal Plain sediments. The water table during the months December through May can be found at a depth of 1.5 to 4 feet below surface grade and five feet (5') below surface grade during the month of June.

MakT – Manahawkin Muck

This soil unit is very poorly drained and subject to flooding when adjacent to stream corridors. Soil of this type can be found in depressed areas and broad flats. The MakT soil series was formed in acid organic material that included decayed plant material. The water table for this soil type is typically found at the surface. Some ponded areas with a depth of 1 to 2 feet below surface grade can be found during the months of January through March.

PhG – Pits, Sand and Gravel

This soil unit consists of deep, excessively drained to very poorly drained soil material. A majority of the soil is made up of borrow pit, sand pit, gravel pit or clay pit spoil material. In some cases, the spoils from the pits have been smoothed to form a uniform surface. The water table for this soil type can be found between the surface and a depth of greater than 5 feet (5') below surface grade.

PssA, PstAt and PsuB – Psamments (Fill Material)

This soil unit is well drained and typically placed over Sulfaquents and Sulfihemist soils. Psamment soils experience flooding during storm events.

SacB – Sassafras Sandy Loam

This soil unit is made up of fine loamy, siliceous, mesic Typic Hapludults. The SacB soils are well drained and formed in acid loamy Coastal Plain sediments. The water table for this soil series can be found at a depth of six feet (6') below surface grade or greater.

WobB and WobC – Woodmansie Sand

This soil unit is made up of coarse-loamy siliceous, mesic Typic Hapludults. These soils are well drained and formed in acid, loamy Coastal Plain sediments. WobB soils can be found on divides and side slopes. The water table for the WobB and Wobc soils can be found at a depth of six feet (6') or greater below surface grade.

Soil characteristics can severely restrict the amount of construction or development that can occur on a site. There are some locations within the Township that may not be suitable for on-site septic systems. Septic systems require soils that have a low water table five feet (5') or greater below surface grade) and a high permeability rate to allow for proper drainage of wastewater. Soils with high water

tables (grade to five feet (5') below surface grade) create a potential for erosion, wet basements, and low permeability, often allowing wastewater to collect near the surface. In Barnegat the Atsion, Berryland, Downer, Evesboro, Hammonton, Lakehurst, Lakewood, Manahawkin and Sassafras soils pose severe limitations to septic systems that normally cannot be overcome without exceptional, complex or costly measures. Among these soils, the Atsion, Berryland and Manahawkin severely restrict the amount of construction or development that can occur on a site.

Some areas within Barnegat Township contain hydric soils. This type of soil can be found within wetland areas, salt marshes, bog areas and adjacent to streams, rivers and creeks. Hydric soils, as defined by the National Technical Committee of Hydric Soils, are soils that are created by saturation, flooding, or ponding long enough during the growing season to develop an aerobic condition in their subsurface and support the development of hydrophytic vegetation. Hydric soils have unique soil properties and they are an important element to wetland areas. If a soil is classified as "hydric," land use may be restricted due to the relationship of hydric soils to the definition of wetlands and laws regarding wetland preservation.

Water Resources

The Township of Barnegat contains four (4) watersheds and ten (10) sub watersheds. The four watersheds are the Oswego River, Forked River/Oyster Creek, Manahawkin/Upper Little Egg Harbor tributaries and Waretown Creek/Barnegat Bay South. The sub watersheds are Barnegat Bay South, Barnegat Bay South Tributaries, Forked River North Branch, Four Mile Branch, Mill Creek, Oswego River, Oyster Creek, Plains Branch, Waretown Creek/Lochiel Creek and Yellow Dam Branch.

Barnegat Township is located within WMA 13 and 14. The Oyster Creek/Forked River, Manahawkin/Upper Egg Harbor tributaries and Lochiel Brook/Waretown Creek are located within the WMA 13, "Barnegat Bay." The majority of the Township, which includes sections to the east of the intersection of Route 554 and Route 72, are located within this WMA. It includes sub watersheds that drain directly to the Bay.

The westerly portion of the Township is located within WMA 14, "Mullica River." This is one of the key drainage areas for the Pinelands and one of its major tributaries is the Oswego River. The Oswego River is the largest watershed in Barnegat Township. This watershed covers a total area of 15.43 square miles. Headwaters of this watershed rise in Barnegat Township and extend downstream to Little Egg Harbor and Bass River Townships. The Oswego River eventually runs in the Mullica River and empties into Great Bay.

A majority of all the streams in Barnegat Township are freshwater streams. All streams that are located within the Township are non-trout maintaining. The Oswego River is the only waterbody in the Township that the NJDEP classified as FW1, which means that the freshwater originates and is located within federal or state parks, forests, or fish and wild life lands.

Waterways can be designated Category One (C-1), because of exceptional ecological significance, exceptional water supply significance, exceptional recreational significance, exceptional shellfish resource significance or exceptional fisheries resource significance. Development adjacent to C-1 waterbodies generally requires a 300-foot buffer.

Lochiel Creek, Gunning River and Double Creek are classified by NJDEP as FW2-NT/SE1, which means that they are freshwater and saline estuarine water that are not trout producing or trout maintaining. However, the Edwin B. Forsythe National Wildlife Refuge section of Double Creek and Gunning River are classified by NJDEP as C-1 waterways. The Barnegat bay and Fresh Creek are classified by NJDEP as saline estuarine waters and C-1 waterways. The Dry branch, Eight Mile Branch, Four Mile Branch, Fresh Creek, Lochiel Creek, Mill Creek, Oswego River, Oyster Creek and the Yellow Dam Branch are classified by NJDEP as pinelands water (PL).

As water resources are of critical importance to the Township, additional consideration needs to be given to land use development techniques to protect water quality and preserve natural resources throughout the entire Township.

Areas of Steep Slopes

The slope of land affects many types of land use. Slight (0-3%) or moderate (3-8%) slopes usually do not present significant negative environmental or economic impacts when developed for housing, roads or businesses. Steep slopes of 9-14% present some difficulties for development, increasing the likelihood of adverse environmental impacts. Development or soil disturbance of any kind on severe slopes (15% and over) however, presents the potential for negative environmental impacts. Slopes in excess of 15% make the construction of dwellings, septic systems, sewer and water lines, and roads difficult. Soils on such slopes are usually thin and easily eroded when natural vegetation is disturbed. The eroded soil in turn clogs ditches and storm sewers and eventually finds its way to streams and other water bodies resulting in adverse impacts on aesthetics and aquatic life.

Increased stormwater runoff during and after construction has the additional negative environmental impacts of increasing the amount of pollutants carried into streams, excessive channel erosion, destruction of stream and streamside habitat due to more forceful flood flows and a reduction of groundwater recharge.

Approximately 90% of Barnegat Township has slopes of 5% or less. Most of the Township contains slopes that are between 5-10% and suitable for development. There are some smaller areas that contain steep slopes and are located throughout the Township, particularly along side waterways. Barnegat has some areas with slopes of 20% or more. As avoiding the disturbance of steep slopes is of critical importance to water quality, additional consideration needs to be given to land use development techniques to avoid development on steep slope areas whenever possible.

Habitat Protection Strategy

As part of the ongoing Plan Endorsement process, in accordance with Barnegat Township's Action Plan, the Township was required to prepare a Habitat Protection Strategy ("HPS"). The purpose of the HPS is to provide a framework of ordinances and policies that serve to protect threatened and endangered ("T&E") species habitat and environmentally sensitive lands. The Township's HPS is set forth below.

Barnegat Township contains a significant amount of environmental constraints, including an extensive wetlands complex along its eastern boundary, other scattered wetlands areas, Category 1 streams, threatened and endangered species and wellhead protection areas. Additionally, the entire land area of the Township of Barnegat that is located to the east of the Garden State Parkway is located within the jurisdiction of the Coastal Area Facility Review Act. A significant portion of the CAFRA area also contains the Edwin B. Forsythe National Wildlife Refuge. The remaining land area of the Township, located to the west of the Garden State Parkway, is located within the Pinelands Management Area. These regulatory and environmental constraints combine to severely limit the amount of developable land within the Township.

Barnegat Township maintains a number of ordinances that serve to bolster the existing State environmental regulations. The existing ordinances are identified below. Additionally, through the Initial Plan Endorsement process, Barnegat Township is working to implement certain new ordinances to further enhance protections to environmentally sensitive lands. The proposed ordinances are summarized within the latter portion of this section.

Included below is a list of environmental ordinances currently in effect in Barnegat Township.

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

2. Section 55-126.6, Floodplain Regulations, discusses the implementation of the land use rules and regulations promulgated by the NJDEP for floodways and the flood-fringe portion of a flood hazard area.

3. Section 55-126.9, Shade Trees, sets forth the standards for planting trees throughout the entire Township.

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

    a. Paragraph E sets forth standards for open space, wherein it is encouraged that open space areas be included in all developments. This section recommends a preservation open space in areas adjacent to and inclusive of wooded areas, wetlands, and streams, etc. and a recreational open space comprised of lands for active and passive recreation.

    b. Paragraph J requires all land development plans to identify and locate potential historic resources as well as natural amenities, such as specimen trees, waterbodies, streams, wetlands, and groves of trees.

    c. Paragraph L regulates the clearing and protection of vegetation in order to maximize the opportunity to incorporate significant areas of existing vegetation into the design of the development and to minimize damage to vegetated areas.

    d. Paragraph M sets forth the standards to preserve and protect specimen trees. Specimen trees include the largest known individual trees of each species in the State of New Jersey as included on the list of said trees maintained by the NJDEP Bureau of Forestry, and the Shade Tree Commissions of Ocean County and Barnegat Township.

5. Section 55-162, Buffers, mandates the preservation of natural wooded tracts as an integral part of all site plans and requires that these tracts be calculated as part of the required buffer area. Additionally, Section 55-162 includes reforestation of stormwater management areas as a design option, which creates a revegetated natural stormwater management asset over time. Indigenous species are required to be utilized in the reforestation design. Further, this Ordinance includes measures for selective clearing and protection of vegetation and the preservation of specimen trees.

6. Section 55-295, Vegetation, Landscaping and Screening, regulates cutting trees and precludes clearing wooded areas, including New Jersey's Record Trees as published by the NJDEP. The ordinance requires that existing vegetation be incorporated into the landscape design where practical.

As discussed previously, the Township is highly constrained in terms of existing developable acreage. The portion of the Township located to the west of the Garden State Parkway (GSP) is under the purview of the Pinelands Comprehensive Management Plan. The portion of the Township located to the east of the GSP is under the purview of the CAFRA. Additionally, regulated activities proposed within the Township must comply with state and federal regulations, including the Flood Hazard Area Control Act Rules, the Coastal Zone Management Rules, the Freshwater Wetlands Protection Act, the Pinelands Comprehensive Management Plan and other regulations. The ordinances identified above serve to compliment

the above referenced regulations and enhance the protection of environmentally sensitive lands.

Additionally, the Township intends to do the following to enhance the protection of environmentally sensitive lands as part of its Habitat Protection Strategy:

1. Request a redesignation of certain land areas in the northeastern portion of the Township from the PA2 to the PA5 Planning Area.
2. Designate certain wetlands, stream corridor and steep slope areas as Critical Environmental Sites.
3. Update section 55-126.6, Floodplain Regulations, of the Township Code to reflect the requirements set forth within the Flood Hazard Area Control Act Rules, adopted November 5, 2007, in order to enhance protection to stream corridors and riparian areas within the Township.
4. Update the Environmental Review and Environmental Impact Statement ordinance requirements.
5. Update the steep slopes ordinance.
6. Adopt a Riparian Zone Ordinance to further enhance protections for riparian zones and water resources.
7. The Township should revise the CN Neighborhood Commercial and C-PHD Planned Highway Development Commercial Zone District ordinances to preclude automotive filling station, automotive repair and car wash uses within Wellhead Protection Areas. In addition, the Township intends to prepare a Wellhead Protection ordinance in order to enhance and protect the Township's groundwater quality.
8. The Township intends to consider the removal of uses with large areas of disturbance, such as schools and golf courses, from being permitted uses within the PW Zone.

Barnegat Township has also adopted new stormwater management ordinances for the entire Township, known as Section 55-329, Stormwater Management Plan for Non-Pinelands Property, and Section 55-330, Stormwater Management Plan for Pinelands Property. The adopted ordinances are in compliance with the requirements for stormwater management plans set forth by the NJDEP and will serve to protect and enhance water quality within the Township.

Additionally, the Township's ERI, adopted December 15, 2009, provides valuable environmental data upon which future changes to the Township's ordinance will be based. The ERI identifies five (5) Critical Areas that are recommended to be protected from future development, which include the Pan Coast Road Corridor, Gunning River Headwaters (East), Lochiel Creek Headwater, Gunning River Headwaters (West), and Ridge Way West. The preservation of these land areas will help to protect the valuable water resources, wetlands and critical habitat areas that they contain.

The existing and proposed ordinances identified above, in conjunction with the many State and federal regulations that protect environmental resources within the Township, serve to provide an effective Habitat Protection Strategy for Barnegat Township. Detailed descriptions of proposed ordinance changes are included within Section F of this Plan.

2. Available Infrastructure

Future land use development should be planned taking into consideration the existing and proposed capacities of available infrastructure including water supply systems, sanitary sewer lines, wastewater treatment systems and the roadway network. The Barnegat Township Water and Sewer Department provides public water and sewer service to the majority of Barnegat Township. The Township acquires its drinking water supply from public supply wells. The groundwater for Barnegat is sourced from the Atlantic City 800-foot sand aquifer. Nearly all developed areas and a majority of the Township east of the Garden State Parkway is provided with sewer service, with the remainder being served by individual septic systems.

When extending infrastructure and planning for future land use development, the established land use patterns of Barnegat Township must be taken into account. Planning functions should focus on initiating new developments that are compatible with the adjoining pre-existing land uses. Wherever possible, non-compatible land uses should be separated from one another. For example, residential uses should not be immediately adjacent to intense industrial uses, such as large-scale manufacturing facilities. In situations where these incompatible uses do coincide, substantial buffer areas should separate them.

3. Compatibility with the other Master Plan Elements

Pursuant to the MLUL (N.J.S.A. 40:55D-28), a Master Plan shall contain a statement of goal and objectives and a land use plan element, which is the minimum statutory requirement. However the MLUL also stipulates that the Land Use Plan Element shall take into account and state its relationship to the other master plan elements such as housing plan element, circulation plan element, historic preservation plan element, recreation plan element, farmland preservation etc., which are stipulated in the MLUL from N.J.S.A. 40:55D-28(b)(3) through 40:55D-28(b)(14). As mentioned earlier, this document includes the Land Use Plan Element along with the Historic Preservation Plan Element and Circulation Plan Element. Additionally, the Township has prepared a Housing Plan Element and an Open Space and Recreation Plan Element. These individual elements are part of the Comprehensive Master Plan. The following section provides a brief overview of the individual Plan Elements, which together comprise the Township's Comprehensive Master Plan.

Housing Plan Element

As stipulated within N.J.S.A. 40:55D-28(b)(3), Barnegat Township adopted its current Housing Plan Element and Fair Share Plan. As mentioned earlier this Plan, prepared in accordance with the revised COAH third round regulations, was adopted on August 25, 2009.

This Plan provides an inventory and characteristics of the Township's existing housing, projection of the municipality's housing stock, analysis of the Township's demographic and existing and probable future employment characteristics, a analysis of capacity to accommodate the Township's housing, including its low- and moderate-income housing and consideration of lands and structures most appropriate to accommodate the Township's low- and moderate-income housing. In addition, the Plan demonstrates how Barnegat Township will satisfy its fair share of the region's affordable housing need.

The recommendations for zoning and land use changes within the Housing Plan Element and Fair Share Plan are in accordance with the recommendations set forth within this Land Use Plan Element.

Circulation Plan Element

The Township of Barnegat Circulation Plan Element has been prepared pursuant to N.J.S.A. 40:55D-28(b)(4) and is located within Section VI of this Plan. The main purpose of the Circulation Element of the Master Plan is to establish a framework for how the Township of Barnegat intends to address its future transportation needs. It establishes the policies, strategies, and priorities for short-term decisions in order to meet the objectives described within the element. In addition to addressing future needs, its purpose is also to point out the deficiencies in the existing roadway network so that they may be rectified.

The Township of Barnegat has experienced a significant growth in year round population over the past 10 years and it continues to grow. The significant increase in population is directly related to the increase in traffic flows on both major and minor roadways. As a result, the Circulation Plan sets forth recommendations to update the existing transportation system, which requires redevelopment as well as maintenance and expansion. The Plan also recommends that the Township provide opportunities for alternative means of travel including pedestrian walkways, bicycle paths, bus routes, air and rail transit, and the utilization of the inland waterways.

Open Space and Recreation Plan Element

Barnegat Township adopted its Open Space and the Township adopted Recreation Plan in April 2004 in accordance with N.J.S.A. 40:55D-28(b)(7). This Plan contains information about the current and future recreational needs of the residents of the Township. The main purpose of this document was to analyze the demands being placed on the existing active recreational facilities and identify the future open space needs of a township. The Plan established an action plan and goals

specific to the Township that propose to increase the amount of open space and recreational facilities in response to the needs of the Township's residents.

Historic Preservation Plan Element

The Township of Barnegat Historic Preservation Plan Element has been prepared pursuant to N.J.S.A. 40:55D-28(b)(10) and is included within Section VII of this Plan. The Historic Preservation Plan identifies the existing historic resources within the Township, which includes not only the sites and districts listed within the New Jersey and National Register of Historic Places but also other historically significant sites located within the Township. Additionally, the Plan provides information about the past and present historic preservation efforts and initiatives undertaken by the Township of Barnegat, recommends revising the existing boundaries for the historic district and creation of transition areas, and provides recommendations for future preservation efforts within the Township. The Historic Preservation Element supports the Land Use Plan Element and the overall Goals and Objectives of the Township of Barnegat. Similarly, this Land Use Plan Element recognizes and is in accordance with the zoning and other Land Use recommendations set forth within the Historic Preservation Plan Element.

D. Regional Planning Considerations

The land use plan for Barnegat Township was developed while taking into account all state, county, and regional planning proposals. In addition, both proposed and existing land uses within adjacent municipalities were considered. The Municipal Land Use Law requires the following:

"The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, and (3) the State Development and Redevelopment Plan adopted pursuant to the State Planning Act,"

Contiguous Municipalities

As mentioned previously the municipal boundaries of Barnegat Township are proximate to Lacey Township, Ocean Township, Long Beach Township, Harvey Cedars Borough and Stafford Township in Ocean County, and Woodland Township in Burlington County. The Master Plans and Zoning Ordinances for each of the five municipalities that are contiguous to Barnegat Township were reviewed. Both existing and zoned uses are compatible across municipal borders, and it is the intent of the Barnegat Township Master Plan to maintain this consistency.

Barnegat Township is currently in the process of seeking a designated Town Center and Commercial Core from the Department of Planning Advocacy (OPA). The Township intends to implement these designated areas through overlay zoning. As shown on **Figure 2, Proposed Initial Plan Endorsement Map,** the Town Center

Proposed Initial Plan Endorsement Map

Barnegat Township, N.J.

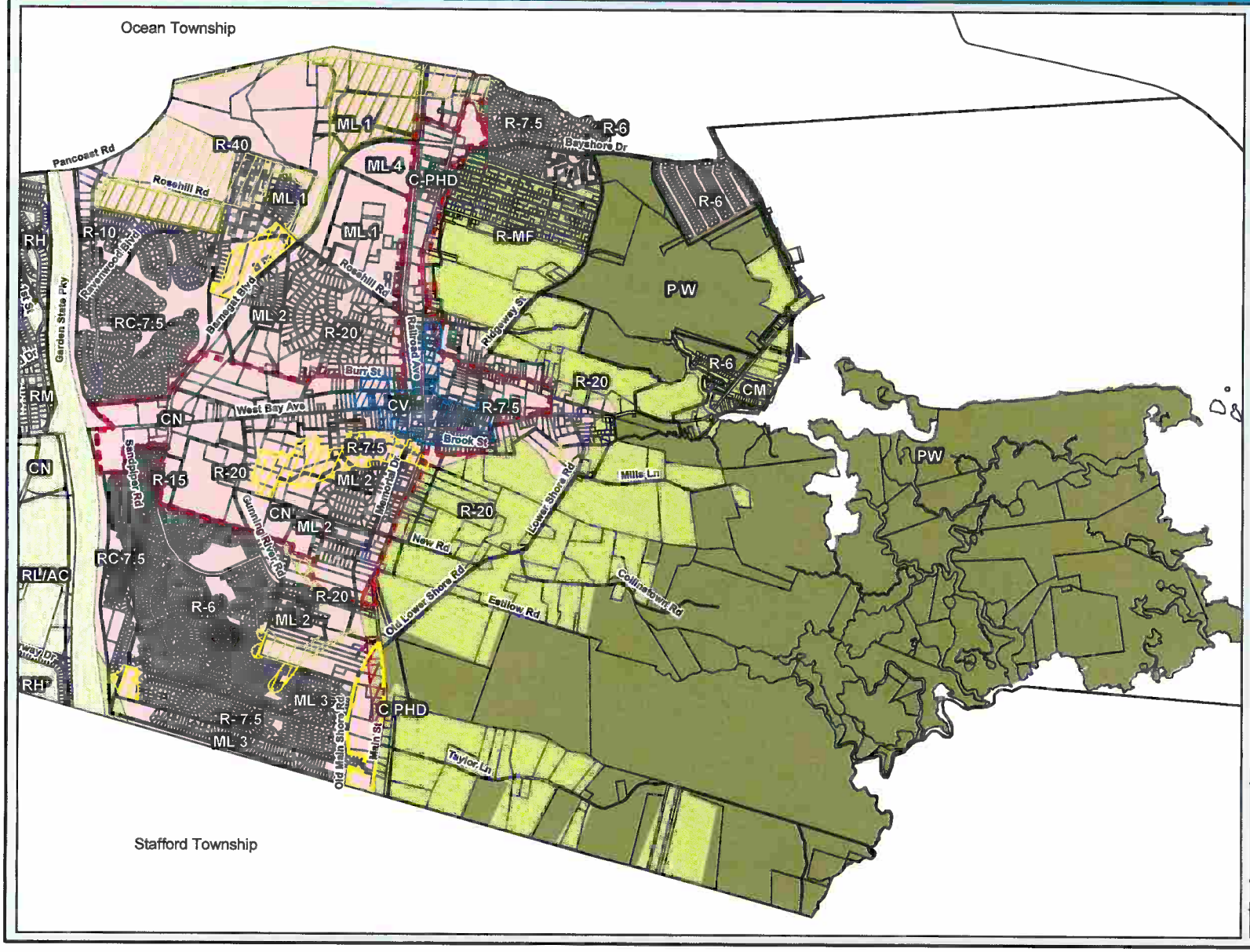

FIGURE 2
PROPOSED INITIAL
PLAN ENDORSEMENT MAP

TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY

Legend

- Proposed Historic District Boundary
- Municipal Boundary
- Proposed Town Center
- Proposed Commercial Core
- Proposed Critical Environmental Site
- Proposed PA2
- Proposed PA5
- Proposed PA8
- Zones
- Township Parcels

State Planning Areas

- Environmentally Sensitive (PA5)
- Federal Park (PA8)
- Pinelands
- Suburban (PA2)

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Sources: NJDEP GIS Data Municipal Data	DRAWN BY: KCW	SCALE 1"=2,180'
Job No: 206351450005 File Name: Fig 2 Proposed Initial Plan Endorsement Map		DATE 4.8.11

Boundary is not contiguous with any municipal boundaries and, therefore, will not cause any use compatibility issues.

The proposed Commercial Core Area is contiguous with Stafford Township. The uses envisioned within the Commercial Core include highway retail and personal service uses, office uses and other non-residential uses that are compatible with the existing uses along Route 9 and the adjacent residential zones. The uses envisioned within the Commercial Core are anticipated to be compatible with the adjacent existing uses within Stafford Township, which are comprised of a church and vacant land.

Future infrastructure and environmental protection within the Township will be coordinated with adjacent municipalities to the extent feasible to ensure efficiency and compatibility of land uses. Additionally, Barnegat Township intends to look for opportunities for shared services with surrounding municipalities where the cooperation will yield cost savings and more efficient delivery of services.

Master Plans and Zoning in Contiguous Municipalities to the West of the Garden State Parkway ("GSP")

As mentioned previously, the area to the west of the GSP in Barnegat Township is under the purview of the Pinelands Commission and is appropriately zoned in accordance to the Pineland Comprehensive Management Plan. In the Pinelands area, Barnegat Township shares boundaries with Woodland Township in Burlington County, Lacey Township, Ocean Township and Stafford Township in Ocean County. Therefore, the adjacent towns are zoned appropriately in accordance to the Pinelands Comprehensive Management Plan. In Woodland Township, the entire area in close proximity to Barnegat Township is located within the Pinelands Preservation (PP) Zone.

In Ocean Township, the area bordering Barnegat to the west of the GSP is zoned as Forest Area (FO), Forest Area Receiving (FOR), Pinelands Village (PV), and Rural Receiving and Sending (RU-RS). The FO district corresponds to the forest areas defined in the Pinelands Comprehensive Management Plan and the zoning conforms and implements the goals and objectives stated in the Plan. Very low-density residential development is allowed, along with certain industrial and commercial activities related to the resources of the area. Protection and conservation of the natural resources of the forest area is the principal objective of the FO district. To further this objective a development transfer program is established in the FO district with the designation of the FOR (forest receiving zone). The Pinelands Village (PV) Zone provides for higher density residential dwelling pursuant to the Pinelands Comprehensive Management Plan. The RU district is intended as a transition area between the urbanized or urbanizing of the township east of-the Parkway and the very low density PA and FO districts.

In Stafford Township, the area bordering Barnegat to the west of the GSP is zoned as State Land Zone (S), Forest Area (FA), Preservation Area (PA), R-3, R-4 and R-90 residential zones. The Township of Stafford zoning map has special district

zones that are applied to publicly owned land and also includes certain quasi-public lands. The S zone is one of the classifications within the special district zones. The PA and FA zone permits very low residential development along with uses such as forestry and agriculture. The R-3, R-4 and R-90 zone districts permit medium to higher density residential development.

Master Plans and Zoning in Contiguous Municipalities to the east of the Garden State Parkway

In Barnegat Township, the area to the east of the GSP is within the jurisdiction of CAFRA. This is applicable to the adjacent Ocean and Stafford Townships, which are located to the north and south respectively. In addition, Long Beach Township and Harvey Cedars Borough, located to the east of Barnegat Bay, are proximate to Barnegat Township along its easterly boundary and are within the jurisdiction of CAFRA.

In Ocean Township, the area proximate to Barnegat Township and located to the east of the GSP contains Planned Residential Development (PRD), General Commercial (C-1), Residential Low Density (R-2) and the R-1 and R-1A Residential Medium Density districts. This area is adjacent to the current residential R-40, R-7.5 and R-6 zone districts and the Commercial Planned Highway Development (C-PHD) zone district. The area adjacent to State Highway 9 is zoned as C-1 in Ocean Township and C-PHD in Barnegat. These commercial districts serve the surrounding residential areas in both Ocean and Barnegat Townships.

In Stafford Township, the area proximate to Barnegat Township and located to the east of the GSP contains Rural Residential (RA), Preservation (P) and the W zone districts. The Rural Residential RA district permits medium-density single-family residential development. This is adjacent to Barnegat Township's Residential Single Family ML-3 Zone. The PA zone permits low-density residential development along with uses such as agriculture and forestry. The Edwin P. Forsythe Wildlife Refuge is designated as the W Zone and is within the special zone districts. The special district zones category is applied to all properties in the Township that are publicly owned and also includes certain quasi-public lands.

In Long Beach Township, the area adjacent to Barnegat Bay contains the R-10 Residential zone. The area of Barnegat Township to the west of Long Beach Township, across the Barnegat Bay, contains the Residential R-6, Marine Commercial (CM) and the Preservation Waterfront (PW) zone districts.

In Harvey Cedars Borough, the area fronting Barnegat Bay is zoned R-A and R-AA, which are single-family residential zone districts. This is located adjacent to the Preservation Waterfront (PW) zone district in Barnegat, which permits single-family residential uses as well.

Ocean County Comprehensive Master Plan

Ocean County adopted its Comprehensive Master Plan in December 1988, which lists goals, objectives and policies for the recommendations for the County. The Barnegat Township Land Use Plan is generally in accordance with the Ocean County Comprehensive Master Plan. More specifically, Goal I and Goal III of Barnegat Township's Land Use Plan are in accordance with the goals set forth within the Historic, Cultural and Natural Features section of the County Plan and the Environmental and Natural resources section of the County Plan, respectively.

Pinelands Comprehensive Management Plan

The Pinelands Protection Act (NJSA 13:18A-23, et seq.) preserves and protects the areas that are located west of the Garden State Parkway. This area is regulated by the Pinelands Comprehensive Management Plan (CMP) pursuant to NJSA 13:18A-9. The regulations set forth a number of rules that are intended to protect the natural resources of the Pinelands Management Areas. The CMP was prepared for the entire Pinelands National Reserve, but its regulatory authority under the State Law covers only the Pinelands Area, which as mentioned earlier, is located to the west of the GSP. The Pinelands Commission is authorized to participate or intervene in almost every local action with respect to land disturbance or development in the Pinelands area. The CMP requires local governments having lands within the Pinelands Areas to conform their master plans and development regulations to the CMP. Barnegat Township adopted its master plan for the pinelands area in the year 1982, which updated the 1978 Comprehensive Master Plan, and is in accordance with the CMP.

Coastal Area Facility Review Act

As mentioned previously, the portion of the Township located to the east of the Garden State Parkway is under the purview of the Coastal Area Facility Review Act (N.J.S.A. 13:19-1), which is a statute that sets forth land use and environmental policies. The Coastal Area Facility Review Act (CAFRA) Area exists along New Jersey's coast from southern Middlesex County south to Cape May and then northwest to Salem County. The implementing regulations for this statute are the Coastal Permit Program Rules (N.J.A.C. 7:7) and the Coastal Zone Management Rules (N.J.A.C. 7:7E). These regulations set forth specific standards for development within the CAFRA Area. This Master Plan has been prepared in accordance with applicable provisions of CAFRA and its implementing regulations.

District Solid Waste Management Plan

The Land Use Plan is in accordance with the District Solid Waste Management Plan. Goal II of the Land Use Plan promotes sustainable design and development practices, which includes the handling of solid waste and recyclables in an environmentally safe and friendly manner.

North Jersey Transportation Planning Authority

The Metropolitan Planning Area entity that maintains jurisdiction over Barnegat Township is the North Jersey Transportation Planning Authority (NJTPA). Based upon a review of current documentation available on NJTPA's website as of February 10, 2011, this Master Plan is in accordance with the intent and purpose of the NJTPA. Additionally, Barnegat's efforts to expand modes of alternative transportation through shuttle services, bike paths, sidewalks and other measures to provide a more integrated transportation system demonstrate that this Master Plan is generally compatible with the goals and policies of the NJTPA.

The State Development and Redevelopment Plan

In March 2001, the New Jersey State Planning Commission adopted the New Jersey State Development and Redevelopment Plan (SDRP). The SDRP sets forth a vision and a plan for the future of New Jersey. To help realize this vision, the SDRP identifies goals and strategies that are intended to guide public policy decisions.

The following statements summarize the State Planning Goals and Strategies:

A. Revitalize the State's Cities and Towns

The revitalization of existing local and regional urban areas is critical for the future of New Jersey. By utilizing their existing assets such as: strategic location, existing infrastructure, and historical, cultural, and scenic resources, New Jersey's urban area's can absorb much of the imminent commercial and residential growth that threatens to consume the state's vital agricultural lands and open space.

B. Conserve the State's Natural Resources and Systems

Utilize sound planning techniques to ensure that fragile natural resources are protected. By using ecologically sound development practices within the Metropolitan and Suburban Planning Areas, and accommodating for fragile natural areas within the Fringe, Rural and Environmentally Sensitive Planning Areas, the integrity of natural resources will be maintained and in some cases improved.

C. Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

Promote economic development that is fiscally, environmentally, and socially sound. Without proper foresight, the consequences of economic development may be felt by a disproportionate number of New Jersey residents. To improve the quality of life for all residents of New Jersey, private sector partnerships and collaborative planning efforts should concentrate on economic development that is both environmentally sensitive, and socially equitable.

D. Protect the Environment, Prevent and Clean-up Pollution

Develop standards of performance and create incentives to protect the State's fragile environment and valuable natural resources. Incorporate these incentives into public policy in order to reduce waste, and reuse and recycle materials through demanufacturing and remanufacturing. By preventing and reducing pollution and toxic emissions at their source, the state will be able to conserve natural resources and protect public health.

E. Provide Adequate Public Facilities and Services at a Reasonable Cost

Improve public services offered to the residents of New Jersey by utilizing the infrastructure more efficiently. By supporting investments based on comprehensive planning and providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services, residents will have the opportunity to enjoy improved service at a reasonable cost.

F. Provide Adequate Housing at a Reasonable Cost

Utilize planning techniques to make a broad choice of housing opportunities available at a reasonable cost, particularly to those most in need. Make certain that the current housing stock is maintained. Where appropriate, build on locations that are easily accessible, preferably on foot to employment, retail, public services, cultural, civic, and recreational opportunities, and at densities which support transit to reduce commuting time and costs.

G. Preserve and Enhance Historic, Cultural, Scenic, Open Space and Recreational Value

Enhance, preserve, and use historic, cultural, scenic, open space and recreational assets through collaborative planning, design, investment and management techniques. Locate and design development, redevelopment, and supporting infrastructure to improve access to and improve these sites. Support the important role of the arts in contributing to community life and civic beauty.

H. Ensure Sound and Integrated Planning and Implementation Statewide

Use the State Plan and the Plan Endorsement process as a guide to achieve coordinative, collaborative, long-term planning efforts. Utilize capacity analysis and community involvement to integrate planning with investment and regulatory land use decisions. Ensure that all development, redevelopment, revitalization, or conservation efforts support State Planning Goals and are consistent with statewide policies, and the State Plan Policy Map of the State Plan.

The SDRP designates land areas within New Jersey into one of five Planning areas. Within the SDRP, Planning Areas serve a pivotal role by setting forth Policy

Objectives that guide the application of the State Plan's Statewide Policies within each area and serve to achieve the goals of the State Planning Act. A Planning Area is a large mass of land with tracts that share certain characteristics, such as population density or natural features.

In addition, Planning Areas guide local planning and decisions on the location and size of Centers and Cores within Planning Areas and protect or enhance the Environs of these Centers, primarily in Planning Areas 3 through 5. The five (5) types of planning areas are listed below.

- Metropolitan Planning Area (PA 1)
- Suburban Planning Area (PA 2)
- Fringe Planning Area (PA 3)
- Rural Planning Area and (PA 4) and Rural/Environmentally Sensitive Planning Area (PA 4B)
- Environmentally Sensitive Planning Area (PA5) and Environmentally Sensitive/Barrier Islands Planning Area (PA 5B)

Characteristics that define Planning Areas include population density, infrastructure, road systems, land area, adjacent land areas, soils and natural environmental features. Planning Areas found within the Township of Barnegat include Suburban Planning Area (PA2) and Environmentally Sensitive Planning Area (PA5). These are located to the east of the GSP. Additionally, the Edwin B. Forsythe National Wildlife Refuge located to the east of the GSP is designated as Park and Natural Area, a term used by the Policy Map to include an array of publicly dedicated land that contribute to the attainment of this goal. As mentioned previously, the entire area to the west of the GSP is within the Pinelands. The criteria used to evaluate land areas for Planning Area designation for the Planning Areas found within Barnegat Township are presented below:

Suburban Planning Area (PA 2): The Suburban Planning Area is distinguished from the Metropolitan Planning Area by its lack of high intensity centers, by the availability of vacant developable land, and by an almost exclusive reliance on automobile transportation.

The Suburban Planning Area is generally delineated by:

- Population densities of generally less than 1,000 persons per square mile
- Contiguity to a designated PA1 area where it can be demonstrated that natural systems and the existing or planned urban infrastructure have the capacity to support development and meet the above policy objectives; and
- A land area of greater than one square mile

Environmentally Sensitive Planning Area (PA 5) and Environmentally Sensitive/Barrier Islands Planning Area (PA 5B): The environmentally sensitive planning area is characterized by contiguous large tracts of land hosting valuable

ecosystems and wildlife habitats, potable water sources, prime forest lands, scenic natural landscapes, and significant geological or topographic features. Existing, largely self-contained centers in a PA-5 are connected by rural two lane roads. Not surprisingly, the focus of this planning area is on maintaining and enhancing the viability of natural resources, ecological systems and associated beneficial growth. Concentrating growth in existing centers is preferred to development of new centers. Centers should also serve as receiving areas for transfers of development rights.

Delineation criteria for environmentally sensitive planning areas focus heavily on habitat characteristics. Characteristics of a PA-5 area include:

- Population densities of less than 1,000 people per square mile outside of centers
- Land area greater than one square mile, exclusive of centers
- Areas outside of centers exhibiting one or more of the following features:
  - Trout production and/or maintenance waters and their watersheds
  - Pristine non-tidal Category 1 waters and their watersheds upstream of the lowest category 1 stream segment
  - Watersheds of existing or planned potable water supply sources
  - Aquifer recharge areas of potable water supply sources
  - Habitats of populations of endangered or threatened species
  - Coastal wetlands
  - Contiguous freshwater wetlands systems
  - Significant natural features such as critical slope areas, ridge lines, gorges and ravines, unique geological features or unique ecosystems
  - Prime forested areas, or
  - Natural landscapes of exceptional value, in combination with one or more of the other environmentally sensitive features described above

Parks and Natural Areas: The Policy Map uses the term Parks and Natural Areas to include an array of publicly dedicated land which contribute to the attainment of this goal. This delineation differs from the Planning Area designations in its more focused purpose and use. Unlike Planning Areas, Parks are not areas where the objectives for land use; housing and economic development can be applied. Rather, these lands represent public investment specifically for resource preservation and the provision of recreational opportunities.

Parks and Natural Areas as mapped include state and federally owned or managed tracts. It also includes county and local parks that have been identified through the cross-acceptance and map amendment processes. Thus the park area consists of tracts of land that have been dedicated for public benefit. Parks and Natural Areas as mapped fulfill a broad range of functions along a continuum from resource conservation to active recreation.

With the delineation of Parks and Natural Areas, the State Plan's intention is to:

- Provide for the protection of critical natural resources;
- Provide public recreational and educational opportunities;
- Ensure the maintenance of associated facilities; and
- Ensure the connection of these areas into a system of open lands.

The mapping and delineation of Parks and Natural Areas is not intended to adversely affect funding and acquisition strategies, existing management plans or regulatory programs. Rather, the Statewide Policies should be applied within the context of the public purpose and management plans for these areas, to guide management and acquisition to accomplish the intents mentioned above; the protection of critical habitats and resources, the provision of recreational opportunities, and the creation of a connected system of open lands for posterity.

Centers: Centers are the State Plan's preferred vehicle for accommodating growth. Center-based development patterns are superior to sprawl for a number of reasons. A Center's compact form is considerably more efficient than sprawl, providing opportunities for cost savings across a wide range of factors. Centers are planned to be the location of much of the growth in New Jersey. The State Plan provides for five types of Centers: Urban Centers, Regional Centers, Towns, Villages and Hamlets.

CRITERIA FOR CENTER DESIGNATION/PLANNING FOR THE YEAR 2020

	URBAN	REGIONAL CENTER PA1, 2	REGIONAL CENTER PA3, 4, 5	TOWN	VILLAGE	HAMLET
Area (in square miles)		1 to 10	1 to 10	<2	<1	10 to 50 acres without community wastewater; <100 acres with community wastewater
Population	>40,000	>10,000	>5,000	1,000 to 10,000	<4,500	25 to 250
Gross Population Density (people/ square mile)	>7,500	>5,000	>5,000	>5,000	>5,000	3,000
Housing		4,000 to 15,000	2,000 to 15,000	500 to 4,000	100 to 2,000	10 to 100
Gross Housing Density (dwelling units/acre)	>4	>3	>3	>3	>3	>2
Employment	>40,000	>10,000	>5,000	>500 to 10,000	50 to 1,000	
Jobs: Housing Ratio	>1:1	2:1 to 5:1	2:1 to 5:1	1:1 to 4:1	.5:1 to 2:1	

Note: Criteria are intended to be applied flexibly. Density criteria are relevant primarily to new Centers and to the growth areas of existing Centers, and are less relevant to the built-up portions of existing Centers. Designation criteria refer to the Center's planning horizon year (for example, 2020 population rather than current population).

Although the SDRP establishes a hierarchy of the five center types, each with a specific designation criteria and growth management strategies. As indicated in Table 8, Criteria for Center Designation/Planning for the Year 2020, these places are not expected to remain static and areas are not precluded from growing, i.e., a Village may become a Town. Both existing and new Centers may change over time and therefore should be carefully planned.

The central core of the Township, which is located to the east of the Garden State Parkway, is an area that was formerly designated as a NJDEP Coastal Town Center. This Mainland Coastal Center expired on February 7, 2005. The expired Coastal Town Center area is developed and zoned for a variety of commercial and residential uses. Currently the Township is working with the New Jersey Department of Environmental Protection (DEP) and the Office of Planning Advocacy to designate a portion of the area to the east of the GSP as a Coastal Town Center. Through its Petition, the Township hopes to regain the previously permitted 70% impervious coverage limitation within the Proposed Town Center area, as the existing 30% impervious coverage limitation that corresponds to the underlying Suburban Planning (PA2) is not sufficient to permit the more dense type of development the Township seeks within the Proposed Center area. Detailed information about the Proposed Town Center is included within Section E of this Plan.

Additionally, a Commercial Core area is proposed to be established south of the proposed Town Center along Route 9 pursuant to the Township's agreement with OPA for Initial Plan Endorsement. The identified area is located within a Planned Highway Development Commercial (C-PHD) zone. The Commercial Core is proposed to be implemented through the adoption of a Commercial Core Overlay Zone. The proposed Commercial Core Overlay Zone is recommended to encourage the development of mixed use commercial and residential uses in accordance with the tenets of smart growth at appropriate densities. Detailed information about the Proposed Commercial Core is also included within Section E of this Plan.

As per the SDRP Policy Map, adopted in 2001, Barnegat Township contains Suburban Planning (PA2), Environmentally Sensitive (PA5) Planning Areas, Park and Natural Areas (Parks). These Planning Areas are located to the east of the GSP. As mentioned previously, the area to the west of the GSP is located within the Pinelands Management Areas.

The PA2 area is located immediately to the east of the GSP and extends up to State Highway 9, with a small area, located along the north and south of East Bay Avenue, extending in the easterly direction up to Lower Shore Road. The historic district is located within the PA-2 area as well.

Through the Initial Plan Endorsement process the Township has requested that the State Planning Commission redesignated a small PA5 area located along Route 9 within the southern portion of the Township from PA5 to PA2, as depicted on **Figure 2, Proposed Initial Plan Endorsement Map**. The reason for this request is that it is the Township's understanding that the PA2 boundary in this area was originally intended to be delineated along the centerline of Route 9. Therefore, this mapping change request is being made to correct an error and extend the PA2 boundary to the centerline of Route 9. As the area contemplated for this change is developed and does not contain any significant environmental constraints, this requested change is in accordance with the criteria set forth within the SDRP for the designation of PA2 areas.

The PA5 areas are generally located adjacent to and to the east of the PA2 area and extend out to Barnegat Bay. The easternmost portion of the PA5 area, adjacent to the Bay, is contiguous to the Edwin B. Forsythe National Wildlife Refuge, which is delineated as a Federal Park (Planning Area 8) on the SDRP Map. There is also a small PA5 area located adjacent to the GSP along the southern boundary of the Township.

The areas with a PA-5 designation contain a significant amount of environmental and regulatory constraints, including an extensive wetlands complex along the Township's eastern boundary, other scattered wetlands areas, Category One streams, threatened and endangered species, wellhead protection areas, and development limitations imposed by the Coastal Area Facility Review Act and its implementing regulations. These regulatory and environmental constraints combine to severely limit the amount of developable land within the Township.

In an effort to provide additional protection to environmentally sensitive land areas, the Township has worked with OPA and NJDEP through the Initial Plan Endorsement process to request the redesignation of several land areas from PA2 to PA5, as depicted on **Figure 2**. The land areas proposed for redesignation maintain environmental constraints, such as wetlands and stream corridors, and are appropriate for designation as PA5 areas in accordance with the SDRP.

Additionally, in an effort to provide additional protection to environmentally sensitive land areas, the Township has worked with OPA and NJDEP to request the redesignation of several land areas within the PA2 area as Critical Environmental Sites (CES). This designation is sought after to identify these land areas as containing environmentally sensitive features, such as wetlands. However, as these areas are too small to meet the minimum size requirement (1 square mile) for designation as independent PA5 areas, the appropriate designation for them is as CES areas. The land areas proposed to be designated as CES areas are depicted on **Figure 2**.

The Township is also working with OPA and NJDEP to request the redesignation of several land areas from PA2 to PA8, to reflect their land use as public parks. These areas are located within the northern portion of the Township, as depicted on **Figure 2**.

The Barnegat Township Master Plan is consistent with the Goals and Strategies set forth within the SDRP. The Township Master Plan seeks to conserve natural resources, protect the environment; provide infrastructure in advance of or concurrent with new development; provide adequate public services at reasonable cost; provide affordable housing; and preserve and enhance historic sites, open space and recreational lands. In addition, the Master Plan promotes the policy objectives for each Planning Area, and the intent and purpose of the SDRP. Therefore this Land Use Plan has been prepared in accordance with the SDRP.

The Township of Barnegat is working with the OPA to obtain Initial Plan Endorsement. Initial Plan Endorsement is an official recognition by the New Jersey

State Planning Commission that a municipal master plan is consistent with the State Development and Redevelopment Plan. This Master Plan has been prepared in accordance with all applicable requirements for Initial Plan Endorsement set forth by OPA and the State Planning Commission.

D. Proposed Land Use Plan

1. Objectives

The key objective of the Proposed Land Use Plan is to maintain the Township's rural and suburban character, conserve the Township's natural resources and environment and promote commercial and industrial development in the areas adjacent to major transportation routes. In addition, the Land Use Plan establishes provisions for different housing options, including affordable housing. **Figure 3, Proposed Land Use Map**, depicts the proposed land use changes and ordinance amendments discussed below.

The Proposed Land Use Plan is organized by land use type with descriptions and recommendations for each category, as set forth below. Recommendations for implementing the Proposed Land Use Plan have been prepared based upon a review of the 1978 and 1988 Master Plans, the 1997 and 2005 Master Plan Reexamination Reports, the 2009 Housing Plan Element and Fair Share Plan, and the Barnegat Township Land Use Code and Tax Maps. Additionally, recommendations provided by the Barnegat Township Master Plan Subcommittee and comments obtained at public hearing before the Planning Board were also considered during the formulation of the proposed land use and ordinance changes. It is important to note that more detailed information regarding the recommendations for proposed zoning changes are included within Section F of this Plan.

Table 9, below depicts the lot area, width, depth and maximum permitted coverage in zones to the east of the GSP. No significant land use or zoning changes are proposed for the Zone districts located to the west of the GSP, within the Pinelands Area.

Proposed Land Use Map

Barnegat Township, N.J.

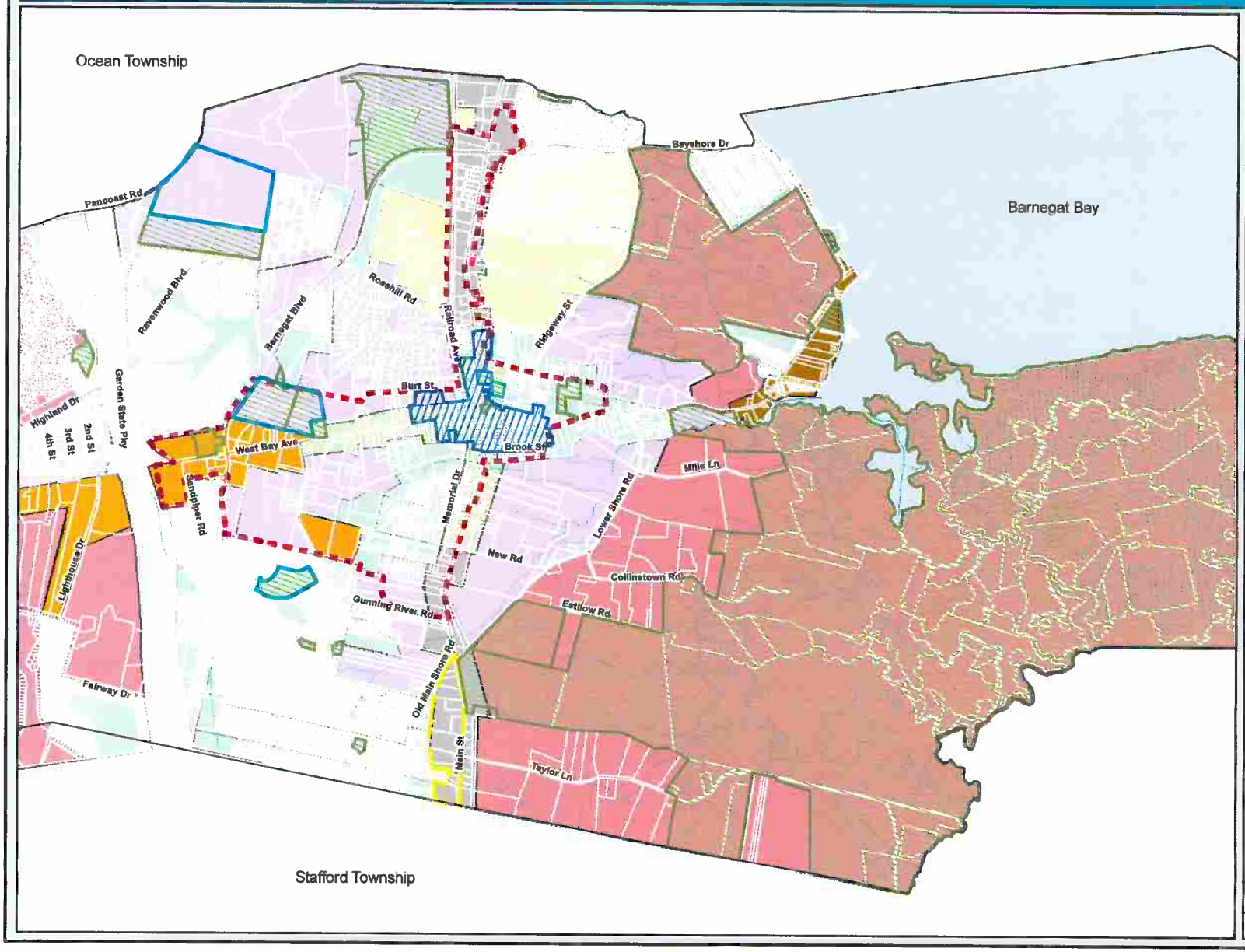

FIGURE 3
PROPOSED LAND USE MAP

TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY

Legend

- Municipal Boundary
- Township Parcels
- Proposed Historic District Boundary
- ROSI and Parks
- Proposed Town Center
- Proposed Commercial Core
- Educational
- Streams

Land Uses

- Village Commercial
- Highway Commercial
- Neighborhood Commercial
- Marine: Bay Commercial
- Residential: MultiFamily
- Residential: High Density (3-8 DU/AC)
- Residential: Low Density (0.2-1 DU/AC)
- Residential: Moderate Density (1-3 DU/AC)

BIRDSALL SERVICES GROUP
ENGINEERS & CONSULTANTS

611 Industrial Way West
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Tel.: 732.380.1700
Fax.:732.380.1701
www.Birdsall.com

Sources: NJDEP GIS Data Municipal Data	DRAWN BY: KCW	SCALE 1"=2,000'
Job No: 206351450005 File Name: Fig 3 Existing LU Map 11x17		DATE 4.8.11

Table 9: Lot and Building Coverage Standards for Zones to the East of the Garden State Parkway				
Zone District	Minimum Required			Maximum Permitted
	Lot Area (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Lot Coverage by Building
PW	139,392	200	200	20%
R-40	40,000	175	175	20%
R-20	20,000	100	150	20%
R-15	15,000	100	100	20%
R-10	10,000	75	120	30%
R-7.5	7,500	75	90	30%
RC-7.5	7,500	75	90	30%
R-6	6,000	60	90	30%
R-MF	5 acres Tract	NA	NA	Apt Bldg: 20% Townhouse: 20% 2-Family: 25%
ML-1	9,000	75	120	30%
ML-2	9,000	75	120	30%
ML-3	7,500	75	90	30%
ML-4	5 acres Tract	NA	NA	20%
ML-5	4 acres Tract	NA	NA	20%
C-V	10,000	100	100	50%
C-M	10,000	80	100	30%
C-PHD	30,000	125	150	50%
C-N	15,000	100	100	50%

The following section provides a general description of the uses permitted in the above referenced zones and any recommended amendments.

2. Residential Land Use Plan

The residential land use plan includes fourteen (14) zones. Five (5) of these zones are ML zones, which have been established to permit inclusionary residential development with a set-aside percentage for affordable housing to address the Township's Fair Share obligation. All of these zones are located to the east of the GSP.

PW - Preserved Waterfront Zone

The Preserved Waterfront (PW) zone district permits development at an approximate density of one (1) dwelling unit per three (3) acres and is located to the east of State Highway 9 to include areas that contain extensive environmental

constraints. This zone district permits uses such as single-family homes, civic buildings, open space, horticulture, raising farm animals, commercial farming and forest harvesting, as well as other farming operations, and bed and breakfast businesses.

It is recommended that the ordinance be revised to eliminate the cluster development option, public schools and colleges, day nurseries, golf courses and country clubs, recreational member facilities such as swimming and tennis clubs, public or private vehicle campgrounds, riding stables, commercial forest harvesting and reforestation activities in order to reduce the intensity of permitted uses to help protect the environmentally sensitive lands within these areas. Accessory and temporary uses such as display dwellings installed for sale purposes in residential projects, which are to be removed upon sale or occupancy of the unit, should also be eliminated from the PW Zone. Additionally, for reasons similar to those set forth above, it is recommended that the ordinance be revised to eliminate conditional uses such as commercial indoor recreation establishment including bowling alleys and theatres, mineral, sand and gravel deposits extraction, cemeteries, and indoor antique auctions.

R-40 Residential Zone

This zone district permits uses such as single-family homes, civic buildings, schools and nurseries, open space, hospitals and other care facilities, places of worship, golf courses and other recreational facilities, campgrounds, horticulture, farming and road side stands for produce retail. The R-40 zone district permits single-family residential units developed at a low density of approximately one (1) dwelling unit per acre. It is recommended that hospital uses, due to their high traffic generation and overall impact on residential neighborhoods, be removed from the list of uses permitted within the R-40 Zone.

R-20 and R-15 Residential Zone

These zone districts permit uses such as single-family homes, civic buildings, schools and other non-residential uses. Changes envisioned for the areas included within these zones are limited to any changes implemented through the anticipated future Town Center Overlay Zone that would overlap the R-15 and R-20 Zones located within the proposed Town Center.

R-10 Residential Zone

This zone district permits single-family homes, civic buildings, schools, open space, places of worship, and public utilities. The R-10 zone district permits single-family residential units developed at a medium density of approximately 4.3 dwelling units per acre. No changes are recommended for this Zone.

R-7.5, RC-7.5, R-6 Residential Zone

The uses permitted within the R-7.5, RC-7.5, and R-6 Residential Zones are the same uses as those permitted within the R-10 Residential Zone with the exception of schools, which are not a permitted use within the R-7.5, RC-7.5, and R-6 Zones. Changes recommended for the R-7.5 Zone are limited to any changes implemented through the anticipated future Town Center Overlay Zone that would overlap the R-7.5 Zones located within the proposed Town Center. No zoning changes are proposed for the RC-7.5 and R-6 Zones.

R-MF Residential Multifamily

Uses permitted within the R-MF Residential Multifamily Zone include uses such as two-family homes, attached single-family homes (also known as townhouses), adult communities, detached single-family homes, and several non-residential land uses. No zoning changes are recommended for this zone.

ML-1 Residential Zone

The intent of the ML-1 Residential Zone is to address a portion of the Township's affordable housing obligation through inclusionary development comprised of single-family dwelling units or garden apartments not to exceed a density of 3.05 units per acre. In an effort to maintain the lands zoned for inclusionary development within the Township, no zoning amendments are recommended for this zone.

ML-2 and ML-3 Residential Zone

The ML-2 and ML-3 Zone Districts are also intended to address a portion of the Township's affordable housing obligation through inclusionary development consisting of single-family detached dwelling units developed at a density of three (3) and four (4) dwelling units per acre, respectively.

Block 195.03, Lot 12 is included within the Housing Plan Element and Fair Share Plan as a proposed inclusionary site. Therefore, this site is proposed to be rezoned to permit inclusionary multi-family uses. As Block 195.03, Lot 12 is located adjacent to an existing ML-3 Zone, it is recommended that this ML-3 Zone be extended to the east to encompass Block 195.03, Lot 12. More detailed information about the proposed rezoning of this property is included within the Housing Plan Element and Fair Share Plan.

ML-4 and ML-5 Multifamily Residential Zone

The intent of the ML-4 and ML-5 Multifamily Residential Zone Districts is to address a portion of the Township's affordable housing obligation through an inclusionary development comprised of multi-family garden apartments developed at a density of eight (8) and twelve (12) dwelling units per acre, respectively. No zoning amendments are recommended for these zones.

3. Commercial Land Use Plan

The Commercial Land Use Plan includes four (4) districts, which reflect the opportunities and constraints for commercial development in the portion of the Township located to the east of GSP.

C-M Marine Commercial

The Township's vision for the C-M Zone is to retain the existing character, including maintaining the existing low-density residential character. Commercial uses intended for and related to waterfront and marine activities should continue to be promoted within this Zone.

With regard to specific recommendations for the C-M Zone, it is recommended that the ordinance be revised to eliminate appliances and auctions from the list of uses permitted within this Zone. Additionally, it is recommended that temporary flea markets be permitted within the C-M zone. However, the definition section of the ordinance should be amended to set the parameters regarding what time period would constitute "temporary." The ordinance could be crafted to limit flea markets to certain days of the week and/or certain months of the year. The ordinance could also set forth the timing of operation permitted during the course of the day.

Additionally, it is recommended that telecommunication towers and antenna uses be permitted within this zone. It is also recommended that the ordinance be revised to eliminate conditional uses such as commercial recreation establishments, including bowling alleys and theatres, State licensed boarding homes, and hotel and motel uses. Furthermore, certain sites in this zone may be ideal for placement of alternative energy facilities (excluding fossil fuels).

C-N Neighborhood Commercial

The C-N Zone is envisioned provide a strong sense of place that reflects the character of Barnegat Township through the implementation of compact mixed-use commercial development and by encouraging a more pedestrian friendly environment through attention to human-scale design and site features. This vision may be realized through the implementation of commercial design standards, the provision of bike paths and pedestrian amenities, centralized shared parking facilities, and multi-modal transportation systems. Wherever possible, it is recommended that commercial developments be interconnected in order to increase transportation efficiency in accordance with the principles of smart growth. Mass transportation services should be promoted within this Zone and new bus/shuttle stops and/or more frequent service should be implemented as demand increases.

It is also recommended that mixed-use projects be permitted to include residential uses as a component of the overall development. However, the majority of the project must be non-residential and the focus of such mixed-use developments should be on the non-residential uses.

It is recommended that temporary flea markets be added as a permitted use within the C-N Zone. As mentioned previously, it is recommended that the definition section of the ordinance should be amended to set the parameters regarding what time period would constitute "temporary" and set forth the timing of operation permitted during the course of the day.

C-PHD Commercial Planned Highway Development

The C-PHD Zone is envisioned to contain a wide variety of commercial and retail uses implemented as compact mixed-use projects. Commercial design standards are recommended to be utilized to address the visual impact and compatibility of large scale commercial and retail buildings. It is also recommended that the interconnectivity of sites be encouraged in order to have an efficient vehicular and pedestrian circulation and minimize impact on traffic due to primary access points on roadways. Shared parking facilities should be encouraged where the compatibility of uses is appropriate.

Bike path connections should be implemented within each new development within this zone where feasible. Mass transportation services should be promoted and new bus/shuttle stops and/or more frequent service should be implemented as demand increases.

Mixed-use commercial/residential projects should also be permitted within this Zone. However, the majority of the development must be non-residential and the focus of such mixed-use projects should be on the non-residential uses. Temporary flea markets should also be added as a permitted use within this Zone along with an amendment to the definition section of the ordinance to set forth the parameters regarding what time period would constitute "temporary" and the timing of operation permitted during the course of the day.

C-V Village Commercial Zone

The C-V Zone historically evolved as the hub of Barnegat Township at the crossroads of Bay Avenue and Main Street (Route 9). New development should be carefully designed so as not to adversely impact the existing dwellings and businesses or the village character of this area. The development of unique retail uses that are compatible with and complement the existing uses should be encouraged. Commercial design standards should be utilized to encourage streetscape features that enhance the village atmosphere of this district.

As flea markets are a permitted use within this zone, it is recommended that the ordinance be amended to contain a definition for flea markets that covers the specific aspects of this use and how the merchandise would be sold.

4. Barnegat Historic District

The Barnegat Historic District is located within the R-7.5 Zone and C-V Zone. No buildings or structures may be built, reconstructed, demolished, altered or restored

without the consent of the Planning Board and the Historic Preservation Commission.

The Historic Preservation Plan Element of this Master Plan sets forth recommendations for modifications to the boundary of the existing Historic District and the establishment of Transition Areas to buffer historic resources from newer development. **Figure 3, Proposed Land Use Map** depicts the proposed new boundary of the Historic District. The Historic Preservation Plan included within Section VII of this Plan contains mapping that depicts the proposed Transition Areas. More detailed information regarding the proposed modifications to the boundary of the existing Historic District and the establishment of Transition Areas is included within the Historic Preservation Plan.

5. Park and Recreation Areas

The Township has many existing recreation areas and parks, such as Bowline/Bilge, Village Drive, Beverly Drive, Georgetown Boulevard, First Street, Lower Shore Road, Project Playground, and the Rails to Trails pathway. Additionally, there is Skateboard and Bike Park at the Municipal Complex. Other parks include Meadowedge Park, and Cloverdale Farm County Park in Barnegat.

While the Township maintains a significant number of recreation areas and parks, residential growth within the Township from the early 1980's up until the beginning of the current economic downturn fueled demand for additional parks and recreational facilities. In order to satisfy this demand the Township should target new lands for parks and recreation areas. The Township should also identify opportunities for additional walking paths and ways to link existing parks and recreational areas to create recreational corridors.

6. Proposed Town Center and Commercial Core Overlay Zones

Barnegat Township has worked with the Office of Planning Advocacy, the New Jersey Department of Environmental Protection and other State entities in order to delineate a new Town Center boundary to replace the Barnegat Coastal Town Center designation that expired on February 7, 2005. The proposed new Town Center boundary is depicted on **Figure 3, Proposed Land Use Plan Map**. Additionally, the Township has worked with the above referenced State agencies to delineate a proposed Commercial Core located along Route 9 to the south of the proposed Town Center.

These areas are envisioned to contain compact, mixed-use development that provides more efficient traffic and pedestrian circulation and reduces auto dependency to the extent feasible. Zoning amendments envisioned for these areas are proposed to be implemented through overlay zoning ordinances. The proposed overlay zoning ordinances are discussed in more detail within the next section of this Plan.

E. Areas Proposed For Zoning Changes

1. Proposed ML Zone: Block 195.03, Lot 12

In accordance with Goal IV, Objective b, "to implement the projects and programs set forth within the Housing Element of the Master Plan and the Fair Share Plan in order to address the Township's responsibility with regard to providing its fair share of affordable housing for low- and moderate-income households in accordance with the applicable affordable housing regulations" it is recommended that Block 195.03, Lot 12 be rezoned to permit inclusionary multi-family uses. As Block 195.03, Lot 12 is located adjacent to an existing ML-3 Zone, it is recommended that this ML-3 Zone be extended to the east to encompass Block 195.03, Lot 12. Detailed information about the proposed rezoning is included within the Housing Plan Element and Fair Share Plan.

2. Affordable Housing Site: Block 159, Lots 2 and 3

In accordance with Goal IV, Objective b, "to implement the projects and programs set forth within the Housing Element of the Master Plan and the Fair Share Plan in order to address the Township's responsibility with regard to providing its fair share of affordable housing for low- and moderate-income households in accordance with applicable affordable housing regulations," it is recommended that Block 159, Lots 2 and 3 be rezoned to permit a 100 percent affordable housing development.

The subject property, known as Block 159, Lots 2 and 3, is comprised of approximately 6.4 acres. Lot 2 contains an area of 4.27 acres and is vacant. Lot 3 contains an area of 2.17 acres and is currently developed with a non-residential use. The property is located at 473 North Main Street (New Jersey State Highway Route 9). As Route 9 is a major regional roadway, this highway is deemed to be an appropriate street for affordable housing development. Detailed information about the proposed rezoning is included within the Housing Plan Element and Fair Share Plan.

3. Proposed Town Center

Barnegat Township has worked with the Office of Planning Advocacy, the New Jersey Department of Environmental Protection (NJDEP) and other State entities in order to delineate a new Town Center boundary to replace the Barnegat Coastal Town Center designation that expired on February 7, 2005. The proposed new Town Center boundary is depicted on **Figure 3, Proposed Land Use Plan Map**. The delineation of the proposed Town Center is in accordance with Land Use Goals I through VI of the Barnegat Township Master Plan.

The proposed Town Center contains areas that are zoned to contain commercial and residential uses. The commercial zones are Neighborhood Commercial (CN), Village Commercial (CV) and Planned Highway Development Commercial (C-PHD), which permit a variety of commercial retail uses. In addition, these zones permit residential apartments as an accessory use. The residential zones are

residential single-family zones such as R-7.5 and R-20, which permit houses on lot areas of 7,500 sq. ft. and 20,000 sq. ft., respectively. In addition, the Town Center contains portions zoned as ML-2, which permits single-family detached units with an affordable component, consisting of a minimum of ten percent (10%) of the units within a development to be set aside for low and moderate income households. Available and pending housing types within the proposed Town Center include age-restricted and non age-restricted single-family detached units, townhouse units and group homes. The proposed Town Center also contains a variety of affordable housing types.

The Township intends to develop a Town Center Overlay Zone Ordinance in order to encourage compact, mixed-use development that provides more efficient traffic and pedestrian circulation and reduces auto dependency to the extent feasible. This area is envisioned to become a pedestrian-oriented employment center containing vibrant and dynamic mixed-use areas containing residential, business, commercial, office, institutional, and educational uses. Cultural and entertainment activities for workers, visitors, and residents are envisioned within the proposed Town Center. Additionally, the presence of the Historic District within the Town Center is anticipated to create a sense of place that represents a unique, attractive, and memorable destination for visitors and residents.

It is recommended that the Township amend the zoning ordinance to encourage pedestrian-oriented development within walking distance of transit opportunities, such as bus stops, at densities and intensities that will help to support transit usage and town center businesses. It is important to note that ordinance amendments should be context sensitive and reflect Barnegat Township's historic and suburban character. The proposed Town Center Overlay Zone Ordinance is required to be adopted within six (6) months of receiving Initial Plan Endorsement from the State Planning Commission.

4. Commercial Core

A Commercial Core Overlay Zone is proposed to be established along Route 9 to the south of the proposed Town Center. The proposed new Commercial Core Overlay Zone boundary is depicted on **Figure 3, Proposed Land Use Plan Map.** The identified area is located within a Planned Highway Development Commercial (C-PHD) zone. The zone permits commercial uses such as hotels, motels, retail establishments, restaurants, business and professional offices, etc. In addition the zone permits apartments as an accessory use.

The proposed Commercial Core Overlay Zone is recommended to encourage the development of mixed use commercial uses in accordance with the tenets of smart growth at appropriate densities. The Township envisions creating this area as the commercial hub and gateway to the Township from Stafford Township. In an effort to provide zoning that is in accordance with the principles of smart growth the motel use is recommended to be omitted from the Commercial Core Overlay Ordinance and deleted from the ordinance for the underlying zone district, as motel uses are not compatible with compact pedestrian oriented development design.

However, hotel and bed and breakfast uses are recommended to be included as permitted uses within the Commercial Core Overlay Ordinance. The proposed Commercial Core Overlay Zone Ordinance is required to be adopted within six (6) months of receiving Initial Plan Endorsement from the State Planning Commission.

F. Recommendations For Other Ordinance Amendments

Barnegat Township maintains a number of ordinances that serve to bolster the existing State environmental regulations. However, pursuant to the Township existing agreement with OPA as part of the Initial Plan Endorsement process, the Township is required to adopt additional ordinances and implement ordinance amendments in order to enhance protections to environmentally sensitive resources. The recommended ordinances and ordinance amendments are presented below.

1. Section 55-126.6, Floodplain Regulations, of the Township Code should be updated to reflect the requirements set forth within the Flood Hazard Area Control Act Rules, adopted November 5, 2007, in order to enhance protection to stream corridors and riparian areas within the Township.

2. The Township code should be updated to include a Riparian Zone Ordinance as required by NJDEP pursuant to the Water Quality Management Planning (WMQP) Rules adopted on July 7, 2008. This ordinance would set forth the provisions for the environmentally sound use of the land resources of Barnegat Township and to complement existing state, regional, county and municipal stream corridor protection and management regulations and initiatives.

3. The Township code should be updated to include an enhanced Steep Slope Ordinance as required by NJDEP pursuant to the Water Quality Management Planning (WMQP) Rules adopted on July 7, 2008. This ordinance will set forth the provisions to regulate the intensity of use in areas of steeply sloping terrain in order to limit soil loss, erosion, excessive stormwater runoff, the degradation of surface water and to maintain the natural topography and drainage patterns of land.

4. The Environmental Impact Statement (EIS) requirements set forth within Section 55-148(E) should be updated to state that an EIS would be required as part of any application for development, excluding minor site plans and minor subdivisions, involving new buildings or any land disturbance which requires approval of either the Planning Board or Zoning Board.

5. Revise the CN Neighborhood Commercial and C-PHD Planned Highway Development Commercial Zone District ordinances to remove uses such as automotive filling station, automotive repair and car wash within the Wellhead Protection Areas. Additionally, adopt a Wellhead Protection Ordinance to prevent the migration of potential pollutants from areas within a wellhead protection area into groundwater that is withdrawn from a public community well.

6. Consider the removal of uses with large areas of disturbance, such as schools and golf courses, from being permitted uses within the PW Zone.

VI. CIRCULATION PLAN ELEMENT

A. Background

The roadway network is a major element of any municipality as there is a close relationship between circulation and land use. The main purpose of the Circulation Element of the Master Plan is to establish a framework of how the Township of Barnegat intends to address its future transportation needs. It establishes the policies, strategies, and priorities for short-term decisions in order to meet the objectives described within the element. In addition to addressing future needs, its purpose is also to point out the deficiencies in the existing roadway network so that they may be rectified.

The Township of Barnegat is served by four main arterials that connect the Township to surrounding municipalities and provide local access to residential and commercial areas. These roadways are the Garden State Parkway (north/south), Route US 9 (north/south), Bay Avenue (east/west), and NJSH Route 72 (east/west). The limited access to and from Barnegat forces all traffic onto these roads. This is a problem year round, however it is exacerbated in the spring and summer months, as Barnegat is a destination for seasonal residents and vacationers. Additionally, Barnegat's ability to expand its roadway network to provide alternate north/south or east/west routes is largely limited by physical and environmental constraints.

Seasonal recreation changes play a role in the changing circulation needs and future transportation planning. Seasonal traffic patterns introduce high traffic volumes during peak times, resulting in longer trips, and should be accommodated in future planning.

The Township of Barnegat has experienced a significant growth in year round population over the past 10 years and it continues to grow. The significant increase in population is directly related to the increase in traffic flows on both major and minor roadways. As a result, the existing transportation system will require redevelopment as well as maintenance and expansion.

B. Functional Classification Of Streets And Highways

The functional classifications utilized herein correspond with the classifications of existing highways utilized by the County of Ocean, State of New Jersey and federal transportation agencies. These functional classifications correspond with the classification utilized in the Barnegat Township subdivision Ordinance. The roadway classifications are described below:

1. Freeways or Expressways

Freeways or expressways are high speed, high capacity, limited access highways dedicated exclusively to the mobility of motor vehicles and provide no direct access to abutting properties. They generally cross large areas, often an entire state, and connect with the freeways of adjoining states. Design features include the separation of opposing traffic lanes by continuous center barrier or medium strip,

and full access control and grade separation at intersections or interchanges, which are generally widely spaced. Expressways usually have right-of-way width greater than 150 feet carry multiple lanes of traffic in each direction, and are generally designed for a capacity of between 1,000 to 5,000 vehicles per hour.

2. **Principal Arterial Highways**

Principal arterial highways serve as major feeder roads to and from the highway and Parkway systems and carry major movements of traffic between the principal traffic generators in the region. In areas such as Ocean County, where the freeway system is incomplete or not extensive, they also act as carriers for major regional traffic flows. Principal arterial highways usually have four or more traffic lanes and provide direct access to abutting properties. They are usually intersected at grade and utilize timed traffic signals, jug-handle intersections, center barriers, and lane markings to facilitate traffic flow. Principal arterial highways should have a design speed of 60 miles per hour and should be designed to carry traffic exceeding 10,000 vehicles per day.

3. **Minor Arterial Highways**

Minor arterial highways are streets that gather traffic from more than one local, minor or major collector street and direct it into other minor arterial highways or principal arterial highways. This type of roadway places more emphasis on land access and less on traffic mobility than major principal arterials. The desirable right-of-way width for a minor arterial highway is 100 feet. Minor arterials should have a design speed, for alignment and sight distance purposes, of 60 miles per hour and should generally be designed to carry traffic volume approaching 10,000 vehicles per day.

4. **Major Collector Streets (Primary Collector)**

Major collector streets gather traffic from local, minor or major collector streets and direct it into minor arterial highways or major arterial highways. The desirable minimum right-of-way width is 80 feet. However, existing streets with a right-of-way of less than 80 feet are classified as major collector streets if their traffic volume exceeds 7,500 vehicles per day. The design speed of major collector streets, for alignment and sight distance purposes, should be 50 miles per hour.

5. **Local Collector Streets (Neighborhood Collector)**

Local collector streets serve the principal function of collecting traffic from residential neighborhoods and directing it to roads of higher classifications. They also provide access to adjoining properties. The desirable minimum right-of-way width for local collector streets is 60 feet. Local or minor collector streets should generally be expected to carry traffic ranging from 1,500-3,500 vehicles per day. The design speed of local or minor collectors, for alignment and sight distance purposes, should be 40 miles per hour.

6. **Local Streets (Residential)**

Local Streets have the primary function of providing access to residential properties. They also serve as easements for various public utilities and provide light and air to adjacent buildings. Local streets should have a minimum right-of-way width of 50 feet. A street which serves traffic having origins and destinations other than within the lots, which abut the street, shall not be considered a local street. Future streets provided within a subdivision or other private development, which could be expected to carry volumes of less than 500 vehicles per day, would be classified as local streets.

The construction of new residential streets must comply with standards adopted by the State in the Residential Site Improvement Standards issued by the N.J. Department of Community Affairs (DCA) Title 5 Chapter 21.

Table 10, below, contains a list of the roads within Barnegat, including their functional classification and jurisdiction. Table 10 corresponds with **Figures 4 and 5**, which depict the functional classification of roadways located within the Township.

Table 10: Functional Classifications of Road	
Type of Roadway	**Name**
Freeways	Garden State Parkway*
Principal Arterials	NJSH Route 72 (Barnegat Road)*
Minor Arterials	US Route 9 (Main Street)* Bay Avenue (C.R. 554)** between Pancoast Road and Route 9 Barnegat Blvd North (C.R. 609)** Gunning River Road/Atlantic Avenue (C.R. 10)**
Major Collectors (Primary Collector)	Warren Grove-Whiting Road (C.R. 539)** Warren Grove-Waretown Road (C.R. 532)** Wells Mills Road (C.R. 532)** Straight Road/West Bay Avenue (C.R. 554)** between Route 72 and Pancoast Road Lighthouse Drive Nautilus Drive East Bay Avenue/Plank Road/Bay Shore Drive (C.R. 609)** Rose Hill Road Ridgeway Street Cedar Street Barnegat Blvd (C.R. 8)** south of Ocean Avenue Village Drive Schooner Ave between Village Drive and Deck Street Deck Street Georgetown Boulevard east of Deck Street
Local Collectors (Neighborhood Collector)	Ravenwood Boulevard/Pennsylvania Avenue Bengal Boulevard Water Street Lower Shore Road Burr Street Schooner Avenue between Village Drive Georgetown Blvd west of Deck Street Sandpiper Road First Street Mirage Boulevard Rocky Brook Drive Whitewater Drive Pine Oak Boulevard S. Point Boulevard Hatteras Way Heritage Point Boulevard/Portland Street Marshfield Hills Boulevard Warren Grove Road (C.R.610)** Brookville Road (C.R.611)** Windjammer Drive Breakers Drive Windward Avenue Harpoon Drive

* Indicates State of New Jersey jurisdiction

**Indicates Ocean County Jurisdiction

Note: All roads not otherwise listed are considered local streets (residential)

Street Classification Map (East Section)

Barnegat Township, N.J.

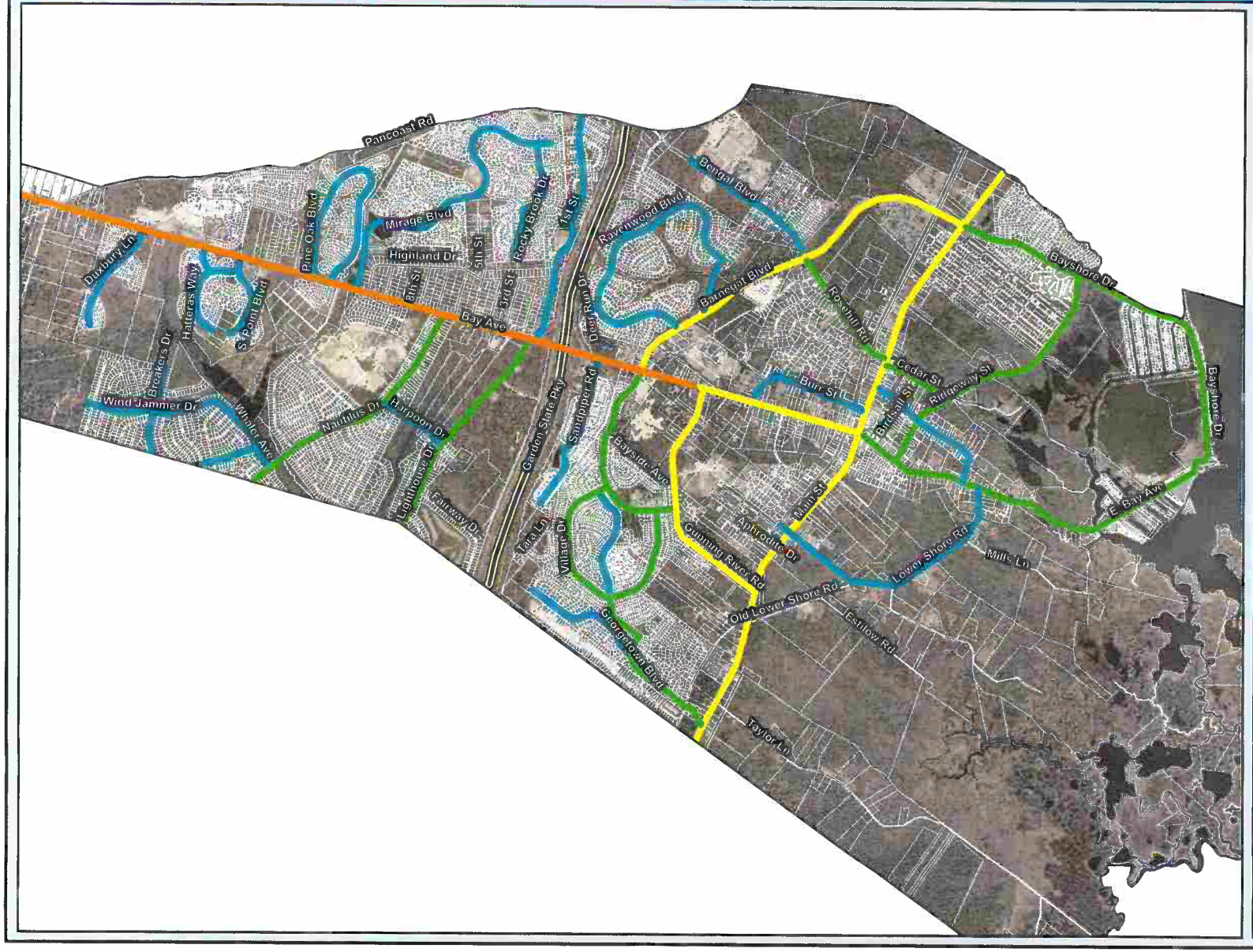

FIGURE 4
STREET CLASSIFICATION MAP
(EAST SECTION)

TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY

N

Legend

- Municipal Boundary
- Township Parcels

Road Classifications

- Garden State Parkway
- Principal Arterial
- Minor Arterial
- Major Collector (Primary Collector)
- Local Collector

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Sources: NJDEP GIS Data Municipal Data	DRAWN BY: KCM	SCALE 1"=2,450'
Job No: 206351450005 File Name: Fig 4 Street Classification Map (East)		DATE 4.28.11

Street Classification Map (West Section)

Barnegat Township, N.J.

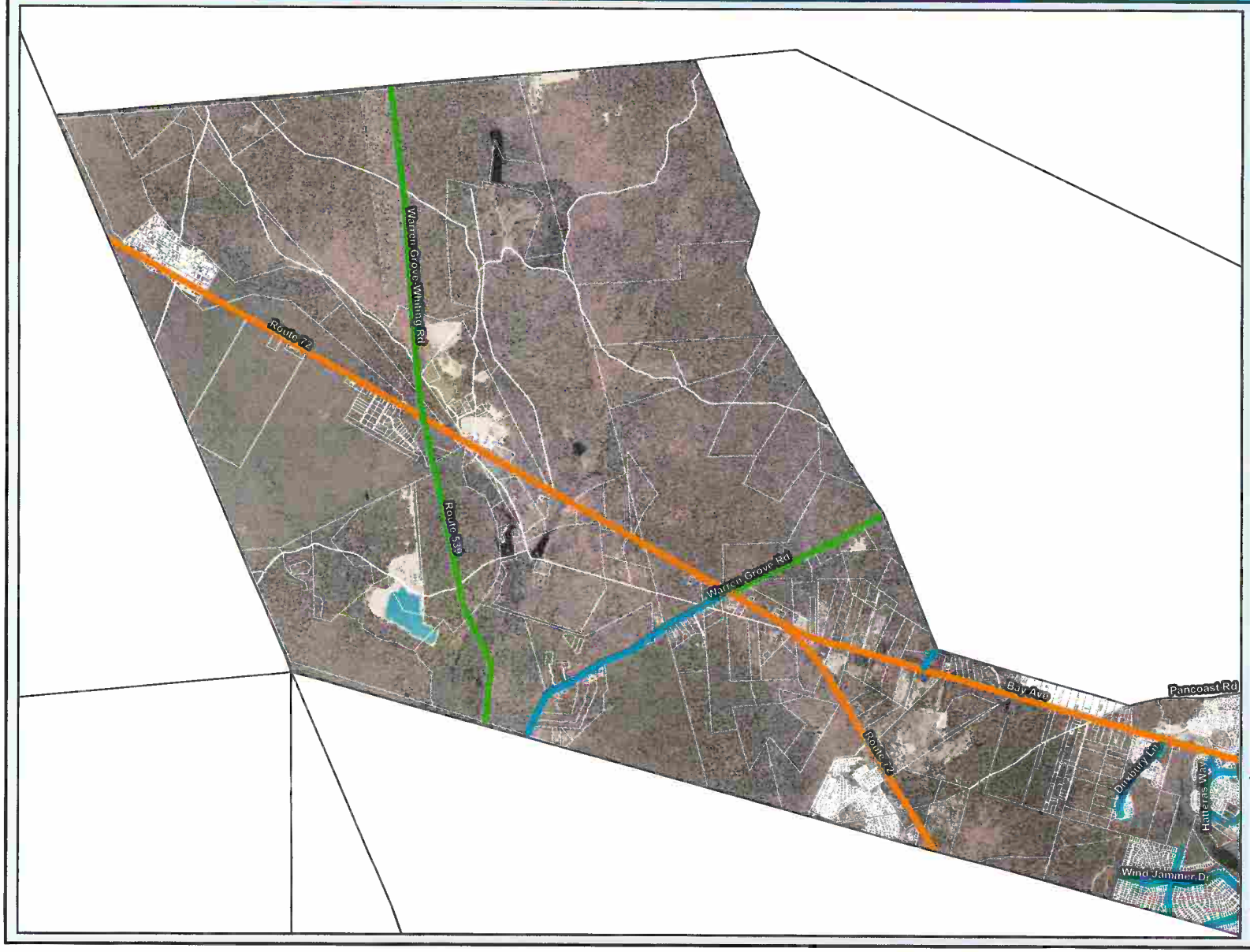

FIGURE 5
STREET CLASSIFICATION MAP
(WEST SECTION)

TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY

N

Legend

- Municipal Boundary
- Township Parcels

Road Classifications

- Garden State Parkway
- Principal Arterial
- Minor Arterial
- Major Collector (Primary Collector)
- Local Collector

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Sources: NJDEP GIS Data Municipal Data	DRAWN BY: KCM	SCALE 1"=2,450'
Job No: 206351450005 File Name: Fig 5 Street Classification Map (West)		DATE 4.28.11

C. Circulation Needs And Problems

Circulation needs and problems are present in every municipality due to development, population growth, and increases in traffic flow. The Township is currently experiencing the growing pains of the significant residential development that has been underway over the past 10 years, and as a result is seeing an increase in traffic volumes utilizing the roadway network.

In response to the transportation needs of the Township residents, the various modes of transportation available were evaluated and the results of the study are summarized below:

1. Vehicular Issues

a) There is a lack of both north-south and east-west routes throughout the Township.
b) Seasonal increases in traffic cause back-ups on the major routes throughout the Township.
c) There has been a significant increase in development without an increase in capacity along the major routes throughout the Township.
d) There is inadequate connectivity between adjacent residential subdivisions and neighborhoods within the Township. Traffic from those neighborhoods merges on single nodes, resulting in heavy volumes on major roadways.
e) Local collectors that provide connectivity between various residential subdivisions and neighborhoods are confronted with issues such as vehicular speeding.
f) Traffic calming is needed at certain locations throughout the Township. Traffic calming should be a comprehensive evaluation with definitive guidelines and recommendations.

2. Pedestrian Issues

a) There is a lack of public transportation that runs through and connects the Township with surrounding Municipalities.
b) There is a lack of pedestrian and bicycle routes.
c) Some streets lack sidewalks, which are necessary in order to provide better pedestrian circulation and access to the Township's elementary and high schools.

D. Current and Planned Projects

There are several projects being planned or designed at this time that will have a significant effect on Barnegat's future transportation network. Below is a brief description of current planning and design efforts:

1. State Projects

Garden State Parkway, Interchange 67

This project will provide new and modified movements to the Garden State Parkway, Interchange 67 at Bay Avenue (C.R. 554). Previously, this was a partial interchange with ramps to and from the north. New northbound exit and southbound entrance ramps have been completed. A new southbound exit ramp has been constructed in the southwest quadrant of the interchange to access Lighthouse Drive. The existing structure over the Garden State Parkway, which carries 12-foot lanes and no shoulders or sidewalks has been improved with five 12-foot lanes, one four-foot wide sidewalk (west bridge) and one eight-foot wide sidewalk (east bridge). These improvements will accommodate the future Bay Avenue widening to five lanes from Lighthouse Drive to Barnegat Boulevard.

Route 9 and Bay Avenue

Improvements include upgrades to the existing drainage system with larger diameter pipes. A pair of 24-inch concrete culvert pipes near Brook Street will be replaced with one larger box culvert in order to convey a storm equivalent to a 25-year event. Oil/grit separators will be installed for improvement of the quality of storm water discharge. In addition, this project will provide for improvements at Route 9 and Bay Avenue.

2. County and Local Projects

Lighthouse Drive

Approximately 200,000 SF of commercial retail/office space is anticipated along Lighthouse Drive. In conjunction with the development, the existing Lighthouse Drive and Bay Avenue intersection have been relocated and realigned with 2nd Street. New traffic signals have been installed along Lighthouse Drive; one at the intersection with Bay Avenue, one at the main entrance to the development, and one at the proposed Garden State Parkway ingress/egress ramps. The traffic signals have been coordinated to minimize back-ups and to achieve maximum levels of service. A CVS and Wawa are complete and are located within the Lighthouse Drive and Bay Avenue intersection.

Bay Avenue

Improvements to Bay Avenue include widening to a 5-lane section (two thru lanes and a center left-turn lane). Widening to the west of the Garden State Parkway extends to Pancoast Road and to the east, the widening extends out to Gunning

River Road. The Bay Avenue and Barnegat Boulevard intersection, which is included in this segment of widening, has also been widened to a 5-lane section.

The widening of Bay Avenue is a major importance to the Township since it is the primary east/west route for residents. The multiple residential developments that have been constructed and that are planned for construction have their primary access driveways off of Bay Avenue and the widening, with center left-turn lane, facilitates flow in this portion of the Township.

E. Suggested Roadway Improvements

1. Bay Avenue & Route 72 Intersection

The Bay Avenue and Route 72 intersection is currently unsignalized and it provides free-flow movements for eastbound/westbound vehicles traveling on Route 72. Bay Avenue intersects Route 72 at an approximate 30° angle, with a yield for westbound vehicles entering Route 72. This intersection should be analyzed for determination if a traffic signal is warranted. If a signal is warranted, the intersection should be realigned to better accommodate all traffic movements.

2. Connector Road between Bay Avenue and Route 72

The intersection of Bay Avenue and Route 72 occurs 2 miles west of the majority of the developed areas of Barnegat. To minimize travel times, a northbound/southbound connector road to bring the connection between the two major roadways closer to the developed areas of Barnegat should be investigated.

3. Bay Avenue Corridor

With the continual population growth, access points to the various planned and constructed residential developments along Bay Avenue may need to be evaluated for future traffic signals due to the anticipated elevated volumes utilizing Bay Avenue. Any new traffic signals constructed along the Bay Avenue corridor shall conform to NJDOT traffic signal design and spacing standards. Interconnection between the residential developments is encouraged to ease congestion at single nodes.

4. Connectivity

Local collector streets, created as a result of the various residential subdivisions in the Township, merge on to single nodes. As there is very little or no interconnectivity between many residential developments, there is a high volume of vehicular traffic on major roadways, which consequently contributes to congestion. Therefore, connectivity between adjacent developments should be provided to reduce the number of trips on major roadways and cul-de-sacs should be discouraged. In order to ensure that speed of the traffic in these internal roadways

is maintained, speed limits typical of residential neighborhoods should be posted. In addition, employment of traffic calming devices is recommended.

In order to increase connectivity between adjacent land uses it is also recommended that a Connectivity Ordinance be adopted. The Township should evaluate options to increase connectivity through roadway linkages and/or pedestrian and bicycle access that may include, but is not limited to, a requirement that larger developments provide roadway access to adjacent properties via cross-access easement or another means in order to enable future connectivity to adjacent properties, the formal discouragement of cul-de-sacs by ordinance, and the encouragement of additional access routes for pedestrians and bicyclists to adjacent land uses and parking areas. One example of the encouragement of additional access routes for pedestrians and bicyclists is the linking of adjacent businesses with a pedestrian and bicycle accessway via cross-access easement. Measures such as this encourage walking and biking and improve public safety by enabling people to access sites via walking and bicycling when roadside sidewalks are not available without having to traverse busy roadways. These types of linkages also provide more convenient access to adjacent uses even when a roadside sidewalk is available in cases where the uses are set back far from the roadway.

5. Traffic Calming Measures

It is recommended that residential areas that have high vehicular traffic and other areas containing significant pedestrian traffic employ traffic calming measures. The Institute of Transportation Engineers define traffic calming as measures that involves changes in street alignment, installation of barriers, and other physical measures to reduce traffic speeds and/or cut-through volumes, in the interest of street safety, livability, and other public purposes. Therefore, the goal of traffic calming measures is to reduce vehicle speeds and improve safety thereby enhancing the quality of life. The following section illustrates a few examples of implemented traffic calming devices.

Speed Humps

Speed Humps are rounded raised areas placed across the roadway and are generally 10 to 14 feet long (in the direction of travel). The profile of a speed hump can be circular, parabolic, or sinusoidal. They are often tapered as they reach the curb on each end to allow unimpeded drainage.

Speed tables

Speed Tables are flat-topped speed humps often constructed with brick or other textured materials on the flat section. Speed tables are typically long enough for the entire wheelbase of a passenger car to rest on the flat section. Their long flat fields give speed tables higher design speeds than Speed Humps. The brick or other textured materials improve the appearance of speed tables, draw attention to them, and may enhance safety and speed-reduction.

Traffic circles

Traffic circles are raised islands, placed in intersections, around which traffic circulates. They are good for calming intersections, especially within neighborhoods, where large vehicle traffic is not a major concern but speeds, volumes, and safety are problems.

Center Island Narrowings

A center island narrowing is a raised island located along the centerline of a street that narrows the travel lanes at that location. Typically these islands are landscaped and are located at the entrance to a neighborhood along with textured pavement. These islands are fitted with a gap to allow pedestrians to walks through at a crosswalk; they are often called "pedestrian refuges." Center Island Narrowings are good for entrances to residential areas, and wide streets where pedestrians need to cross.

Roundabouts

Roundabouts require traffic to circulate counterclockwise around a center island. Unlike Traffic Circles, roundabouts are used on higher volume streets to allocate right-of-way between competing movements.

F. Bicycle And Pedestrian Routes

A 15.6-mile linear Rails to Trails Park that runs along the right-of-way of the Barnegat Branch Division of the Central Railroad of New Jersey has begun to be implemented. The abandoned rail line is being improved and designed for bicyclists and pedestrians to link Barnegat Township with Toms River Township. Approximately 1.5 miles of the Rails to Trails project is located within the Township of Barnegat.

The trail's southern terminus is at Burr Street in Barnegat Township, as depicted on **Figure 6, Bicycle Transportation Map**, and the northern terminus is near Water Street in the vicinity of the bus station in Toms River Township. In addition to the many ball fields, playgrounds, and wooded parks located in proximity to the proposed trail, there are numerous public beaches, municipal piers and wharfs located nearby or within bicycling distance. As the County continues to grow, the Barnegat Branch Trail will play an important role in meeting recreational and alternative transportation objectives.

Additionally, a bike path is proposed along West Bay Avenue and Route 72 to connect with the "River to Bay Trail" which is part of the "New Jersey River to Bay Greenway Program." This bike path will serve to connect the Delaware River in Burlington County across the state to the Barnegat Bay in Ocean County.

The Township would also like to establish a bike lane along East Bay Avenue and Bayshore Drive, which would provide bicyclists with safer access to the views and amenities located along the bayfront portion of the Township. However, as East Bay Avenue and Bayshore Drive are Ocean County roadway (County Road 609), approval

Bicycle Transportation Map

Barnegat Township, N.J.

FIGURE 6
BICYCLE TRANSPORTATION MAP

TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY

Legend

- Municipal Boundary
- Township Parcels

Proposed Bike System

- Existing Route
- Future Route
- Proposed Route
- Rail To Trail

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Sources: NJDEP GIS Data Municipal Data	DRAWN BY: KCM	SCALE 1"=3,200'
Job No: 206351450005 File Name: Fig 6 Bicycle Transportation Map		DATE 4.28.11

from Ocean County is necessary in order to proceed with any bike lane improvements at this location.

As new applications are made before the Planning and Zoning Boards, the Township should require applicants to, where appropriate, dedicate bike paths consistent with Barnegat's Master Plan. Additionally, lands currently owned by the Township that have been identified as being appropriate for the development of bike paths should be analyzed in greater detail culminating in the design and construction of these projects. In addition, it is recommended that sidewalks be constructed along all streets in order to provide better pedestrian circulation.

G. Water Transportation

No water transportation services are currently available to Township residents. Due to its ideal location fronting along the Barnegat Bay, there is an opportunity to utilize the waterfront for transportation purposes.

The possibility may exist for a water taxi service. This service could provide water transportation to locations such as Long Beach Island, Tuckerton Seaport, and other various destinations. Providing this service would remove travelers from the roadways and relocate them to the waterways, therefore easing the congestion on the inland roadway network. This service would be particularly advantageous during the summer months when Barnegat is heavily trafficked by seasonal residents and vacationers.

H. Bus Transportation

New Jersey Transit has had a positive effect on improvement and expansion of existing commuter bus service within Ocean County. The County of Ocean, in conjunction with New Jersey Transit, is continually working to modify and improve services to better meet the needs of Ocean County residents.

Some of the existing bus stops do not have sufficient sidewalks to provide pedestrian access. It is recommended that sidewalks be constructed in order to enhance access to the bus stops.

Currently, the Township has limited New Jersey Transit service, with only one bus line that runs through Barnegat. The Atlantic City 559 line provides service from Atlantic City to Lakewood. The need for additional lines that provide a larger service area, including destinations such as northern New Jersey and New York City, should be investigated. Barnegat should also consider adding additional services during the summer months, when the area is heavily trafficked and difficult to park.

Ocean Ride, which provides local bus transportation for Ocean County residents, has shown itself to be a successful program. In 2004, Ocean Ride provided over 400,000 passenger trips. Currently, the Ocean Ride Transportation system operates using 17 bus routes that run on a fixed schedule throughout Ocean County, 1 of which runs through the Township of Barnegat. Most of the Ocean Ride buses are handicapped equipped. Also, residents age 60 and over or a person with a disability can Reserve-A-

Ride. Although Ocean County provides these services, better information should be made available on mass transit services using print and electronic media to make the public aware that they exist.

Barnegat Township also provides a Transportation Assistance Program. This program assists Barnegat Residents who have limited means of transportation to attend non-medical emergency medical appointments, community services, or shopping.

I. Rail Transportation

The Township is not currently served by rail facilities. As one of the fastest growing areas in the state, the restoration of passenger rail is critical to provide a convenient and reliable travel choice for commuters in Ocean County. There is a need to address the increasing congestion, travel times, and delays on area roadways.

The introduction of a rail passenger service, MOM – Monmouth Ocean Middlesex, to northern Ocean County would not directly benefit the Township because the proposed rail would not extend as far south as Barnegat. However, the MOM line would benefit the area by linking the region to major job markets in New York, Philadelphia, and New Jersey. It will also shift auto and bus commuters from congested highways, reducing overall travel times. In addition, it will improve air quality from reduced emissions, increase property values, attract major corporations and higher retail sales, and maintain the quality of life for residents in the region.

Ocean County is in support of the Lakehurst to Monmouth Junction rail alignment. This line would connect with the Northeast Corridor, providing access to both northbound and southbound NJ Transit and Amtrak destinations. This alignment will also reduce traffic on Route 9 and the Garden State Parkway and provide public transportation to areas of the region with the least amount of public transportation.

J. Airport Facilities

The Township is served by a variety of airport facilities. These facilities and the type of service provided may be summarized as follows:

1. Meadow Edge Park Heliport

2. Ocean County's Robert J. Miller Air Park, located 15 miles north of the Township, which offer chartered service to the major air carrier airport facilities in Philadelphia, Newark, and New York City, as well as service the recreational and private commercial flying needs of the residents of the Township.

3. The Atlantic City International Airport, located 40 miles south of the Township, provides domestic and international air connections to major airports.

4. Newark International Airport, located 75 miles north of the Township, and Philadelphia's International Airport located 65 miles west of the Township, provides complete scheduled airline service to domestic and foreign destinations.

VII. HISTORIC PRESERVATION PLAN ELEMENT

A. Background

The National Historic Preservation Act of 1966, as amended in 1980, has encouraged states and their component municipalities to assume active roles in historic preservation. In 1970 the New Jersey Register of Historic Places Act, N.J.S.A 13-1B-15.128 et. seq., was enacted to recognize and preserve the State's historic, architectural, archeological, and cultural heritage. This legislation allows historic properties to be nominated and entered in the New Jersey Register of Historic Places, which is maintained by the Historic Preservation Office. The State Register mirrors the National Register and lists the buildings, districts, sites, structures and objects of national, state and local significance. Once a property is listed in the New Jersey Register, any public undertaking that would "encroach upon, damage or destroy" the registered historic property must be reviewed pursuant to this law and receive prior authorization from the Commissioner of the Department of Environmental Protection. Strictly private undertakings are not reviewable.

New Jersey's Municipal Land Use Law N.J.S.A. 40:55D-1 et.seq. sets forth the criteria, standards and procedures by which municipalities may regulate the land uses within their jurisdiction, which also includes designating and regulating historic sites or districts. The Historic Preservation Plan Element of the Barnegat Township Master Plan is prepared pursuant to N.J.S.A. 40:55D-28b(10) for the purposes of (a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts.

Historic properties are our physical links to the past, that provide meaning to our present and continuity with our future. Historic preservation is a valuable asset to any community. By protecting aesthetically attractive architectural elements and utilizing existing infrastructure, historic preservation is essential to smart growth. However, historic preservation is not just about maintaining attractive buildings. The reuse of existing infrastructure prevents the further destruction of our valuable ecosystem. Historically, significant sites are often those that already provide the town with open space, recreation and scenic vistas.

Historic preservation also provides a foundation for economic development. Historic districts are often centers of tourism, commerce, and government that draw regional populations. In fact, a recent study conducted for the New Jersey Historic Trust indicated that for every one million dollars invested in the preservation of New Jersey residential historic buildings, 25 new jobs and 1.1 million dollars in economic activity are generated at a state level. Those facts were increased to 75 jobs and 2.5 million dollars in economic activity on a national level.[2]

[2] A Historic Preservation Perspective, Office of State Planning memo dated April 1996.

It is important to identify and take steps to preserve the historic and archaeological resources for the Township as part of the Township Master Plan, so that appropriate methods for protection and conservation can be pursued, consistent with the requirements of the Municipal Land Use Law (MLUL).

B. Overview

The Township of Barnegat Historic Preservation Plan Element has been prepared pursuant to N.J.S.A. 40:55D-28(b)(10). This Plan identifies the existing historic resources within the Township, which includes not only the sites and districts listed within the New Jersey and National Register of Historic Places but also other historically significant sites located within the Township. Additionally, the Plan sets forth the goals and objectives of the Historic Plan Element; provides information about the past and present historic preservation efforts and initiatives undertaken by the Township of Barnegat; recommends revising the existing boundaries for the historic district and creation of transition areas; and provides recommendations for future preservation efforts within the Township.

Birdsall Engineering Inc. (BEI), in order to examine and determine the validity of the existing boundaries of the historic district, used as a guide a survey of the historic properties conducted by Ocean County and published in 1981 in a document entitled "New Jersey Historic Sites Inventory-Ocean County." It was observed that there were buildings within the existing historic district that were compromised, thereby conflicting and detracting from the established character of the district. In order to remedy this, and to establish the link and relationship of the structures and the sites to one another, and to maintain the character out of this interrelationship, this plan recommends the establishment of a core Historic District and a Historic District Transition Overlay zone to include areas in the immediate vicinity.

The Plan concludes with recommendations for future preservation of the Township's historic resources and interface of this Plan Element with other Master Plan Elements such as the Land use Plan Element and the Circulation Plan Element.

C. National And State Register Of Historic Places

The New Jersey and National Registers of Historic Places are the official lists of historic properties and districts deemed worthy of preservation. Inclusion in the Registers provides benefits and protection for listed resources, and the information generated through the nomination process contributes to the growing body of knowledge about historic places in New Jersey[3]. The first national register was drafted in 1935; however it did not become official until the enactment of the 1966 National Historic Preservation Act. The 1966 Act made the National Register of Historic Places the official list of buildings, structures, objects, sites or districts worthy of preservation. The National Register of Historic places is the official list of these recognized

[3] New Jersey Department of Environmental Protection Historic Preservation Office, Identification of Historic Resources. http://www.state.nj.us/dep/hpo/1identify/identify.htm. Accessed on August 14, 2007

properties, and is maintained and expanded by the National Park Service on behalf of the Secretary of Interior.

The Act defines these historic resources as indicated below:

Building: Any structure created to shelter human activity.
Examples: Houses, barns, schools, railroad stations, theatres and factories.

Structure: Any construction other than a building.
Examples: Bridges, lighthouses, water towers, tunnels, canals or other civil engineering structures.

Object: A construction of functional, aesthetic, cultural, historical or scientific value that may be moveable but is also generally related to a specific setting or environment.
Examples: Boats, locomotives, monuments, sculptures.

Site: The location of a significant event, prehistoric or historic activity or remnant of a building or structure.
Examples: Battlefield, landscape, ruins of a building or structure.

District: A geographically definable area containing buildings, structures, objects and/or sites that are inked historically or aesthetically by plans or physical development and acknowledge to possess collective importance.

The Historic Preservation Commission or any person may recommend designation of historic landmarks or historic districts that are in accordance with the National Register eligibility criteria or that possess one or more of the following attributes:

1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the Township, State or Nation; or

2. Association with events that have made a significant contribution to the broad patterns of Barnegat's Township's history.

3. Association with lives of persons significant to Barnegat's past.

4. Embodiment of the distinctive characteristics of a type, period or method of construction, architecture, or engineering; or

5. Identification with the work of a builder, designer, artist, architect, or landscape architect whose work has influenced the development of the Township, State or Nation; or

6. Embodiment of elements of design, detail, material or craftsmanship that render an improvement architecturally significant or structurally innovative; or

7. Unique location or singular physical characteristics that make a district or landmark an established or familiar visual feature; or

8. Ability or potential ability to yield information important in prehistory or history.

In addition, certain other sites or structures such as cemeteries, birthplaces or graves of historical figures, religious properties, moved or reconstructed historic properties that are integral parts of historic districts or those that meet other established criteria may also be designated.

Pursuant to N.J.S.A.13: 1B-15.128, the New Jersey Register of Historic Places or State Register was established in 1970. This parallels the National Register as a listing of sites of national, state and local significance with an emphasis on the last two categories. The same criteria, application forms and state administrative agency are used to process nominations to both registers. Properties approved on the state level for forwarding to the National Register are automatically entered in the State Register.

There are differences between the National and State Registers:

1. Private owner objection to a New Jersey Register proposal does not prevent designation.

2. Only properties actually listed in the New Jersey Register are afforded protection.

The New Jersey and National Registers provide a degree of review and protection from public encroachment. The New Jersey Register law requires review of any state, county or municipal undertaking involving properties listed on the New Jersey Register, which are designed to preclude destruction or damage of historic resources by public agencies. Registered historic places located in the Pinelands are automatically designated as "historic resource of significance," subject to review by the Pinelands Commission.[4]

Listing of the properties in the State and National Registry does not change the way the community perceives their historic resources and gives credibility to efforts of private citizens and public officials to preserve their resources. In addition, it does not interfere with the private property owner's right to alter, manage or dispose property. However local preservation ordinances can regulate the private use, maintenance, alteration or demolition of a locally designated historic building, structure or site. It is important to note that listing in the New Jersey or National Registers does not designate the historic resources at the local level.[5]

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[4] The New Jersey and National Registers of Historic Places. http://www.state.nj.us/dep/hpo/1identify/nrsrfact.pdf. Accessed on August 16, 2007.

[5] The New Jersey and National Registers of Historic Places vs. Local Historic Designation. http://www.state.nj.us/dep/hpo/1identify/localdesignation.pdf. Accessed on August 16, 2007

D. Summary Of Historic Resources In Barnegat

As of January 20, 2009, the historic resources in the Township of Barnegat listed on the New Jersey and National Register of Historic Places are indicated below in Table 11.

Table 11: Historic Resources 2009 New Jersey and National Register			
Resource	**ID #**	**Location**	**Date of Designation**
Barnegat Historic District	3401	US Route 9 (east and west) and Bay Avenue	SHPO Opinion: 11/25/1985
Garden State Parkway Highway	3874	Ocean County, Barnegat Township	SHPO Opinion: 10/12/2001
Mary Etta Cox house	4391	353 North Main Street	NR: 3/9/2005 (NR Reference: 05000124) SR: 1/6/2005
Source: The New Jersey and National Registers of Historic Places. http://www.state.nj.us/dep/hpo/1identify/lists/ocean.pdf; Accessed on January 20, 2009			

In 1981 the Ocean County Cultural and Heritage Commission conducted a countywide survey of historic sites. This was funded in part through a grant from the U.S. Department of the Interior, Heritage Conservation and Recreation Service, Historic Preservation Grant-in-Aid Fund; administered by the N.J. Department of Environmental Protection, Office of Cultural and Environmental Services, Historic Preservation Section and with matching funds from the Ocean County Board of Chosen Freeholders. A document, *New Jersey Historic Sites Inventory-Ocean County*, was published in the same year, which extensively studied and prepared an inventory of historic properties in Barnegat.

In addition to the properties listed on the New Jersey and National Register of Historic Places, several other properties have been identified as being historically significant in the *New Jersey Historic Sites Inventory-Ocean County*: *Barnegat Township*. These properties are identified within Appendix A, Inventory of Barnegat Township Historic Sites. The following paragraph identifies individual historically significant sites that are not included within the National and State Registry. It should be noted that the survey team determined that the Friends Meeting House and Cedar Bridge Tavern met the eligibility criteria for listing on the New Jersey and National Registers of Historic Places. However as noted earlier, to date these sites have not been included within the National and State Registry.

1. **Cedar Bridge Tavern**

Cedar Bridge Tavern, located in the western portion of Barnegat Township, is Ocean County's most significant historic site. This was built in the 1740s and was once patronized by soldiers on both sides of the Revolutionary War. The site of the Battle of Cedar Bridge, the last documented land engagement of the American Revolution, is located nearby. According to the *New Jersey Historic Site Inventory-Ocean County,* this building originally consisted of two stories and two bays and was built in the Vernacular style. The original section has a center door flanked by six by six windows. The structure is clapboard and contains a large end interior chimney and steep gabled roof. The building has had few alterations over the years.[6] It was privately owned until December 2007, when the structure and five (5) acres of land were purchased as a part of Ocean County's historic preservation efforts.

2. **Friends Meeting House**

Friends Meeting House is located at 614 East Bay Avenue, Block 253, Lot 20. This is a one-story structure on a wooded lot, surrounded by a stone fence and a small cemetery. This building was constructed in 1767. It was damaged by a hurricane but restored to its original form in the 1800s. The structure was the first house of worship in Barnegat Township and the third in Ocean County. The cemetery in the yard is the oldest in the area with tombstones dating over 150 years. Besides members of the meeting house, shipwreck victims are buried here as well.

3. **Barnegat Heritage Village**

The Barnegat Historical Society was founded in 1967, the year of the Township's tercentenary, with the aim to preserve old buildings that house a collection of artifacts and records.[7] The Society's Barnegat Heritage Village is located at 575 East Bay Avenue, Block 259 and Lot 4. The site consists of four major buildings and three smaller structures, including the following:

a) The Lippincott-Faulkinburg House, which was the first building moved to the site. This house is dated by deeds to 1866, but is thought to be of 1700s origin due to its construction.

b) The Barber Shop, circa 1880, housing many local artifacts from the 19th Century.

c) The Edwards house was relocated to the Society's property in 1976. This structure was traced by deed to 1813, but it is believed to have been built earlier by James Edwards, a friend and contemporary of George Washington. Colonial artifacts and furnishings are housed here.

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[6] *New Jersey Historic Sites Inventory-Ocean County: Union Township/Barnegat Township.* Toms River: Ocean County Cultural and Heritage Commission. 1981.

[7] Barnegat Heritage Village. http://www.co.ocean.nj.us/museums/Barnegat/about.htm; accessed on August 16, 2007.

As mentioned previously, The National Register of Historic places is the official list of historically recognized properties, and is maintained and expanded by the National Park Service on behalf of the Secretary of Interior. The National Park Service has published a document explaining the application of the National Register Criteria for the evaluation of historic sites. This publication explains how the National Park Service applies these criteria in evaluating the wide range of properties that may be significant in local, State and national history.[8] The publication states that an artificially created grouping of buildings, structures or objects is not eligible unless it has achieved significance since the time of its assemblage. It cannot be considered as a reflection of the time period when the individual buildings were constructed. In order to be eligible, "a grouping of moved historic buildings whose creation marked the beginning of a major concern with past lifestyles can qualify as an early attempt at historic preservation and as an illustration of that generation's values," and that "a rural district composed of a farmhouse on its original site and a grouping of historic barns recently moved onto the property is not eligible."[9] Based upon the above referenced eligibility criteria it appears that the Barnegat Heritage Village may not be eligible for listing on the National Register of Historic Places.

E. History Of Barnegat

Barnegat derives its name from the inlet, which was originally called "Barande-gat" by the first Dutch discoverers in 1664, which means an inlet with breakers. The English subsequently corrupted it from Barndegat to Barnegat.[10] Prior to the Europeans, the Lenape Indians were the earliest settlers who lived inland during the winter and ventured to the shore during the summer to gather clams, which they would dry in the sun to extract salt and for the meat to sustain them during the winter. New Jersey was seized by the English in 1664 and given by King Charles II to Lords Berkeley and Carteret, who sold their holdings to the Boards of Proprietors. Subsequently this land was divided into East and West Jersey. Berkeley and Carteret, in offering the land to New Jersey for sale, issued an injunction that the new owners should also purchase their land from the Native Americans who lived upon them. With the increase in settlement of the Europeans, the number of Indians in the state diminished. In fact, when the settlers came into the Barnegat area, very few Native Americans made their summer journey, although there were a few scattered families who did not join the reservation and remained behind. The Proprietors continued placing this restriction upon all purchasers. The first settlers in Barnegat came into the area around 1720, and by 1750 several families were established on farmlands near and adjacent to the creeks and bays. These original settlers were Quakers who came to the area to create a separate community where they could practice their religious beliefs. Jonas Tow, one of the early settlers is known to have built a house as early as 1720.

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[8] *How to Apply the National Register Criteria for Evaluation*," (PDF), National Register Bulletins, National Park Service. http://www.nps.gov/history/nr/publications/bulletins/nrb15/. Retrieved August 16, 2007.
[9] *How to Apply the National Register Criteria for Evaluation*," (PDF), National Register Bulletins, National Park Service. 29-31. http://www.nps.gov/history/nr/publications/bulletins/nrb15/. Retrieved August 16, 2007.
[10] Salter, Edwin. 1890. *A History of Monmouth and Ocean Counties*. Bayonne, NJ: E. Gardner & Son: 237

The first land purchase, from the Proprietors, comprised of 500 acres along the present East Bay Avenue in the year 1759. In 1770, "one acre and half quarter of land" was deeded from this 500 acres tract. This included the Quaker Meeting House, which was constructed at a prior date, in 1767. It was damaged by a hurricane but restored to its original form in the 1800s. The back door of the building does not have steps or porch and was designed for women to dismount and mount their horses when traveling on horseback for meetings. This meetinghouse was located in an area that became the village center at a later date. That section of East Bay Avenue was once the hub of colonial trade and industry with taverns, shipyards, stores, blacksmith shop, and other enterprises that the early settlers deemed necessary for sustenance. I n the early days Barnegat was a hamlet set in the midst of thickly wooded land and travel was mostly by boat and horseback.[11] In 1820 David Oliphant established the first inn, at the crossroads of Main Shore and Bay Avenue.[12] By 1834 Barnegat reported 50 dwellings, 3 taverns, and 4 stores making the town one of the largest in Ocean County, although a later report states that only 30 dwellings existed in 1844.[13]

Barnegat Township, formerly known as Union Township, was formed in 1846 from Dover and Stafford Township, which were all a part of Monmouth County. In 1850 the southern part of Monmouth County was seceded to form Ocean County. At that time Union Township included the entire area of the present Ocean and Lacey Townships. The legal boundaries, established on February 7, 1846, spanned across in the west to east direction from the Burlington County border to the Atlantic Ocean and traversed in the north to south direction from Cedar Creek to Gunning River. From 1871 to 1899 parts of Union Township seceded to form new municipalities like Lacey Township in 1871, Ocean Township in 1876, Harvey Cedars on Long Beach Island in 1894 and Long Beach Island Township in 1899.[14]

During the Revolutionary War, parties of both Refugees and Patriots, as they traversed along the Jersey shore, would stop at the houses of the Barnegat Quakers to demand victuals. There was very little participation in the War for Independence as most of the families were Quakers, who were ideologically committed to the principle of non-violence and also were geographically removed from the struggle for power and position in colonial affairs.[15] Although the residents of Barnegat were spared the direct impacts of the war, they suffered post war due to their principles against militia training and paying fines for non-attendance. As a result they were constantly harassed for non-compliance of militia laws by lawsuits, arrests, fines and executions, and incarceration or properties sold for non-compliance with the militia laws.

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[11] *Out of the Past: A Pictorial History of Barnegat, New Jersey*. Barnegat: Barnegat Historical Society, 1981

[12] *New Jersey Historic Sites Inventory-Ocean County: Union Township/Barnegat Township.* Toms River: Ocean County Cultural and Heritage Commission. 1981.

[13] *New Jersey Historic Sites Inventory-Ocean County: Union Township/Barnegat Township.* Toms River: Ocean County Cultural and Heritage Commission. 1981.

[14] Miller, Pauline S. 2000. *Ocean County Four Centuries in Making*. Ocean County Cultural & Heritage Commission Toms River, New Jersey: 212-215

[15] *Out of the Past: A Pictorial History of Barnegat, New Jersey*. Barnegat: Barnegat Historical Society, 1981

According to the *New Jersey Historic Sites Inventory-Ocean County*, the Revolution brought new industry to Barnegat. Extensive salt works were carried on at Barnegat during the Revolution, on the meadows near the farm of one Mr. James Mills.[16] Apart from the salt works, shipping trade began in the area, due to its natural harbor and easy access to the sea. In the 18th century, the pine forests were opened to lumber, bog ore and other industries. Trade was conducted via sea to New York and as far as the West Indies. Shipbuilding commenced at this time as well. During the 1830s and 1840s Barnegat was an important port in South Jersey.

With the depletion of pine and cedar forests in the area, lumber trade and shipbuilding began to diminish in the nineteenth century and resulted in charcoal exports being Barnegat's major industry. This declined after the Civil War and in the post war era, the town became prosperous due to the numerous sea captains. By the 1870s the Town contained 100 dwellings, a Presbyterian and Methodist Church, a Quaker Meeting house, two schools, four to five stores, two hotels and a cranberry bog. In 1894 a glass company was founded, which remained until 1914. This supplied glass to many resort communities, including Ocean Grove. With the decline in natural resources as mentioned earlier in this paragraph, by 1900 the Township's residents reverted to occupations like fishing, oystering and clamming for sustaining their livelihoods. In addition, Barnegat exported cranberries, sphagnum moss and peat from the cedar swamps and bogs. Salt hay gathering was another popular occupation.[17] As Barnegat grew in the early 1900s, grocery stores, a bank, a dry goods store, a butcher, a shoemaker, a bakery, blacksmiths, two doctors, a lumberyard, and a coal yard were built. Most of the development was due to the railroad infrastructure; the Jersey Central and Tuckerton Railroads both ran through Barnegat with depots at Barnegat.[18]

With the advent of the automobile in the 20th Century, Main Street (State Highway 9) became Barnegat's major thoroughfare and developed into a commercial center. The importance of the downtown grew, as it became a location for summer tourists to stop en route to the ocean beaches. This changed with the construction of the Garden State Parkway, which bypassed Barnegat and the importance of Route 9 as a major shore route declined. Consequently, Barnegat's share of tourist dollars dropped as well.[19]

Today the Township reflects a combination of suburban and rural character, with suburban development concentrated adjacent to the Garden State Parkway and Route 9. The rural portions are located in the surrounding environs, more specifically in the Pinelands. Residential land uses comprise the largest land use category within the Township.

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[16] Salter, Edwin. 1890. *A History of Monmouth and Ocean Counties*. Bayonne, NJ: E. Gardner & Son: 239-241

[17] *New Jersey Historic Sites Inventory-Ocean County: Union Township/Barnegat Township.* Toms River: Ocean County Cultural and Heritage Commission. 1981.

[18] http://www.oceancountyhistory.org/OCHistory/barnegat.htm. Accessed on July 13, 2007.

[19] *New Jersey Historic Sites Inventory-Ocean County: Union Township/Barnegat Township.* Toms River: Ocean County Cultural and Heritage Commission. 1981.

F. Historic Preservation Commission

A Historic Preservation Commission was established in Barnegat Township on April 4, 1988, pursuant to the adoption of Ordinance No- 1988-15. The Commission consists of five regular members and two alternate members. Of the five members, one member should be Class A (knowledgeable in building design and construction or architectural history and may reside outside the municipality) and one member should be Class B (knowledgeable or demonstrated interest in local history and resides in the municipality), and the remaining three should be Class C (citizens who hold no other municipal office, position or employment except for membership on the Planning Board or Board of Adjustment). The two alternate members shall meet the qualifications of Class C membership. The ordinance further sets forth the appointment of members, their terms and vacancies, and other regulations regarding the rules and procedures for transacting business, compensation of members and compensation for experts and other staff services.

The powers and duties of the Historic Preservation Commission are as follows:

1. To prepare a survey of historic sites in the Township pursuant to criteria identified in the survey report.

2. To make recommendations to the Planning Board on the Historic Preservation Plan Element of the Master Plan and on the implications for preservation of historic sites of any other Master Plan elements.

3. To advise the Planning Board on the inclusion of historic sites in the recommended capital improvement program.

4. To advise the Planning Board and the Board of Adjustment on applications for development, pursuant to Section 11C-9 of the Township Administrative Code.

5. To provide written reports on the application of the Zoning Ordinance provisions concerning historic preservation, pursuant to Section 11C-10 of the Township Administrative Code.

6. To carry out other advisory, education and informational functions in order to promote historic preservation in the Township.

G. Historic Site Surveys

As mentioned earlier, a survey of historic properties in Ocean County, which included Barnegat, was conducted in 1981, which was funded in part through a grant from the U.S. Department of the Interior, Heritage Conservation and Recreation Service, Historic Preservation Grant-in-Aid Fund; administered by the N.J. Department of Environmental Protection, Office of Cultural and Environmental Services, Historic Preservation Section and with matching funds from the Ocean County Board of Chosen Freeholders. A document, *New Jersey Historic Sites Inventory-Ocean County*, was published in the same year, which extensively studied and prepared an inventory of

historic properties in Barnegat. This document recommended that a historic district be established for Barnegat, which would include the area to the east and west of State Highway 9, to the north and south of Bay Avenue, Memorial, Brook, Maple and Center Avenue. The Historic District contemplated within this survey contains 157 residential, commercial and religious structures, of which 11 are intrusions.

Bay Avenue, which traverses east to west from the Pine Barrens to the Bay, contains the majority of Barnegat's 19th and early 20th Century commercial structures. Main Street or State Highway 9 was previously a stagecoach route from Freehold to Tuckerton that linked the shore communities. It was originally residential in character but contains many 19th Century houses that have been converted to commercial uses along with a few 20th Century intrusions. Therefore the intersection of Main Street and Bay Avenue is the core of the district and this is where a high concentration of historic structures can be found. Commercial uses on the easterly side of Bay Avenue developed and expanded largely due to the importance of the Bay for trade purposes. With the construction of Central and Tuckerton Railroads in the 1860s, the commercial center extended along the westerly side of Bay Avenue as well. Comparatively, Main Street or State Highway 9 has fewer 19th Century buildings and includes compatible 20th Century structures and a few intrusions that have been built in recent years.[20]

New Jersey Historic Sites Inventory-Ocean County further states that the 18th and 19th century architecture of Barnegat Township consists of both vernacular and high style structures. Much of the area's early 18th century architecture has been destroyed but many examples of later 18th and 19th century vernacular buildings remain. These are scattered throughout downtown Barnegat and typically are small, one and one half story three bay structures with gable roofs. These contain 6/6 windows, short 3/3-second floor façade windows, lean-to roof to the side and rear wings and have clapboard exteriors. The above referenced study reports that the other properties along East Bay Avenue might also date from the second half of the 18th century but have been extensively altered.

During the first half of the 19th century, a number of structures were built along Main Street and Bay Avenue in downtown Barnegat. Typical styles included Greek revival with porticos, window shoulders, and a dentilled cornice and the vernacular Gothic Revival structures, containing cross-gabled roofs and pointed arch windows. During the second half of the 19th century, structures built in different styles consisted of architectural design elements such as vergeboard, pendants and turned and sawn porch elements. Late 19th Century structures were often L-plan in design with front porches and pointed attic lights. Decorative gable peaks, turned porch elements and Queen Anne details were popular architectural features. In addition, buildings in the Colonial Revival and French Second empire style were also constructed.

[20] *New Jersey Historic Sites Inventory-Ocean County: Union Township/Barnegat Township.* Toms River: Ocean County Cultural and Heritage Commission. 1981.

Among commercial buildings, the Cedar Bridge Tavern, a larger building located on Cedar Bridge Road, was built in 1740 and still exists in western Barnegat Township. Other commercial buildings are located along East and West Bay Avenue. These buildings typically have gabled ends facing the street. An early 20th Century building with brick quoins, large arched windows and a parapet roof is located at the corner of Memorial and West Bay Avenue. Modern housing developments are primarily outside downtown Barnegat along West Bay Avenue and along Barnegat Bay in the northern section of the Township.[21]

H. Municipally Designated Historic Landmarks And Districts

A survey of the historic properties was conducted in the early 1980s. In addition, the Barnegat Historical Society in 1981 published a book titled "Out of the Past: A Pictorial History of Barnegat, New Jersey," which included a map, brief history of the Township and a pictorial inventory of the historic structures located within the Township. This book noted structures that still existed at the time of publication of the document and the ones that had been demolished. Since the 1980s, the Township records do not show any additional surveys being conducted excepting the *New Jersey Historic Sites Inventory-Ocean County*, referenced earlier in this document. The historic preservation initiatives since that publication have been the inclusion of the Barnegat Historic District (ID#3401) with an opinion of eligibility issued by the State Historic Preservation Officer (SHPO) in reference to a federally funded activity that will have an effect on historic properties not listed on the National Register on November 25, 1985 and the inclusion of the Mary Etta Cox House (ID#4391) in 2005 on the National and State Registry, as indicated earlier in Table 11.

The Mary Etta Cox House is located in the heart of the Township of Barnegat, at 353 North Main Street. This residence was constructed in 1904 in the colonial revival style. Also known as the William Cox House, the property is currently municipally owned and functions as a museum for recreational and cultural purposes. The original owners of the house, Capt. William Cox and his wife, Mary Etta, lived and raised their family there and eventually the home was inherited by Mary Anne Cox. On her passing in the 1970s, the house was donated to the County library system. Deemed structurally unfit to bear the load of library books, the house was eventually passed over to the Township of Barnegat. Restoration and repair work of the house began in the 1990s and is an ongoing task. The Township received a $46,660 award from the State in 2005 in the form of a Historic Site Management grant. This grant is primarily for an engineering study on the property's outlying carriage houses, both of which are in need of massive repairs. The Township retained Margaret Westfield of Westfield Architects and Preservation Consultants, to provide consulting services with regards to the house's restoration work. She submitted a report in October 2004, detailing her findings on the status and quality of the restoration carried out thus far. As mentioned earlier in this section, the Cox House was entered onto the National Register of Historic Places on March 9, 2005. This listing ensures that properties that are affected by undertakings

[21] *New Jersey Historic Sites Inventory-Ocean County: Union Township/Barnegat Township.* Toms River: Ocean County Cultural and Heritage Commission. 1981.

that are federally executed, licensed or financially assisted will be subject to review and comment pursuant to the National Historic Preservation Act of 1996.

In addition, the Cox House is within the established boundaries of the Historic District of Barnegat, as depicted on **Figure 7 (Existing Historic District Map)**. Currently, the Historic District extends from the intersection of State Highway 9 and Bay Avenue to the east and west along Bay Avenue and to the north and south along State Highway 9. From the intersection of Bay Avenue with State Highway 9 towards the east, the Historic District includes properties both to the north and south of Bay Avenue for a distance of approximately 1,500 feet. From the intersection of Bay Avenue with State Highway 9 towards the west, the Historic District includes properties both to the north and south of Bay Avenue up to Memorial Blvd. and then includes properties to the south of Bay Avenue for a distance of approximately 1,000 feet. The Historic District includes properties to the east and west of State Highway 9 for a distance of approximately 800 feet to the south and includes the properties to the east of State Highway 9 for a distance of approximately 1200 feet to the north of the intersection of State Highway and Bay Avenue. The specific parcels located within the existing Barnegat Historic District are listed in Appendix B of this Plan.

I. Examination of the Existing Historic District and Recommendations

The Barnegat Historic District, encompassing a significant portion of the downtown area, was established in 1988 pursuant to the adoption of the Master Plan Update, which established the goal that the Township apply for the inclusion of specific areas of the Township within a Certified Local Historic District or National Register of Historic Places designation. In addition, a zoning ordinance, Code Section 55-33, was established that sets forth the boundaries and standards regulating development within the said district. The Historic Preservation Commission was established in Barnegat Township by Ordinance No. 1988-15, which was adopted by the Township Committee on April 4, 1988. The 2005 Master Plan Reexamination Report notes that the Township is currently working with the Historic Preservation Commission to determine if any adjustments are necessary and the Township is in the process of amending the Historic Preservation ordinance to comply with state and federal requirements for funding purposes.

Using the *New Jersey Historic Sites Inventory-Ocean County*, henceforth referred to as the inventory, as a guide, Birdsall Engineering Inc. (BEI) conducted a site survey to review the existing boundaries in order to determine the validity of the same and also to study if additional properties need to be included in the Historic District. The survey commenced from the intersection of State Highway 9 and Bay Avenue, in the northerly and southerly direction along State Highway 9 and in the westerly and easterly direction along Bay Avenue. The existing buildings within the study area were compared to the inventory to provide the recommendations included below. Each of the recommendations is also depicted on **Figure 8 (Proposed Historic District Map)**, which is included within this report.

Existing Historic District Map

Barnegat Township, N.J.

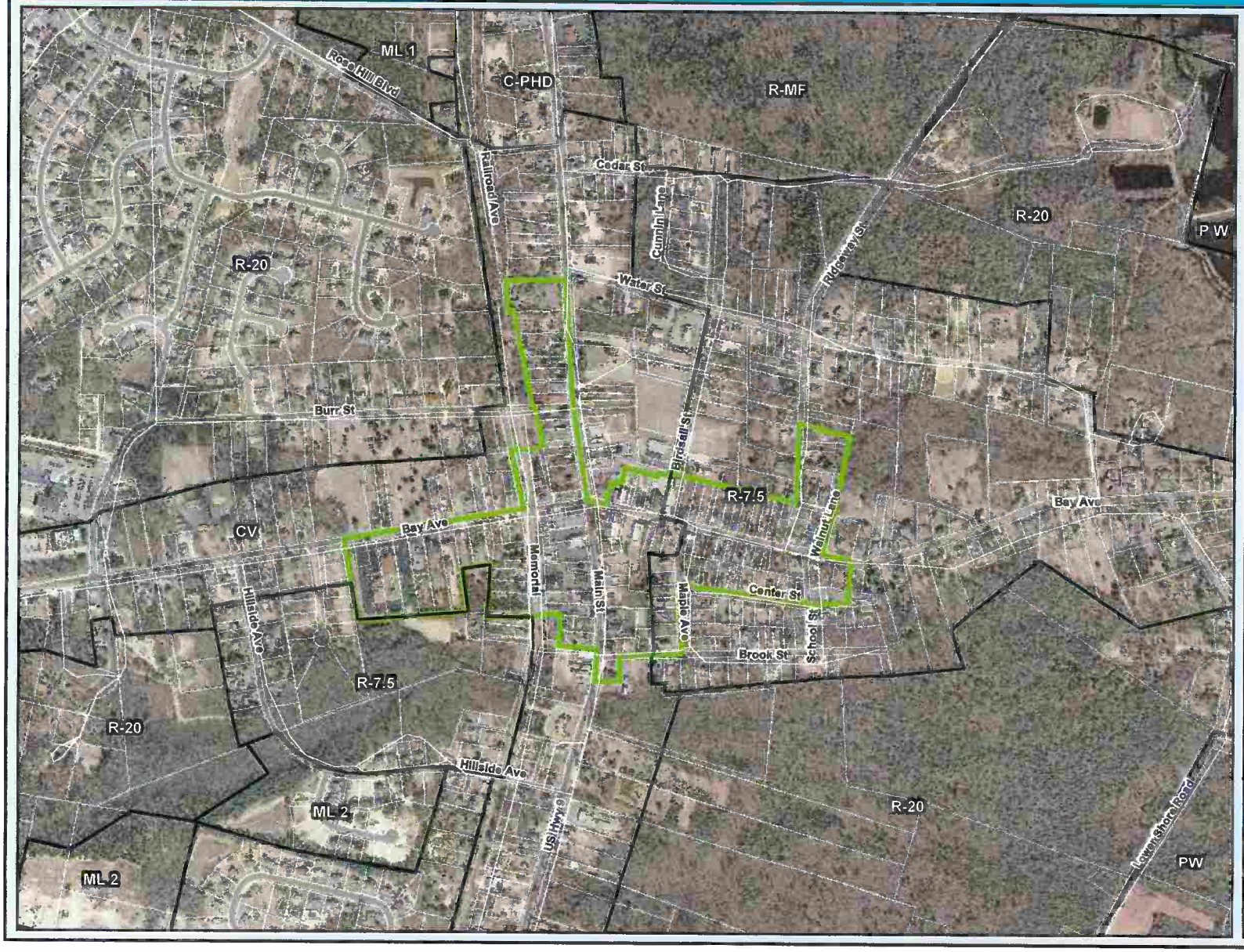

FIGURE 7
EXISTING HISTORIC DISTRIC MAP

TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY

Legend

- Zones
- Township Parcels
- Existing Historic District Boundary

BIRDSALL SERVICES GROUP
ENGINEERS & CONSULTANTS

611 Industrial Way West
Eatontown, NJ 07724
Certificate of Authorization No. 24GA27989800

Tel.: 732.380.1700
Fax.: 732.380.1701
www.Birdsall.com

Sources: NJDEP GIS Data Municipal Data	DRAWN BY: KCW	SCALE 1"=500'
Job No: 206351450005 File Name: Fig 7 Existing Historic District Map		DATE 9.20.10

Proposed Historic District Map

Barnegat Township, N.J.

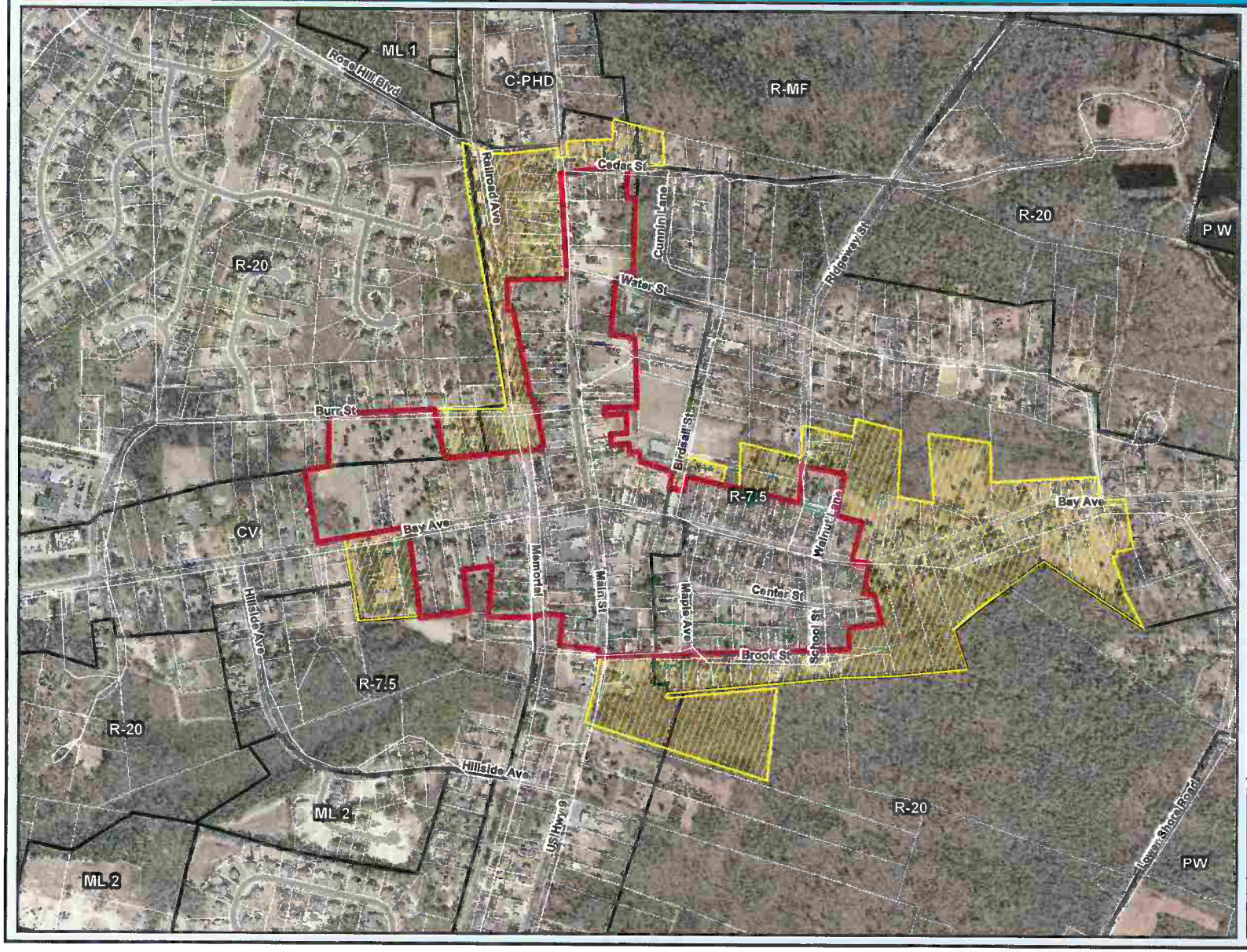

FIGURE 8
PROPOSED HISTORIC DISTRIC MAP

TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY

Legend

- Zones
- Township Parcels
- Proposed Historic District Boundary
- Proposed Transition Area Overlay
- County Heritage Trail

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Sources: NJDEP GIS Data Municipal Data	DRAWN BY: KCW	SCALE 1"=500'
Job No: 206351450005 File Name: Fig 8 Proposed Historic District Map		DATE 9.20.10

1. To the west of the intersection of State Highway 9 and Bay Avenue, the existing Historic District extends along the northerly side of West Bay Avenue up to Railroad Avenue and along the southerly side of West Bay Avenue to include Saint Mary's Catholic Church, Block 172, Lot 7. Previously, St. Mary's Catholic Church was a pre-1878 structure, while the current building on site is a more modern one. Therefore it is recommended that the Historic District line exclude this particular site and terminate at 741 West Bay Avenue, Block 172, Lot 10. According to the inventory, this is a pre-1878 building, which may have had some minor alterations but at the same time adds to the character of the Historic District.

2. Currently the Historic District does not include the sites along the northerly side of West Bay Avenue beyond Railroad Avenue. It is recommended that the Historic District line be extended to include the sites up to 744 West Bay Avenue, Block 165, Lot 12. According to the inventory, this is a late nineteenth century structure with vernacular/Gothic style elements. This is a building dating from the period of the district's significance. Although it may have minor alterations, as a part of a group it aids in creating the streetscape characteristic of a Historic District.

3. We also recommend that the Historic District include the Masonic Cemetery, Block 165, Lots 11 and 25, as it contributes to the character of the Historic District. The rear of cemetery has frontage along Burr Street. Therefore it is recommended that the boundary of the Historic District be drawn so as to include the Masonic Cemetery in its entirety.

4. To the east of the intersection of State Highway 9 and Bay Avenue, the Historic District extends along the northerly and southerly side of East Bay Avenue. It is recommended that the boundaries of the Historic District be extended to include 646 East Bay Avenue, Block 253, Lot 30, and 643 East Bay Avenue, Block 256, Lot 28.01. According to the inventory, both structures are pre-1878; two and a half story structures constructed in the vernacular style and contain some architectural and historic importance. Although the buildings may have alterations, they add to the historic character and therefore should be included within the Historic District boundaries.

5. The existing Historic District extends along both sides of School Street up to the intersection with Center Street. Then it extends only along the northerly side of Center Street up to the intersection with Maple Avenue. The inventory does not include the two properties fronting on Center Street, namely 11 School Street, Block 256, Lot 13, and 19 Center Street, Block 256, Lot 14. It is recommended that the Historic District boundaries be modified along Center Street to include properties, located to northerly and southerly side of Center Street, extending from Maple Avenue in the easterly direction up to the termination of Center Street.

6. The Historic District extends along the easterly side of Ridgeway Street for a distance of approximately 425 feet from the intersection of Ridgeway Street with Walnut Lane. The inventory recommends that the Historic District be extended to include 1 Walnut Lane, Block 252, Lot 32, which is located on the northeasterly side of the intersection of Ridgeway Street and Walnut Lane and the two properties

to its east, 3 Walnut Lane, Block 253, Lot 31.01 and 5 Walnut Lane, Block 253, Lot 31. Based upon our site visit, Birdsall Engineering concurs with the inventory and recommends the modification of the Historic District to exclude the three lots, 16 Ridgeway Street, Block 253, Lot 33, 20 Ridgeway Street, Block 253, Lot 34, 22 Ridgeway Street, Block 253, Lot 35 that are located to the north of 1 Walnut Lane. These three lots are located within the existing Historic District boundary.

7. The current Historic District boundary includes properties fronting on the westerly side of Maple Avenue. This boundary further continues along northerly side of Brook Street, in the westerly direction from the intersection of Maple Avenue and Brook Street. The current Historic District includes one property, Block 258, Lot 4, which is located on the southeastern side of the intersection of Brook Street and State Highway 9. As this is a vacant parcel of land, it is recommended that the Historic District boundaries be modified to exclude this property and be extended to include the properties on the northerly side of Brook Street between State Highway 9 and School Street. It is recommended that the boundary be extended to include the property, known as Block 258, Lot 19, which is located to the northeast of the intersection of School Street and Brook Street.

8. Along North Main Street (State Highway 9), the existing Historic District commences from the northwesterly side of the intersection of State Highway 9 and Bay Avenue and includes properties along the westerly side of State Highway 9 for a distance of approximately 1200 feet. The inventory recommends that the boundaries of the Historic District along the westerly side of North Main Street be extended up to Rose Hill Road. Our site visit revealed that there are nine properties to the north of the existing Historic District boundaries extending to Rose Hill Road, which according to the inventory should be included within the boundaries of the Historic District. Out of the nine properties, two buildings detract from the historic character of the district and are clearly intrusions. Of the remaining seven, the inventory notes four buildings as harmonizing, which means they are from the period of the district's significance but have undergone more extensive alteration, or are newer buildings that are architecturally compatible with the existing historic buildings; while the remaining three buildings, 423 North Main Street, Block 166, Lot 14, 409 North Main Street Block 166, Lot 10 and 401 North Main Street Block 166, Lot 7, contribute to the historic character as they date from the period of the district's significance but contain some minor alterations. As only three buildings out of the nine contribute to the historic character, we do not recommend extending the boundaries to include these properties. Most importantly, the inventory shows that these buildings do not possess distinct architectural and historic significance and are not landmarks. Therefore, it is recommended that the boundary to the westerly side of North Main Street be retained and not be extended to Rose Hill Road. The nine properties to the north of this boundary should be included within the proposed Barnegat Historic District Transition Area Overlay, which is discussed in detail later in this document.

9. Currently the Historic District boundaries do not include the properties along the easterly side of North Main Street. The inventory recommends the inclusion of properties along the easterly side of North Main Street, commencing from the northeastern side of the intersection of State Highway 9 and Bay Avenue up to Cedar Street. Out of the 18 properties, only Block 250, Lots 7 and 8 are vacant. The remaining buildings render a historic character to the easterly side of North Main Street between Bay Avenue and Cedar Street with the exception of the single-family home on Block 250, Lot 15 that has recently been renovated with some building materials that are not historic in nature, which creates a minor intrusion. Out of these 13 buildings, the inventory categorizes one (1) building, 408 North Main Street, Block 248, Lot 3, built prior to 1878 and consisting of vernacular/Greek Revival elements as pivotal, in that it possesses distinct architectural and historic significance and acts as landmark and contributes to the Historic District; four (4) buildings are contributing in that they are historic in character but may have had some minor alterations but in a group contribute to the historic character of a streetscape; while the remaining seven (7) buildings are characterized as harmonizing, in that they date from the period of the district's significance but have undergone more extensive alterations or are newer buildings, which are architecturally compatible with the existing historic buildings. The inventory also mentions properties located to the south of Cedar Street as contributing to the historic character. During our site visit we noticed that barring the two intrusions, the remaining properties along the easterly side of North Main Street between Bay Avenue and Cedar Street contribute to the historic character of Barnegat. Therefore it is recommended that the Historic District boundary be extended to the north to include the properties located on the easterly side of North Main Street, up to Cedar Street.

   Based upon the recommendations presented above, the parcels listed within Appendix B, Table 2, Proposed Historic District, should be included within the revised boundary of the Barnegat Historic District.

J. Historic District Transition Areas

The *New Jersey Historic Sites Inventory-Ocean County* also lists properties such as the Friends Meeting House, Cedar Bridge Tavern and others, which are not contained within the established Historic District of Barnegat Township or the revised boundaries recommended in this Historic Preservation Plan. In addition, our site visit revealed that there are a few buildings within the district that have architectural styles not just out of character but in fact these buildings conflict and detract from the established character. Therefore, it is imperative that the value of a Historic District be maintained. This cannot be achieved by just one structure or site but by establishing a link and relationship of the structures and sites to one another and creating a character out of this interrelationship. To that end, the creation of a Barnegat Historic District Transition Area Overlay is recommended, which would establish architectural design standards whereby any proposed construction would be harmonious with the buildings within the Historic District. The recommended transition areas are as follows:

1. To the west of the intersection of State Highway 9 and Bay Avenue, we have recommended earlier in this document that the revised boundaries of the Historic District extend up to 741 West Bay Avenue, Block 172, Lot 10 and exclude the previously included property housing the St. Mary's Catholic Church, Block 172, Lot 7. Previously St. Mary's Catholic Church was a pre-1878 structure, while the current building on site is a more modern one. Therefore it is recommended that instead of the Historic District this site be included within the proposed Barnegat Historic District Transition Area Overlay.

2. As mentioned earlier, this plan recommends including the Masonic Cemetery within the boundaries of the Historic District and that the rear property line of the cemetery fronts on Burr Street; therefore the lot has reverse frontage. There are four properties to the east of the cemetery along Burr Street. It is recommended that these properties, Block 165, Lots 22, 22.01, 23 and 24, located between the cemetery and Railroad Avenue, be incorporated within a transition area. Additionally, the transition area be extended to include the property to southeast of the intersection of Burr Street and Memorial Drive. Furthermore it is recommended that the transition area extend in the northerly direction up to Rose Hill Road, to include the public trail that includes the abandoned Barnegat Branch Division of the Central Railroad of New Jersey (CNJ), also known as Block 145.02, Lot 3 and Block 161.08, Lot 34.

3. This plan recommends that the transition area include the entirety of the properties located along the southerly side of Brook Street. It is recommended that this transition area extend from Block 258, Lot 4, which is the property located to the southeast of the intersection of State Highway 9 in the easterly direction up to Block 258, Lot 17. In addition, it is recommended that the transition area extend to the north to include Block 258, Lot 18.

4. It is recommended that the transition area include the three properties, Block 253, Lots 33, 34 and 35 on Ridgeway Street, which are located to the north of 1 Walnut Lane, Block 253, Lot 32. In addition, it should also include the two properties, Block 251, Lots 27 and 28, located to the northwest of the intersection of Ridgeway Street and Walnut Lane on the westerly side of Ridgeway Street.

5. Along Birdsall Street, it is recommended that the transition areas include the four properties, Block 251, Lots 2, 3, 4 and 5.01, located to the southeast of the intersection of Birdsall Street and Conrad Avenue.

6. Along the westerly side of North Main Street the Historic District extends from the northwest of the intersection of State Highway 9 to a distance of approximately 1200 feet. There are nine properties to the north of this boundary up to Rose Hill Road. Out of which two buildings detract from the historic character of the street and are clearly intrusions. The remaining seven, as stated earlier in this Plan, contribute to the historic character of the street. This Historic Preservation Plan endeavors to preserve the historic character and protect against the above-referenced intrusions. Therefore it is recommended that a transition area be established to include these nine properties. In addition, this transition area should

be extended to the easterly side of North Main Street to include properties located to the north of Cedar Street, from the northeast intersection of North Main Street and Cedar Street up to 17 Cedar Street, Block 247, Lot 9.01.

7. The inventory mentions other individual sites along East Bay Avenue such as the following:

   a) 614 East Bay Avenue, Block 253, Lot 20, Friends Meeting House, a 18th Century one story structure on a wooded lot, surrounded by a stone fence and a small cemetery.

   b) 607 East Bay Avenue, Block 258, Lot 39, a 19th Century, two and a half story dwelling, constructed in vernacular/gothic revival style.

These buildings, although located on East Bay Avenue, are not within the Historic District. There are other buildings in the vicinity like 617 East Bay Avenue, Block 258, Lot 36 and 623 East Bay Avenue, Block 258, Lot 34 that were built in the late nineteenth century. These are interspersed between more modern buildings. The overall character of the streetscape is congruent with the Historic District and should be maintained. This transition area should commence from the property immediately to the east of the recommended historic boundary and continue along East Bay Avenue to include properties located to the north and south of the road. It is recommended that this transition area include all the properties located to the north of East Bay Avenue up to the property located to the northwest intersection of East Bay Avenue and Water Street and all the properties located to the south of East Bay Avenue up to 595 East Bay Avenue, Block 258, Lot 42, a late 19th Century, 2 story dwelling, built in the vernacular style with gothic revival elements.

Based upon the recommendations presented above, the parcels listed within Appendix B, Table 3, Proposed Transition Area Overlay, should be included within the proposed Barnegat Historic District Transition Area Overlay.

K. Recommendations For Future Preservation

1. The Historic Preservation Plan Element relied on the *New Jersey Historic Sites Inventory-Ocean County*, which was conducted in 1981. Using the inventory as a guide, BEI conducted a field evaluation. It is therefore recommended that the Historic Preservation Commission, in conjunction with the Township Committee, undertake an updated survey in order to determine additional sites in Barnegat Township that could be deemed worthy of historic designation. There may be other sites in the Township that may not be historically significant but do have local and cultural significance, such as the windmill located on Block 54, Lot 4, which has been a part of the Township for the past 80 years.

2. The most successful defense against the destruction of historic resources is designation at the municipal level. Barnegat Township Zoning Ordinance pursuant to Section 55-33 of the land development code sets forth the regulations for the Barnegat Historic District. Chapter 11C of the Barnegat Township General Code

book sets forth the regulations for the Historic Preservation Commission. T his is a good start in the direction of realizing the goal of preserving the historic resources within Barnegat Township. The following recommendations are made to improve the existing articles on Historic Preservation:

a) Including limitations on impervious coverage within the Historic District, which is located within the proposed Town Center, in order to prevent the over development of properties.

b) The boundary of the existing Barnegat Historic District should be revised in accordance with the recommendations set forth within Section IX of this plan.

c) Regarding the Historic Preservation Commission it is recommended that the ordinance set forth regulations in order to establish coordination between the Historic Preservation Commission and the property owners within the Historic District, in order to inform them of their property's tentative designation and the significance and the consequences of such a designation.

d) By ordinance a procedure should be established in order to designate the historic sites and districts within Barnegat Township. The Historic Preservation Ordinance should be amended to comply with state and federal requirements for funding purposes.

e) Currently Section 11C-9 (B) of the ordinance stipulates the role of the Historic Preservation Commission in the event of a referral by the Administrative Officer for the issuance of the permit pertaining to historic sites or properties within the Historic District. In order to preserve the existing historic resources within the Township and to prevent intrusions that detract from the historic character, it is recommended that the ordinance be revised to include a section entailing the procedure in order to obtain prior approval from the Historic Preservation Commission before a permit is issued in order to commence activities such as demolition, relocation of any historic site, change in the exterior appearance of any existing historic site and other improvements within an Historic District by addition, alteration or replacement, any new construction of a principal or accessory structure or any subdivision of property which would allow new construction of a principal or accessory structure, and also accessory uses such as addition of new signs, renovating existing signs and even exterior lighting.

f) Improve the Historic Preservation Review Process for all Applications for Development prior to Township Approval. A periodic review process will enhance communication and correspondence between the Township and the Historic Preservation Commission.

g) It is recommended to designate one member of the Planning Board as a member of the Historic Preservation Commission to act as a liaison between the two entities.

h) Once a set standards and guidelines are established as part of the Township's Historic District Ordinance, owners of historic sites should be presented with a "how to" brochure. These should explain the design standards and information on proper maintenance of their historic site. In addition, the brochure should also contain information regarding the available historic grant and loan programs and tax incentive programs.

i) By ordinance, a Barnegat Historic District Transition Area Overlay should be established in accordance with the recommendations included within Section X of this plan. This buffer district would serve as a transition area to the Historic District boundaries and also to individual sites containing historic resources.

j) Establish architectural design standards for new construction in the Historic District. In addition, establish architectural design standards for construction within the transition areas as well.

k) A number of grant and loan programs are available to municipal and county government and not-for-profit organizations that the Township should investigate. Such programs are available through the Ocean County Cultural Heritage Commission, the New Jersey Historic Trust, the New Jersey Historical Commission and the New Jersey Division of Parks and Forestry. There are grants and loans available to private owners of historic properties through these organizations. Additionally, the Federal Historic Preservation Commission offers tax incentives for the rehabilitation of income producing properties. Owners of historic sites throughout the Township should be better educated about such programs.

l) Apart from the funding programs discussed in the earlier paragraph, it is recommended that the Township of Barnegat should apply for Certified Local (CLG) Designation. The program is jointly administered through the New Jersey Historic Preservation Office and New Jersey National Parks Service. Certified communities receive priority funding from State grant programs and receive more personal assistance from the Historic Preservation Office including training sessions and identification of historic place available for federal tax incentives. Additionally, municipalities with the CLG designation are given the opportunity to comment on New Jersey National Register nominations within their jurisdiction. Participation in the CLG program requires that a municipality have a historic preservation ordinance and a historic preservation commission conforming to the specifications of both the Municipal Land Use Law and the National Park Service approved New Jersey Certified Local Government Guidelines.

m) It is recommended that the Township of Barnegat establish and implement a procedure to archive historic documents in a central location.

APPENDIX A

INVENTORY OF BARNEGAT TOWNSHIP HISTORIC SITES

INVENTORY OF HISTORIC SITES
BARNEGAT TOWNSHIP, OCEAN COUNTY, NEW JERSEY

A survey of historic properties in Ocean County was conducted in 1981, which included historic sites in Barnegat Township. A document, "New Jersey Historic Sites Inventory, Ocean County," was published in the same year[1]. This survey was funded in part through a grant from the U.S. Department of the Interior, Heritage Conservation and Recreation Service, Historic Preservation Grant-in-Aid Fund, administered by the N.J. Department of Environmental Protection, Office of Cultural and Environmental Services, Historic Preservation Section. As mentioned within the Plan, this inventory was used as a guide to conduct a field evaluation. The following section is taken from the above referenced inventory, which describes the architectural styles of the historic buildings located within the area.

In general, a variety of architectural types can be found in the residential areas, including both high style and common vernacular houses. Most houses have front porches and are distinguished from the commercial core by a rich variety of architectural ornamentation. The residential areas also contain other structures and sites, such as schools, churches and cemeteries. Unlike the core of the district, many of the outlying residential areas are bordered by open fields or woodland. Few twentieth century developments abut the district.

A number of exceptional structures built over the course of the nineteenth century are found in the district. The largest home in the district, 353 Main Street (#23), has Colonial Revival elements, including a hipped roof with a captain's walk, Palladian bay windows, and a center door with transom and sidelights. An open front porch with Doric columns runs across the façade. The house has been well maintained and is surrounded by a landscaped yard and turn of the century fence.

Number 731 West Bay Avenue, one of the earliest structures in the district, has little ornament. Known as the E. Bennett House on the 1878 Woolman and Rose map (#59 below), the structure is two stories high, four bays wide, with eyebrow windows, a steep gabled roof, and a rear lean-to.

The Captain A. Cox House on West Bay Avenue (#60 below) is another exceptional building, employing French Second Empire elements. It has a mansard roof, bracketed cornice, 2/2 windows, and an elaborate front porch with sawn and turned elements. The house is typical of structures built by the captains who profited from trade during the Civil War.

Vernacular/Gothic Revival structures are perhaps the most numerous in the district. A typical example is 647 East Bay Avenue (#131 below), which has a cross gabled roof,

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[1] *New Jersey Historic Sites Inventory-Ocean County: Union Township/Barnegat Township.* Toms River: Ocean County Cultural and Heritage Commission. 1981.

pointed arch attic lights, 2/2 windows with molded surrounds, center door with transom and sidelights, and an open front porch.

One of the most elaborate structures in the district is 93 Memorial Avenue, owned by B. Townsend in 1878 (#70 below). This building contains elements common to the Queen Anne and Gothic Revival styles. It is two-and-a-half stories high, three bays wide with a clapboard exterior and cross-gabled roof. Vergeboard, finials, pendants and scroll brackets decorate the roofline. Pointed arch attic lights and 2/2 windows are employed. Similar to other residential structures in the district, a porch runs across the façade and contains medallions, chamfered posts, and sawn brackets.

Number 673 East Bay Avenue, known as the Bodine House on early maps, is one of the finest Greek Revival structures in the district. Built in 1849, the house has a parapet roof with molded cornice, 6/6 windows with molded surrounds, and a flat roof portico with medallions and Doric columns.

Buildings included in the Barnegat Historic District are listed below. Each structure was placed in one of the following categories:

1. Pivotal buildings are those that possess distinct architectural and/or historical significance, and which act as landmarks against the architectural matrix of the district.

2. Contributing buildings are those that date from the period of the district's significance and contain some architectural and/or historical importance. They may have minor alterations and as a group create the streetscapes characteristic of the district.

3. Harmonizing buildings are those that date from the period of the district's significance that have undergone more extensive alterations, or newer buildings that are architecturally compatible with the pivotal and contributing buildings.

4. Intrusions are those buildings that detract from the historic character of the district.

Buildings within the Barnegat Historical District are as follows:

1. 423 North Main Street – Contributing, late nineteenth century, 2 ½ story, 3-bay, painted shingle and clapboard exterior, 1/1 windows, screened front porch, decorative gable peaks.

2. North Main Street – Intrusion, mid twentieth century, 1 story, 3-bay, stucco, flat roof.

3. 417 North Main Street – Harmonizing, pre 1878, 2 ½ story, 4-bay, clapboard exterior, gable roof, enclosed front porch, 1 interior chimney, dentilled cornice, 6/6 windows.

4. 413 North Main Street – Harmonizing, early twentieth century, bungalow, 1 ½ story, 3-bay, natural wood shingle exterior, gable roof with large brackets, 1/1 windows, center door, open front porch with blind balustrade, and square piers; parkerstone foundation.

5. 411 North Main Street – Harmonizing, early twentieth century, bungalow, 1 ½ story, 3-bay, shingle and asbestos exterior, gabled roof with flares, enclosed front porch.

6. 409 North Main Street – Contributing, pre 1878, 2 ½ story, 4-bay, asbestos shingle exterior, gable roof, enclosed front porch, 1 interior chimney.

7. 405 North Main Street – Intrusion, twentieth century, 2 story, 2-bay, aluminum siding, gable roof.

8. 403 North Main Street – Harmonizing, early twentieth century, 2 ½ story, 3-bay, asphalt shingle exterior, gable roof facing street, open front porch with square piers and balustrade.

9. 401 North Main Street – Contributing, late nineteenth century, vernacular/Gothic Revival, 2 ½ story, 3 bay, clapboard and shingle exterior, gable roof facing street, 2/2 windows, elongated first floor windows, pointed arch attic lights, vergeboard peaks, front porch removed, stone foundation.

10. 399 North Main Street – Intrusion, twentieth century, 1 story, 4-bay, asbestos siding, gable roof.

11. 391 North Main Street – Contributing, pre 1878, 2 ½ story, 4-bay, asbestos siding, gable roof, 6/6 windows with shutters, 2 interior chimneys.

12. 389 North Main Street – Contributing, pre 1878, 2 story, 4-bay, clapboard exterior, gable roof, 6/6 windows, 2 center doors, screened front porch, rear additions, 1 interior chimney.

13. 381 North Main Street – Contributing, pre 1878, vernacular/Gothic Revival, 2 ½ story, 2-bay, asbestos siding, gable roof, L-plan design with 2/2 windows, pointed arch attic lights and enclosed front porch.

14. 379 North Main Street – Contributing, pre 1878, 2 ½ story, 2-bay, asbestos siding, gable roof with peak facing street, 2/2 windows, screened front porch with turned posts and railing, cement block foundation

15. 377 North Main Street – Contributing, pre 1878, vernacular/Greek Revival, 2 ½ story, 3-bay, clapboard exterior, gable roof with returns, 6/6 windows and molded surrounds, end paneled door with transom and sidelights, rear additions, screened porch with blind balustrade, 2 interior chimneys.

16. 373 North Main Street – Contributing, early twentieth century, 2 ½ story, 2-bay, clapboard exterior, hipped roof, paired 1/1 windows, hipped center dormer, enclosed front porch.

17. 371 North Main Street – Contributing pre 1878, 2 story, 3-bay, asphalt siding, hipped roof, 6/6 windows, elongated first floor windows, paneled door, open side and front porches with square piers and standard railings.

18. 369 North Main Street – Contributing, pre 1878, 2 story, 3-bay, asbestos siding, gable roof, center door, modern windows and porch.

19. 369 North Main Street – Contributing, pre 1878, 2 story, 3-bay, clapboard exterior, gable roof, 6/6 windows, center door, two rear lean-to additions, open front porch with hipped roof.

20. 365 North Main Street – Contributing, possibly late nineteenth century, 2 ½ story, 2-bay, asbestos siding, gable roof, 2/2 and 6/6 windows.

21. 361 North Main Street – Contributing, pre 1878, 2 ½ story, 4-bay, clapboard exterior, cross gable roof, 2/2 windows, enclosed front porch, 2 corbelled chimneys, decorative rakeboard.

22. 359 North Main Street – Contributing, pre 1878, 2 ½ story, 4-bay, asbestos siding, gable roof, L-plan in design with 2/2 windows, louvered shutters, elongated first floor windows, tripartite pointed arch window on second floor, double-leaf door with transom, open porch.

23. 353 North Main Street – Pivotal, pre 1878 2 ½ story, 5-bay, clapboard exterior, hipped roof with captain's walk, 1/1 windows, Palladian window dormers, second floor bay windows, center door with transom and sidelights, open front porch with Doric columns and a standard railing, turn of the century iron fence, rear out-buildings.

24. 427 North Main Street – Contributing, 2 ½ story, 3-bay, asbestos siding, gable roof, 6/6 windows, open front porch with square posts, rear additions, 2 chimneys.

25. 430 North Main Street – Contributing, early nineteenth century, 1 ½ story, 2-bay, asbestos siding, gable roof, 1/1 windows, off-center door, short second floor windows, lean-to rear and side additions.

26. 424 North Main Street – Harmonizing, twentieth century, 1 story, 3-bay, clapboard exterior, gabled roof, rear additions, screened front porch.

27. 1 Cedar Street – Contributing, possibly mid-nineteenth century, 2 ½ story, 3-bay, clapboard exterior, gabled roof with returns, 6/6 windows, door with transom, open front porch with chamfered posts, rear additions.

28. 8 Cedar Street – Contributing, pre 1878, 2 ½ story, 2-bay, asbestos siding, gabled roof with returns and brackets, 1/1 windows, pointed arch attic lights, enclosed front porch with brackets. Building has been moved from West Bay Avenue, where it was used as a bank.

29. 10 Cedar Street – Contributing, pre 1878, 2 story, 3-bay, asbestos siding, gable roof, 6/6 windows, paneled door with transom, open front porch with square posts, stone foundation.

30. 12 Cedar Street – Contributing, pre 1878, vernacular/Greek Revival, 2 ½ story, 5-bay, clapboard and shingled exterior, cross gable roof, 6/6 windows, center door with transom, screened front porch with exposed rafters, stone foundation.

31. 418 North Main Street – Harmonizing, twentieth century, 2 ½ story, 2-bay, asbestos siding, hipped roof with exposed rafter tails, paired 1/1 windows.

32. 408 North Main Street – Contributing, late nineteenth century, 2 ½ story, 2-bay, clapboard exterior, gable roof, 1/1 windows, enclosed front porch.

33. 408 North Main Street – Pivotal, pre 1878, vernacular/Greek Revival elements, 2 ½ story, 5-bay, clapboard exterior, gable roof with returns, built in two sections (2 + 3 bays), 6/6 windows, door with transom, sidelights, and portico with fluted posts, corbelled brick chimneys.

34. 402 North Main Street – Contributing, late nineteenth century, vernacular, 2 ½ story, 2-bay, clapboard exterior, gable roof facing street, 2/2 windows, staggered-butt shingle peaks, central chimney.

35. 396 North Main Street – Harmonizing, twentieth century, 1 ½ story, 2-bay, clapboard exterior, gable roof, 1/1 windows, large central dormer, recessed porch with Doric-like columns, exterior end chimney, stone and parkerstone foundation.

36. North Main Street, Old Barnegat High School – Harmonizing, c. 1930, 2 story, 15-bay, yellow brick exterior, parapet roof, limestone dentil and molded band cornices, paired windows with brick lintels and continuous limestone silled, center door, center pavilion with cartouches, first floor quoins and tympanum and decorative voussoirs.

37. 376 North Main Street – Harmonizing, twentieth century, bungalow, 1 ½ story, 3-bay, asbestos siding, gable roof, exposed rafter tails, enclosed front porch, parkerstone foundation.

38. 374 North Main Street – Contributing, pre 1878, vernacular/Gothic Revival elements, 2 ½ story, 3-bay, painted shingle exterior, cross gable roof, cruciform in plan, 2/2 windows, corbelled interior chimney.

39. 372 North Main Street – Harmonizing, early twentieth century, 2 ½ story, 2-bay, asbestos shingle exterior, gable roof, boarded windows, enclosed front porch.

40. 370 North Main Street – Harmonizing, twentieth century, bungalow, 1 ½ story, 1-bay, asbestos siding, gabled roof with flares, shed roof dormers, enclosed front porch, parkerstone foundation.

41. 362 North Main Street, Meyer's Liquors – Intrusion, twentieth century, 1 story, 2-bay, cement block exterior, parapet roof.

42. 360 North Main Street – Contributing, late nineteenth century, vernacular/Queen Anne, 2 ½ story, 3-bay, asbestos siding, gable roof, 1/1 windows, open porch with turned posts and standard railing.

43A. 358 North Main Street – Contributing, late nineteenth century, vernacular/Gothic Revival, 2 ½ story, 3-bay, stucco exterior, gabled roof, 2/2 windows, pointed arch attic windows, vergeboard peaks, open front porch with Doric columns on piers and a standard railing.

43B. 352 North Main Street – Harmonizing, early nineteenth century, 2 ½ story, 3-bay, asbestos siding, gable roof with returns, 6/1 windows and short third floor windows, a large 1 story stucco addition is found on three sides and alters the building considerably; 2 large chimneys.

44. West Bay Avenue – Contributing, early twentieth century, vernacular/Italianate elements, 2 story, 2-bay, stucco exterior, parapet roof, bracketed cornice, 2/2 windows on second floor, projecting pavilion with double-leaf door, first floor bracketed cornice.

45. West Bay Avenue, First National Bank – Contributing, c.1914, 1 story, 3-bay, yellow brick exterior, hipped roof, brick corbelled and dentilled cornice, rusticated brick quoins, large rounded arch windows with rusticated voussoirs and

stone sills, 8/8 windows, center door with fanlight, modern glass and metal entrance foyer, fieldstone foundation.

46. 714 West Bay Avenue – Intrusion, twentieth century, 2 story, asbestos siding, gable roof.

47. 716 West Bay Avenue – Contributing, possibly late nineteenth century, 2 ½ story, 3-bay, asbestos siding, gable roof with end facing street, 2/2 windows, pent roof, decorative panel in peak, open front porch with turned posts and standard railing.

48. 718 West Bay Avenue – Harmonizing, twentieth century, 2 story, 2-bay, asbestos siding, gable roof with end facing street, enclosed front porch, parkerstone foundation.

49. West Bay Avenue – Contributing, pre 1878, vernacular/Gothic Revival, 2 ½ story, 3-bay, asbestos siding, cross gable roof, pointed arch attic windows, center door with transom and sidelights, exposed rafter tails.

50. 724 West Bay Avenue, St. Mary's Rectory – Harmonizing, twentieth century, 2 ½ story, 2-bay, asbestos siding, hipped roof, paired windows, hipped roof dormers, enclosed front porch.

51. 728 West Bay Avenue – Intrusion, twentieth century, 1 story, 4-bay, asbestos siding, gable roof.

52. 730 West Bay Avenue – Contributing, pre 1878, vernacular/Gothic Revival elements, 2 ½ story, 2-bay, asbestos siding, gable roof, 2/2 windows, bay windows on first floor, pointed arch attic windows, enclosed front porch.

53. Masonic Cemetery – Contributing, organized 1857, parkerstone fence with crenellation erected in 1967.

54. 742 West Bay Avenue – Contributing, late nineteenth century, 2 ½ story, 2-bay, painted shingle, gable roof faces street, 2/2 windows, open front porch with columns and hipped roof.

55. 744 West Bay Avenue – Contributing, late nineteenth century, vernacular/Gothic Revival elements, 2 ½ story, 2-bay, asbestos siding, gable roof, 2/2 windows, pointed arch attic lights, enclosed front porch.

56. West Bay Avenue, St. Mary's Catholic Church – Contributing, pre 1878, 1 story, 3 x 4 bays, asbestos siding, hipped roof with belfry, round arch windows, new front addition. Originally a schoolhouse.

57. 741 West Bay Avenue – Contributing, pre 1878, 2 ½ story, 5-bay, asbestos siding gable roof, 1/1 windows, center door, screened front porch with hipped roof, 2 chimneys.

58. 737 West Bay Avenue – Contributing, pre 1878, vernacular/Gothic Revival, 2 ½ story, 3-bay, asbestos siding, cross gable roof, 2/2 windows, central second floor tripartite window, pointed arch attic lights, center door with transom, open front porch with square posts and decorative span.

59. 731 West Bay Avenue – Pivotal, early nineteenth century, vernacular, 2 story, 4-bay, asphalt shingle exterior, steep gable roof, 2/2 windows, 3/3 (short) second floor windows, off-center door, lean-to rear 2 massive interior chimneys.

60. West Bay Avenue, Captain A. Cox House – Pivotal, pre 1878, 2 ½ story, 3-bay, clapboard exterior, mansard roof, bracketed cornice, 2/2 windows, molded surrounds, dormers, end bay windows, double-leaf center door with transom, open front porch with paneled posts, sawn brackets, bracketed cornice, turned railing, high brick foundation.

61. 725 West Bay Avenue – Contributing, late nineteenth century, vernacular/Gothic and Colonial Revival elements, 2 ½ story, 3-bay, clapboard and staggered butt shingle exterior, gable roof with end facing street, 2/2 windows with louvered shutters and molded window surrounds, double-leaf door with transom, incised rakeboard ornament, open front porch with square posts.

62. 721 West Bay Avenue – Contributing, late nineteenth century, Italianate, 2 ½ story, 3-bay asbestos siding, gable roof with end facing street, 2/2 windows with louvered shutters, modern door, pent roof between first and second floors, round arch attic lights.

63. 719 West Bay Avenue – Contributing, pre 1878, 2 ½ story, 4-bay asbestos siding, gable roof, 1/1 and 2/2 windows, enclosed front porch, 2 chimneys.

64. 717 West Bay Avenue – Harmonizing, early twentieth century, 2 ½ story, 4-bay, aluminum siding, hipped roof, 1/1 windows, turret in northeast corner, front porch.

65. 715 West Bay Avenue – Contributing, pre 1878, 2 ½ story, 4-bay, painted shingle exterior, hipped roof, 6/1 windows, hipped roof dormers, open front porch with square piers, blind balustrade and dentil cornice.

66. West Bay Avenue – Contributing, pre 1878, vernacular (commercial), 2 ½ story, 2-bay, asbestos siding, gable roof with end facing street, 2/2 windows with shutters, elongated first floor windows, pointed arch attic light, hipped roof porch with square posts.

67. Railroad Avenue – Contributing, late nineteenth century, vernacular/Gothic Revival, 2 ½ story, 3-bay, asbestos siding, cross gable roof, 2/2 windows, pointed arch attic lights, open front porch, 2 corbelled chimneys.

68. Burr Street – Contributing, possibly early nineteenth century, 2 ½ story, 2-bay, natural wood shingle exterior, gable roof, 2/2 windows, open front and side porches with square turned posts, four chimneys, numerous rear additions.

69. 109 Memorial Avenue, Tuckerton Railroad Depot – Contributing, c. 1870, 1 story, 3-bay, asbestos siding, jerkin-head roof, Queen Anne/1 windows, end brackets with vergeboard, enclosed front porch.

70. 93 Memorial Avenue – Pivotal, late nineteenth century, Victorian Gothic, 2 ½ story, 3-bay, clapboard exterior, cross gable roof with vergeboard, finials, pendants and scrolls, 2/2 windows, elongated first floor windows with louvered shutters and segmental arches, pointed arch attic lights, double-leaf door with segmental arch transom, open front porch with chamfered posts, sawn brackets, modillion and bracketed cornice, sawn railing with cut-outs.

71. 89 Memorial Avenue – Pivotal, mid nineteenth century, 1 ½ story, 4-bay, painted shingle exterior, gable roof, 6/1 windows, short second floor 3/3 windows, center door, open front porch with square posts and blind balustrade, lean-to rear, belt course between first and second floors, decorative board at roofline, brick foundation.

72. 87 Memorial Avenue – Contributing, mid-nineteenth century, 2 ½ story, 5-bay, painted shingle exterior, gable roof, 1/1 windows, center door, enclosed hipped roof porch, lean-to rear.

73. 85 Memorial Avenue – Pivotal, pre 1878, 1 ½ story, 2-bay, shingle exterior, gable roof, 2/2 windows, short second floor façade windows, open front porch with turned posts.

74. 83 Memorial Avenue – Contributing, pre 1878, 1 ½ story, 3-bay, asbestos siding, gable roof, 6/6 windows, short second floor façade windows, screened porch with turned balustrade and square posts, lean-to rear addition, 2 chimneys.

75. 104 Memorial Avenue – Contributing, late nineteenth century, 2 ½ story, 5-bay, asbestos siding, gable roof, two sections, 2/2 windows, three front entrances, enclosed and open front porches.

76. Memorial Avenue – Harmonizing, early twentieth century, 2 ½ story, 3-bay, asbestos siding, gable roof, pent roof across façade, 2/2 windows, paired attic lights.

77. 94 Memorial Avenue – Contributing, late nineteenth century, vernacular/Gothic Revival, 2 ½ story, 2-bay, natural wood shingle exterior, gable roof, L-plan design, enclosed front porch, decorative rakeboard and pendants.

78. 96 Memorial Avenue – Contributing, late nineteenth century, vernacular/Gothic Revival, 2 ½ story, 2-bay, natural wood shingle exterior, gable roof with end facing street, 2/2 windows, pointed arch attic lights, enclosed front porch.

79. 98 Memorial Avenue – Contributing, late nineteenth century, vernacular/Gothic Revival, 2 ½ story, 2-bay, natural wood shingle exterior, gable roof with end facing street, 2/1 windows, pointed arch attic lights, enclosed front porch.

80. South Main Street – Harmonizing, late nineteenth or early twentieth century, 2 ½ story, 4-bay, asbestos and shingle exterior, gable roof, first floor commercial, continuous windows along north and east sides.

81. 347 South Main Street – Contributing, pre 1878, vernacular/Gothic and Colonial Revival elements, 2 ½ story, 3-bay, clapboard exterior, cross gable roof, 2/2 windows, Palladian-like second floor center window, enclosed front porch, pendants in peaks.

82. 345 South Main Street – Intrusion, twentieth century, 1 story, 1-bay stucco exterior, parapet roof.

83. 339 South Main Street – Contributing, late nineteenth century, Victorian Queen Anne, 2 ½ story, 2-bay, clapboard exterior, cross gable roof, 12/1 windows, half-timbering in peaks, porte-cochere, open porch with heavy railing and dwarf posts on piers.

84. 333 South Main Street – Contributing, late nineteenth century, vernacular/Gothic Revival and Colonial Revival elements, 2 ½ story, 3-bay, asbestos siding exterior, gable roof, T-shape in plan, 2/2 windows, elongated first floor windows, pointed arch attic lights, porte-cochere, open porch with Doric columns and a standard railing.

85. 331 South Main Street – Contributing, pre 1878, 2 ½ story, 5-bay, clapboard exterior, gable roof with full returns, open front porch with paired piers with posts and a standard railing, 2 interior chimneys.

86. 329 South Main Street – Contributing, early twentieth century, 2 ½ story, 4-bay, clapboard exterior, hipped roof, 1/1 windows, hipped roof dormer with tripartite windows, open front porch with Doric columns on piers, and a standard railing, rusticated block foundation.

87. 327 South Main Street – Contributing, pre 1878, 2 ½ story, 5-bay, asbestos siding, gabled roof, 6/1 windows, center door with transom and sidelights, 2 interior chimneys.

88. 348 South Main Street – Contributing, pre 1878, 2 ½ story, 4-bay, painted shingle exterior, gabled roof, 6/6, 2/2, 1/1 windows, hipped roof dormers, 2 corbelled brick chimneys, north addition.

89. 346 South Main Street – Contributing, late nineteenth century, vernacular/Gothic Revival, 2 ½ story, 4-bay, asbestos siding, gabled roof, L-plan in design, 2/2 windows with segmental arches, pointed arch attic lights, enclosed front porch, exposed rafter trails.

90. 344 South Main Street – Intrusion, twentieth century, 1 story, stucco and brick exterior, parapet roof.

91. 340 South Main Street – Contributing, late nineteenth century, vernacular/Gothic Revival, 2 ½ story, 3-bay, vertical board siding, cross gabled roof, 2/2 windows, pointed arch attic lights, door with transom and sidelights.

92. 338 South Main Street – Intrusion, twentieth century, 1 story, 4-bay, brick exterior, gable roof.

93. South Main Street, Gulf Station – Intrusion, twentieth century, 1 story, brick-faced exterior, parapet roof.

94. 332 South Main Street, Presbyterian Manor – Contributing, late nineteenth century, 2 ½ story, 2-bay asbestos siding exterior, hipped roof with gables, 2/2 windows, enclosed front porch.

95. South Main Street, Wright Memorial Presbyterian Church – Pivotal, c. 1880, 1 story, 3-bay, asbestos siding, north tower stained glass pointed arch windows, 12/12 side windows with molded surrounds, center door, tower with hipped roof and gables, and incised scrolls, carved portico, 2 corbelled chimneys.

96. South Main Street – Contributing, pre 1878, 2 ½ story, 3-bay stucco façade, gabled roof with returns, bracketed cornice, 1/1 windows, enclosed front porch.

97. 121 Brook Street – Harmonizing, twentieth century, 1 ½ story, 3-bay stucco exterior, gabled roof.

98. 119 Brook Street – Harmonizing, twentieth century, 1 ½ story, 1-bay asbestos siding, gabled roof, enclosed front porch.

99. 3 Maple Avenue – Harmonizing early twentieth century, 2 ½ story, 2-bay, clapboard exterior, hipped roof, 1/1 windows, shed dormers, open front porch with square piers and blind balustrade.

100. 5 Maple Avenue – Harmonizing, early twentieth century, 2 ½ story, 2-bay, clapboard exterior, hipped roof, 1/1 windows, shed dormers, open front porch with columns and standard railing, concrete foundation.

101. 7 Maple Avenue – Contributing, pre 1878, vernacular/Gothic Revival, 2 ½ story, 2-bay, natural wood shingle, cross gabled roof, 2/2 windows, pointed arch attic lights, door with transom, open front porch with hipped roof, square piers and a blind balustrade, decorative rakeboard.

102. 9 Maple Avenue – Contributing, late nineteenth century, vernacular/Greek Revival, 2 ½ story, 3-bay, asbestos siding, cross gabled roof, 2/2 windows, louvered shutters, molded surrounds, pointed arch attic lights, enclosed front porch.

103. 11 Maple Avenue – Contributing, late nineteenth century, vernacular/Queen Anne, 2 ½ story, 2-bay, asbestos siding, gable roof, L-shape in plan, 1/1 and 2/2 windows, pent-like roofs across peaks, dentilled cornice, front porch and second floor balcony with dentils, turned balustrade and sawn brackets, rear additions.

104. 13 Maple Avenue – Contributing, late nineteenth century, vernacular/Colonial Revival elements, 2 ½ story, 3-bay, clapboard exterior, hipped roof, L-shape in plan, 2/2 windows, hipped roof dormer, louvered shutters, 1 story façade bay window, open porch with square piers and blind balustrade.

105. 15 Maple Avenue – Contributing, late nineteenth century, vernacular/Gothic Revival, 2 ½ story, 3-bay, asbestos siding, cross gable roof, 2/2 windows, pointed arch attic lights, 2-story bay window on south end, screened front porch with sawn brackets.

106. 3 Center Street – Contributing, late nineteenth century, vernacular/Gothic Revival, 2 ½ story, 2-bay, asbestos siding, gable roof, 2/2 windows, pointed arch attic lights, enclosed front porch.

107. 5 Center Street – Contributing, pre 1878, 2 ½ story, 3-bay, asbestos siding, gable roof with returns, 6/6 windows, open front porch with square posts, corbelled chimney.

108. 7 Center Street – Harmonizing, late nineteenth century, 2 ½ story, 3-bay, aluminum siding, gable roof, 2/2 windows, enclosed front porch.

109. 9 Center Street – Contributing, late nineteenth century, vernacular/Gothic Revival, 2 ½ story, 2-bay, clapboard with fish scale shingle gabled peaks, gable

roof, L-shape in plan, 2/2 windows, pointed arch attic lights, sawn decorative rakeboard, enclosed front porch.

110. 13 Center Street – Harmonizing, twentieth century, 1 ½ story, 2-bay, natural wood shingle, gable roof, shed roof dormers, screened front porch.

111. 15 Center Street – Harmonizing twentieth century, 2 ½ story, 2-bay, asbestos with brick veneer front, gable roof, 2/2 windows.

112. 17 Center Street – Contributing, pre 1878, 2 story, 2-bay asbestos siding, gable roof, 6/6 windows, lean-to addition to east end, gabled portico, 1 interior chimney.

113. East Bay Avenue, Gulick House – Contributing, pre 1878, 2 ½ story, 5-bay, asbestos siding, gable roof, 2/2 windows, pointed arch attic windows, 2 asymmetrically placed front doors, open front porch with square posts, 2 corbelled chimneys.

114. East Bay Avenue – Harmonizing, late nineteenth century, vernacular/ Italianate elements, 2 story, 2-bay, asbestos siding, parapet roof, bracketed cornice, modern brick first floor addition.

115. East Bay Avenue – Contributing, late nineteenth century, commercial, 3 ½ story, 4-bay, asbestos siding, gabled roof with exposed rafter tails, 2/2 windows, center door, twentieth century store front, stone foundation.

116. East Bay Avenue – Intrusion, twentieth century, 1 story, 3-bay, brick exterior, parapet roof.

117. East Bay Avenue – Contributing, possibly early nineteenth century, 2 story, 4-bay, asbestos siding, gabled roof, modern first floor addition, lean-to rear, central chimney.

118. 679 East Bay Avenue – Contributing, pre 1878, vernacular/Italianate elements, 2 ½ story, 2 x 3 bay, clapboard exterior, gabled roof with decorative rakeboard, 2/2 windows, Roman arched attic lights with keystone, bay window on north end with decorative cornice, screened porch.

119. 677 East Bay Avenue, Methodist Parsonage – Contributing, pre 1878, 2 ½ story, 3 x 6 bay, asbestos siding, gabled roof with dormers, 2/2 windows, pointed arch attic lights, porch with turned posts.

120. 673 East Bay Avenue – Pivotal, c. 1849, Greek Revival, 2 story, 6-bay, asbestos siding, parapet roof, modillion cornice, 6/6 windows with molded surrounds, door with transom and sidelights, flat roof portico with modillions and Doric piers, numerous side and rear additions.

121. 671 East Bay Avenue – Contributing, mid-nineteenth century, vernacular/Greek Revival elements, 2 ½ story, 5-bay, asbestos shingle, gabled roof with dentilled cornice, 6/6 windows, paneled center door with transom and sidelights, brick foundation.

122. 669 East Bay Avenue – Harmonizing, early twentieth century, 2 story, 3-bay, asbestos siding, gabled roof.

123. 667 East Bay Avenue – Harmonizing, early twentieth century, 2 story, 4-bay, asbestos siding, hipped roof with gabled dormers, enclosed front porch.

124. 665 Eat Bay Avenue – Contributing, late nineteenth century, vernacular/Queen Anne, 2 ½ story, 2-bay, asphalt shingle exterior, gabled roof, elaborate bay windows with balconies, 1/1 and multi-paned windows, tower with sloping lower roof and hipped roof with ball finial, porches with turned posts, sawn and spinwheel brackets.

125. 663 East Bay Avenue – Contributing, pre 1878, 2 ½ story, 5-bay, clapboard exterior, cross gabled roof, 2/2 windows, center door, small front porch with square posts and arched spans with sawn ornaments, two corbelled chimneys.

126. 661 East Bay Avenue – Harmonizing, early twentieth century, 1 ½ story, 3-bay, painted shingle exterior, gabled roof, paired windows, center door, case-cement foundation.

127. 659 East Bay Avenue – Contributing, late nineteenth century, 2 ½ story, 3-bay, asbestos siding, gabled roof, L-shape in plan, 2/2 windows, enclosed front porch.

128. 657 East Bay Avenue – Contributing, pre 1878, vernacular/Gothic Revival, 2 ½ story, 3-bay, clapboard exterior, cross gabled roof, 2/2 windows, 3-part center (second floor) window, elongated first floor lights, pointed arch attic windows, center door with transom, open front porch, decorative rakeboard.

129. 653 East Bay Avenue – Pivotal, mid-nineteenth century, vernacular/Greek Revival, 2 ½ story, 5-bay, asbestos siding, gabled roof with returns, 6/6 windows with louvered shutters, center double-leaf door with transom and portico.

130. 651 East Bay Avenue – Pivotal, mid-nineteenth century, vernacular/Greek Revival, 2 ½ story, 5-bay, clapboard exterior, gabled roof, 6/6 windows with molded surrounds and louvered shutters, center door with transom, sidelights and flat roof portico containing balcony, fluted Doric columns and returns, 2 chimneys, 2-bay east wing.

131. 647 East Bay Avenue – Contributing, pre 1878, vernacular/Gothic Revival, 2 ½ story, 3-bay, clapboard exterior, cross gable roof, 2/2 windows with shoulders on the first floor, segmental arches on the second floor, and pointed arch attic lights,

center door with transom and sidelights, open front porch, east bay window with balcony.

132. 643 East Bay Avenue – Contributing, pre 1878, vernacular, 2 ½ story, 3-bay, clapboard exterior, cross gable roof, 2/2 windows with molded surrounds, center double-leaf door with transom, open front porch with Doric columns and standard railing.

133. 696A East Bay Avenue – Contributing, late nineteenth century, commercial, 2 ½ story, 3-bay, clapboard exterior, gabled roof with full returns, 1/1, 6/6 windows, modern store windows on first floor.

134. 696B East Bay Avenue – Contributing, late nineteenth century, commercial, 2 ½ story, 3-bay, clapboard exterior, gabled roof with full return, semi-detached, 1/1 windows, center door flanked by modern store windows.

135. East Bay Avenue, Masonic Hall – Harmonizing, early twentieth century, 2 story, 3-bay, yellow brick, parapet roof, corbelled brick cornice, decorative brick bands, panels, pilasters, 1/1 paired windows, center door, limestone foundation.

136. 690 East Bay Avenue – Contributing, late nineteenth century, 1 ½ story, 3-bay, brick and shingle exterior, jerkin-head roof with pent, modern shop windows, recessed front door.

137. 688 East Bay Avenue – Contributing, possibly late nineteenth century, 1 ½ story, 3-bay, natural wood shingle, gable roof with pent, modern store front windows, center door, paneled frieze above first floor.

138. 686 East Bay Avenue – Harmonizing, early twentieth century, 2 story, 2-bay, yellow brick exterior with parapet roof, stone lintels and quoins, brick sills, 1/1 windows.

139. 684 East Bay Avenue – Contributing, (rear section possibly pre 1878), 2 ½ story, 3-bay, asphalt siding, cross gabled roof, 6/6 windows, center door, modern store front, stucco and case-concrete foundation.

140. East Bay Avenue, Barnegat United Methodist Church – Pivotal, c. 1880, 1 ½ story, 3-bay, asbestos shingle, gabled roof, stained glass windows with molded hoods, modern entrance, projecting center bay, stucco foundation.

141. 678 East Bay Avenue – Contributing, pre 1878, vernacular/Gothic Revival, 2 ½ story, 3-bay, natural wood shingle exterior, cross gabled roof, 2/2 windows with segmental arches, pointed attic lights, center door with transom and sidelights, open front porch with Doric columns and a standard railing.

142. 676 East Bay Avenue – Harmonizing, possibly late nineteenth century (altered), 2 story, 3-bay, asbestos siding, gable roof, enclosed brick entranceway.

143. East Bay Avenue – Contributing, pre 1878, 2 ½ story, 3-bay, clapboard exterior, gable roof, 2/2 windows, center door, open front porch, 1 chimney.

144. 670 East Bay Avenue – Contributing, 2 ½ story, 3-bay, shingled exterior, gable roof with full returns, 1/1 windows and diamond panes/1 in attic level, partially enclosed front porch with dentil cornice.

145. 668 East Bay Avenue – Contributing, pre 1878 (possibly mid-nineteenth century), 2 ½ story, 4-bay, asbestos shingle, gabled roof, 6/6 windows, open front porch with brackets and square posts, 2 stucco chimneys.

146. 666 East Bay Avenue – Contributing, pre 1878 (possibly mid-nineteenth century), 2 ½ story, 3-bay, asphalt shingle, gabled roof, 2/2 windows, pointed arch attic light, open front porch with square posts and sawn brackets.

147. 664 East Bay Avenue – Contributing, 2 ½ story, 3-bay, aluminum siding, gable roof with full return, 6/1 windows, center tripartite dormer window, enclosed front porch.

148. 662 East Bay Avenue – Contributing, late nineteenth century, Victorian Queen Anne, 2 ½ story, 2-bay, natural wood shingle with clapboard exterior, gable roof, 2/2 windows, 2 story bay window with stained glass on west end, vergeboard in peaks, open front porch with Doric columns.

149. 660 East Bay Avenue – Contributing, late nineteenth century, 2 ½ story, 3-bay, asbestos siding, gable roof with full return, 2/2 windows, screened front porch.

150. 658 East Bay Avenue – Harmonizing, twentieth century, 1 ½ story, 2-bay, clapboard exterior, gable roof, enclosed front porch, case-concrete foundation.

151. 656 East Bay Avenue – Harmonizing, 2 ½ story, 2-bay, aluminum siding, gable roof, 1/1, 2/2 windows, enclosed front porch.

152. 654 East Bay Avenue – Contributing, pre 1878, 2 story, 5-bay, asbestos and clapboard exterior, gabled roof, 1/1 windows with molded surrounds, center door with transom and sidelights, open front porch with square posts and turned railing.

153. 652 East Bay Avenue – Harmonizing, twentieth century, 2 story, 3-bay, aluminum siding, gabled roof with flares, 1/1 windows, open porch with Doric columns, case-concrete foundation.

154. 650 East Bay Avenue – Contributing, pre 1878, vernacular/Gothic Revival, 2 ½ story, 2-bay, asbestos siding, cross gabled roof, L-shape in plan, louvered

shutters, pointed arch attic lights, open front porch with cross railing and shamfered posts.

155. 646 East Bay Avenue – Contributing, late nineteenth century, 2 ½ story, 3-bay, asbestos siding, gabled roof with full return, 6/1 windows, open front porch with turned posts, dentil cornice, spinwheel brackets.

156. 6 Walnut Lane – Contributing, possibly early nineteenth century, 1 ½ story, 3-bay, asbestos siding, gable roof, 1/1 windows, center door, enclosed front porch.

157. Walnut Lane – Contributing, possibly pre 1878, 2 story, 3-bay, asbestos siding, gabled roof, 1/1 windows, center door.

158. 12 Ridgeway Street – Contributing, late nineteenth century, vernacular/Gothic Revival, 2 ½ story, 3-bay, asbestos siding, gabled roof, 2/1 windows, enclosed front porch.

Summary tables, which include the block and lot for each of the above properties, where available, are included within the next section of this Plan.

APPENDIX B

BARNEGAT HISTORIC DISTRICT AND TRANSITION AREA OVERLAY TABLES

Table 1 Existing Historic District		
Site No.	Block	Lot
1	145.01	2*
2	166	1
3	166	2
4	166	3
5	166	4
6	166	5
7	167	1
8	167	2
9	168	1
10	168	2
11	168	3
12	168	4
13	168	5
14	168	5.01
15	168	6
16	168	7
17	168	8
18	168	9
19	168	10
20	169	1
21	169	2
22	169	3
23	169	4
24	169	5
25	169	6
26	169	7
27	169	8
28	169	8.01
29	169	8.02
30	169	9
31	169	11.01
32	169	12
33	169	13
34	170	2
35	170	3
36	170	4
37	170	5
38	172	6
39	172	7
40	172	8
41	172	9
42	172	10
43	172	11
44	172	13
45	172	14
46	172	15
47	172	17
48	172	18
49	172	19
50	172	20
51	172	21
52	172	22
53	172	23
54	172	23.01
55	172	24
56	172	25
57	172	26

Table 1 (Continued) Existing Historic District		
Site No.	Block	Lot
58	250	21
59	250	22
60	250	23
61	250	24
62	250	25
63	250	26
64	250	27
65	251	1
66	251	1.01
67	251	2
68	251	29
69	251	30
70	251	31
71	251	32
72	251	33
73	251	34
74	251	35
75	251	36
76	251	37
77	251	38
78	251	39
79	251	40
80	251	41
81	252	1
82	252	2
83	252	3
84	252	4
85	252	5
86	252	6
87	253	31
88	253	31.01
89	253	32
90	253	33
91	253	34
92	253	35
93	255	1
94	255	2
95	255	3
96	255	4
97	255	5
98	255	6
99	255	6.01
100	255	7
101	255	8
102	255	9
103	255	10
104	255	11
105	255	12
106	255	13
107	255	14
108	255	15
109	255	16
110	255	17
111	255	18
112	255	19
113	255	20
114	255	21
115	255	22
116	255	23
117	255	24.01
118	255	24.02
119	255	25

Table 1 (continued) Existing Historic District		
Site No.	Block	Lot
120	256	1
121	256	2
122	256	3
123	256	4
124	256	5
125	256	6
126	256	7
127	256	8
128	256	9
129	256	10
130	256	10.01
131	256	11
132	256	12
133	256	13
134	256	14
135	256	15
136	256	16
137	256	17
138	256	18
139	256	19
140	256	20
141	256	21
142	258	4
143	258	26.04
144	258	26.05
145	258	26.06
146	258	27

***Partially Included Lot**

Table 2 Proposed Historic District		
Site No.	Block	Lot
1	145.01	1*
2	165	12
3	165	13
4	165	14
5	165	15
6	165	16
7	165	17
8	165	18
9	165	19
10	165	20
11	165	20.01
12	165	21
13	165	11
14	165	25
15	166	1
16	166	2
17	166	3
18	166	4
19	166	5
20	167	1
21	167	2
22	168	1
23	168	2
24	168	3
25	168	4
26	168	5
27	168	5.01
28	168	6
29	168	7
30	168	8
31	168	9
32	168	10
33	169	1
34	169	2
35	169	3
36	169	4
37	169	5
38	169	6
39	169	7
40	169	8
41	169	8.01
42	169	8.02
43	169	9
44	169	11.01
45	169	12
46	169	13

Table 2 (Continued) Proposed Historic District		
Site No.	Block	Lot
47	170	2
48	170	3
49	170	4
50	170	5
51	172	10
52	172	11
53	172	13
54	172	14
55	172	15
56	172	17
57	172	18
58	172	19
59	172	20
60	172	21
61	172	22
62	172	23
63	172	23.01
64	172	24
65	172	25
66	172	26
67	248	1
68	248	2
69	248	3
70	248	4
71	248	5
72	248	5.01
73	248	5.02
74	248	6
75	248	7
76	248	8
77	250	1.01
78	250	2
79	250	3
80	250	4
81	250	6
82	250	7
83	250	8
84	250	9
85	250	10
86	250	11
87	250	12
88	250	13
89	250	14*
90	250	15
91	250	21
92	250	22
93	250	23
94	250	24
95	250	25
96	250	26
97	250	27

Table 2 (Continued) Proposed Historic District		
Site No.	Block	Lot
98	251	1
99	251	29
100	251	30
101	251	31
102	251	32
103	251	33
104	251	34
105	251	35
106	251	36
107	251	37
108	251	38
109	251	39
110	251	40
111	251	41
112	252	1
113	252	2
114	252	3
115	252	4
116	252	5
117	252	6
118	253	30
119	253	31
120	253	31.01
121	253	32
122	255	1
123	255	2
124	255	3
125	255	4
126	255	5
127	255	6
128	255	6.01
129	255	7
130	255	8
131	255	9
132	255	10
133	255	11
134	255	12
135	255	13
136	255	14
137	255	15
138	255	16
139	255	17
140	255	18
141	255	19
142	255	20
143	255	21
144	255	22
145	255	23
146	255	24.01
147	255	24.02
148	255	25

Table 2 (Continued) Proposed Historic District		
Site No.	Block	Lot
149	256	1
150	256	2
151	256	3
152	256	4
153	256	5
154	256	6
155	256	7
156	256	8
157	256	9
158	256	10
159	256	10.01
160	256	11
161	256	12
162	256	13
163	256	14
164	256	15
165	256	16
166	256	17
167	256	18
168	256	19
169	256	20
170	256	21
171	257	1
172	257	2
173	257	3
174	257	4
175	257	5
176	257	6
177	257	7
178	257	8
179	257	9
180	257	10
181	257	11
182	257	12
183	257	13
184	257	14
185	257	15
186	257	16
187	257	17
188	257	18
189	257	19
190	258	19
191	258	20
192	258	21
193	258	22
194	258	23
195	258	24
196	258	26.04
197	258	26.05
198	258	26.06
199	258	27
200	258	28.01

Table 3 Proposed Transition Area Overlay		
Site No.	Block	Lot
1	145.02	3
2	161.08	34
3	165	22
4	165	23
5	165	24
6	165	22.01
7	166	6
8	166	7
9	166	8
10	166	9
11	166	10
12	166	11
13	166	12
14	166	13
15	166	14
16	172	6
17	172	7
18	172	8
19	172	9
20	247	1
21	247	1.01
22	247	3
23	247	4
24	247	5
25	247	6
26	247	7
27	247	8.01
28	247	9.01
29	251	1.01
30	251	2
31	251	3**
32	251	4**
33	251	5.01**
34	251	27
35	251	28
36	253	17
37	253	18
38	253	19
39	253	19.01
40	253	16
41	253	20
42	253	21
43	253	22*
44	253	23
45	253	24
46	253	24.01
47	253	25
48	253	26
49	253	27
50	253	28
51	253	29
52	253	33
53	253	34
54	253	35
55	258	3
56	258	4

Table 3 (Continued) Proposed Transition Area Overlay		
Site No.	Block	Lot
57	258	5
58	258	6.01
59	258	7
60	258	8
61	258	9
62	258	10.01
63	258	10.02
64	258	11
65	258	12
66	258	13
67	258	14
68	258	15
69	258	16
70	258	17
71	258	18
72	258	29
73	258	30
74	258	31
75	258	32
76	258	33
77	258	34
78	258	35
79	258	36
80	258	37
81	258	38
82	258	39
83	258	40.01
84	258	40.02
85	258	41
86	258	42

***Partially Included Lot**
**** Lot numbers are based upon the Barnegat Twp. Tax Maps, as they are not shown as subdivided in the GIS parcel data.**