

AMENDED LAND USE PLAN ELEMENT

OCEAN TOWNSHIP
OCEAN COUNTY, NEW JERSEY

Prepared for

OCEAN TOWNSHIP LAND USE BOARD

Prepared by



Eleven Tindall Road
Middletown, NJ 07748



Stanley C. Slachetka, P.P.
License No. 03508

Approved by the Ocean Township Land Use Board on April 21, 2003

The original of this document has been signed and sealed in accordance with New Jersey Law.

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I. INTRODUCTION

Over the last several years, Ocean Township has engaged in a continuing effort to upgrade and refine its planning documents. These efforts have included a comprehensive Master Plan Update in 1999, an Economic Redevelopment Plan in 2000, a Master Plan Reexamination Report in 2001, and an Open Space and Recreation Plan in 2002. This Amended Land Use Plan Element of the Township of Ocean Master Plan builds on these documents and further refines the vision for the future development of the Township. The Amended Land Use Plan Element establishes Ocean Township's long-range land use planning objectives and serves as a guide for Township officials in making decisions about land use and development within the Township.

The Township recognizes that land use planning is an evolutionary process and that a Master Plan is a "living document." Goals and objectives should be reviewed regularly to ensure consistency with the most recent planning state of the art. Accordingly, the Amended Land Use Plan Element recognizes and incorporates recent changes in the State and regional land use policy, including the adoption of revised State Development and Redevelopment Plan in 2001, CAFRA regulations, the Pinelands Growth Management Plan, and the Ocean County Master Plan. Accordingly, the Amended Land Use Plan has been designed to permit growth and development in the Township consistent with state and regional plans. The plans also has been designed in accordance with sound planning principals, which included a review of the environmental constraints in the Township, the build-out potential of the Township under various zoning scenarios, infrastructure availability, and opportunities for infill development and redevelopment.

The Amended Land Use Plan Element was developed as part of a comprehensive review process that included a series of public meetings and hearings during which public comment on the draft Land Use Plan Element was received. Changes and revisions were made to the draft plan based on public comment received at these meetings.

The Amended Land Use Plan Element is designed in a manner consistent with the "Smart Growth" policies promoted in New Jersey's State Development and Redevelopment Plan (State Plan). The State Plan's overall vision is to promote development and redevelopment that will consume less land, deplete fewer natural resources and use the State's infrastructure more efficiently. Therefore, the Township's Land Use Plan Element is designed to guide future development into areas where infrastructure is available and to limit growth in environmentally sensitive areas.

At the same time, the Township recognizes that the character of its existing neighborhoods should be recognized and protected in any planning effort. While the State Plan directs growth into developed areas in general, it is not intended to substitute for local decisions regarding appropriate planning and zoning. If not properly regulated, excessive growth in the Township's existing neighborhoods can adversely impact the Township's quality of life and environment.

Finally, the Amended Land Use Plan Element is intended to be implemented in conjunction with the Township's other planning efforts, including the redevelopment plans to be developed for the Route 9 corridor in the Township and the proposed Waretown Village Center and to encourage new growth and development into compact 'centers'. This Amended Land Use Plan is intended to update the Township's planning policies in accordance with the State Plan, continue to provide a high quality of life for Township residents, promote environmental protection and to encourage growth and development where appropriate.

II. STATUTORY BASIS

The Municipal Land Use Law requires that every municipal master plan contain a statement of goals and objectives and a land use plan element. The Municipal Land Use Law defines the contents of the land use plan element and states that the master plan shall include a land use element:

- a. Taking into account and stating its relationship to a statement of objectives, principles, assumptions, policies and standards under which the constituent proposals for the physical, economic and social development of the municipality are based; taking into account the other Master Plan Elements; and taking into account natural conditions, including but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands; and
- 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 safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983"; and

- d. Including a statement of the standards of population density and development intensity recommended for the municipality.

The Municipal Land Use Law, in Section 40:55D-62, goes on to require that any "Municipal Zoning Ordinance or Amendment thereto shall either be substantially consistent with the Land Use Plan Element and the Housing Plan Element of the Master Plan or designed to effectuate such plan elements"

III. RELATIONSHIP TO STATE AND REGIONAL POLICIES

New Jersey State Development and Redevelopment Plan

The State Planning Commission adopted the State Development and Redevelopment Plan (State Plan) on March 1, 2001. The State Plan is designed to guide the future development of New Jersey with the exception of the Pinelands Management Area and the Hackensack Meadowlands Special District. The primary goal of the State Plan is to guide development to areas where infrastructure is available and to encourage new growth and development into compact 'centers'. The State Plan's overall vision is to promote development and redevelopment that will consume less land, deplete fewer natural resources and use the State's infrastructure more efficiently. This Amended Land Use Plan is intended to update the Township's planning policies in accordance with the State Plan, continue to provide a high quality of life for Township residents, promote environmental protection and to encourage growth and development in areas appropriate for such development.

The State Plan recommended future land use in five defined planning areas as follows:

- Planning Area 1 – Metropolitan
- Planning Area 2 – Suburban
- Planning Area 3 – Fringe
- Planning Area 4 – Rural/Rural Environmentally Sensitive
- Planning Area 5 – Environmentally Sensitive

According to the State Plan, 59.6% of Ocean Township or 8,247 acres are located in the Pinelands¹ Management Area, 21.8% or 3,015 acres are located in the Suburban Planning Area (PA 2), 6.6% or 914 acres are located in the Fringe Planning Area (PA 3). Parklands represent over 835 acres or 6.1% and 8,818 acres or 5.9% is classified as Environmentally Sensitive (PA 5).

Planning Area 2 – Suburban

According to the State Plan the intention is to:

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

The State Plan recommends to "to reverse the current trend towards further sprawl and to guide both redevelopment and new development into more efficient and serviceable patterns. "

Planning Area 3 – Fringe

According to the State Plan the intention is to:

- Accommodate growth in Centers;
- Protect the Environs primarily as open lands;
- Revitalize cities and towns;
- Protect the character of existing stable communities;
- Protect natural resources;
- Provide a buffer between more developed Metropolitan and Suburban Planning Areas and
- Less developed Rural and Environmentally Sensitive Planning Areas; and
- Confine programmed sewers and public water services to Centers.

¹ The entire Township is located within the Pinelands, however, only the area west of the Garden State Parkway is regulated by the Pinelands Management Commission Federal Preserve

The State Plan continues to describe the Fringe Planning area as a predominantly rural landscape that is not prime agricultural or environmentally sensitive land, with scattered small communities and free-standing residential, commercial and industrial development.

Policy objectives are to focus development and redevelopment in appropriately located and designed Centers to accommodate growth that would otherwise occur in the Environs. Protect the Environs primarily as open lands. Development and redevelopment in the Environs should not exceed the carrying capacity of the area and should maintain or enhance the character of the Environs.

Planning Area 5 – Environmentally Sensitive

According to the State Plan, the Environmentally Sensitive Planning Area contains large contiguous land areas with valuable ecosystems, geological features and wildlife habitats and that the future environmental and economic integrity of the state rests in the protection of these irreplaceable resources.

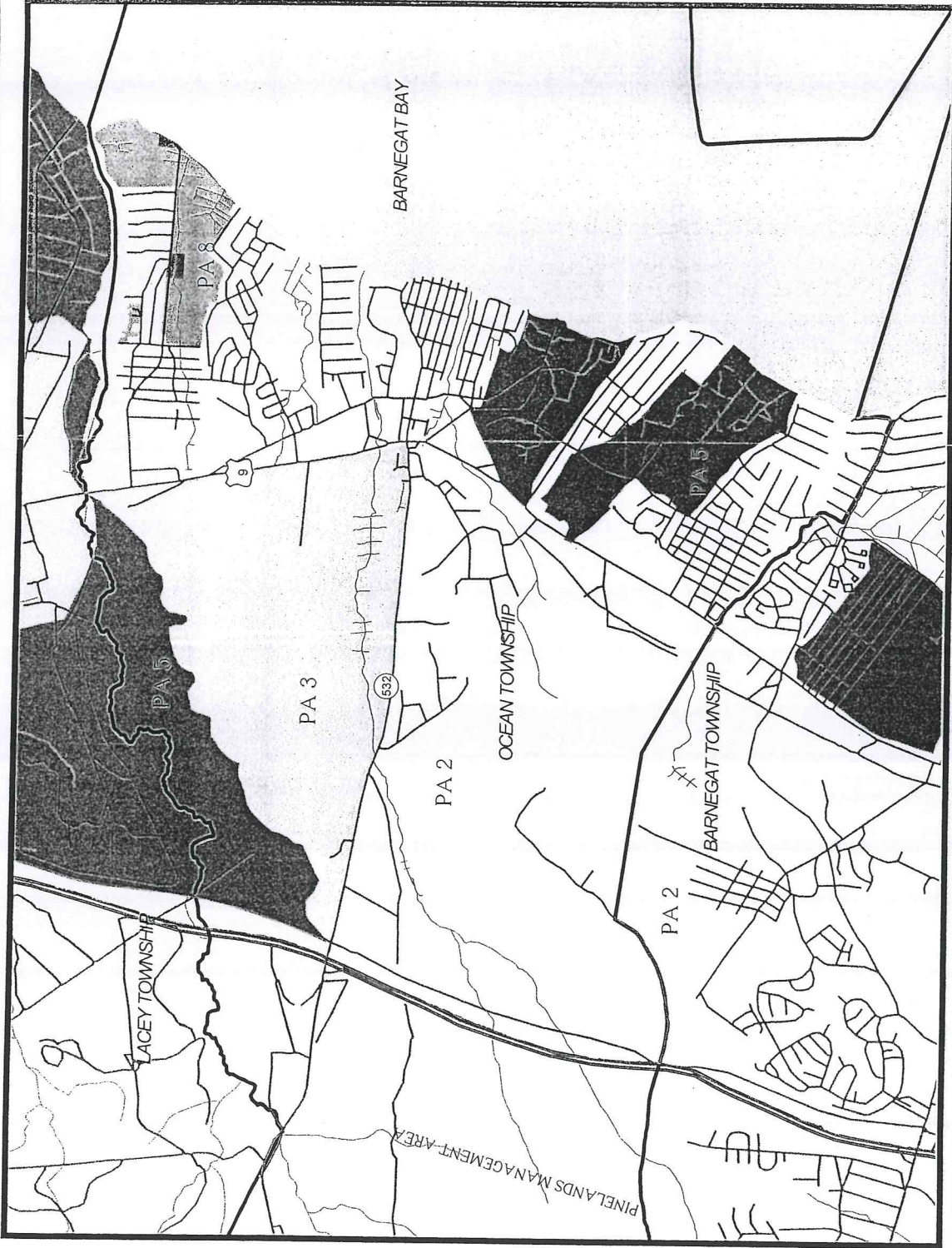
PA 5 is vulnerable to damage of many sorts from new development in the Environs, including fragmentation of landscapes, degradation of aquifers and potable water, habitat destruction, extinction of plant and animal species and destruction of other irreplaceable resources, which are vital for the preservation of the ecological integrity of New Jersey's natural resources. Perhaps most important, because the environs in PA 5 are more sensitive to disturbance than the Environs in other Planning Areas, new development in PA 5 areas has the potential to destroy the very characteristics that define the area.

According to the State Plan in the Environmentally Sensitive Planning Area, PA 5, the intention is to:

- Protect environmental resources through the protection of large contiguous areas of land
- Accommodate growth in Centers
- Protect the character of existing stable communities
- Confine programmed sewers and public water services to Centers
- Revitalize cities and towns

The State Plan indicates that large contiguous areas of undisturbed habitat should be maintained to protect sensitive natural resources and systems.

FIGURE 1 STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREAS



Legend

- Roads
- Municipal Boundary
- CAFRA Boundary
- Water
- State Plan
- Suburban (PA-2)
- Fringe (PA-3)
- Environmentally Sensitive (PA-5)
- Parks & Natural Areas

Ocean Township
Ocean County, New Jersey



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New Jersey Pinelands

In addition to the Hackensack Meadowlands, the New Jersey Pinelands (Pinelands) is the only other special district in the State of New Jersey. Vast unbroken forests of pine, oak and cedar constitute the Pinelands, which collectively represents the largest tract of open space along the Mid Atlantic Coast.

The Pinelands Management Area was created in 1978 and 1979 when Congress and the State of New Jersey passed legislation to protect the Pinelands and its unique natural and cultural resources. This resulted in the creation of this country's first National Reserve. The Pinelands is protected and its future development guided by the Pinelands Comprehensive Management Plan. The New Jersey Pinelands Commission in cooperation with units of local, state and federal governments administers the Plan. Following are descriptions of Pinelands Management Areas found in Ocean Township².

Preservation Area

The heart of the Pines from an environmental point of view is the Preservation Area. Here one finds the pristine Pine Barrens rivers -- the Mullica, the Batsto, the Bass, Wading, and Oswego. Here are the unique forests of pygmy pines and oaks known as the East and West Plains. The ruins of long-deserted towns and factories poke through the underbrush amidst a maze of twisting, barely passable sand roads. The solemn gloom of cedar swamps gives way to the flowery brilliance of inland marshes and bogs. To save all this, the Plan created a Preservation Area District where conventional residential, commercial and industrial development is largely prohibited. In general, only new land uses compatible with the ecology of the central Pines are allowed. Examples of acceptable activities are forestry, cultivation of berries and native plants, and operation of recreational facilities, such as canoe rental services and campgrounds designed for minimal impact on the landscape.

The Preservation Area District's 295,000 acres (including acreage already protected in public holdings, such as Wharton and Lebanon State Forests) are immune from new residential development with one exception. Members of families that have lived in the Pinelands for at least 20 years, or persons who earn their living from Pinelands resources, are allowed to build houses for their own use on land they owned as of February 7, 1979 -- the day before Governor Byrne ordered the interim development controls. The lot has to be at least 3.2 acres to meet the Plan's water quality standard regulating ground water contamination from septic systems.

In Ocean Township, the Preservation Area zoning district is located within the Pinelands Preservation Area Management Area.

Forest Areas

Many of the same critical environmental features which characterized the Preservation Area were found here in abundance -- unpolluted streams, rare plants and animals, and pristine environments such as cedar swamps. It became evident that much of the Protection Area could be classified as possessing the essential character of the Pinelands. Land that met the Commission's criteria for essential character was placed in Forest Area. These areas generally adjoin the Preservation Area, but also extend far to the south, linked to the northern forest by a narrow undeveloped stretch between Hammonton and Egg Harbor City. Forest Areas within the National Reserve contain about 400,000 acres. About one-fourth of the total is already in public ownership as state forests, parks and wildlife management areas.

The same land uses that are permitted in the Preservation Area District are permitted in Forest Areas. Municipalities are also given the option of including certain other new uses, such as limited commercial establishments. Each municipality is also assigned a number of new housing units which may be built in its Forest Area. The Plan allows one new house for each 15.8 acres of privately owned, undeveloped upland. Municipalities are also allowed to cluster development on 3.2 acre lots in Forest Areas to minimize environmental damage.

In Ocean Township, the Forest Area district, Forest Area Receiving district and the Forest Area Conservation district are located within the Pinelands Forest Management Area.

Regional Growth Areas

The Pinelands Management Plan stipulates base densities ranging from 1 to 3.5 housing units per acre of developable land when sewers are available. Any other land use may be permitted at a municipality's option as long as the Plan's environmental conditions are met. Regional Growth Areas within the state Pinelands Area total 80,000 acres; approximately half of this is considered developable. At the overall base densities called for in the Plan, 80,800 new housing units could be built in these areas. An additional 22,500 units could be built in these growth areas with the use of "Pinelands Development Credits." This innovative development transfer program is explained in the succeeding pages.

² Descriptions of each management area was provided by the New Jersey Pinelands Coalition via <http://www.state.nj.us/pinelands/cmp.htm/forest>

In Ocean Township, the majority of land east of the parkway with the exception of the Bayfront Conservation District and lands adjacent to Oyster Creek are located within the Regional Growth Area.

Rural Development Areas

The Plan's remaining land use classification takes in areas which meet neither the stringent environmental criteria for Forest Areas nor lie squarely in the path of development like Regional Growth Areas. These transition zones are classified as Rural Development Areas and account for 132,000 acres within the National Reserve. The Plan attempts to protect the characteristic Pinelands features that can be found there while allowing modest development to proceed and giving municipalities as much leeway as possible to determine land uses. New housing is allowed at an overall density of 200 units per square mile of privately owned, undeveloped upland. In essence, the Rural Development Areas will function as safety valves, siphoning off development pressures which Regional Growth Areas can't absorb. Local governments may plan for that spillover in advance by designating "municipal reserve areas" in their Rural Development Areas. These municipal reserves can be developed at the same densities as Regional Growth Areas once the adjacent growth areas are saturated and a need for additional housing still exists.

In Ocean Township, the Rural Development district, the Rural Development Receiving District, Rural Development Conservation District and the Rural Development Industrial district are located within the Pinelands Rural Development Area. Additionally, lands adjacent to Oyster Creek on the eastern side of the Garden State Parkway are also located within the Rural Development Area.

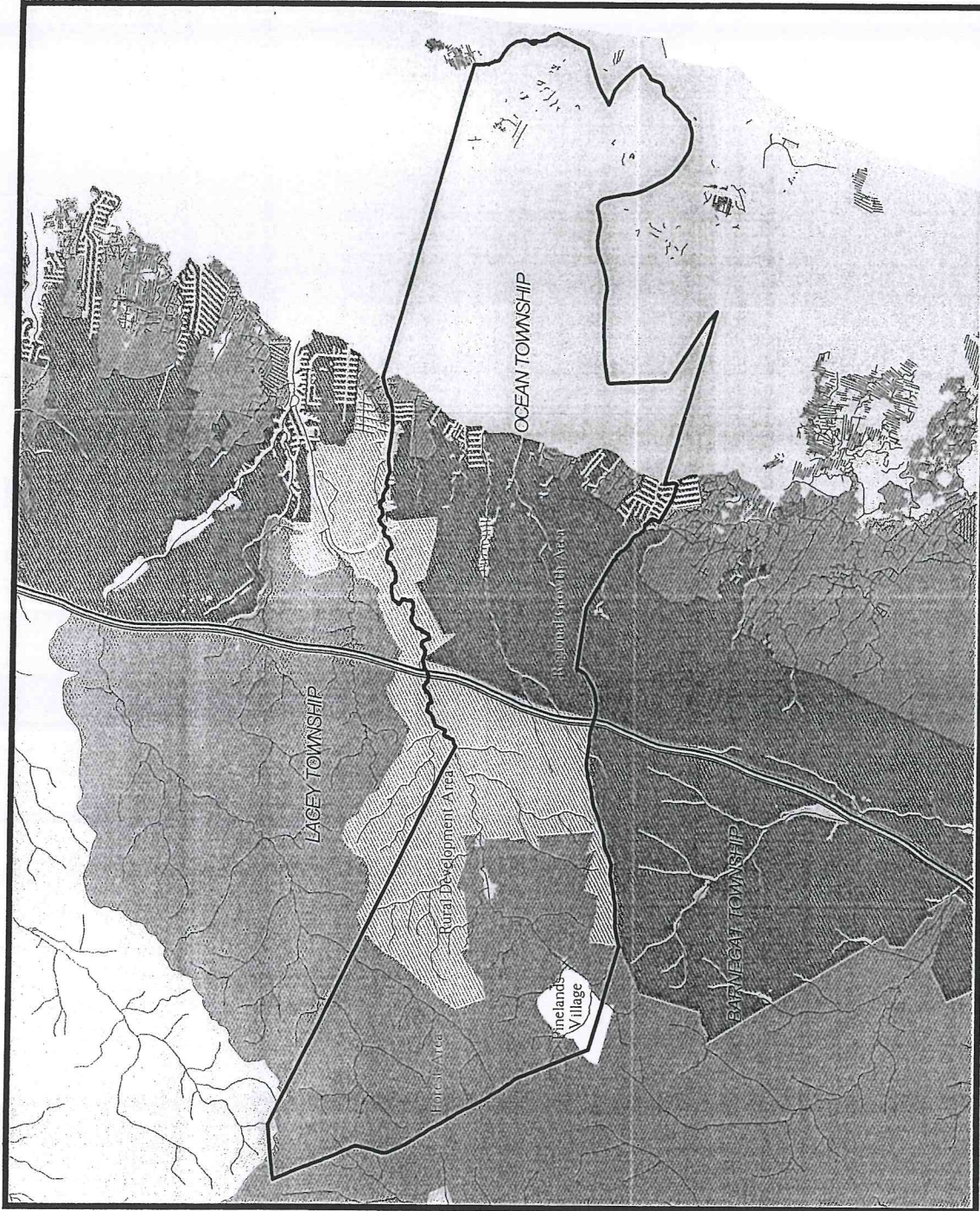
Pinelands Development Credits

The program works by allocating development credits to landowners in the Preservation Area District, Agricultural Production Areas, and Special Agricultural Production Areas. The credits can be purchased by developers owning land in Regional Growth Areas and used to increase the densities at which they can build. A landowner selling credits retains title to the land and is allowed to continue using it for any non-residential use authorized by the Plan. This landowner is required to enter into a deed restriction that would bind future owners to those same uses. The Pinelands Development Credit program is designed to transfer some of the benefits of increased land values in growth areas back into areas where growth is limited. It will also help guarantee that appropriate land uses are observed and encourage more concentrated development where it can be accommodated. To date, over 12,000 acres have been permanently deed restricted under the program.

Sales of credits take place on the open market like any real estate transaction. In 1985, the state created a Pinelands Development Credit Bank which can buy and sell credits, guarantee loans using credits for collateral, and maintain a registry of credit owners and purchasers. Burlington County also established a county-wide Pinelands Development Credit exchange in 1981.

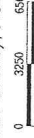
When credits are transferred to a Regional Growth Area, each credit entitles the owner to build four additional housing units. Municipalities are required to allow for the use of credits in their land use regulations. To distribute the bonus housing units evenly and maintain consistent housing types in various neighborhoods, municipalities designate zoning districts in which residential development will be permitted at densities ranging from less than 0.5 dwelling units per acre to 12 or more dwelling units per acre with credits. Using credits, development can take place at the high end of the density ranges. This could theoretically increase the number of units built in the growth areas by about 50 percent, or roughly 46,000 units. However, the number of credits that will be available for sale will generate only about 24,400 units, according to Commission estimates. The gap between supply and demand is expected to create a stronger market for the credits.

FIGURE 2 PINELANDS MANAGEMENT AREA



| | |
|--|---------------------------|
| | Pinelands |
| | Ocean Township |
| | CAFRA Boundary |
| | Water |
| | Pinelands Management Area |
| | Forest Area |
| | Pinelands Village |
| | Preservation Area |
| | Regional Growth Area |
| | Rural Development Area |

Ocean Township
Ocean County, New Jersey



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IV. POPULATION TRENDS

Ocean Township has maintained significant, steady growth over the past seventy years, surpassing the growth rate of both the County and the State. During this seventy-year timeframe, the Township's population increased by 1,566 percent in comparison to 1,445% at the County level. Although the majority of the Township lies within the Pinelands Management Area, the Township grew at a greater rate from 1980 to 2000, the years after the Pinelands Management Area was created than Ocean County. The most significant growth rates in New Jersey and nationally occurred in the post World War II era (1950-1970). Overall, New Jersey population increased by 108 percent between 1950 and 2000. In comparison, Ocean County experienced a growth rate of 802 percent while Ocean Township had a growth rate of 1,140 percent during the 1950 to 2000 period, as shown in the following table.

| Table 1 | | | | | | |
|---|------------------|------------|---------|----------------------------------|------------|---------|
| Population Change, 1930 to 2000 | | | | | | |
| Township of Ocean and Ocean County | | | | | | |
| Year | Ocean Township | | | Ocean County | | |
| | Number | Difference | | Number | Difference | |
| | of Persons | Number | Percent | of Persons | Number | Percent |
| 1930 | 387 | -- | -- | 33,069 | -- | -- |
| 1940 | 427 | +40 | +10.3 % | 37,706 | +4,637 | +14.0 |
| 1950 | 520 | +93 | +21.7 % | 56,622 | +18,916 | +50.1 |
| 1960 | 921 | +401 | +77.1 % | 108,241 | +51,619 | +91.1 |
| 1970 | 2,222 | +1,301 | +141 % | 208,470 | +100,229 | +92.6 |
| 1980 | 3,731 | +1,509 | +67.9 % | 346,038 | +137,568 | +66.0 |
| 1990 | 5,416 | +1,685 | +45.1 % | 433,203 | +87,165 | +25.2 |
| 2000 | 6,450 | +1,034 | +19.0 % | 510,916 | +77,713 | +18.0 |
| Population Change, 1990 - 2000 | | +1,034 | +19% | | +77,713 | +18% |
| <i>Population Density, 2000</i> | | | | | | |
| Area | 2000 Population* | Land Area | | Density (Persons per Sq. Mi.) | | |
| Ocean Township | 6,450 | 20.80 | | 310 | | |
| Ocean County | 510,916 | 636.28 | | 803 | | |
| Source: * U.S. Census, 2000. | | | | | | |

The population in Ocean has grown every decade since 1930 and reached a peak of 6,450 persons in 2000. The greatest periods of growth occurred from 1960 to 1970, a 141 percent increase. On average from 1970 to 2000, the Township's population grew by 44 percent for each decade in comparison to 36.4 percent for Ocean County.

Population Density

In 2000, Ocean Township's population density was 310 persons per square mile in comparison to the County's population density of 803 persons per square mile. Accordingly, Ocean Township is substantially less dense than Ocean County. However, this deviation in population density is directly related to 60% of the Township being under the autonomy of the Pinelands Coalition. The remaining 40% of the Township, where public water and sewer exists is relatively consistent with County's population density.

V. EXISTING AND FUTURE SANITARY SEWER

The Township continues its existing policy regarding infrastructure in accordance with its Wastewater Management Plan. The Township wishes to maintain the existing sewer service area east of the Garden State Parkway. This Plan continues to recommend the Township's existing policy of prohibiting sanitary sewer extensions into more sensitive areas of the Township, which includes the Pinelands Management Areas.

VI. EXISTING CONDITIONS

Ocean Township contains scenic qualities unique to the New Jersey Shore Region. The landscape is dominated by scenic vistas, mature woodlands and flowing rivers. Within this rural and suburban landscape exists scattered very low-density residential development in the Pinelands. This area acts as the environs to an already established village in Waretown and surrounding village scale residential development.

Following is an existing Land Use Table and Map, which is based upon the Township's tax rolls and field survey. As depicted on the existing Land Use Map, Ocean Township primarily consists of vacant land, (3,702 acres or almost 26 percent of the Township), qualified farmland (24 percent of the Township) and public property (3,146 acres or 22 percent of the Township). Collectively, a minimum of 50% of the Township remains as open space.

| Table II EXISTING LAND USE 2002 OCEAN TOWNSHIP | | |
|--|--------------|-----------------|
| | 2000* | |
| <i>Land Use</i> | <i>Acres</i> | <i>Percent*</i> |
| Residential | 2,857 | 20% |
| Commercial | 396 | 3% |
| Industrial | 5 | 0.03% |
| Farmland (Qualified) | 2,499 | 17% |
| Public School Property | 126 | 1% |
| Public Property | 3,146 | 22% |
| Cemeteries | 23 | 0.16% |
| Vacant Land | 3,702 | 26% |
| Planned Unit Development | 923 | 6% |
| Unclassified | 769 | 5% |
| Total Land Area | 14,446 | 100% |
| Total Water Area** | 7,187 | |
| Total Area | 21,633 | |
| Source: 2002 Ocean Township Mod IV Tax Database and the * Percent of total land area. **U.S. Census | | |

Farmland Assessment

The fourth largest land use category within the Township is qualified farmland, which represents approximately 2,499 acres or 17% of total land area. Additionally, the U.S. homes tract, which is over 900 acres in size, is currently classified as having a farmland exemption. However, this has been indicated as a planned residential development on the land use map.

The Township in its Open Space Plan has identified many large parcels that are appropriate for open space acquisition. This is a technique supported by the municipality to preserve open space in perpetuity.

Residential

Residential land uses constitute approximately 20% of the Land area within Ocean Township. However, the actual percentage of land being utilized for residential purposes is likely less based upon how property classification information is categorized. In the Pinelands, there are many large parcels, over 50 acres in size with one residential dwelling. As a result, all 50 acres are accounted for as residential property. Thus, the percentage of residential land should be viewed in this context.

Residential properties represent 30% of the total number of parcels in the Township.

Public Property and Vacant Land

Public property is the third largest tax classification comprising 22% of the Township or 3,146 acres of land.

Unimproved vacant land is the largest tax classification comprising 3,702 total acres or over 26% of the total land area. Collectively, vacant land and qualified farmland combined equal approximately 7,124 acres or 50% of the Township. While the majority of this land is located within the New Jersey Pinelands, it represents the majority of the development potential in Ocean.

Commercial/Industrial

According to the tax records, there are five (5) acres of industrial properties within the Township. Commercial properties represent 3% of the total land area or 396 acres of land.

Tax Exempt - Public School Property, Church & Charitable, Cemeteries and Other Exempt Properties

Schools, cemeteries and other exempt properties represent 149 acres of land comprising about one (1) percent of all land within the Township.

Environmentally Constrained Lands

Wetlands

Wetlands excluding transition areas represent 2,547 acres or approximately 18 percent of the Township.

According to the New Jersey Department of Environmental Protection, wetlands are valuable components of watersheds for many reasons. As wetland area and function decreases over a period of years or decades, the overall quality and quantity of the surface water flow within the watershed is altered. Typically this results in the requirement of man-made utilities to make up for the loss of the wetland. Benefits of wetland protection include lower flood peaks, fewer drought periods, more wildlife and habitat, and better surface water quality than comparable watersheds with fewer wetlands. Wetlands also provide recreational opportunities for boating, hiking and bird watching, and aesthetic value in the landscape.

Floodplains

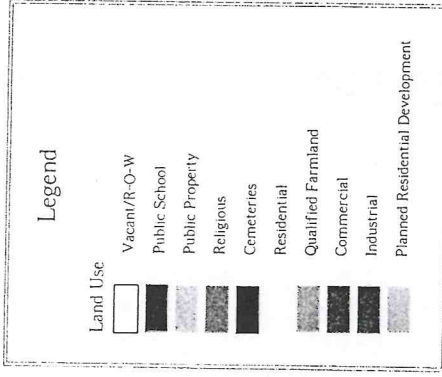
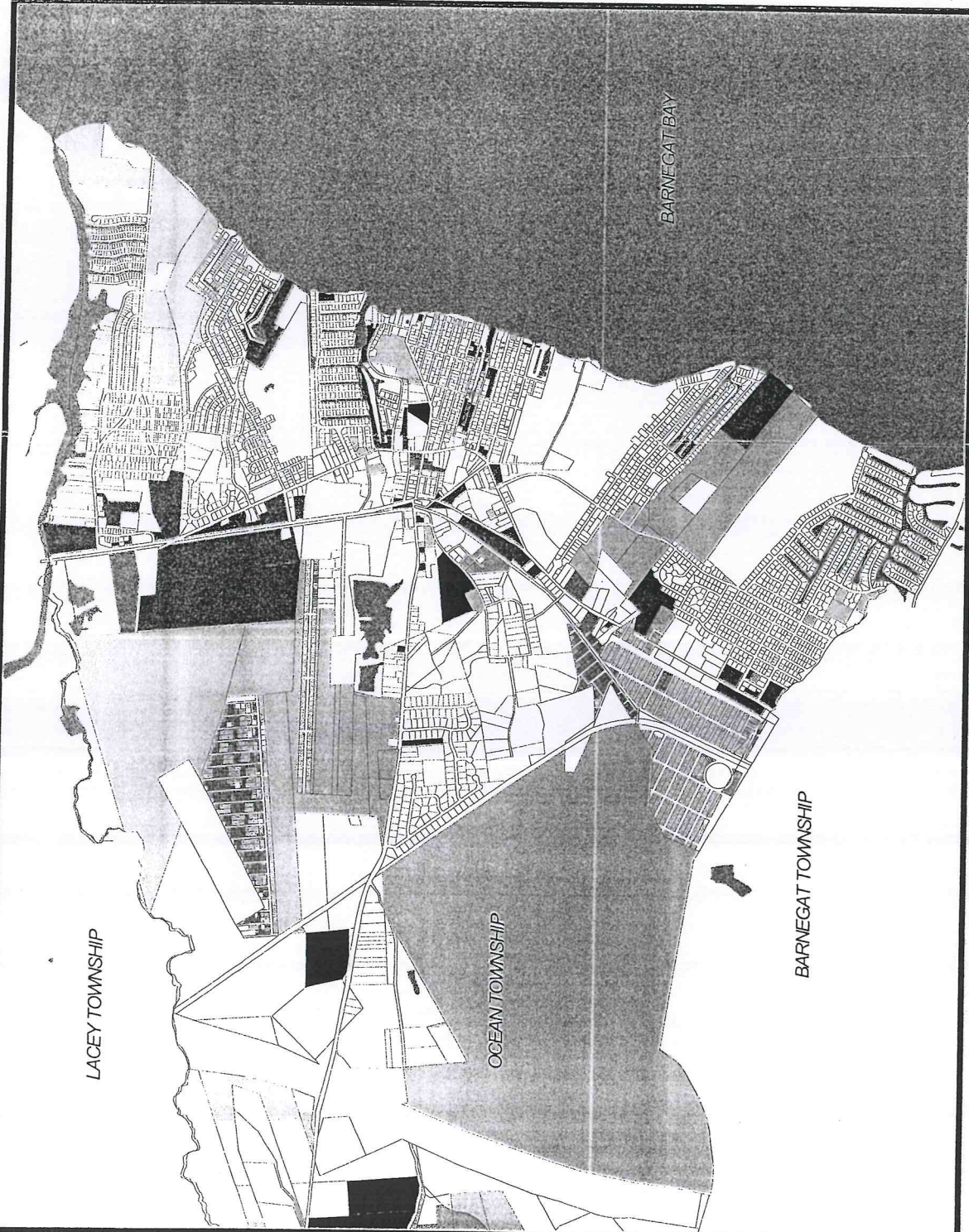
Floodplains represent 3,371 acres or approximately 23.3 percent of the Township.

Floodplains are well documented by the Federal Emergency Management Agency (FEMA) as a vital part of the river ecosystem. They function as flood buffers, water filters, nurseries and are major centers of biological life in the river ecosystem. Additionally, they maintain water quality as they provide fresh water to wetlands and backwaters, dilute salts and nutrients. Moreover, they improve the overall health of the habitat used by many species of birds, fish and plants provide habitat important for breeding and regeneration cycles.

Critical Habitat

During the Master Plan process, the desire to maintain large contiguous tracts of land, a form of habitat protection was identified as a goal for the Township. As previously described, Ocean is a unique and delicate picturesque landscape of scenic vistas, woodlands and flowing rivers. Following is a map entitled; Forest Critical Habitat that identifies areas of the Township considered habitat for threatened and endangered species. It is understood that lands that have been developed or are partially developable are shown as potential critical habitat. A determination of developability must e made on a site specific basis in accordance with all applicable state and federal regulations.

FIGURE 3A
EXISTING LAND USE
EAST OF PARKWAY



Ocean Township
Ocean County, New Jersey



T&M
ASSOCIATES
PLANNING 1973

FIGURE 3B
 EXISTING LAND USE
 WEST OF PARKWAY

LACEY TOWNSHIP

OCEAN TOWNSHIP

BARNEGAT TOWNSHIP

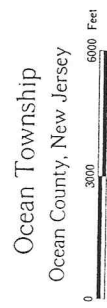
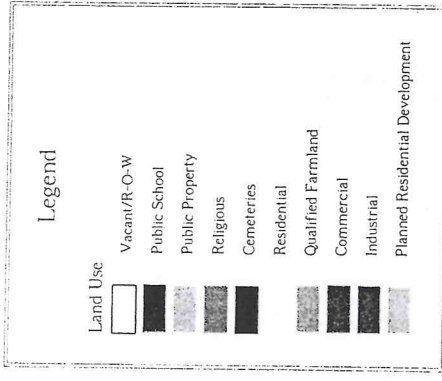
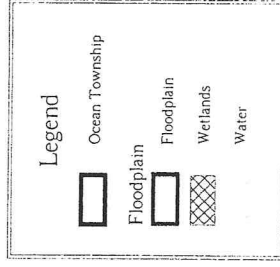
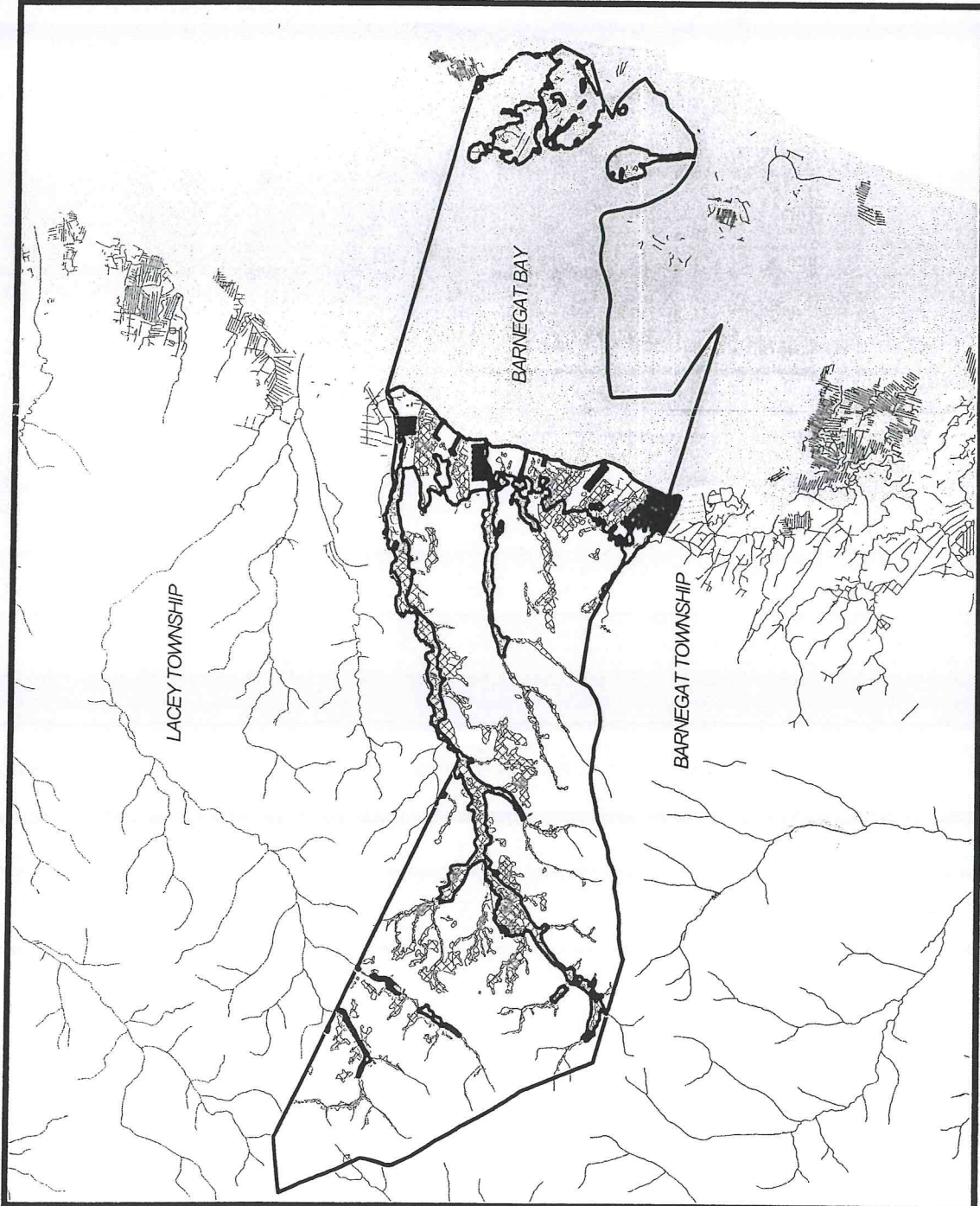


FIGURE 4 WETLANDS & FLOODPLAINS



Ocean Township
Ocean County, New Jersey



This map was prepared by the staff of Site Planning, Inc. (SPI) using data provided by the Ocean County Planning Board. The SPI files do not represent a warranty of accuracy. The accuracy of the information is not guaranteed. The information is provided for informational purposes only. The user assumes all responsibility for the use of the information. The information is not to be used for any other purpose. The information is not to be used for any other purpose. The information is not to be used for any other purpose.

Watersheds

A watershed is the land area that drains to a single body of water such as a stream, lake, wetland, or estuary. It is the intention of this Plan to relate land management decisions to preserve and improve watershed health and to minimize degradation of water quality. This plan recommends directing the majority of growth to areas most appropriate for development, where infrastructure is in place to accommodate development. The Township encourages minimizing factors that deteriorate a watershed. Such practices include clearing forested lands for new housing developments, paving new roads and driveways for transportation, over-applying fertilizers and pesticides to lawns, over-working timberlands and improperly maintaining home septic tanks. In Ocean, a community located within the New Jersey Pinelands and within the Coastal Area Facility Review Act (CAFRA) zone, minimizing tract disturbance is particularly important in protecting watersheds and water quality.

VII. FUTURE LAND USE PLAN

Low and Moderate Income Housing

The Township is in the process of finalizing its Housing and Fair Share Plan to address its 235-unit new construction obligation. The Township's Housing Element and Fair Share Plan is incorporated into the Township's Land Use Plan Element by reference. The Housing Element and Fair Share Plan proposes that the Township's affordable housing obligation be addressed through a combination of the following methods: (1) a regional contribution agreement; (2) construction of new affordable housing units within the Edgemont Redevelopment Area; The Township's proposed Village Center; and, if necessary, the Route 9 Redevelopment Area; (3) the construction of age-restricted housing in the Township's proposed Village Center; (4) the creation of an accessory apartment ordinance; (5) credits without controls; and (6) a development fee ordinance.

Village Center

For close to a decade, the Township has investigated the creation of a new village center adjacent to Wells Mill Road and Route 9 in Waretown. An application has been filed with the State Planning Commission requesting formal Village Center designation as part of the State Plan. The Township is in the process of formulating a draft vision and components of the Center for public input. It is anticipated that a comprehensive general development plan/redevelopment plan for the proposed village center will be created and adopted. After public consensus is reached, the Township will then supplement the Village Center application, which has already been filed with the State Planning Commission.

Redevelopment Plans

The Township Committee determined that the utilization of the powers of the State redevelopment statute known as the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) is the most effective method to revitalize certain areas of the Township. On February 10, 2000, the Township Committee adopted Resolution 2000-80 accepting the recommendations of the Township's Land Use Board to designate the following areas of the Township in need of redevelopment:

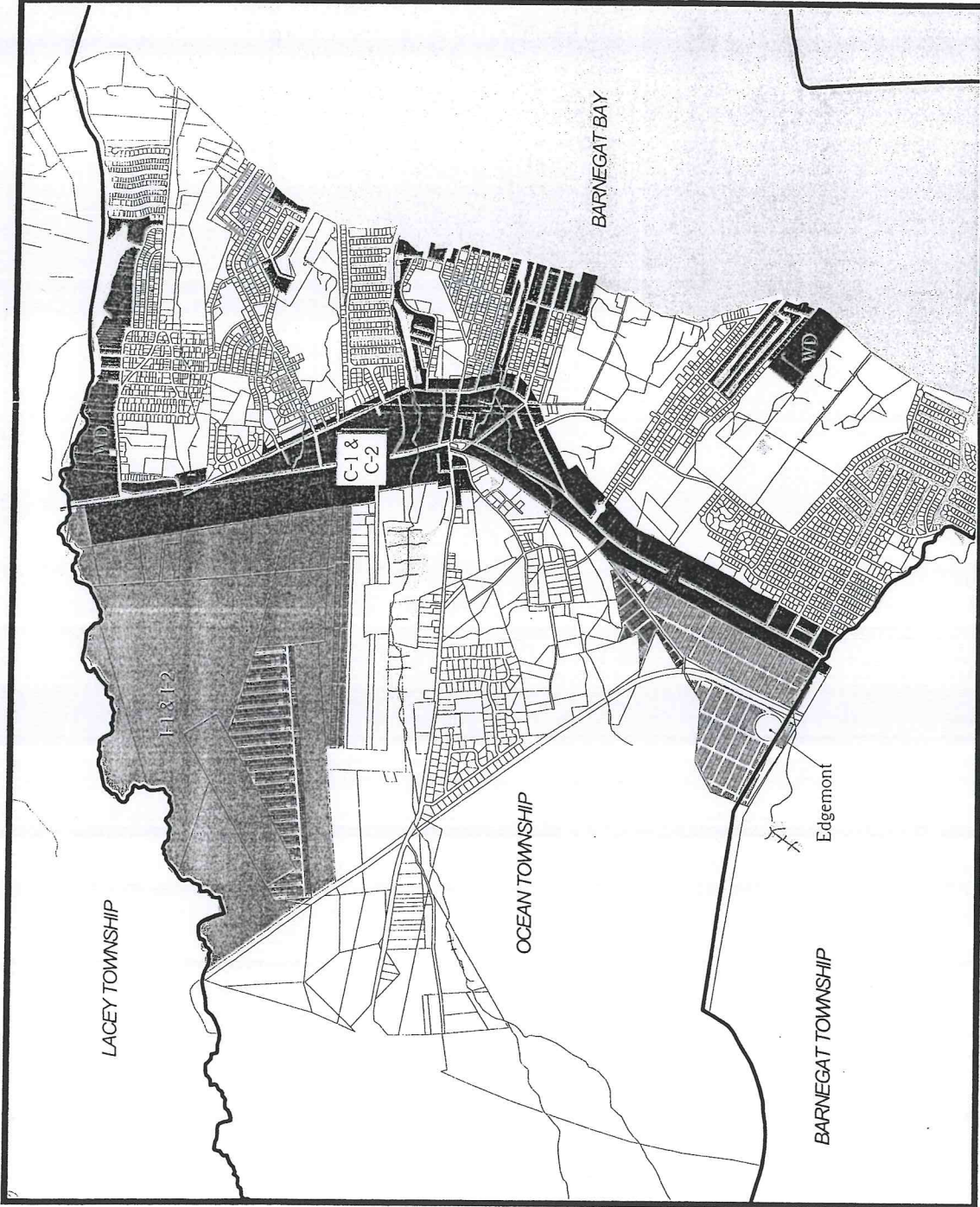
- The I-1 and I-2 Districts
- The Edgemont Tract
- The C-1 and C-2 Districts
- The Southern Ocean Landfill facility area
- The Marine and Waterfront Development Districts

Moreover, the Township Committee determined that "the following districts are in need of rehabilitation due to the fact that many homes in the areas in question were built over twenty (20) years earlier and/or contain numerous converted summer residences and some of which are located in flood prone areas":

- R-1
- R-1A
- R-2

The following map illustrates areas designated as being in need of redevelopment and rehabilitation.

FIGURE 6 REDEVELOPMENT AREAS



Legend

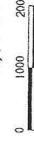
- Municipal Boundary
- Tax Parcels
- Water

Redevelopment Districts

- C-1 & C-2 Area
- Edgemoor
- I-1 & I-2 Area
- WD Areas

* - Southern Landfill Site Not Shown

Ocean Township
Ocean County, New Jersey



This map was created using New Jersey Office of State Planning (OSP) Geographic Information System (GIS) data and is subject to the same terms and conditions of use as the GIS data. The OSP does not warrant the accuracy of the data or the results of any analysis performed on the data. The user of this map is responsible for verifying the accuracy of the data for their own use. This map was prepared using New Jersey Department of Environmental Protection (NJDEP) data and is not state property.

Recommendations for Zoning Changes

The Land Use Board has reviewed the Township's existing Land Use Plan and has concluded that a number of changes are required to further refine the long-range planning objectives of the community. Specifically, the Land Use Board recommends that the governing body make certain amendments to the Township's zoning, bulk regulations and design standards contained in the Township's Land Development Ordinance. These recommendations are based upon the following objectives:

- Focus new development in appropriate locations where existing infrastructure and services are available;
- Protect the environmental resources of the Township;
- Prevent the expansion of infrastructure that are inappropriate for new development or contain environmentally sensitive lands;
- Ensure that the development of the Township is consistent with the smart growth planning concepts incorporated within the State Development and Redevelopment Plan;
- Incorporate the Township's 2002 Open Space Preservation Plan into the Township's Master Plan;
- Promote the goals of the Municipal Land Use Law;
- Prevent sprawl; and
- Reduce infrastructure and public service costs.

Based on these objectives, the Land Use Board recommends the following amendments to the Township's zoning and land use regulations:

For areas east of the Garden State Parkway:

- *R-1A - Increase the minimum lot size in the R-1A district from 8,000 square feet to 12,500 square feet.*
- *R-1 - Increase the minimum lot size in the R-1 district from 12,500 square feet to one (1) acre. Remove planned development as a permitted conditional use from the zoning schedule of district regulations. [Note--An alternative approach was presented to the Planning Board at its last meeting that would target larger tracts of undeveloped land in the district one [1] acre lots and retain the existing zoning at 12,500 square foot minimum for areas of existing developed. This will be reviewed again by the Land Use Board at the public hearing.]*
- *R-2 - Increase the minimum lot size in the R-2 district from one (1) acre to two (2) acres. Remove planned residential development as a permitted use and create a separate Planned Residential District that encompasses the limits of the U.S. Homes development.*

- *Waterfront Development District* - In the Waterfront Development District establish a minimum lot size of 12,500 square feet and remove the zoning provisions relating to lot sizes in adjacent zones. Revise development standards to permit customary accessory services for marina uses. Eliminate townhouses as a permitted use.
- *Bayfront Conservation* – Extend the Township’s two southernmost Bayfront Conservation Districts to include all averaging scenario allowing maximum density of one unit per 10 acres and a minimum lot size of five (5) acres.
- *RU-2* – Eliminate planned residential development as a permitted use. Remove cluster development as an option in this district. Include open space and agricultural uses as a permitted use. Permit customary accessory uses for agricultural uses.

For areas west of the Garden State Parkway:

- Eliminate one (1) acre clustering.
- Combine the RU and RUR District into one RU-RS (Rural Receiving and Sending) District.
- Increase the maximum permitted density throughout the RU-RS district to one unit per 10 acres. Permit lot averaging at a maximum density of one unit per 10 acres and a minimum lot size of five (5) acres.
- Permit the transfer of sending and receiving of development credits throughout the RU-RS district to enable property owners to purchase development credits from other property owners in the district. It is recommended that the proposed density transfer program follow the general framework of the Township’s existing density transfer program as described in the Township’s Zoning Ordinance, with certain modifications as described in the following recommended provisions of the new program:
 - No specific receiving area should be specified. All property owners shall be eligible.
 - The applicant for development must own the lot or lots being developed and provide proof of ownership of sufficient vacant contiguous and/or non-contiguous land which, when combined with the portion of the tract to be developed, will be at least 10 acres.
 - All non-contiguous lands must be located in the RU-RS District west of the Garden State Parkway in Ocean Township.
 - The contiguous and non-contiguous lands used to satisfy the minimum tract area and requirements of the density transfer program must be permanently dedicated for open space or low-intensity recreation purposes.

- All development must meet the requirements and standards of the Pinelands Commission and its regulations, including the provision of adequate lot area for septic systems.
- A property owner that either owns or purchases contiguous or non-contiguous properties and dedicates these properties for open space and recreation purposes is permitted to develop the “receiving area” of the tract at a maximum density of five (5) units per acre. A lot averaging approach is permitted in the receiving area, provided that the development does not exceed a maximum density of five (5) units per acre and a minimum lot size of 3.2 acres (when permitted by the Pinelands Commission). However, the maximum density of the entire tract, including contiguous and non-contiguous properties, shall not exceed 10 units per acre.

Additional Zoning Recommendations

- Adopt standards that minimize site disturbance for the construction of roads, basins and other improvements
- Create a lot averaging ordinance, which create standards for the:
 - Location of building envelopes
 - Minimum open space requirement
 - Minimum lot size
 - Distances between building envelopes
 - Wildlife management (large tracts)
 - Detention Basin Design
- Adopt ordinances/design guidelines to create land-use patterns that ensure appropriate development and economic growth, while preserving environmentally sensitive lands and rural character.

Amendments to Other Master Plan Elements

In addition to amending the Land Use Plan Element of the Master Plan, the Land Use Board adopts the following amendments to the Township Master Plan elements:

- Open Space Element.
 - Incorporate the Township's Open Space and Recreation Plan as a Recreation and Open Space Element of the Township's Master Plan.
 - Continually monitor and update the Township's recreation and open space inventory (ROSI) with NJ DEP to be eligible for state grant monies.
 - Provide pedestrian and bikeway linkages between existing and proposed parks and recreation facilities wherever possible. Incorporate the recommendations for pedestrian and bikeway linkages proposed as part of the Township's amended Circulation Plan Element as described below and identified in the accompanying Circulation Plan Element Map. (See Figure 7.)

- Circulation Plan Element. Amend the Township's Circulation Plan Element to show the following changes and revisions:
 - Provide for the vacation of various roads in U.S. Homes development area that are no longer needed due to the local road network created as part of the planned development approval.
 - Show the proposed extension of Volunteer Way from Route 9 to Route 532 at its intersection with Greenbriar Drive.
 - Show a potential road and/or pedestrian and bicycle linkage from the Volunteer Way extension southward across Route 532, which will ultimately link up with an extension of Railroad Ave. This intersection can be designed to be a focal point of a new municipal park proposed for this location as part of the Township's Open Space and Recreation Plan.
 - Eliminate the use of the JCP&L right of way as a proposed road and revise to show as a potential pedestrian and bicycle path. Also eliminate the connection of Walker Lane to the right-of-way.

- Identify Ocean County's Barnegat Branch Bicycle/Pedestrian Trail proposed for the old Barnegat Branch of the former Central New Jersey rail line as a proposed pedestrian linkage. Incorporate the County's project into both the Circulation Plan Element (pedestrian linkage) and Open Space Element of the Master Plan.
- Create a connected system of circulation, pedestrian, and bikeway linkages as part of the proposed Waretown Village Center plan. Create—where practical and feasible—linkages both within the center and between the proposed center and other areas of the Township. Provide areas of pedestrian crossings at key intersections along Route 9 and Route 532 to link the proposed center and new municipal facilities with areas of the Township located east of Route 9 and south of Route 532. These potential linkages are shown in the accompanying Circulation Plan Map depicted in Figure 7.

A number of these changes will be incorporated into the Township redevelopment plans and its plan for the Waretown Village Center. The Township's new circulation plan is shown in Figure 7.

- Public Facilities Element. Update the Township's Public Facilities Element to show the following:
 - Identify Block 41, Lot 36, (approx. 12 Acres) as a potential site for a new town hall and municipal complex. The details of such a facility will be addressed as part of the future redevelopment plan for this area of the Township and the proposed Waretown Village Center application.
 - Identify Block 33, Lot 25, (approx. 22 acres) which is located west of the Parkway next to the Ocean County Vocational/Technical school as a potential site for a new public school.
 - The Township should review potential sites for satellite fire and first aid stations to be located west of the Parkway.

VIII. ACTION PLAN

The Action Plan is articulated for three time periods. The first time period focuses on short-range strategies. It identifies actions that can be accomplished in the next one or two years. The second time frame illustrates the middle range strategies. It is anticipated that this could take two to five years to accomplish, and the necessary resources and funding that may be necessary. Middle range strategies represent more permanent changes and improvements. The third time frame is the long-range strategy,

which may take five to ten years to accomplish. For each strategy, the persons/agencies/ responsible for implementing the action are identified along with a suggested benchmark (time frame).

| SUMMARY OF STRATEGIES, RESPONSIBLE PARTIES AND BENCHMARKS | | | | | |
|---|---|---|---|---|----------|
| S = Short Range Strategy (1 year or less) | | | | | |
| M = Medium Range Strategy (2 – 5 years) | | | | | |
| L = Long Range Strategy (5 – 10 years) | | | | | |
| Strategy Description | S | M | L | Responsibility | Comments |
| Land Use | | | | | |
| Revise the official zoning map based on the Future Land Use Plan. | ✓ | | | Planning Board, Township Committee | |
| Revise District regulations in accordance with Plan recommendations | ✓ | | | Township Committee | |
| Create lot averaging provisions | ✓ | | | Planning Board, Planner, Township Committee | |
| Continually prioritize high value open space lands for acquisition including farmland, wildlife habitat, and forestry. | ✓ | | | Open Space Committee | |
| Evaluate the use of impact fees for new development. | ✓ | | | Township Committee | |
| Encourage educational programs for conservation of lands, historic resources, community facilities and local businesses. | | ✓ | ✓ | Township, Open Space Committee | |
| Continue to review the needs of community facilities to determine the need for replacement or additions including, but not limited to: schools, fire substations, police station, highway department and recreational facilities. | ✓ | ✓ | ✓ | Planner, Engineer, Township Committee | |
| Establish a continuing program for re-evaluating the policies established by the Land Use Plan Element | ✓ | ✓ | ✓ | Planning Board | |
| Implement Housing Fair Share Plan | ✓ | | | Planning Board, Township Committee | |

| SUMMARY OF STRATEGIES, RESPONSIBLE PARTIES AND BENCHMARKS | | | | | |
|--|---|---|---|-----------------------------------|----------|
| S = Short Range Strategy (1 year or less) M = Medium Range Strategy (2 – 5 years) L = Long Range Strategy (5 – 10 years) | | | | | |
| Strategy Description | S | M | L | Responsibility | Comments |
| Commercial Development/Redevelopment Opportunities | | | | | |
| Create specific redevelopment plans to implement the Township's Village Center Vision | ✓ | ✓ | | Township, Planning Board, Planner | |
| Develop and make available information on various grants, loans, etc. for nonprofit organizations and businesses. | ✓ | ✓ | ✓ | Township, Planning Board, Planner | |
| Provide information to small businesses about developing business plans. | ✓ | ✓ | ✓ | Township | |
| Apply for public and private community development grants | ✓ | ✓ | ✓ | Township, Planner | |
| Identify needed businesses in commercial areas | | ✓ | | Township | |

FIGURE 7
CIRCULATION AND NEW COMMUNITY
FACILITIES (EAST OF THE GARDEN
STATE PARKWAY)

LEGEND

- County Rail Trail Project
- Memorial Drive Extension
- Vehicular and/or Bikeway & Pedestrian Linkage
- Volunteer Way
- Barnegat Pedestrian and Bikeway Linkage
- Enhanced Pedestrian Crossing
- Public Open Space/Park
- Potential New Town Hall Site

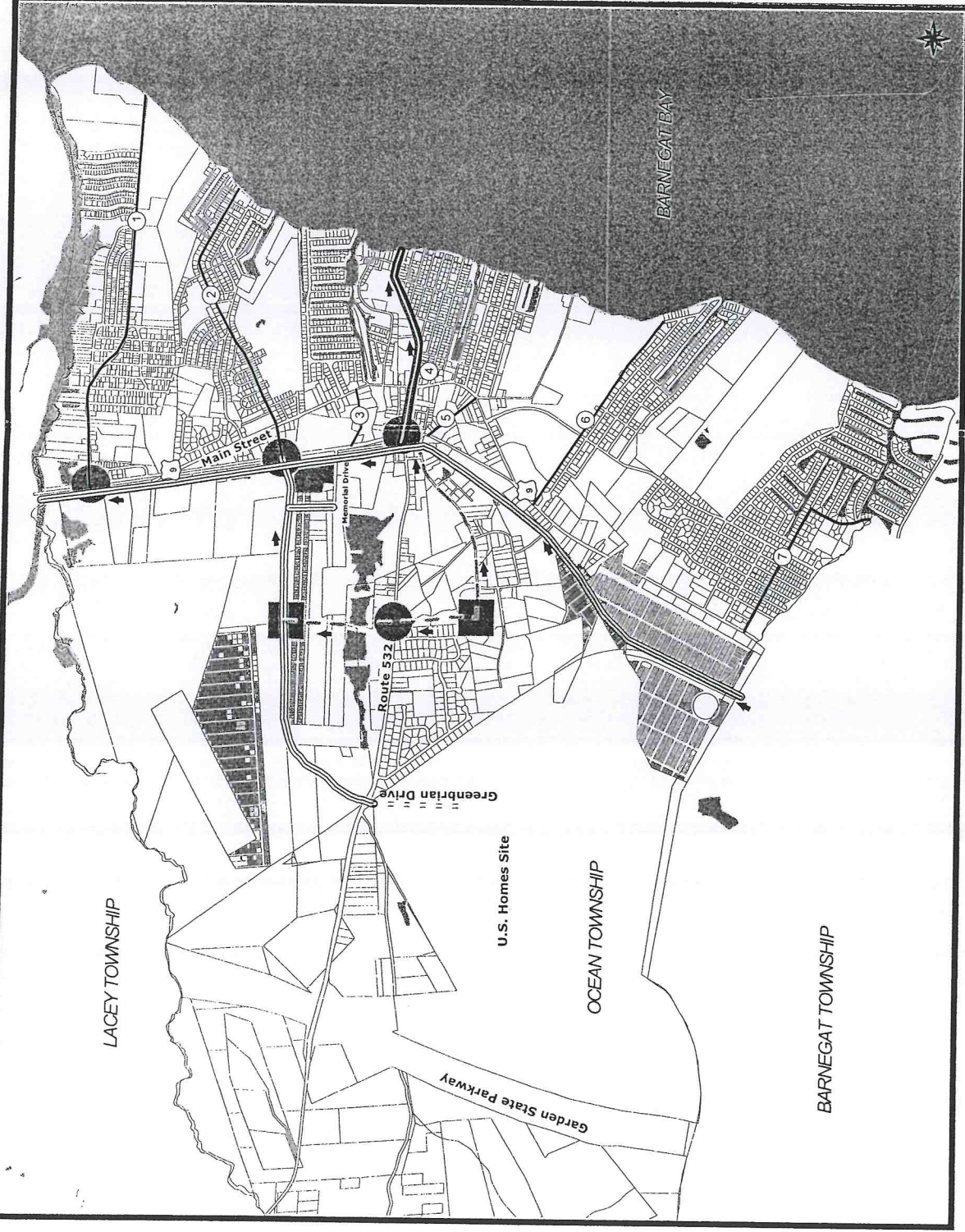
| Street Classification Class | Name |
|-----------------------------|--|
| Freeways | Garden State Parkway |
| Major Arterials | State Highway Route 9 |
| Minor Arterials | Main Street Route 532 |
| Collectors | <ol style="list-style-type: none"> 1. Bay Parkway 2. Route 532 3. Birdsell Street 4. Bryant Road 5. Clearwater Drive 6. Barnegat Beach 7. Seneca BLVD |

All Other Streets are classified as residential neighborhood

Ocean County, New Jersey

0 2000 4000 Feet

T&M
AGGREGATES
APRIL 2004



APPENDICES

APPENDIX A

Residential Build Out Analysis (East of Parkway)

Parcel mapping in a GIS (Geographic Information System) format was used to determine the development potential of vacant and underdeveloped residential properties in the Township east of the Garden State Parkway (GSP). The residential build out is based on the number of units that may be constructed based on current zoning, CAFRA impervious coverage limits, and environmental constraints such as wetlands and flood plains. Under current zoning, the following densities are permitted:

- R-2; 43,560 square foot/lot or one unit/acre
- R-1; 12,500 square foot/lot or 3.4878 units/acre
- R-1-A; 8,000 square foot/lot or 5.445 units/acre
- RU-2; 1 unit/ 5 acres. Zoning superceded by CAFRA standards

Under the proposed revised zoning, the following densities are permitted:

- R-2; 87,120 square foot/lot or one unit/per 2 acres
- R-1; 43,560 square foot/lot or one unit/acre
- R-1-A; 12,500 square foot/lot or 3.48 units/acre
- RU-2; 1 unit/ 5 acres. Zoning superceded by CAFRA standards

First, the area for each vacant lot was calculated. Each lot was then assigned a housing unit value based on its potential residential build out under the current zone plan. A ten (10) acre lot in the R-2 zone district was assigned a value of ten (10) units, or one unit per acre, the minimum density permitted in the R-2 zone district. Development potential was reduced by twenty (20) percent if it was determined that infrastructure improvements such as roads would be required to fully develop the site. The impacts from environmental constraints on parcels were also taken into consideration. Environmental constraints can significantly reduce the development potential of the parcel depending on their quantity and location on the property. Residentially zoned, vacant parcels within the PA-3 and PA-5 planning areas were

assigned a value equivalent to one unit per five acres. This is consistent with the CAFRA requirement of a three (3) percent impervious coverage limit in the Coastal Environmentally Sensitive Planning Area and a five (5) percent impervious coverage limit in the Coastal Fringe Planning Area. Vacant, undersized lots were assigned a value of one (1) potential unit as a "by-right" development. On "by-right" properties, one (1) unit may be developed regardless of the minimum lot requirement of the corresponding zone. However, undersized lots owned by adjacent property owners were assumed to fall under the Merger Doctrine and were assigned a potential development option of zero. Adjacent, undersized, vacant lots held in common ownership were assigned a development value only if the lots could be merged to form a conforming lot under the current zone plan. Properties that were classified as residential, but could be further subdivided, were considered underdeveloped. These properties were assigned a build out value assuming that the site could be further subdivided and retain the existing residential unit.

The following map, Developable Residential Lands, shows the potential residential build out in the Township east of the GSP. Of the 304 vacant or underdeveloped residential properties, 82% or 249 lots have the potential to develop only one (1) new unit. Many of these properties are "by right" or isolated lots, located in established neighborhoods. Their development is not likely to occur in the near future. Of the remaining properties, only six have the potential to produce more than ten (10) new units. The largest of these sites is the Edgemont property. This parcel is adjacent to the U.S. Homes site, west of Route 9 along the Township's boarder with Barnegat Township. The site can accommodate approximately 47 new single-family homes on one-acre lots and 23 new single-family homes on two-acre lots.

Excluding the U.S. Homes development (Greenbriar) accounting for over 1,300 senior residences, there remains is very little potential for large-scale residential development east of the GSP. The limited potential for new residential development is attributable to environmental constraints and CAFRA regulations which limit impervious coverage in the PA-3 and PA-5 planning areas. According to the New Jersey Department of Labor, Ocean Township has averaged approximately 33 building permits per year over the past decade. Building permits have ranged from a low of nine (9) in 1996 to a high of sixty-nine (69) in 1997. The number of building permits will remain relatively high while the Greenbriar subdivision is under construction. However, the number of additional building permits from residential construction elsewhere in the Township will most likely remain low.

Ocean Township
Ocean County, New Jersey

Residential Buildout Analysis (East of Parkway)¹

| District | Density | Buildout Outside Center | Buildout within Center | Total Buildout |
|---------------|---------------------|-------------------------|------------------------|----------------|
| R-1 | 12,500 sq. ft./unit | 157 | 38 | 195 |
| R-1A | 8,000 sq. ft./unit | 155 | 17 | 172 |
| R-2 | 1 acre/unit | 146 | 42 | 168 |
| RU-2 | 5 acres/unit | 8 | 0 | 8 |
| Totals | | 466 | 97 | 543 |

Residential Buildout Analysis (East of Parkway)
Proposed New Land Use Scenario

| District | Density | Buildout Outside Center | Buildout within Center | Total Buildout |
|---------------|---------------------|-------------------------|------------------------|----------------|
| R-1 | 1 acre./unit | 121 | 15 | 136 |
| R-1A | 12,500 sq. ft./unit | 152 | 7 | 159 |
| R-2 | 2 acre/unit | 96 | 27 | 123 |
| RU-2 | 5 acres/unit | 8 | 0 | 8 |
| Totals | | 377 | 49 | 426 |

The proposed land use scenario if implemented would:

- Decrease the number of residential units (East of Parkway) from 543 to 426.
- Decrease the number of residential units outside the Center from 466 to 377.
- Decrease the number of residential units inside the Center from 97 to 49.

¹ Excludes U.S. Homes and Township Owned Parcels

APPENDIX B

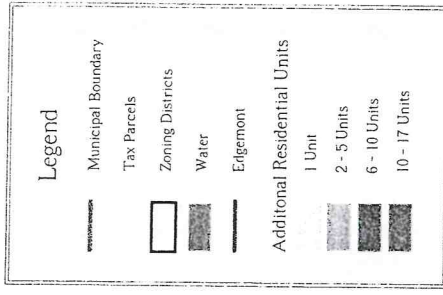
Residential Buildout Out in RU and RUR Areas West of Parkway

The following describes the methodology to determine residential build out in the Rural Development (RU) district and the Rural Development Receiving (RUR) district. According to the Tax District Summary, the RU district is 1,842 acres (2.9 square miles) and the RUR district is 835 acres (1.3 square miles) in size. While both the RU and RUR districts are located within the New Jersey Pinelands, they represent significant development potential in the Township. A large portion of these districts is undeveloped. Accordingly, for Ocean Township to plan for its future appropriately, it is important to determine the development potential of both the RU and RUR districts. This will better enable the Township to determine anticipated services and the sustainability of development at buildout.

To determine the approximate number of residential units that could be constructed in the Township within the RU and RUR districts, the following methodology was utilized:

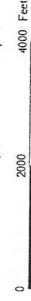
- All parcels with a tax classification of vacant land and farmland in the RU and RUR districts were evaluated for residential development potential. All parcels owned by either the local, county, state and federal government were not considered to have development potential and are identified as constrained lands.
- Using a Geographic Information System (GIS), data layers containing information regarding tax parcels, zoning, wetlands, wetland transition areas, floodplain, preserved open space, water bodies and aerial photography were overlain. A GIS is a computerized mapping and information system that enables the user to overlay multiple layers of data to view relationships. Furthermore, in addition to viewing data, a GIS enables a user to generate quantitative numbers and to run query's, i.e., how many parcels have wetlands and are undeveloped.
- Utilizing the GIS, the area of land without environmental constraints was recorded for each parcel.
- The permitted residential unit density in each zoning district was multiplied by the net developable land to determine the number of residential units in each zoning district.
- The total number of residential units in each district were added together to determine the potential residential buildout.
- The total number of units were multiplied by 2.63 (average household size according to 2000 census) to determine the projected buildout population

APPENDIX A
 DEVELOPABLE RESIDENTIAL
 LANDS EAST OF THE PARKWAY

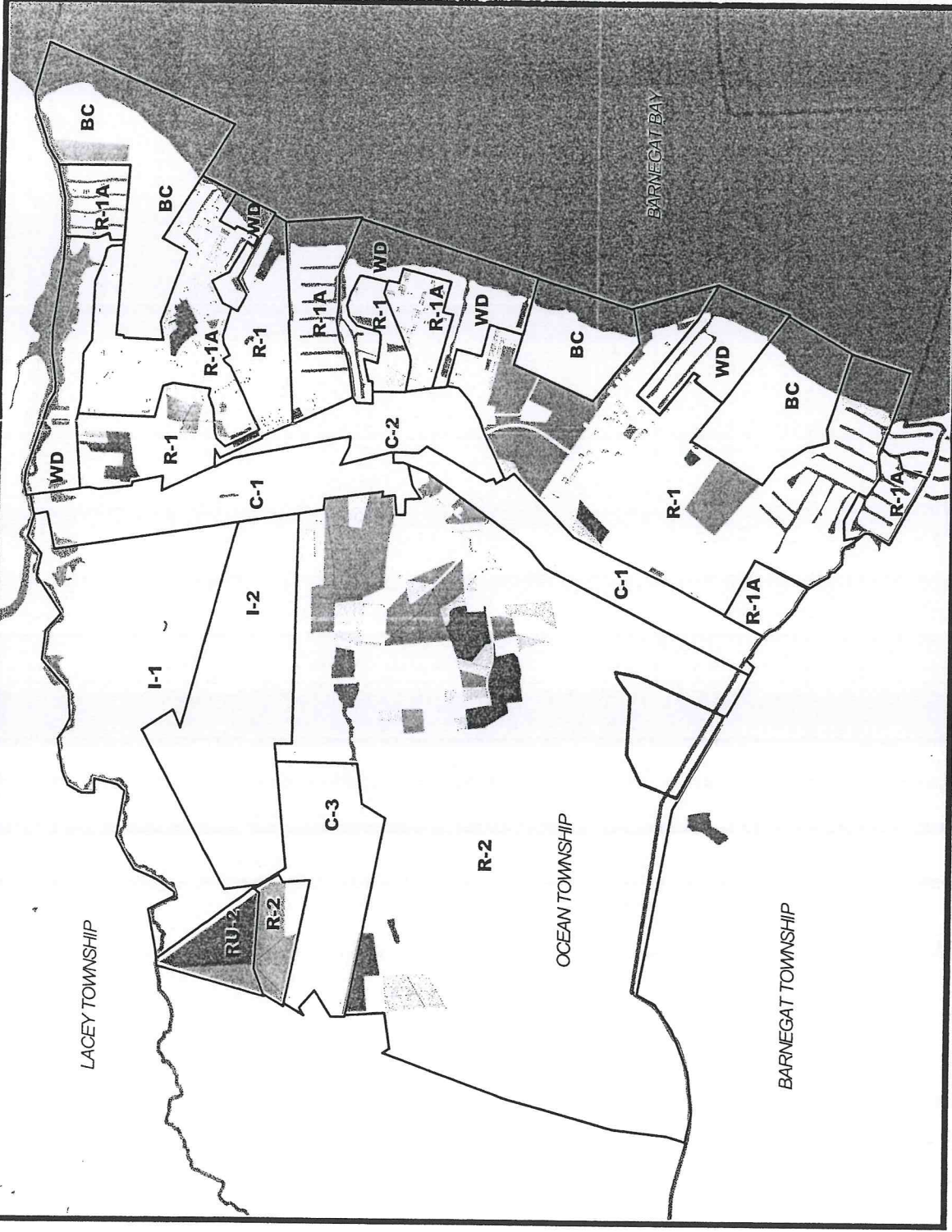


Potential Buildout Numbers
 500 Units
 47 Units (Edgemoat)
 547 Total Units

Ocean Township
 Ocean County, New Jersey



T&M
 ASSOCIATES
 PLANNERS ARCHITECTS



Residential Buildout Analysis – 150 Wetlands Buffer

| <i>Zoning District</i> | <i>Total Acres</i> | <i>Constrained³ Acres</i> | <i>Net Developable Land (Acres)</i> | <i>Residential Units Per Acre⁴</i> | <i>Additional Residential Units</i> |
|------------------------|--------------------|--|---|---|---|
| RU | 1,842 | 1,038 | 804 | 0.2 | 160 |
| RUR | 835 | 328 | 507 | 0.2 | 101 |
| Total | 2,677 | 1,366 | 1,311 | | 261 |

Residential Buildout Analysis – 300 Wetlands Buffer

| <i>Zoning District</i> | <i>Total Acres</i> | <i>Constrained⁵ Acres</i> | <i>Net Developable Land (Acres)</i> | <i>Residential Units Per Acre²</i> | <i>Additional Residential Units</i> |
|------------------------|--------------------|--|---|---|---|
| RU | 1,842 | 1,268 | 574 | 0.2 | 114 |
| RUR | 835 | 405 | 430 | 0.2 | 86 |
| Total | 2,677 | 1,673 | 1,004 | | 200 |

Cultural Housing Provisions

The zoning ordinance permits detached single-family dwellings on 1-acre lots subject to:

- 1) The dwelling unit will be the applicant's principal place of residence;
- 2) The applicant has not developed a dwelling unit under this section within the previous five years; and
- 3) The applicant can demonstrate a cultural, social, or economic link to the essential character of the Pinelands under the following tests:
 - (a) The parcel of land on which the dwelling is to be located was owned by the applicant or a member of his immediate family on February 7, 1979 and either:
 - (i) The applicant is a member of a two-generation immediate family that has resided in the Pinelands for at least 20 years; or

³ Constrained Acres include: Developed lands, wetlands with a 150' buffer, floodplain, preserved open space, and water bodies.

⁴ As per existing zoning.

⁵ Constrained Acres include: Developed lands, wetlands with a 300' buffer, floodplain, preserved open space, and water bodies.

- (ii) The primary source of the applicant's household income is employment or participation in a pinelands resource-related activity.

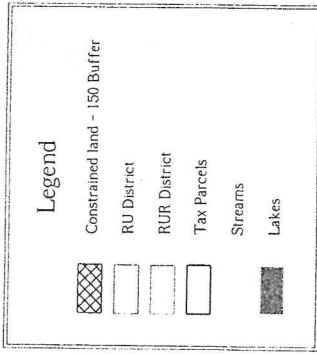
Based upon this analysis, there is a maximum of approximately 34 additional units that could be developed for housing pursuant to Cultural Housing Provisions.

Additionally, one (1) acre lots may be subdivided by variance and the purchase of Pinelands Development Credits.

Build Out Summary

- If the Pinelands Commission instituted wetland transition areas of 150 feet, approximately 261 Housing Units and 686 additional persons would be anticipated at build out in the RU and RUR districts.
- If the Pinelands Commission instituted wetland transition areas of 300 feet, approximately 200 Housing Units and 526 additional persons would be anticipated at build out in the RU and RUR districts.
- In addition to the above referenced build out number, approximately 34 additional units could be constructed for cultural housing.

APPENDIX B 1 ENVIRONMENTAL CONSTRAINTS - RU & RUR DISTRICTS

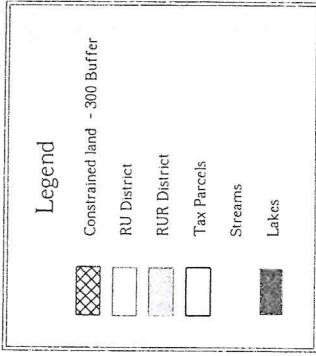
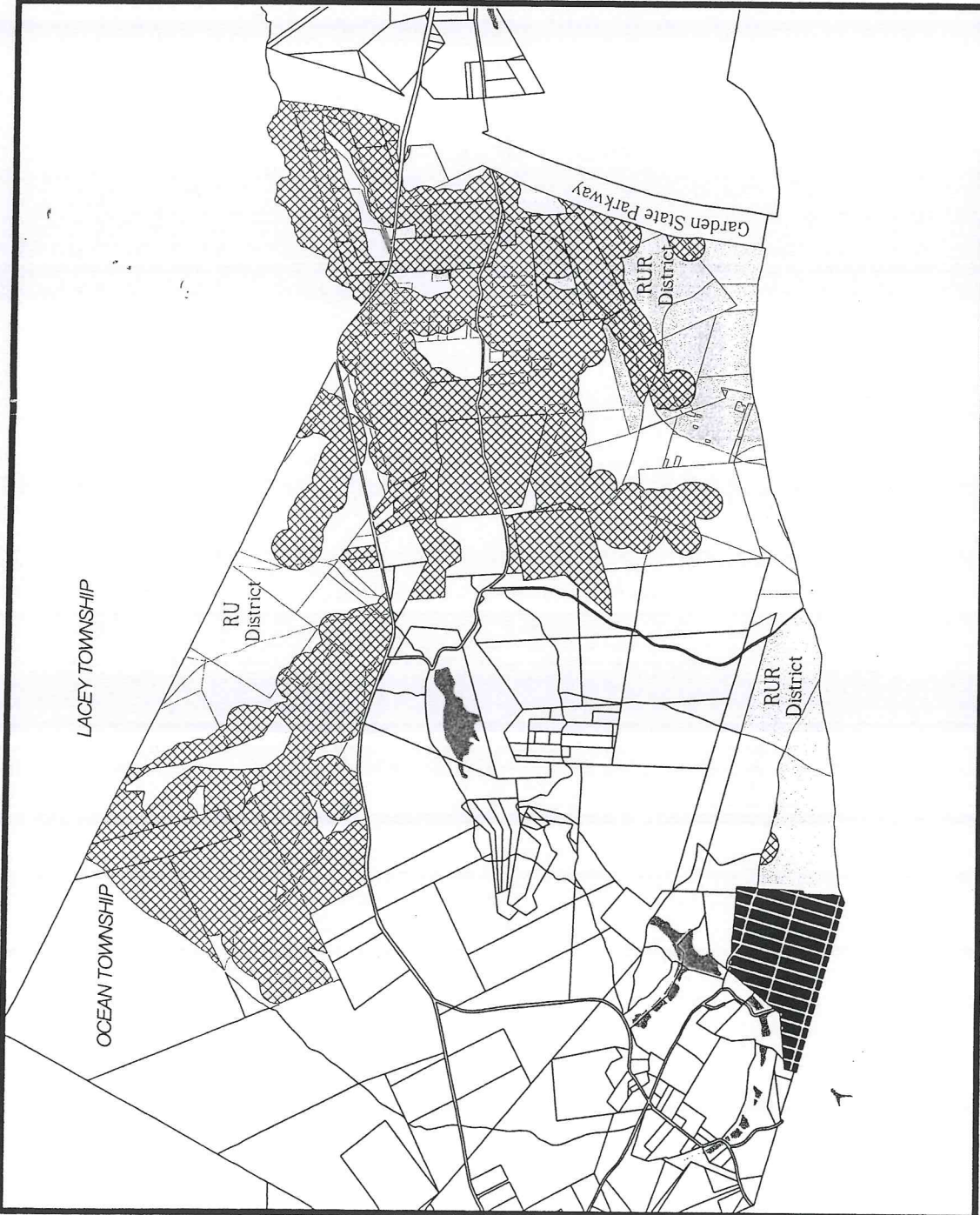


Ocean Township
Ocean County, New Jersey

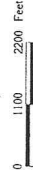


This map was prepared by New Jersey Office of State Planning / GIS. Geographic information system data is subject to errors and omissions of the data source agencies. The GIS means no responsibility, liability and including, but not limited to, the availability of information, or the accuracy, reliability, or completeness of the data. The data is provided for informational purposes only and should not be used for any other purpose. The data is provided by the GIS and is not to be used for any other purpose. The data is provided by the GIS and is not to be used for any other purpose.

APPENDIX B 2 ENVIRONMENTAL CONSTRAINTS - RU & RUR DISTRICTS



Ocean Township
Ocean County, New Jersey



T&M
ASSOCIATES
ESTABLISHED 1982

This map was prepared using GIS data from the Office of State Planning and Development (OSPD) and the Office of State Planning and Development (OSPD). The GIS data was prepared using GIS data from the Office of State Planning and Development (OSPD) and the Office of State Planning and Development (OSPD). The map was prepared using GIS data from the Office of State Planning and Development (OSPD) and the Office of State Planning and Development (OSPD).