

PLUMSTED TOWNSHIP, OCEAN COUNTY OPPORTUNITIES & CONSTRAINTS ANALYSIS



**NEW JERSEY OFFICE OF SMART GROWTH
APRIL 14, 2008**

TABLE OF CONTENTS

INTRDOCTION	3
BACKGROUND	3
RELATION TO THE STATE DEVELOPMENT & REDEVELOPMENT PLAN (STATE PLAN)	3
NEW JERSEY OFFICE OF SMART GROWTH (OSG) TREND ANALYSIS	4
<i>Summary Table</i>	5
<i>Residential Buildout Method</i>	5
<i>Commercial Buildout – Floor Area Ratio Method</i>	6
<i>Cross-acceptance III</i>	7
APPENDIX A	8
FIGURE 1	9
APPENDIX B-1	10
APPENDIX B-2	11

INTRDOCTION

On February 28, 2008, Plumsted Township of Ocean County submitted their Municipal Self-Assessment Report to the New Jersey Office of Smart Growth (OSG). As such, OSG and our partner State Agencies have preliminarily assessed local opportunities and constraints, as it relates to existing development, current zoning regulations, infrastructure and natural resources. This report provides for a comparison of information within the Municipal Self-Assessment Report with the most up-to-date regional and statewide data to determine whether TREND growth is sustainable and viable based on the information provided. This information is intended to guide and direct the visioning process as to develop a vision with a twenty-year planning horizon. The vision shall provide for sustainable growth, recognize fiscal constraints, housing needs and protection of natural, historic and agricultural resources. Community visioning shall take into consideration the findings and conclusions of the Municipal Self-Assessment and the State Agencies' Opportunities and Constraints Analysis.

BACKGROUND

Pursuant to the State Planning Rules, N.J.A.C. 5:85-7.11(b), the New Egypt Town Center (TC) designation expired on January 7, 2008. As such, the Township of Plumsted initiated the Plan Endorsement process by attending a pre-petition meeting with OSG and our partner State agencies on September 18, 2007. On February 6, 2008, the Township of Plumsted passed a resolution (Resolution No. 2008-106) authorizing the creation of their Plan Endorsement Advisory Committee (PEAC), in which eight members were designated. As previously mentioned, the Township submitted their Municipal Self Assessment Report to OSG for review on February 28, 2008. This submission initiated the 45-day State Agency Opportunities and Constraints Analysis, which has been provided to the Township on April 14, 2008.

RELATION TO THE STATE DEVELOPMENT & REDEVELOPMENT PLAN (STATE PLAN)

Parts of New Jersey still exhibit a predominately rural landscape, with compact towns and village centers surrounded by farms and woodlands. Farmland and open space forms a continuous, productive landscape that enhances habitat protection and maintains natural resources. The character of the rural landscape is an important asset for New Jersey, yet much of it is zoned for large-lot suburban sprawl. Current TREND development destroys farmland, open space and natural features. Inflexible zoning codes and individual septic systems create homogenous tracts of single-family homes on large lots, pollute groundwater and contaminate wells. This TREND also contributes to road congestion, damage to local economies and the elimination of rural character. PLAN development provides for prosperous, mixed use development in compact centers. This compact form provides for the maintenance and enhancement of contiguous farmland and open space, therefore protecting headwaters and groundwater recharge areas. Ultimately, PLAN development provides for the protection of rural character, while preserving and improving the local economy.

The current State Plan Policy Map, adopted in 2001, depicts Fringe Planning Area 3, Rural Planning Area 4 and Parks and Natural Areas. Again, these designations fall outside the jurisdiction of the New Jersey Pinelands Commission. As such, there are 61 acres of Fringe Planning Area 3, 11,447 acres of Rural Planning Area 4 and 383 acres of Parks and Natural Areas. As noted below under *Cross-acceptance*, the 2004 Preliminary

State Plan Policy Map is proposing amendments to remove the Fringe Planning Area 3 entirely and change it to Environmentally Sensitive Planning Area 5, and change 317 acres of Rural Planning Area 4 to Parks and Natural Areas.

Maps of the 2001 State Development and Redevelopment Plan Policy Map as well as a table indicating approximate totals sizes of Planning Areas has been attached for reference.

NEW JERSEY OFFICE OF SMART GROWTH (OSG) TREND ANALYSIS

The TREND Analysis performed by OSG was conducted based on the current zoning information that was provided in the Municipal Self-Assessment Report. OSG took into account known environmental constraints and impediments to development. These constraints included identified State Plan parkland, State Agriculture Development Committee (SADC) preserved farms, wetlands (with a 25 foot buffer), presence of Category 1 (C1) streams, which are not applicable to the Township, and identified surface water. The net result from the TREND Analysis will determine the amount of housing and commercial space that can potentially be built given current zoning regulations.

Ultimately, the information provided throughout this document shall be utilized to inform the Community Visioning Process. However, the objective of this TREND Analysis is to determine what the municipality may resemble at full buildout based on current land use and zoning regulations. This series of worksheets represents a basic methodology for the TREND Analysis. Based on mapping data and zoning regulations, OSG inserted relevant data, transferred from the Township's zoning language, into the Residential Buildout Method and Commercial Buildout - Floor Area Ratio Method.

As reference, OSG used year 2000 Census data to determine average household size, which was identified as 2.9 persons per household (median) (U.S. Census Bureau (2000). *American FactFinder: Plumsted Township, N.J.* Retrieved April 5, 2008, from http://factfinder.census.gov/servlet/SAFFacts?_event=Search&geo_id=&geoContext=&street=&county=plumsted&cityTown=plumsted&state=&zip=&lang=en&sse=on&pctxt=fph&pgsl=010&show_2003_tab=&redirect=Y). Also note that this analysis does not include those lands under the jurisdiction of the New Jersey Pinelands Commission.

The zoning schedule for the Township has been attached as Appendix A for reference to definitions of the various zones considered in this analysis. Tables used in calculating the results of the TREND Analysis have been attached as Appendix B for reference. A brief summary of the findings is provided below and is intended to be used as a guide during the visioning process.

SUMMARY TABLE

Category	Totals*
land consumption (acres)	
gross sum	5521.9
minus mixed-use double count**	
acres consumed	5521.9
buildings	
residential units	2772.68872
commercial sq ft	15154959.6
people	
residents	8040.797288
jobs	27833.9688

* formulas total all commercial worksheets on the basis that only one would be selected and the other two would remain zero

** per the NOTE above, the petitioner should make sure that they are not double-counting acreage for a mixed use zone

Residential Buildout Method

The Residential Buildout Method (Appendix B-1) assumes buildout of existing residential zones at the maximum density permitted by the Township's current zoning ordinance. Dependent upon future development pressure, the information provided in the Residential Buildout Method will come to fruition as existing zoning allows and provides for such development.

Historically, the Township has seen a steady increase in overall population between 1930 and present, as provided in *Figure 1*. According to the 2000 Census, there are 7,275 people residing within the Township of Plumsted. The Residential Buildout Method provides that buildout would occur when 8,040 residents reside within the Township, based on average household size. However, the Municipal Self Assessment provides that 2006 Census data estimates approximately 8,122 people residing within the Township, therefore exceeding the estimates provided by OSG's Residential Buildout Method. This may be indicative of larger families migrating into the Township, provided that Census estimates are accurate. The North Jersey Transportation Planning Authority (NJTPA), the Township's designated Metropolitan Planning Organization (MPO), estimates 7,890 people as of 2005 and 8,180 people as of 2010.

In addition to population estimates, the Residential Buildout Method provides that potential buildout of residential units would occur when 2,773 units exist within the Township. According to the 2000 U.S. Census, there are 2,628 residential units currently within Plumsted Township. Should the Township continue utilizing and enforcing its current zoning ordinance, buildout would occur with the addition of 145 units. These potential units could sprawl over 4,939 acres of developable land. The Township may very well exceed this amount provided the potential outcome outlined in the New Egypt Redevelopment Plan, which is located within the C-4 Planned Unit Development (PUD) residential zone.

Moreover, OSG's analysis indicates that the C-4 (PUD) zone could see a potential of 493 additional units on 82 acres of land, as the land is currently vacant. As such, the Township must plan for expansion of infrastructure capacity and provide for mechanisms to address the Township's affordable housing obligation under the Council of Affordable Housing's (COAH's) proposed third round rules. This is important to note provided that the New Egypt Redevelopment Plan calls for a Planned Residential Retirement Community (PRRC) and the newly proposed COAH rules limits COAH-credits for age-restricted development to 25%. OSG understands that any obligations generated from this development would be at a cost to the developer whether those units become part of the PRRC, are transferred through Regional Contribution Agreements (RCAs) or in lieu of contribution payments.

As indicated by the Residential Buildout Method, a majority of this development would occur with the R-40 residential zone. This zone is predominately located within the proposed New Egypt Town Center, however there are significant portions of this zone located throughout the Township and could foster sprawl-pattern development therefore defeating the purpose of the designation of the Town Center. OSG's analysis also provides that the RA-5 residential zone has the potential to generate 484 units over 2,420 acres. Much of this zone abuts the Pinelands Area within the Township and is located within Rural Planning Area 4. Although the zoning ordinance provides for clustering, it may be beneficial for the Township to examine the potential use of a Transfer of Development Rights (TDR) program, as to maintain and permanently preserve contiguous tracts of agricultural lands, at no cost to the Township, and maintain the viability of the agricultural industry. The State Agricultural Development Committee (SADC) provides matching grants up to \$40,000 to study the viability and feasibility of a TDR program. OSG, via future Smart Future Planning Grant rounds, could also provide funds to study this mechanism as a viable tool to redirect growth into appropriate areas.

Based on information obtained through the Municipal Self Assessment it is evident that development pressures within the Township are lower than the remainder of the State. In addition, the lack of infrastructure and capacity may also deter and limit significant growth. There is, however, no accurate measure to predict precisely when real-estate market pressures will arise within the Township. Nonetheless, the Township must ensure that growth occurs in a controlled, center-based and compact form, in which prime agricultural soils and the environs are protected and the viability of the agriculture industry is retained.

Commercial Buildout – Floor Area Ratio Method

The Commercial Buildout Method (Appendix B-2) assumes buildout of currently designated commercial zones at the maximum density permitted under current zoning regulations. While encouraging the growth of commercial businesses within the Township is admirable, zoning for such commercial enterprises must be realistic and planned according to the Township's vision – a vision which should include mixed use centers thus encouraging Township residents to live within close proximity to where they work and shop to minimize auto use, reduce traffic congestion and enhance pedestrian mobility.

At present time, the Township's zoning indicates at buildout the Township would increase commercial floor space to a total of approximately 15.2 million square feet over a land area of approximately 584 acres creating 27,834 jobs. According to the Municipal Self Assessment there is currently 14.7 million square feet of existing commercial space within the Township. Current zoning estimates buildout would occur with addition of 500,000 square feet of commercial space. This very well may be met through the development and expansion of the Plumsted Industrial Park and vacant light industrial zones. The Municipal Self Assessment provides that a significant amount of approvals for storage

facilities have been granted over the last five years. This does not indicate whether these facilities are associated with the agricultural industry or simply just warehousing. Nonetheless, the Township may want to explore the possibility of designating a Planned Agricultural Industry Node depending on use and location of these facilities. Please note that the Planned Agricultural Industry Node is being proposed for inclusion into the 2008 State Plan via Cross-acceptance III however this ultimately depends on SPC approval.

While a goal of creating jobs and fostering economic development within the state is a goal of the State Plan, this must be realized in areas which have the infrastructure to support such commercial development. Additionally, from current trends as indicated in the Township's Municipal Self Assessment, the current economic climate does not support such job growth in Plumsted Township. A vision which realistically realizes the Township's capacity and the statewide demand for job growth in the Township should be created to promote opportunities for unique niche economic areas that will support and sustain current and future residents of all income levels.

Cross-acceptance III

On April 28, 2004, the New Jersey State Planning Commission approved the release of the Preliminary State Development and Redevelopment Plan (State Plan) and the Preliminary State Plan Policy Map. This action launched the third round of Cross-acceptance.

Cross-acceptance is a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.).

This process is meant to ensure that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan. Through Cross-acceptance, negotiating entities work with local governments and residents to compare their local master plans with the State Plan and to identify potential changes that could be made to achieve a greater level of consistency with statewide planning policy.

Plumsted Township did not provide comments to the Ocean County Planning Board, the Negotiating Entity for Ocean County municipalities, for negotiation with OSG and the SPC. Therefore, there are no policy or map amendments that are to be reflected as part of this report.

However, please note that the planning area changes noted in the Municipal Self Assessment are being changed through Cross-acceptance, as part of the July 2006 Environmental Update. This includes 317.5 acres of Rural Planning Area 4 changing to Parks and Natural Planning Area and 61.01 acres of Fringe Planning Area 3 changing to Environmentally Sensitive Planning Area 5. These revisions still require State Planning Commission (SPC) approval, which will occur prior to the release of the draft Final State Development and Redevelopment Plan (State Plan) in July of 2008.

The State Development and Redevelopment Plan Policy Map 2001 as well as the Preliminary Policy Map for the third round of Cross Acceptance has been enclosed for reference. Ultimately, the State Planning Commission will make the final determination on all amendments to the State Plan Policy Map. Additional changes proposed beyond those indicated in Preliminary Policy Map, such as the re-designation of the New Egypt Town Center, shall occur through the Plan Endorsement process.

APPENDIX A

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

PLUMSTED TOWNSHIP

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Lot Frontage	Minimum Lot Depth	Minimum Yard Requirements*				Maximum Lot Coverage	Maximum Bldg. Height	Maximum Accessory Bldg. Height
					Front	One Side	Total Side	Rear			
RA-5	5 Acres	300' 350' (Major Str.)**	150'	400'	80' 100' (Major Str.)**	50'	100'	50'	-	35'	35'
RA-3	3 Acres	300' 350' (Major Str.)**	150'	300'	80' 100' (Major Str.)**	50'	100'	50'	-	35'	35'
RA-2	2 Acres	250' 300' (Major Str.)**	125'	250'	80' 100' (Major Str.)**	50'	100'	50'	-	35'	35'
R-40	40,000 (Sq. Ft.)	150' 200' (Major Str.)**	75'	200'	60' 80' (Major Str.)**	20'	40'	40'	-	35'	15'
R-10	10,000 (Sq. Ft.)	80'	40'	100'	30'	10	20'	30'	-	35'	15'
MHP	SEE SUBSECTION 15-4.6										
C-2	40,000 (Sq. Ft.)	200'	150'	200'	70'	15'	30'	30'	40%	35'	-
C-3	40,000 (Sq. Ft.)	200'	150'	200'	70'	15'	30'	40'	40%	35'	-
C-4	AS APPROVED BY PLANNING BOARD										
LI-2	2 Acres	150'	150'	400'	60' 80' (Major Str.)**	30'	60'	40'	50%	50'	50'
LI-1	40,000 (Sq. Ft.)	100'	100'	400'	60'	30'	60'	40'	30%	50'	50'
FP	10 Acres	300'	150'	400'	100'	50'	100'	50'	-	35'	35'

1595/1596

Rev. Ord. Supp. 12/02

TOWNSHIP OF PLUMSTED CODE

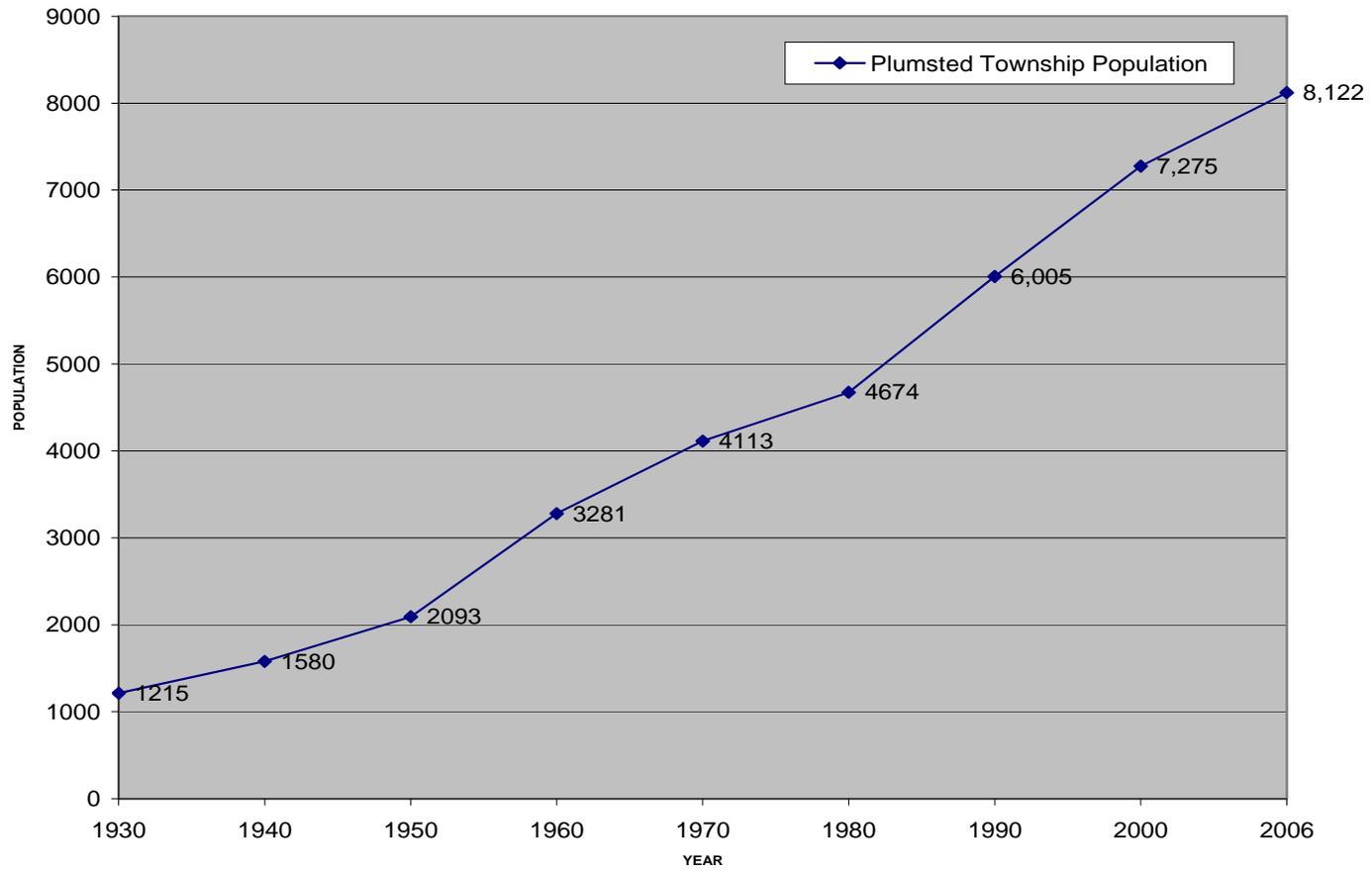
Notes:

*Minimum Yard Requirements for Principal Buildings: The minimum allowable side and rear yard setbacks for accessory buildings to residential use shall be one-third of the minimum allowable side yard for principal buildings in that zone. All other accessory buildings shall maintain a minimum side and/or rear yard setback equal to the minimum side yard allowed for the principal building in that zone.

**Major streets are Ocean County Routes 528, 539 and 537.

FIGURE 1

Plumsted Township Population Growth



APPENDIX B-1

Residential Buildout Method

residential zone	total land in residential zone (acres)	total constrained land in residential zone (acres)	total developable land (acres)	total developable residential land (acres)	maximum residential density permitted (units per acre)	potential number of units	average household size (persons per unit)	number of new residents
	a	b	c=a-b	d=c*0.8	e	f=d*e	g	h=f*g
R-10	70.7	7	63.7	50.96	4.3	219.128	2.9	635.4712
R-40	2022.2	393.5	1628.7	1302.96	1.1	1433.256	2.9	4156.4424
RA-2	6.8	0.2	6.6	5.28	0.5	2.64	2.9	7.656
RA-3	17.3	0	17.3	13.84	0.333	4.60872	2.9	13.365288
RA-5	6386.4	3361.3	3025.1	2420.08	0.2	484.016	2.9	1403.6464
MHP	122.8	28.3	94.5	75.6	1.8	136.08	2.9	394.632
C-4 (PUD)	129.7	27	102.7	82.16	6	492.96	2.9	1429.584
total	8755.9	3817.3	4938.6	3950.88		2772.68872		8040.797288

land consumption

buildings

people

NOTES

b: constrained lands include conserved land, public ownership, conservation easements (deed restrictions), utility easements, or natural factors such as wetlands, floodplains & steep slopes)

d: 0.8 figure is based on 20% takeup of land for right of ways (i.e. roads)

e: data based on current zoning

APPENDIX B-2

Commercial Buildout - Floor Area Ratio Method

commercial zone	total land in commercial zone (acres)	total constrained land in commercial zone (acres)	total developable land (acres)	permitted FAR	maximum floorspace permitted (sq ft)	floorspace per job (sq ft)	number of jobs
	a	b	c=a-b	d	e=a*d*43560	f	g=e/f
retail			0		0	1000	0
C-2	78.1	15.2	62.9	0.4	1360814.4	1000	1360.8144
C-3	77.2	5.3	71.9	0.4	1345132.8	1000	1345.1328
industrial			0		0	500	0
LI-1	180.7	63.4	117.3	0.3	2361387.6	500	4722.7752
LI-2	452.6	125.8	326.8	0.5	9857628	500	19715.256
office			0		0	333	0
P	4.4	0	4.4	1.2	229996.8	333	689.9904
total	793	209.7	583.3		15154959.6		27833.9688

land consumption

buildings

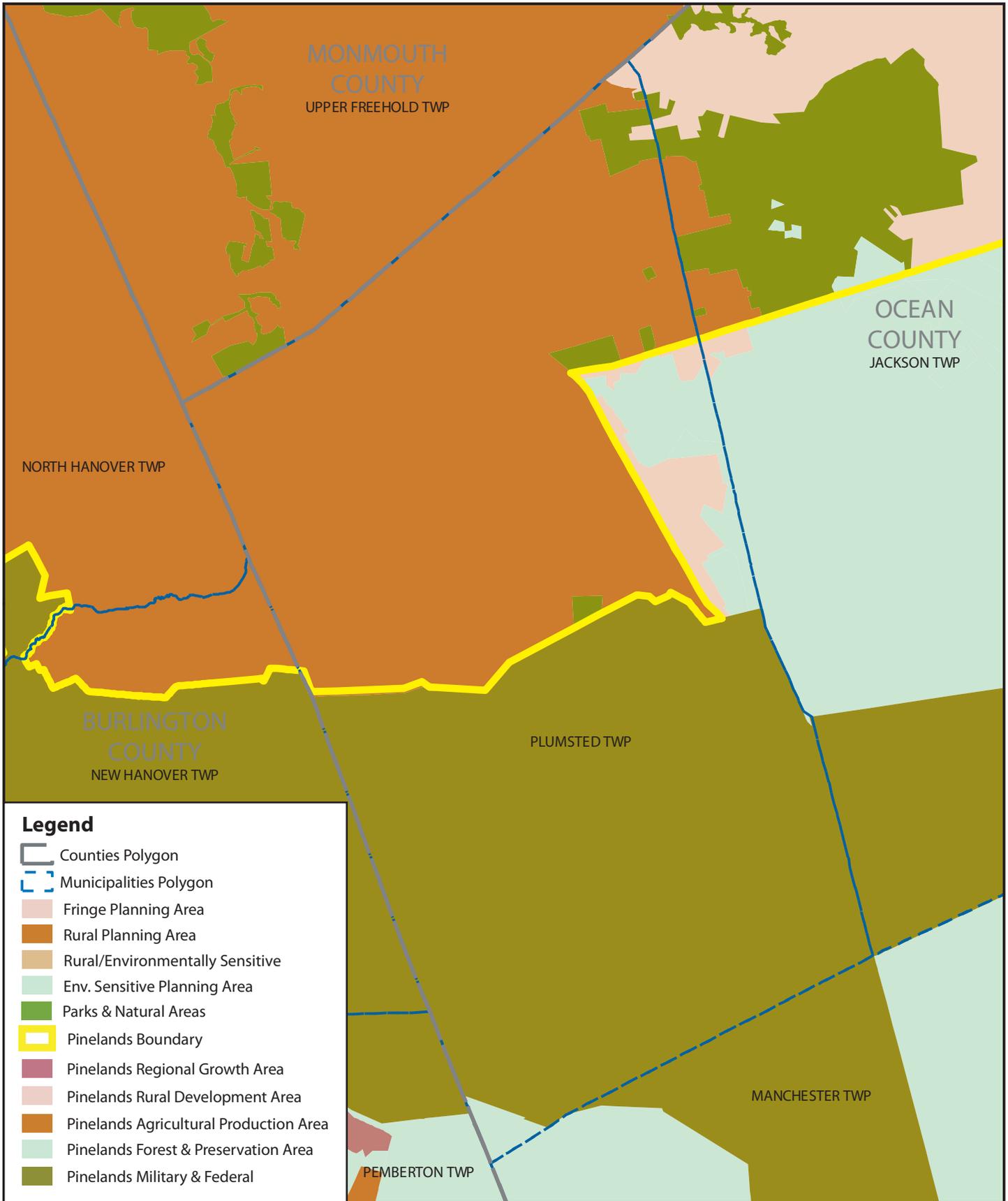
people

NOTES

b: constrained lands include conserved land, public ownership, conservation easements (deed restrictions), utility easements, or natural factors such as wetlands, floodplains & steep slopes)

d: data based on current zoning

f: data based on COAH standards



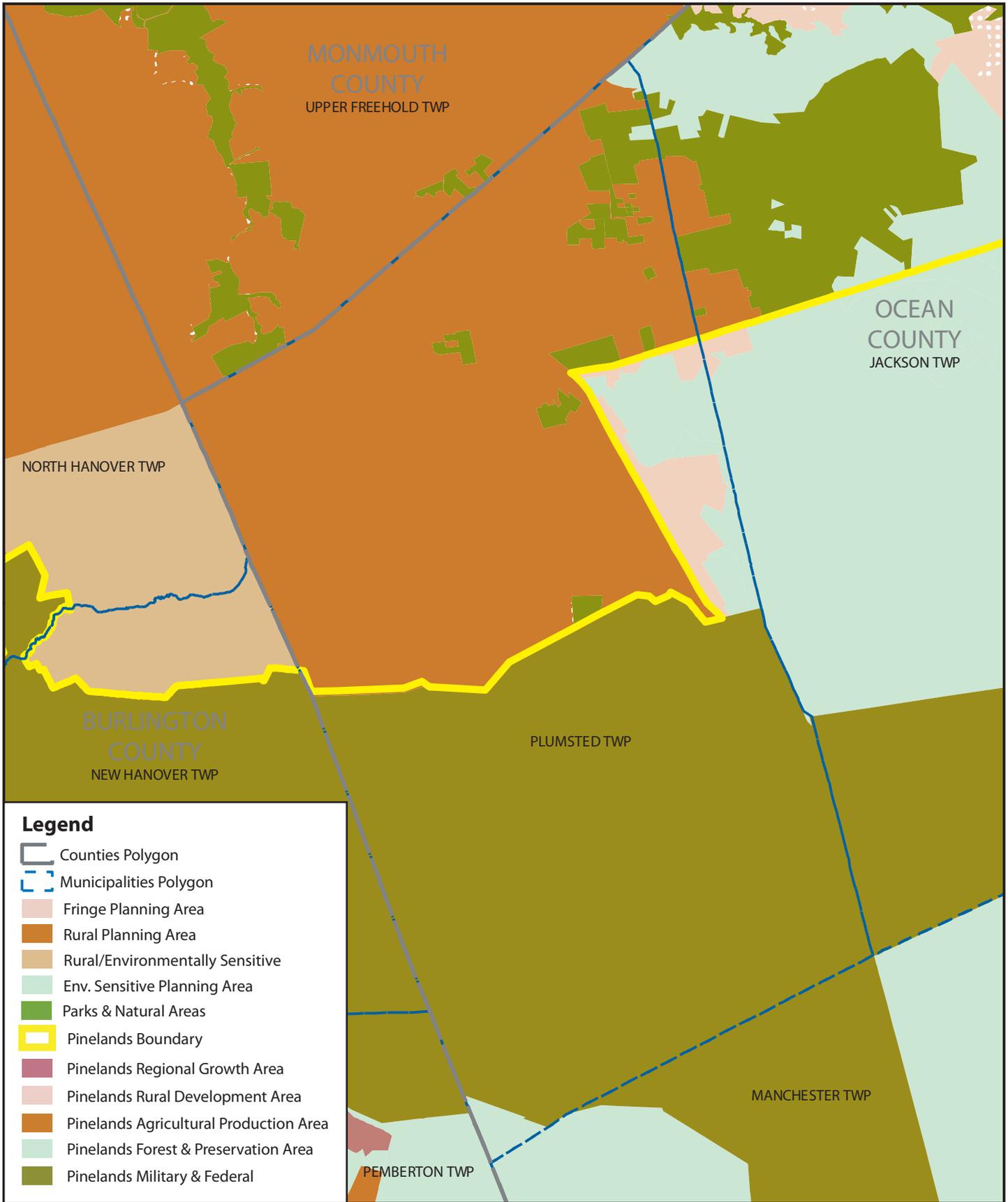
Plumsted Township

2001 SDRP Policy Map Planning Areas



1 inch equals 7,000 feet





Plumsted Township

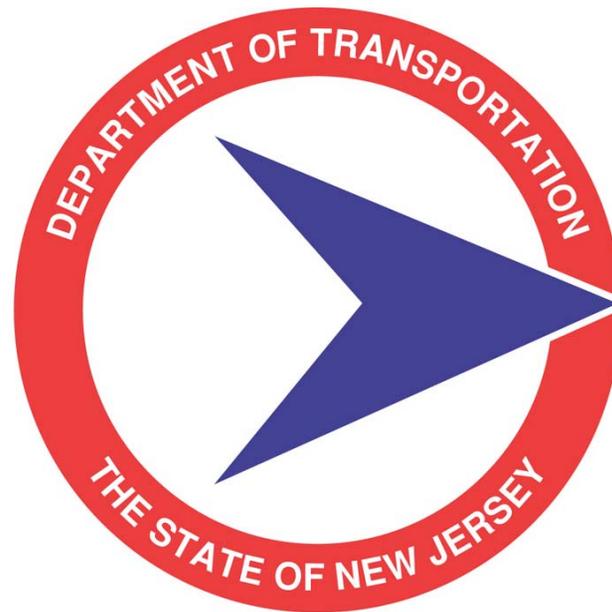
Preliminary Policy Map Planning Areas



1 inch equals 7,000 feet



PLUMSTED TOWNSHIP, OCEAN COUNTY OPPORTUNITIES & CONSTRAINTS ANALYSIS



**NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT)
APRIL 14, 2008**

TABLE OF CONTENTS

State Highways	3
State Highway Access Management Code – Access Levels and Desirable Typical Sections	3
Congestion Management System	3
Major Capital Projects/Initiatives and Mitigation Projects	3
Designated Transit Villages	3
Designated Scenic Byways	3
Open Local Aid Grant Projects	4
Corridor Studies	4
Local Planning Assistance Projects	4
Bicycle and Pedestrian Local Planning Assistance Projects	4
Public Use/General Aviation Airports	4
Rail Freight Lines	4
Traffic Engineering and Safety Initiatives	5
Existing and Planned Park-and-Rides	5
Other Significant Issues	5
ATTACHMENTS	5-6

This document constitutes the New Jersey Department of Transportation's component of the State Opportunities and Constraints Analysis conducted as part of the Plan Endorsement process. This document provides a collection of the most recent data and information that exists in the Department pertaining to transportation features, studies, projects, grants, designations and other significant issues as applicable. The document should serve as a baseline to inform the remainder of the Plan Endorsement process. It should be understood that this assessment reflects conditions as they presently exist, and that changes may occur at any time during the Plan Endorsement process.

NJDOT has examined the following categories for pertinent data:

State Highways

Not Applicable

State Highway Access Management Code – Access Levels and Desirable Typical Sections

Not Applicable

Congestion Management System

Not Applicable

Major Capital Projects/Initiatives and Mitigation Projects

Not Applicable

Designated Transit Villages

Not Applicable

Designated Scenic Byways

The Southern Pinelands Natural Heritage Trail does not go as far north as Plumsted Township, and probably would not, even if the limits were extended. Opportunities for other scenic byways/corridors always could be explored by the Township in the future.

Open Local Aid Grant Projects

FY 2008 Municipal Aid – Brazil Drive, Crystal Avenue, Terrace Avenue, Chestnut Avenue, Twin Drive Resurfacing - \$95,000

In addition, NJDOT's Local Aid for Centers of Place Program awarded a bicycle/pedestrian bridge project over Oakford Lake in FY 1997, completed in spring 1998, and parking lot and walkway project near the library in FY 1999, completed about summer 2003.

Corridor Studies

Not Applicable

Local Planning Assistance Projects

Not Applicable

Bicycle and Pedestrian Local Planning Assistance Projects

Not Applicable

Public Use/General Aviation Airports

Not Applicable

Rail Freight Lines

An inactive freight line crosses Plumsted in the northwestern corner of the Township. If appropriate, opportunities for a trail might exist.

Traffic Engineering and Safety Initiatives

None at this time.

Existing and Planned Park-and-Rides

Not Applicable

Other Significant Issues

None at this time.

ATTACHMENTS

NOTE: GIS data layers have been provided to the OSG GIS unit by the NJDOT GIS unit.

NJ Department of Environmental Protection



State Development & Redevelopment Plan Plan Endorsement Opportunities & Constraints Analysis

for:

Plumsted Township, Ocean County

March 28, 2008

This document constitutes the Department of Environmental Protection's component of the State Opportunity and Constraints Analysis conducted as part of the Plan Endorsement process. This document should serve as a baseline to inform the rest of the Plan Endorsement process. This document provides a general overview of the Department's regulatory and policy concerns within Plumsted Township. While all efforts have been made to address all major issues, the ever evolving nature of regulatory programs and natural conditions dictates that the information contained within this document will need to be updated on a regular basis. No portion of this document shall be interpreted as granting any specific regulatory or planning approvals by the Department. This document is to be used solely as guidance for municipal planning purposes.

TABLE OF CONTENTS

2002 Land Use/Land Cover - 4 -
Water & Wastewater Analysis..... - 5 -
 Water Availability..... - 5 -
 Wastewater Treatment - 7 -
 Water Quality Management Plan - Sewer Service Area Mapping - 8 -
Environmental Constraints Analysis..... - 9 -
 Regulated Environmental Constraints - 9 -
 Wetlands - 9 -
 Floodprone areas..... - 10 -
 Environmental Constraints to Avoid - 11 -
 Threatened & Endangered Species Habitat - 11 -
 Natural Heritage Priority Sites..... - 12 -
 Environmental Constraints to Consider - 13 -
 Groundwater Recharge Areas - 13 -
 Well Head Protection Areas..... - 13 -
 Priority Species Habitat - 14 -
 Total Maximum Daily Loads (TMDL)..... - 14 -
Contaminated Areas Considerations..... - 18 -
 Known Contaminated Sites List - 18 -
 Known Contaminated Sites - Classification Exception Areas (CEA) - 20 -
 Known Contaminated Site- Current Known Extent Areas (CKE) - 21 -
 Landfills - 21 -
Preserved Lands and Historic Resources - 23 -
 Preserved Lands - 23 -
 Historic Resources - 25 -
Regional Planning Areas..... - 27 -
 Pinelands Commission..... - 27 -
 The Barnegat Bay National Estuary Program (BBNEP) - 28 -
Summary of Major Issues - 30 -
Maps and Additional Information..... - 31 -
NJDEP Office of Planning and Sustainable Communities - 45 -

2002 Land Use/Land Cover

The 2002 Land Use/Land Cover (LULC) dataset captures the state of the land use and natural land cover statewide. The land use/land cover data sets contain important land use data used in a wide variety of environmental analyses, including this analysis, as well as in other DEP programs. This data set is intended to serve as a resource for analysis rather than regulatory delineations.

This latest series is based on photography captured in the Spring of 2002 and were produced by visually interpreting color infrared photography. Every effort has been made to ensure that all land use data sets are as accurate as possible. However LULC data are not intended to substitute for on the ground jurisdictional boundaries.

Freshwater wetlands were first mapped under the New Jersey Freshwater Wetlands Mapping Program and were incorporated into the land use land cover datasets. The freshwater wetlands delineations in these data are for screening purposes only and are not regulatory. The Division of Land Use Regulation of the NJDEP determines the extent and final determination of freshwater wetlands in the State of New Jersey.

Based on this analysis, the following land use/land cover types, and their approximate acreages, are found in Plumsted:

Type	Acres
AGRICULTURE	3234.43
BARREN LAND	243.74
FOREST	11382.48
URBAN	3476.11
WATER	243.05
WETLANDS	7069.24
BEACHES	0

Attachments:

- Map- Land Use/Land Cover in Plumsted

Water & Wastewater Analysis

Sufficient water supply and the ability to treat wastewater are essential to any community. The following information on Water Availability and Wastewater Treatment should be used by the community to evaluate its ability to meet current and future demand for water and wastewater treatment. Using this information to plan for future development allows a municipality to estimate the number of people the current (and/or future systems) can sustain. It also provides a way for a municipality to determine where growth is most appropriate, taking into account where water can be treated and supplied.

Water Availability

The following information on Water Availability in Plumsted Township is based upon the best data readily available to DEP at the time of this analysis. This data should be used by Plumsted to inform its community vision and planning processes.

There are four Public Water Supply Systems in Plumsted Township. The Township should continue working with the Department, American Water, and private developers to secure an adequate water supply for the present and future populations of the New Egypt Town Center.

PWSID	Water System Name	Population Served	Water System Type
1523002	JENSENS DEEP RUN ADULT VLG	400	Community
1323001	COLLIER MILLS MOBILE EST	100	Community
1523003	NEW EGYPT WATER COMPANY	1,416	Community
1523004	OAK GROVE MHP	100	Community

Jensens Deep Run Adult Village - the Deficit/Surplus table is not available for this community water system.

Collier Mills Mobile Establishment - the Deficit/Surplus table is not available for this community water system.

New Egypt Water Company - the Deficit/Surplus table for the New Egypt Water Company system shows that it is running on deficit capacity based on current data provided to the Department.

Oak Grove MHP - the Deficit/Surplus table is not available for this community water system.

The Deficit/Surplus tables for Public Water Systems may be found on the Department of Environmental Protection, Division of Water Supply website at <http://www.nj.gov/dep/watersupply/pws.htm>. Not all Public Water Supply Systems will have associated Deficit/Surplus tables available on the Department's website. The website currently contains public water systems that have a demand greater than 100,000 gallons of water per day and have had some water main extension activity since January 1, 2002. If you require safe demand and firm capacity information not available on this web site please contact the Bureau of Water System and Well Permitting at 609-984-6831 or for water allocation information please contact the Bureau of Water Allocation at 609-292-2957.

Refer to [Firm Capacity and Water Allocation Analysis](#) document for a detailed description of the methodology used to calculate capacity limitations.

There are also multiple Non-Community Water Systems serving specific uses in Plumsted Township.

PWSID	Water System Name	Population Served	Water System Type
1523321	POTTERS SQUARE/ RED STAR PIZZA	1	Noncommunity Transient
1523321	POTTERS SQUARE/ RED STAR PIZZA	100	Noncommunity Transient
1523303	PYRAMID PLAZA SHOPPING C	100	Noncommunity Transient
1523311	THE OUT POST	100	Noncommunity Transient
1523320	WAWA #361	6	Noncommunity Transient
1523320	WAWA #361	20	Noncommunity Transient
1523320	WAWA #361	500	Noncommunity Transient
1523320	WAWA #361	1,500	Noncommunity Transient
1523301	LA CUCCINE EMANUELLA	3	Noncommunity Transient
1523301	LA CUCCINE EMANUELLA	4	Noncommunity Transient
1523301	LA CUCCINE EMANUELLA	25	Noncommunity Transient
1523301	LA CUCCINE EMANUELLA	50	Noncommunity Transient
1523323	ALS GRILL & DELI	3	Noncommunity Transient
1523323	ALS GRILL & DELI	75	Noncommunity Transient
1523324	CREAMRIDGE ITALIAN VILLAGE	4	Noncommunity Transient
1523324	CREAMRIDGE ITALIAN VILLAGE	100	Noncommunity Transient
1523308	NATIONAL GUARD UTES/ FORT DIX	18	Noncommunity Transient
1523308	NATIONAL GUARD UTES/ FORT DIX	100	Noncommunity Transient

Attachments:

- Deficit/Surplus table – New Egypt Water Company
<http://www.nj.gov/cgi-bin/dep/watersupply/pwsdetail.pl?id=1523003>
- Map - Water Purveyor Areas

Wastewater Treatment

The following information on Wastewater Treatment in Plumsted Township is based upon the best data readily available to DEP at the time of this analysis. This data should be used by Plumsted to inform its community vision and planning processes.

There are four Sewer Service Areas mapped within Plumsted Township: Jensens Mobile Home Park, Plumsted Township Sanitary Landfill STP, New Egypt School, and a general discharge to groundwater area. Of these, only the Plumsted Township Sanitary Landfill STP (NJPDES # NJ0021407) was listed on the [municipal flow data summary for 2006](#), and no numbers were provided regarding current use or allocation for this facility. The number of households projected for Plumsted is 2,020 by the year 2030. Assuming that all household growth will occur within the New Egypt Town Center and use 300 gpd, a sewage treatment plant would need a capacity of at least 0.606 mgd. (This is a rough estimate and does not include commercial, industrial or other uses within the center, as well as, it does not exclude households outside of the center.)

Amendments to the Groundwater Quality Standards (N.J.A.C. 7:9C) have recently been proposed. The primary amendment related to this analysis is the proposal to establish 2 mg/L (or parts per million, or ppm) nitrate as representative of the existing ground water quality statewide, for the purpose of evaluating compliance with the antidegradation policy at N.J.A.C. 7:9C-1.8(a). Currently, the adopted Groundwater Quality Standard for nitrate is 5.2 mg/L. The implications of this proposal are that the Department will not approve a wastewater plan amendment unless the Department first determines that the existing ground water quality of 2 mg/L nitrate will be maintained on a HUC 11 watershed basis. Based on this proposal, the Department has developed a "septic density" for each HUC 11 watershed in the State that identifies what the *comparable residential zoning density* would be in order to meet the groundwater quality goal. Note that the Department does not recommend uniformly zoning at these densities across the HUC 11 watershed. DEP intends this comparable residential zoning density to represent the total number of units that, if built, would not result in a degradation of groundwater quality by exceeding the 2 mg/L nitrate limit. Instead, the Department advocates center-based development, clustering, and protection of environmental features and agriculture land.

Plumsted Township falls within five (5) HUC11 watersheds. The septic density for areas outside the sewer service area within the Township is indicated in the Septic Density Comparison Chart that follows.

Septic Density Comparison Chart

HUC-11 Name	Identification Number	5.2 mg/L nitrate limit	2 mg/L nitrate limit
Crosswicks Ck (above New Egypt)	02010201040	2.7 acres/ residential unit	7.1 acres/ residential unit
Crosswicks Ck (Doctors Ck to New Egypt)	02040201050	2.0 acres/ residential unit	5.3 acres/ residential unit
Rancocas Creek NB (above New Lisbon dam)	02040202020	2.0 acres/ residential unit	5.2 acres/ residential unit
Greenwood Branch (NB Rancocas Creek)	02040202030	1.7 acres/ residential unit	4.4 acres/ residential unit
Union/Ridgway Branch (Toms River)	02040301070	1.8 acres/ residential unit	4.6 acres/ residential unit

Water Quality Management Plan - Sewer Service Area Mapping

The Department has proposed amendments to the Water Quality Management Planning rules identifying the conditions where extension of sewer service is not appropriate. N.J.A.C. 7:15-5.24 sets forth the general policy that large contiguous areas of environmentally sensitive resources, coastal planning areas where the extension of sewers would be inconsistent with New Jersey's Coastal Zone Management program, and special restricted areas that are prone to natural hazards such as flooding, wave action and erosion should not be included in sewer service areas. The limitations on the extension of sewer service in these areas is consistent with the Department's mandate to protect the ecological integrity and natural resources of New Jersey, including water, threatened and endangered species, wetlands and unique and rare assemblages of plants.

Centralized wastewater is inappropriate for these areas because it subsidizes and otherwise encourages development in and around these natural resources at a density that is inconsistent with their protection and the environmental protection mandate of the Department. The Department has determined that the appropriate wastewater management alternative for these areas is individual subsurface sewage disposal systems that discharge less than 2,000 gallons per day, typically thought of as septic systems. Therefore, though excluded from the extension of sewer service, these areas have a wastewater management alternative that will promote a density of development consistent with the conservation of these resources.

In establishing the criteria for delineating a sewer service area boundary in consideration of environmentally sensitive areas, the Department identifies environmentally sensitive areas that are not appropriate for sewer service area as any contiguous area of 25 or more acres that contains any or all of the following four features: threatened and endangered species habitats, Natural Heritage Priority Sites, Category One stream buffers, and wetlands. The Department determined that 25 acres was the appropriate size threshold based on a statewide GIS analysis showing that at least 90 percent of the environmentally sensitive features would be excluded from sewer service area, but that the threshold should be large enough to permit the reasonable application of zoning.

Plumsted Township is currently working with the Department to provide sewer infrastructure to the New Egypt Town Center. The township should use the visioning process to identify areas to be included in the SSA as well as where and what kind treatment to provide.

Attachments:

- Map- Sewer Service Areas and Nitrate Dilution Concentrate Target by HUC11 in Plumsted Township

Environmental Constraints Analysis

The following section identifies those environmental constraints that should be considered by Plumsted Township in its planning efforts. These environmental constraints are divided into three sections - Regulated Constraints, Constraints to Avoid, and Constraints to Consider.

Regulated Environmental Constraints

Wetlands and Category One Waters are environmental constraints currently regulated by DEP. Plumsted Township should recognize these environmental constraints in its visioning and planning processes.

- Wetlands

Freshwater wetlands and transition areas (buffers) are regulated by the Freshwater Wetlands Protection Act rules (NJAC 7:7A). The Highlands rule (NJAC 7:38), which implements the Highlands Water Protection and Planning Act, prohibits nearly all disturbance within all wetlands within the Highlands Preservation Area.

Wetlands are commonly referred to as swamps, marshes, or bogs. However, many wetlands in New Jersey are forested and do not fit the classic picture of a swamp or marsh. Previously misunderstood as wastelands, wetlands are now recognized for their vital ecological and socioeconomic contributions. Wetlands contribute to the social, economic, and environmental health of our state in many ways:

- Wetlands protect drinking water by filtering out chemicals, pollutants, and sediments that would otherwise clog and contaminate our waters.
- Wetlands soak up runoff from heavy rains and snow melts, providing natural flood control.
- Wetlands release stored flood waters during droughts.
- Wetlands provide critical habitats for a major portion of the state's fish and wildlife, including endangered, commercial and recreational species.
- Wetlands provide high quality open space for recreation and tourism.

There are on-site activity limits on lands identified as wetlands. The NJ freshwater Wetlands Protection Act requires DEP to regulate virtually all activities proposed in the wetland, including cutting of vegetation, dredging, excavation or removal of soil, drainage or disturbance of the water level, filling or discharge of any materials, driving of pilings, and placing of obstructions. The Department may also regulate activities within 150 feet of a wetland - called the transition area or buffer.

Land Use/Land Cover data based on 2002 aerial photography identifies approximately 7,069.24 acres of wetlands in Plumsted Township. It should be noted that these wetlands are based on aerial photo interpretation and are **not** appropriate for use in determining the true extent of wetlands on a specific site.

- Floodprone areas

Flood Hazard Areas - The recently adopted Flood Hazard Area Control Act rule (NJAC 7:13) regulates development within the floodplain and the Riparian Zone (50 - 300 feet adjacent to the water). Under this rule all projects that are adjacent to a “regulated water” that is designated C1 or is upstream within the HUC 14 of a “regulated water”, regardless of whether they are mapped, require a Flood Hazard Area Control Act permit. Plumsted Township should take the Flood Hazard Area Control Act and associated buffers into consideration when performing visioning requirement of Plan Endorsement. Additionally, Plumsted should update land-use ordinances accordingly to match the requirements of the Flood Hazard Area Control Act.

The map provided shows the FEMA flood map zones. The Federal Emergency Management Agency continually updates these maps, and Plumsted Township and its residents should refer to their website for current information. Additional information regarding FEMA’s Flood Insurance Rate Map (FIRM) follows the map provided. Please note that the area regulated by the Flood Hazard Area Control Act rule do not necessarily align with the FEMA flood map zones.

Attachments:

- Map—Wetlands and Waterways
- Map—FEMA Flood Zones

Environmental Constraints to Avoid

Threatened and Endangered Species Habitat and Natural Heritage Priority Sites are geographically-identified environmental constraints prioritized for protection by DEP's mandate to protect the ecological integrity and natural resources of New Jersey. DEP recommends avoidance of these areas, to the extent possible, in order to protect these ecosystems from degradation and destruction.

While Threatened and Endangered Species Habitat and Natural Heritage Priority Sites are not specifically regulated as such, the species and sites that are the basis for this information are considered in several DEP regulatory and planning programs - such as the Freshwater Wetlands Program, Water Quality Management Planning, and the Flood Hazard Area Control Act rule.

- **Threatened & Endangered Species Habitat**

The New Jersey Endangered Species Conservation Act was passed in 1973 and directed the New Jersey Department of Environmental Protection (DEP) to protect, manage and restore the state's endangered and threatened species. The DEP Endangered and Nongame Species Program (ENSP) has since become the voice for more than 400 species of wildlife in New Jersey, with success stories related to the Bald Eagle, the Peregrine Falcon, the Pine Barrens Treefrog, the Osprey, and others. There are currently 73 endangered and threatened wildlife species in New Jersey. Wildlife professionals within DEP's Endangered and Nongame Species Program oversee research, conservation and protection of rare wildlife species such as the bog turtle, great blue heron, piping plover, bobcat, and other animals that are struggling to survive here in New Jersey.

ENSP has developed the Landscape Project to identify and systemically map the habitat most critical for New Jersey's fish and wildlife populations. This tool is being used to gauge healthy ecosystems and help identify areas appropriate for protection while giving citizens and local government officials valuable scientific information about their municipalities. The Landscape Project ranks habitat patches by the status of the species present, as follows:

- **Rank 5** is assigned to patches containing one or more occurrences of at least one wildlife species listed as endangered or threatened on the Federal list of endangered and threatened species.
- **Rank 4** is assigned to patches with one or more occurrences of at least one State endangered species.
- **Rank 3** is assigned to patches containing one or more occurrences of at least one State threatened species.

There are approximately 17,615.16 acres of threatened and endangered species habitat in Plumsted Township. This habitat supports a wide range of species, from the Bald Eagle, Vesper Sparrow, Barred Owl, Silver-Bordered Fritillary, Arogos Skipper, Pine Barrens Treefrog, and Northern Pine Snake. The attached *Threatened & Endangered Species Habitat map* shows the extent of habitat in Plumsted Township (including habitat for priority species – Rank 2 – that are discussed below in the 'Environmental Constraints to

Consider' section). Please note that this data is based on DRAFT Landscape Project mapping that the Department expects to publicly release in the spring of 2008.

- Natural Heritage Priority Sites

Through its Natural Heritage Database, the DEP Office of Natural Lands Management (ONLM) identifies critically important areas to conserve New Jersey's biological diversity, with particular emphasis on rare plant species and ecological communities. The database provides detailed information on rare species and ecological communities to planners, developers, and conservation agencies for use in resource management, environmental impact assessment, and both public and private land protection efforts. Using the database, ONLM has identified 343 Natural Heritage Priority Sites (NHPS), representing some of the best remaining habitat for rare species and rare ecological communities in the state. In addition, each NHPS includes a Biodiversity Rank according to its significance for biological diversity using a scale developed by The Nature Conservancy, the network of Natural Heritage Programs and the New Jersey Natural Heritage Program. The global biodiversity significance ranks range from B1 to B5. The specific definitions for each rank for NHPS in Plumsted are as follows:

- **B5** - Of general biodiversity interest.

There is one (1) NHPS located within Plumsted Township, as follows:

SITE NAME	DESCRIPTION	BIODIVRANK	BIODIVCOMM
New Egypt Ravine	Steep sided wooded ravine with open and wooded wetlands. Includes length of ravine that has habitats for endangered plants	B5	Two state listed endangered plants plus historical species

Attachments:

- Map—Threatened, Endangered & Priority Species Habitat

Environmental Constraints to Consider

Groundwater Recharge Areas, Wellhead Protection Areas, and Priority Species Habitat are geographically-identified environmental constraints recognized as important for the protection of water quality and biodiversity of New Jersey. DEP recommends avoidance of these areas, to the extent possible, in order to minimize the impact to water quality and species habitat.

- **Groundwater Recharge Areas**

Groundwater recharge areas are those sites where a high volume of precipitation and surface waters infiltrate into the soil and act to resupply surface and ground waters. Protection of these areas from over-development, and addressing stormwater runoff for these areas, directly affects the water quality of both drinking water supplies and water-based habitats.

The New Jersey Geological Survey (NJGS) has developed ground water recharge data sets using several data factors, such as land use patterns, impervious surface amounts, soil types, precipitation, and evaporation rates, among others, to calculate the amount of water each area of the state normally contributes to the underlying aquifers. The data are reported and mapped in several standard categories, in units of inches per year.

For the State Planning process, the original ground water recharge data, calculated for each Watershed Management Area, were converted to a volume-based rating, and then grouped into three classes to simplify further analysis, based on the percent contribution to the total recharge amounts. Those undeveloped areas contributing the highest one-third of the recharge volume in each Watershed Management Area were selected as high priority for protection. The final Ground Water Recharge layer used for this analysis includes all undeveloped areas in the state that were identified as contributing the highest one-third of the recharge volume in the appropriate Watershed Management Area.

There are approximately 9,468.77 acres of high volume groundwater recharge areas located within Plumsted Township.

- **Well Head Protection Areas**

Areas of land surrounding public community wells, known as Well Head Protection Areas, from which contaminants may move through the ground to be withdrawn in water taken from the well, have been delineated. Protection of the public health, safety and welfare through protection of ground water resources, ensures a supply of safe and healthful drinking water.

Well Head Protection Areas (WHPA) are mapped areas calculated around a Public Community Water Supply (PCWS) well in New Jersey that delineates the horizontal extent of ground water captured by a well pumping at a specific rate over a two-, five-, and twelve-year period of time for confined wells. The confined wells have a fifty foot radius delineated around each well that defines the well head protection area, which must be acquired and controlled by the water purveyor in accordance with Safe Drinking Water Regulations (see NJAC 7:10-11.7(b)1).

WHPA delineations are conducted in response to the Safe Drinking Water Act Amendments of 1986 and 1996 as part of the Source Water Assessment Program

(SWAP). The delineations are the first step in defining the sources of water to a public supply well. Within these areas, potential contamination will be assessed and appropriate monitoring will be undertaken as subsequent phases of the NJDEP SWAP. WHPA delineation methods are described in "[Guidelines for Delineation of Well Head Protection Areas in New Jersey](#)".

Updates for Public Community Water Supply Well Head Protection Areas are described in [Well Head Delineations Updates List](#). A complete list of individual

Public Community Water Supply Well Head Protection Area delineations are described in [Well Head Delineations List](#).

There are approximately 416.65 total acres of WHPA in Plumsted Township.

- Priority Species Habitat

Similar to threatened and endangered species, the DEP Endangered Non-Game Species Program also considers "priority species." Priority Species are nongame wildlife that are considered to be species of *special concern* as determined by a panel of experts. These species warrant special attention because of some evidence of decline, inherent vulnerability to environmental deterioration, or habitat modification that would result in their becoming a Threatened species. This category would also be applied to species that meet the foregoing criteria and for which there is little understanding of their current population status in the state. The Landscape Project ranks habitat patches by the status of the species present, as follows:

- **Rank 2** is assigned to patches containing one or more occurrences of at least one non-listed State priority species.

There are approximately 4771.87 acres of Priority Species Habitat located within Plumsted Township. Mapping showing Priority Species Habitat is included on the *Threatened & Endangered Species Habitat map*, as discussed earlier in the 'Environmental Constraints to Avoid' section.

- Total Maximum Daily Loads (TMDL)

In accordance with Section 303(d) of the Federal Clean Water Act (CWA) (33 U.S.C. 1315(B)), the State of New Jersey is required biennially to prepare and submit to the United States Environmental Protection Agency (USEPA) a report that identifies waters that do not meet or are not expected to meet Surface Water Quality Standards (SWQS) after implementation of technology-based effluent limitations or other required controls. This report is commonly referred to as the 303(d) List. In accordance with Section 305(b) of the CWA, the State of New Jersey is also required biennially to prepare and submit to the USEPA a report addressing the overall water quality of the State's waters. This report is commonly referred to as the 305(b) Report or the Water Quality Inventory Report. The Integrated Water Quality Monitoring and Assessment Report combines these two assessments and assigns waterbodies to one of five sublists on the Integrated List of Waterbodies. Sublists 1 through 4 include waterbodies that are generally unimpaired (Sublist 1 and 2), have limited assessment or data availability (Sublist 3), or are impaired due to pollution rather than pollutants or have had a Total Maximum Daily Load (TMDL) or other enforceable management measure approved by the USEPA (Sublist 4). Sublist 5

constitutes the traditional 303(d) list for waters impaired or threatened by one or more pollutants, for which a TMDL may be required.

Therefore, in accordance with Section 305(b) and 303(d) of the Federal Clean Water Act (CWA), the State of New Jersey, Department of Environmental Protection (Department) is required to assess the overall water quality of the State's waters and identify those waterbodies with a water quality impairment for which TMDLs may be necessary. A TMDL is developed to identify all the contributors of a pollutant of concern and the load reductions necessary to meet the SWQS relative to that pollutant. The Department fulfills its assessment obligation under the CWA through the Integrated Water Quality Monitoring and Assessment Report, which includes the Integrated List of Waterbodies (303(d) list) and is issued biennially. The *Integrated List of Waterbodies* is adopted by the Department as an amendment to the Statewide Water Quality Management Plan, as part of the Department's continuing planning process pursuant to the Water Quality Planning Act at N.J.S.A.58:11A-7 and the Statewide Water Quality Management Planning rules at N.J.A.C. 7:15-6.4(a).

Total Maximum Daily Loads that encompass Plumsted Township, Ocean County

TMDL Name	Parameter	Percent Reduction	Document	EPA Approval	Affected WQMP
Pine Lake HUC 14 02040301070090	Pathogens	98.64%	TMDL for Pathogens to Address 18 Lakes in the Atlantic Coastal Water Region	Sept 28, 2007	Ocean County WQMP
Crosswicks Creek at Groveville Road Site ID No. 01464504	Fecal Coliform	86%	TMDL for Fecal Coliform to Address 27 Streams in Lower Delaware Water Region	Sept 29, 2003	Ocean County WQMP
*Crosswicks Creek at Walnford Rd in Upper Freehold Station ID No. 2	Fecal Coliform	86%	TMDL for Fecal Coliform to Address 27 Streams in Lower Delaware Water Region	Sept 29, 2003	Ocean County WQMP
*Crosswicks Creek near New Egypt Site ID No. 01464420	Fecal Coliform	86%	TMDL for Fecal Coliform to Address 27 Streams in Lower Delaware Water Region	Sept 29, 2003	Ocean County WQMP
*Crosswicks Creek at Extonville Site ID No. 01464500	Fecal Coliform	86%	TMDL for Fecal Coliform to Address 27 Streams in Lower Delaware Water Region	Sept 29, 2003	Ocean County WQMP

* Crosswicks Creek at Groveville Road TMDL integrates several impaired stations

Two TMDLs encompass Plumstead Township, Ocean County. The Crosswicks Creek at Groveville Road TMDL addresses fecal coliform impairment based on data from several monitoring stations along Crosswicks Creek, while the more recent TMDL for Pine Lake addresses pathogen impairment for a bathing beach. These TMDLs affect the drainage areas of the impaired lake and/or stream due to the fact that the implementation measures must be applied to the contributing drainage areas, not just the impaired waterbody; thus

the municipalities that are part of the contributing drainage area such as Plumsted Township are addressed by these TMDLs.

A TMDL represents the assimilative or carrying capacity of a waterbody, taking into consideration point and nonpoint sources of pollutants of concern, natural background, and surface water withdrawals. A TMDL quantifies the amount of a pollutant a water body can assimilate without violating a state's water quality standards and allocates that load capacity to known point and nonpoint sources in the form of waste load allocations (WLAs) for point sources, load allocations (LAs) for nonpoint sources, a margin of safety (MOS) and, as an option, a reserve capacity (RC). The TMDLs for Plumsted Township, Ocean County are nonpoint source driven.

The Department recognizes that TMDLs alone are not sufficient to restore impaired stream segments. The TMDL establishes the required pollutant reduction targets while the implementation plan identifies some of the regulatory and non-regulatory tools to achieve the reductions, matches management measures with sources, and suggests responsible entities for non-regulatory tools. This provides a basis for aligning available resources to assist with implementation activities. Projects proposed by the State, local government units and other stakeholders that would implement the measures identified within the impaired watershed are a priority for available State (for example, CBT) and federal (for example, 319(h)) funds. In addition, the Department's ongoing watershed management initiative will develop detailed watershed restoration plans for impaired stream segments in a priority order that will identify more specific measures to achieve the identified load reductions. Urban and agricultural land use sources must be the focus for implementation. Urban land use will be addressed primarily by stormwater regulation. Agricultural land uses will be addressed by implementation of conservation management practices tailored to each farm.

Short-term Management Strategies

Short term management measures include projects recently completed, underway or planned that are designed to address the targeted impairment. On such management measure in Plumsted Township is the *Crosswicks Creek - Oakford Lake and Paradise Park Streambank Restoration Project*. Oakford Lake is upstream of a moderately impaired AMNET monitoring site. Both parks have a growing Canada Goose problem since they provide ideal habitat for resident Canada geese and have severe erosion problems due to human and waterfowl activities. Plumsted Township was awarded a \$96,925 319(h) grant to create a vegetated stream bank buffer to stabilize the stream banks, block waterfowl access and to serve as a biofilter for stormwater run-off.

Long-term Management Strategies

Long term strategies include source trackdown as well as selection and implementation of specific management measures that will address the identified sources. Specific Recommendations for Crosswicks Creek at Groveville Rd (Site ID# 01464504) as stated in the TMDL Report indicate that the stream has a well-developed buffer throughout the reach, ranging from 23 to over 300 feet. Downstream portions of the creek flow through a highly residential area that receives sewer service. In the upstream portion of the segment between Extonville Road in Extonville to Arneytown-Hornerstown Road in Hornerstown there are areas of residential homes on septic and pastureland for horses streamside. Load

duration curve is consistent with storm driven sources. Strategies: prioritize for EQIP funds to install agricultural BMPs; Phase II stormwater program.

Both TMDL Reports: *TMDL for Pathogens to Address 18 Lakes in the Atlantic Coastal Water Region* and *TMDL for Fecal Coliform to Address 27 Streams in Lower Delaware Water Region* may be downloaded from the Department's web site at www.state.nj.us/dep/watershedmgt/tmdl.htm

The Department is in the process of updating the mapping of TMDLs for much of the State, including Plumsted Township. Maps should be available in the near future and the Township can contact the Division of Watershed Management's Bureau of Environmental Analysis and Restoration at 609-633-1441 for additional information on TMDLs in their municipality. For more information on TMDL's, please visit the Department's website at:

<http://www.state.nj.us/dep/watershedmgt/tmdl.htm>

Attachments:

- Map - Groundwater Recharge Areas and Well Head Protection Areas

Contaminated Areas Considerations

All New Jersey municipalities can be home to contaminated sites, whether the contamination comes from industrial, agricultural, retail, or even residential sources. The information provided in this section is intended to help municipal officials identify known contaminated areas and incorporate consideration of these areas into planning efforts. The existence of a contaminated area does not necessarily mean that it is inappropriate for development or redevelopment. Nonetheless, the severity of the contamination, the potential for remediation, and the potential impact on human health must be considered before development or redevelopment plans are underway.

Known Contaminated Sites List

The [Known Contaminated Sites in New Jersey Reports](#) was recently updated in March 2008, and it represents the first revision in a move from a static report towards a dynamic report, providing real-time contaminated site status. The new approach to reporting contaminated sites involves three reports where past reporting has involved a single report. The three reports are: Active Sites with Confirmed Contamination, Pending Sites with Confirmed Contamination, and Closed Sites with Confirmed Contamination. The reports consider ALL cases and activities at a site. Detail information describing the case history at a site, including active cases, is available through the Data Miner reporting tool using the Site Remediation Program Interest (PI) Number provided in the report.

- Active Sites are those sites having one or more active case with any number of Pending and Closed cases.
- Pending Sites are those sites having one or more pending cases, no active cases, and any number of closed cases.
- Closed sites are those sites having only closed cases. Sites in this category have no active or pending cases.

There are twelve (12) active known contaminated sites in Plumsted Township.

Active Sites					
Site ID	PI Number	County	Municipality	PI Name	Address
70319	G000032531	Ocean	Plumsted Twp	16 ARCHERTOWN ROAD	16 ARCHERTOWN RD
187901	246953	Ocean	Plumsted Twp	49 N MAIN ST	49 N MAIN ST
82580	G000026124	Ocean	Plumsted Twp	6 MAIN STREET	6 MAIN ST
365920	452330	Ocean	Plumsted Twp	61 JACOBSTOWN ROAD	61 JACOBSTOWN RD
2850	012073	Ocean	Plumsted Twp	C&H TIRE SERVICE CENTER INC	787 RT 537
68655	G000026134	Ocean	Plumsted Twp	COLLIERS MILLS MANAGEMENT AREA SLF	COLLIERS MILLS RD
2855	032726	Ocean	Plumsted Twp	ENTROPY RACING SERVICES	34 N MAIN ST
13460	G000004554	Ocean	Plumsted Twp	GOOSE FARM	RT 539 & 537
66319	G000004610	Ocean	Plumsted Twp	HOPKINS FARM	RT 539 @ 537/528

54803	024443	Ocean	Plumsted Twp	US AIR FORCE BOMARC MISSILE SITE	RT 539
2858	008305	Ocean	Plumsted Twp	UTES NEW EGYPT ARMORY	RT 539 MM 31.6
66317	G000004608	Ocean	Plumsted Twp	WILSON FARM	HAWKINS RD

There are two (2) pending known contaminated sites in Plumsted Township.

Pending Sites					
Site ID	PI Number	County	Municipality	PI Name	Address
67837	G000022302	Ocean	Plumsted Twp	723 PROVINCE LINE ROAD	723 PROVINCE LINE RD
2857	007381	Ocean	Plumsted Twp	EXXON R/S 36025	55 N MAIN ST

There are thirty-nine (39) closed known contaminated sites in Plumsted Township.

Closed Sites					
Site ID	PI Number	County	Municipality	PI Name	Line1 Address
169542	222818	Ocean	Plumsted Twp	1 NORTH MAIN CORP	1 N MAIN ST
191801	251940	Ocean	Plumsted Twp	10 BLANCHE DRIVE	10 BLANCHE DR
84540	G000040148	Ocean	Plumsted Twp	10 EVERGREEN ROAD	10 EVERGREEN RD
178545	233994	Ocean	Plumsted Twp	103 JACOBSTOWN ROAD	103 JACOBSTOWN RD
84936	G000041829	Ocean	Plumsted Twp	12 PROVINCE LINE RD	12 PROVINCE LINE RD
164722	216522	Ocean	Plumsted Twp	125 BRINDLETOWN ROAD	125 BRINDLETOWN RD
83759	G000036307	Ocean	Plumsted Twp	13 MAIN STREET NORTH	13 N MAIN ST
85488	G000044634	Ocean	Plumsted Twp	156 BRYNMORE RD	156 BRYNMORE RD
204873	269443	Ocean	Plumsted Twp	16 KENYON DRIVE	16 KENYON DR
70211	G000032279	Ocean	Plumsted Twp	162 BRINDLETOWN ROAD	162 BRINDLETOWN RD
144191	190962	Ocean	Plumsted Twp	19 CEDAR STREET	19 CEDAR ST
165591	217537	Ocean	Plumsted Twp	195 ARCHERTOWN ROAD	195 ARCHERTOWN RD
219760	286844	Ocean	Plumsted Twp	2 ARCHERTOWN ROAD	2 ARCHERTOWN RD
158559	208627	Ocean	Plumsted Twp	2 TERRACE AVENUE	2 TERRACE AVE
144190	190961	Ocean	Plumsted Twp	21 CEDAR STREET	21 CEDAR ST
82208	G000023864	Ocean	Plumsted Twp	21 MAIN STREET NORTH	21 N MAIN ST
144189	190960	Ocean	Plumsted Twp	23 CEDAR STREET	23 CEDAR ST
258252	330790	Ocean	Plumsted Twp	27 APPLGATE LANE	27 APPLGATE LN
203374	267487	Ocean	Plumsted Twp	32 HORNERSTOWN ROAD	32 HORNERSTOWN RD
219094	285996	Ocean	Plumsted Twp	33 BRIGHT ROAD	33 BRIGHT RD
352712	435327	Ocean	Plumsted Twp	38 BRYMORE ROAD	38 BRYNMORE RD
362360	447532	Ocean	Plumsted Twp	43 BRIGHT ROAD	43 BRIGHT RD
149212	197049	Ocean	Plumsted Twp	61 MAGNOLIA AVENUE	61 MAGNOLIA AVE
125871	166194	Ocean	Plumsted Twp	75 EVERGREEN RD	75 EVERGREEN RD

69552	G000030243	Ocean	Plumsted Twp	76 EVERGREEN ROAD	76 EVERGREEN RD
355700	439119	Ocean	Plumsted Twp	79 EVERGREEN ROAD	79 EVERGREEN RD
195609	256848	Ocean	Plumsted Twp	807 MONMOUTH ROAD ROUTE 537	807 MONMOUTH RD
70216	G000032290	Ocean	Plumsted Twp	88 JACOBSTOWN NEW EGYPT ROAD	88 JACOBSTOWN NEW EGYPT RD
257644	330022	Ocean	Plumsted Twp	88 MAGNOLIA AVENUE	88 MAGNOLIA AVE
69681	G000030676	Ocean	Plumsted Twp	917 ROUTE 537	917 RT 537
87477	G000061142	Ocean	Plumsted Twp	COLLIERS MILL RD & RTE 539	RT 539 & COLLIERS MILL RD
87521	G000061188	Ocean	Plumsted Twp	COLLIERS MILLS & HAWKIN RDS	COLLIERS MILLS RD & HAWKIN RD
57544	032892	Ocean	Plumsted Twp	ESTATE OF KENNETH B CHALLENGER	30 FORT AVE
367092	454060	Ocean	Plumsted Twp	ESTATE OF NELL V McCALL	31 N MAIN ST
2918	003059	Ocean	Plumsted Twp	NEW PLUMSTEAD GARAGE	RT 528 & 539
58970	263445	Ocean	Plumsted Twp	OAK GROVE TRAILER PARK	254 LAKEWOOD RD
76507	G000004606	Ocean	Plumsted Twp	PIJAK FARM	RT 528 & FISCHER RD
68642	G000026072	Ocean	Plumsted Twp	PLUMSTED TOWNSHIP MUNICIPAL LANDFILL	LAKWOOD RD
76508	G000004607	Ocean	Plumsted Twp	SPENCE FARM	RT 528 & MOOREHOUSE RD

The Known Contaminated Sites in New Jersey report (<http://www.nj.gov/dep/srp/kcsnj/>) is produced by NJDEP in response to N.J.S.A. 58:10-23.16-17 that requires preparation of a list of sites affected by hazardous substances. It also satisfies the Site Remediation Program's obligations under the New Jersey New Residential Construction Off-Site Conditions Disclosure Act (N.J.S.A 46:3C1 et seq.).

Known Contaminated Sites - Classification Exception Areas (CEA)

Classification Exception Areas are DEP designated areas of groundwater contamination meeting certain criteria and associated with Known Contaminated Sites or sites on the Site Remediation Program (SRP) Comprehensive Site List. CEAs are institutional controls in geographically defined areas within which the New Jersey Ground Water Quality Standards (NJGWQS) for specific contaminants have been exceeded. When a CEA is designated for an area, the constituent standards and designated aquifer uses are suspended for the term of the CEA. A public understanding of where groundwater is known to be contaminated can help prevent inappropriate well placement, preventing potential health risks and can minimize unintended contaminant plume migration. Contaminants of concern within a CEA record are described in one of two ways, either in a field named for the contaminant, e.g., benzene; or listed in a general contaminant field, e.g., VO.

The Department currently identifies two (2) CEAs within Plumsted:

- Fort Dix (2 CEAs at this site – one is CEA-VO)

For further information about Classification Exception Areas:

http://www.state.nj.us/dep/srp/guidance/cea/cea_guide.htm

Known Contaminated Site- Current Known Extent Areas (CKE)

Currently Known Extent of ground water pollution or CKE areas are geographically defined areas within which the local ground water resources are known to be compromised because the water quality exceeds drinking water and ground water quality standards for specific contaminants. Historically, a number of the CKEs have also been identified as Well Restriction Areas (WRAs). The regulatory authority for developing CKEs is in N.J.A.C. 7:1J, entitled Processing of Damage Claims Pursuant to the Spill Compensation and Control Act. CKEs are used by NJDEP staff, water purveyors, and local officials to make decisions concerning appropriate treatment and/or replacement of contaminated drinking water supplies.

The CKE areas, as shown, are intended to provide information to the public about contaminated ground water areas in the state. Unless precautionary measures are taken to protect potable users, well installation should be avoided. This information is being made available so informed decisions can be made on well location, design, or treatment before wells are proposed, permitted, and installed.

The Department is currently engaged in the reassessment and investigation of existing CKEs; however, it is important to note that CKEs are approximations of the actual aerial extent of ground water contamination and the boundaries presented here may change over time as new information is developed. At this time, the records of the CKEs database used for this report do not include a list of the specific ground water contaminants. Also, it should be noted that CKE areas might overlap with other CKEs and Classification Exception Areas (CEAs). Revisions and additions will be used to update the CKE database as new information is received and processed.

For further information contact NJDEPs Site Remediation Programs (SRP) Bureau of Site Management (BSM) the lead program, for CKE case oversight. Contact information for SRPs lead program can be acquired at www.state.nj.us/dep/srp.

The Department currently identifies five (5) CKEs within Plumsted:

- Spence Farm
- Pijak Farm
- Goose Farm
- Wilson Farm
- Jackson Gravel Pitt

Landfills

NJDEP maintains a list of landfills in the state, including active facilities, properly closed facilities, those being remediated with public funds, those proposed for redevelopment, and inactive landfills. The state has a landfill strategy to notify and work with owners or other responsible parties to bring into compliance inactive landfills that are out of compliance with closure requirements. Two organizations in NJDEP oversee landfill permitting, remedial, and

closure work: the vast majority of operating and inactive landfills come under the jurisdiction of the Solid and Hazardous Waste Program in the Department's Environmental Regulation Program. Those landfills that are being remediated with public funding are overseen by the Site Remediation Program, as are sites that are proposed for redevelopment with any component of future use that might directly impact human health, including industrial, commercial or residential use.

Landfills often represent some of the largest tracts of potentially developable land that a municipality and/or county can include in its smart growth and planning efforts. Turning a former landfill into a beneficial use may then enable the protection of other sensitive areas in a community. Innovative uses of landfills include passive open space, active open space, renewable energy "farms" for wind turbines, gas collection and use, and/or solar collection, shopping centers, and mixed use developments.

- The Department currently identifies one Solid Waste Landfill in Plumsted Township- the Plumsted Township Municipal Landfill.

For questions regarding the redevelopment of landfill sites, please contact the Office of Brownfield Re-Use at (609) 292-1251.

Attachments:

- Map - Known Contaminated Sites (Note: This map does not show the extent of contamination, therefore a buffer should be placed around the site for planning purposes.)

Preserved Lands and Historic Resources

Open space preservation helps to protect New Jersey's rich natural, historic, and cultural heritage. It ensures that animal and plant habitats are protected and that areas of scenic beauty and agricultural importance are preserved. It safeguards streams and water supplies and provides opportunities to enjoy the outdoors. Open space preservation lies at the core of the quality of life of New Jersey's communities - from the most urbanized cities to the most remote rural areas of the state. Besides enhancing the quality of life, protecting open space can provide economic benefits. It can help a community avoid the costly mistakes of misusing available resources. Protected open space usually raises the taxable value of adjacent properties and is less costly to maintain than the infrastructure and services required by residential development. Even taking into account the increased tax base that results from development, open space usually proves easier on the municipal budget in the long-run.

Historic preservation is the identification, evaluation, and protection of historic and archaeological resources so that they continue to play an integral, vibrant role in their communities. New Jersey's historic properties and the environment in which they exist are irreplaceable assets that contribute to the quality of life that residents enjoy and expect. Historic properties are the physical links to our past, providing meaning to the present and continuity with the future. They are the physical records of the events and people that shaped New Jersey's history. Historic properties add visual and intellectual spirit to the physical environment that New Jersey residents experience daily.

Preserved Lands

Based on the Department's records, the following two tables represent all of the preserved open space lands located in Plumsted Township. The total acreage of these lands is approximately 1,823.6 acres for State and Locally owned open space. DEP recognizes that its records may be incomplete or incorrect, and appreciates all assistance in keeping its records up-to-date.

State Owned Lands

BLOCK	LOT	NAME	APPROX. ACRES
		COLLIER S MILLS	5.7
7	2	COLLIER S MILLS	0.3
		COLLIER S MILLS	194.4
7	38	COLLIER S MILLS	0
8.01	1	COLLIER S MILLS	0.1
55	156	COLLIER S MILLS	29.8
55	125	COLLIER S MILLS	2.3
55	128	COLLIER S MILLS	2.4
55	129	COLLIER S MILLS	12.2
55	183	COLLIER S MILLS	1.9
55	126	COLLIER S MILLS	2
55	113	COLLIER S MILLS	1.9
55	114	COLLIER S MILLS	1.9
55	122	COLLIER S MILLS	2
55	115	COLLIER S MILLS	1.9
55	119	COLLIER S MILLS	1.9

55	120	COLLIER S MILLS	2
55	116	COLLIER S MILLS	1.9
55	117	COLLIER S MILLS	5.8
		COLLIER S MILLS	7.2
		COLLIER S MILLS	203
		COLLIER S MILLS	73.1
		COLLIER S MILLS	126.3
76	104	COLLIER S MILLS	184.9
76	92	COLLIER S MILLS	11.2
76	24	COLLIER S MILLS	5
76	51	COLLIER S MILLS	2.5
76	93	COLLIER S MILLS	4.8
76	55	COLLIER S MILLS	2.5
76	40	COLLIER S MILLS	17
76	39	COLLIER S MILLS	10.1
76	82.04	COLLIER S MILLS	40.8
76	82.02	COLLIER S MILLS	33.4
76	84	COLLIER S MILLS	3.1
76	82.03	COLLIER S MILLS	14.6
79	21	COLLIER S MILLS	5.3
		COLLIER S MILLS	10
		COLLIER S MILLS	61.7
		BRENDAN T. BYRNE	153.8
		BRENDAN T. BYRNE	0.2

Municipal, County and Non-Profit Owned Lands

BLOCK	LOT	APPROX. ACRES	NAME	OWNER	TYPE
55	139.0 4	29.5	COASTAL DIVIDE II	OCEAN CO	C
55	137.0 1	24.5	COASTAL DIVIDE II	OCEAN CO	C
55	118	1.9	COASTAL DIVIDE II	JERMAN, JEFFREY	M
55	97	6.7	COASTAL DIVIDE II	JERMAN, JEFFREY	M
55	93	20.6	COASTAL DIVIDE II	OCEAN CO	C
55	95	9	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
55	94	2.4	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
55	92	5.8	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
43	45	29.6	PLUMSTED PLANNING INCENTIVE	PLUMSTED TWP	M
43	37	5	PLUMSTED PLANNING INCENTIVE	PLUMSTED TWP	M
43	38	5.2	PLUMSTED PLANNING INCENTIVE	PLUMSTED TWP	M
43	40	9.7	PLUMSTED PLANNING INCENTIVE	PLUMSTED TWP	M
77	95	9.3	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
77	64	7.8	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
77	54	0.8	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
77	103	2.7	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
77	61	1	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
77	55	1	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M

77	56	1	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
77	46	5.1	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
77	108	3.9	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
77	51	2.5	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
77	52	2.5	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
77	53	2.5	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
77	49	2.5	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
77	50	2.5	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
77	48	7.4	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
77	47	2.5	PLUMSTED PI PROGRAM	JERMAN, JEFFREY	M
1	71	32.5	PLUMSTED TOWNSHIP RECREATION	PLUMSTED TWP	M
89	7	228.1	Pine Barrens Northern Fringe Acq	HAVEY	NP
89	8	69.6	Pine Barrens Northern Fringe Acq	HAVEY	NP
89	34	31	Pine Barrens Northern Fringe Acq	HAVEY	NP
89	31 & more	16.7	Pine Barrens Northern Fringe Acq	HAVEY	NP

Type: M - Municipal; C - County; NP - Non Profit

Historic Resources

The NJ Historic Preservation Office administers a variety of programs that offer protection for historic properties. The HPO consults with federal agencies under Section 106 of the National Historic Preservation Act for federally funded, licensed or permitted projects. At the state level, the New Jersey Register of Historic Places Act requires that actions by state, county, or local governments, which may impact a property listed in the New Jersey Register of Historic Places, be reviewed and authorized through the HPO. The HPO also provides advice and comment for a number of permitting programs within the Department of Environmental Protection, including some permits required under the [Land Use Regulation Program](#).

The most effective way to protect historic resources and promote our architectural and archaeological heritage is through local stewardship. When implemented at the local level, historic preservation activities may take the form of master plan elements, comprehensive zoning ordinances, regulated code enforcement, or public education and outreach programs. Local initiatives have far reaching effects on preserving historic resources for future generations. The HPO provides technical assistance, training, and other resources for historic preservation to New Jersey's communities through a variety of programs.

The following New Jersey and National Registers of Historic Places listings include properties and historic districts in New Jersey for which a formal action was taken by the State Historic Preservation Officer or designee. The listings are current through the end of 2002, and the HPO will update these listings on a periodic basis to reflect ongoing additions and corrections.

The listings itemize the buildings, structures, sites, objects, and districts listed on the New Jersey Register of Historic Places (SR) and the National Register of Historic Places (NR). They also include resources that have received Certifications of Eligibility (COE), opinions of eligibility from the State Historic Preservation Officer (SHPO Opinion), or Determinations of Eligibility

(DOE) from the Keeper of the National Register. These properties and historic districts all meet the New Jersey and National Register criteria for significance in American history, archaeology, architecture, engineering or culture, and possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties that have been entered on the New Jersey and/or National Registers of Historic Places are listed by their historic names, which may be different from their current names. Properties that have SHPO Opinions or DOE's are listed by their historic name, when known.

New Jersey and National Registers of Historic Places

Site	ID #	Details
Boeing Michigan Aeronautical Research Center (BOMARC) Missile Site	2319	SHPO Opinion: 6/23/1992
Emson House (Albert W. Hopkins Goose Farm)	2320	SHPO Opinion: 1/8/1981
New Egypt Historic District	4630	COE: 8/16/2006
New Egypt Historical Museum	4631	COE: 8/15/2006
Whitesbog Historic District	864 (NR Reference # 88002115)	NR: 10/27/1988 SR: 6/17/1988

Attachments:

- Map- State and Local Open Space and Whitesbog Historic Distric

Regional Planning Areas

New Jersey and the State Plan have recognized several regional planning areas with a varying degree of regulatory and planning controls. These areas may be specifically identified by an act of the NJ Legislature (Highlands, Meadowlands, Pinelands, Coastal areas) or recognized by the State Plan as Special Resource Areas in order to establish a receptive environment for regional planning efforts (Sourland Mountains, Delaware Bayshore). Information on applicable regional planning areas is included below.

Pinelands Commission

The Pinelands commission was created in 1979 in response to the National Parks and Recreation Act of 1978, which established the Pinelands National Reserve and authorized the creation of a planning entity responsible for preparing a comprehensive management plan for the Pinelands. The Pinelands Protection Act was passed by the NJ Legislature, and endorsed efforts to plan for the Pinelands, designated the Pinelands Commission as the regional planning entity call for by the federal legislation, and continued the interim restrictions on development. The Pinelands are an expanse of forest covering roughly one million acres, part or all of 53 municipalities, portions of seven counties, and nearly one-quarter of the State of New Jersey. The New Jersey Pinelands are located in the southeastern portion of the state in Cape May, Cumberland, Atlantic, Gloucester, Burlington, Camden, and Ocean Counties.

The Pinelands area harbors many endangered plant and animal species in combinations found nowhere else in the world. The Pinelands ecosystem had retained its ability to maintain itself in the face of human activities until the last few decades. Throughout this time, development pressures grew in the Pinelands and threatened the continued viability of the ecosystem. Recognizing that the Pinelands area functions as a total ecosystem, state and federal agency studies led to many government actions that recognized the need for a regional approach to land-use in the area. The Pinelands Commission verifies local approvals and may nullify or overturn local approvals that do not conform to the standards of the Pinelands Comprehensive Management Plan.

Plumsted Township is partially within the Pinelands Area, and the Department will consult with the Pinelands Commission regarding your petition for Plan Endorsement. Plumsted Township's Master Plan and zoning ordinances must conform to the Comprehensive Management Plan and be certified by the Pinelands Commission in order to receive Plan Endorsement.

Pinelands Commission

PO Box 7
15 Springfield Road
New Lisbon, New Jersey 08064
Phone: (609) 894-7300 Fax: (609) 894-7330

The Barnegat Bay National Estuary Program (BBNEP)

The BBNEP is one of 28 Congressionally designated National Estuary Programs throughout the United States working to improve the health of nationally significant estuaries. The program is sponsored by the [United States Environmental Protection Agency](#), the [Ocean County Board of Chosen Freeholders](#), and [Ocean County College](#).

The Barnegat Bay National Estuary Program (BBNEP) began in March 1995, when Governor Christine Todd Whitman submitted an application to the US EPA to have the Barnegat Bay/Little Egg Harbor estuarine system included in the National Estuary Program (NEP), that is, to be recognized as an “estuary of national significance.”

In July 1995, US EPA Administrator Carol Browner officially named the Barnegat Bay/Little Egg Harbor estuarine system a National Estuary Program. In April 1996, the US EPA and New Jersey Department of Environmental Protection (NJ DEP) signed a joint conference agreement and officially convened the Barnegat Bay National Estuary Program Management Conference. During the next eight years of the Program, the Management Conference was engaged in numerous activities to accomplish the development of the [Comprehensive Conservation and Management Plan \(CCMP\)](#) to meet the goals of Section 320 of the CWA. The CCMP was approved on May 15, 2002.

Under the CCMP, the Barnegat Bay National Estuary Program was charged with developing a coalition of government, private, and commercial interests for the preservation of the Barnegat Bay and Little Egg Harbor estuaries by:

- identifying problems
- assessing trends
- designing pollution control
- developing resource management strategies
- recommending corrective actions
- seeking implementation commitments

The Barnegat Bay National Estuary Program (BBNEP) utilizes an ecosystem-based management approach to protecting and preserving the natural resources of the Barnegat Bay estuary. Ecosystem-based management relies on the following key principles: 1) partnerships and citizen participation; 2) a science-based approach, which means using the best available scientific knowledge (social, economic, and ecological) as a foundation for decision-making; 3) understanding natural resource interrelationships; and 4) focus on sustainability of whole ecological systems. The approach takes a long-term view and a comprehensive perspective, which means finding solutions that support economic prosperity, lasting livelihoods, and ecological health. The program is focusing on the following issues to effect change and understanding of this complex system.

Water quality in the Barnegat Bay watershed is being degraded by nonpoint and point sources of pollution. Excessive nutrient inputs, coupled with bacterial pollution, upset the natural balance of the Barnegat Bay ecosystem and can directly impair human uses of the bay, including restriction on shellfish harvesting and swimming. A significant amount of this pollution is attributed to development on land and the activities associated with development (e.g., paved surfaces, vehicle use, lawn and garden maintenance, and septic systems) although other sources, such as boats and wildlife populations, also contribute to the problem.

The continued health and biodiversity of marine and estuarine systems depends on the maintenance of high-quality habitat. Threats to habitat in the Barnegat Bay watershed include conversion of open land and forest to residential and commercial development, highway construction, marinas, dredging and filling, and bulkheading. Declines in fish and wildlife populations have resulted from fragmentation and loss of habitats and ecosystems; pollution and decreased water quality due to increases in the runoff of sediments, nutrients, and chemicals; and overexploitation of resources.

Given Ocean County's increasing population and popularity as a resort area, the BBNEP recognizes the need to put constraints on the use of Barnegat Bay and its watershed. Effective management of the natural resources of the Barnegat Bay estuary requires careful consideration of the balance between appropriate and necessary uses on the one hand, and protection of natural resources on the other. The two primary areas of competing uses in the Barnegat Bay and its watershed are land use and development activities that threaten environmental quality and contention over the use of boats and personal watercraft.

The boundaries of the BBNEP reach into Plumsted Township, and the Department will be evaluating the Township's plans for consistency with the Bay Program as well as the Township's mechanisms in place to minimize the impacts of development on the Estuary.

Barnegat Bay National Estuary Program

Ocean County College

College Drive

PO Box 2001

Toms River, NJ 08754

Phone: (732) 255-0472 Fax: (732) 255-0473

Attachments:

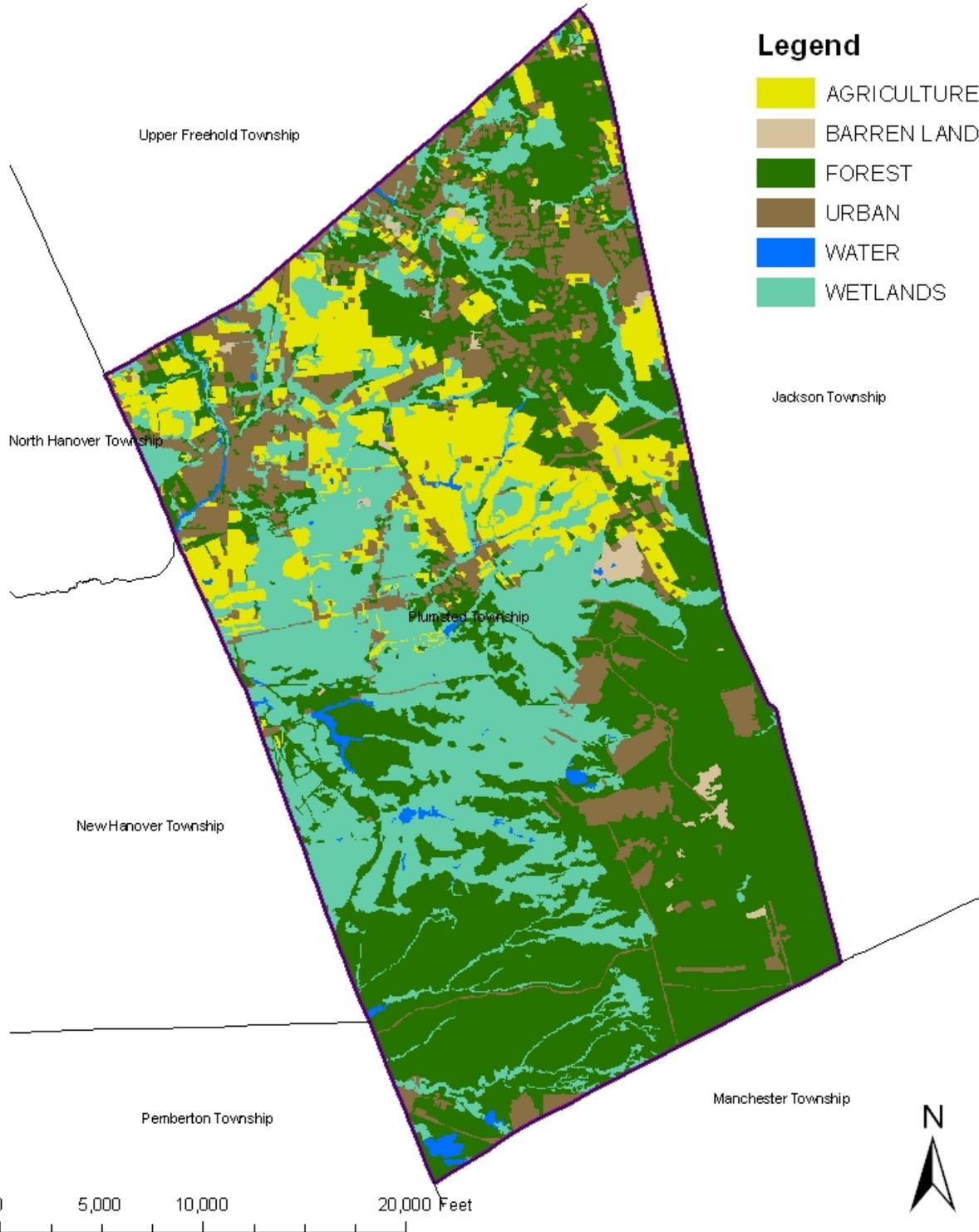
- Map—Pinelands and BBNEP Areas Map

Summary of Major Issues

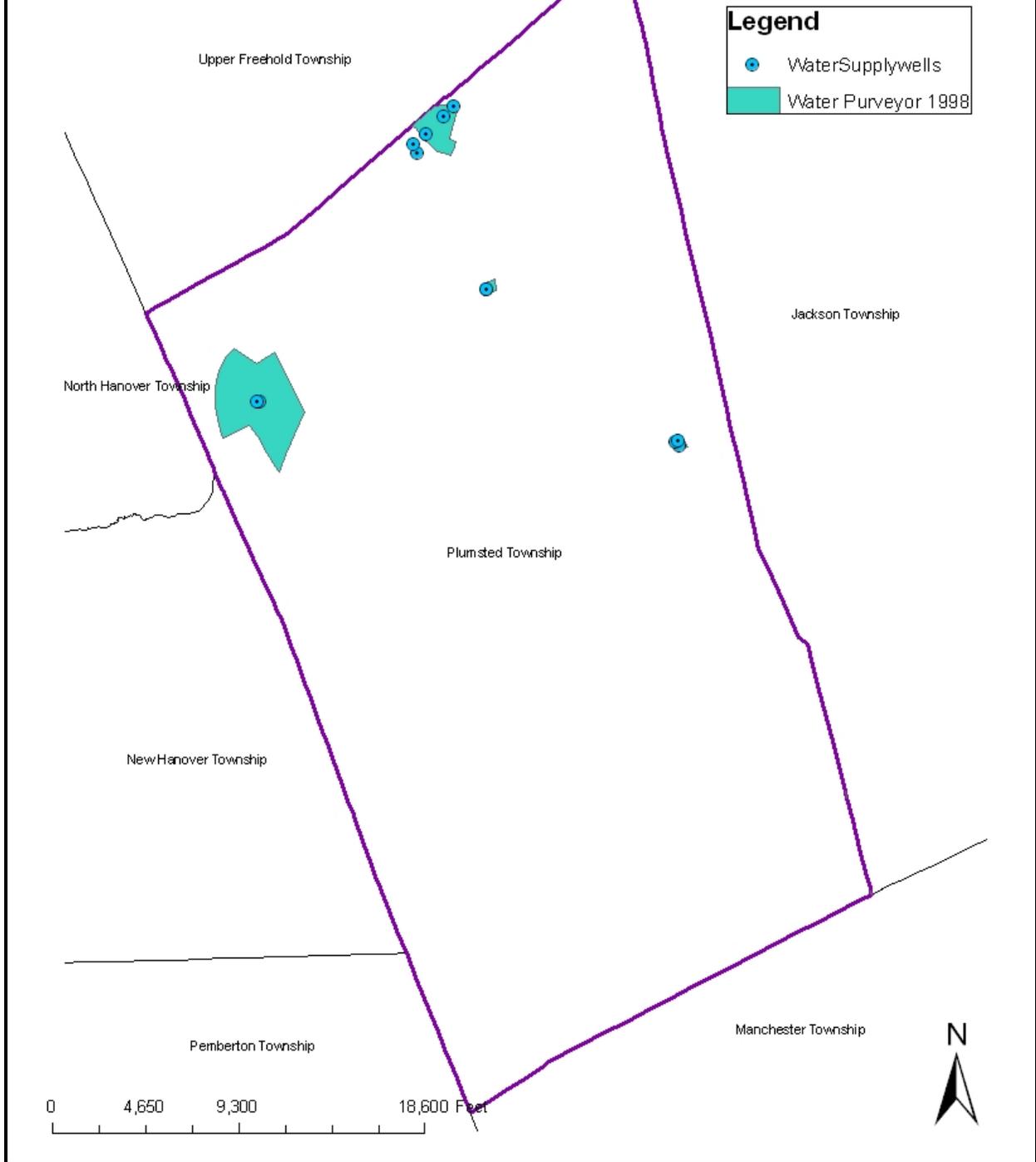
1. The Township will need to identify how it plans to secure enough water to support the current and future development within the town center. From its Self-Assessment report and subsequent meeting with the DEP on March 27, 2008, it is evident that the Township is diligently working to complete this task and secure safe drinking water for its residents. This will need to be finalized prior to the endorsement of the Township's petition.
2. The Township's wastewater service will also need to be secured during the plan endorsement process. Plumsted needs to work with Ocean County, American Water, and private developers to ensure that allocation of wastewater treatment capacity is sufficient to support the future population of the New Egypt Town Center. Additionally, the Township will need to show consistency with the groundwater quality protection standard of 2 mg/L (or parts per million, or ppm) nitrate level requirement as prescribed by N.J.A.C. 7:9C-1.8(a) in areas outside of the sewer service area.
3. The Township should take into account this OCA report and the development of their Wastewater Management Plan and Water Supply Plans during the visioning process, in particular when the Township is identifying sites for affordable housing. It is important that the Township address its affordable housing need (51 prior round obligation plus growth share) within the Town Center where infrastructure is being secured and development is appropriate.
4. As indicated in their Self-Assessment Report, Plumsted Township identified several historic and open space initiatives it should consider implementing, and these should be a part of the visioning process. These can be found on page 26 of the Township's MSA, and when feasible, the Department can provide guidance to the Township to accomplish these tasks.
5. The Township indicated that it is proposing a system of linked greenways along stream corridors that are "designed to tie the existing and proposed preservation and conservation zones to each other." The Township should work with the Department to develop a Stream Corridor Protection Plan and adopt a Stream Corridor Protection ordinance that establishes these greenways as well as criteria for those areas not part of the greenway so that the Township is consistent with the Flood Hazard Rules and Surface Water Quality Rules.
6. The Township will need to demonstrate consistency with the Pinelands and/or Barnegat Bay National Estuary Program zone for areas located in these regions.
7. The Department will most likely recommend a Well Head Protection Ordinance for areas within Well Head Protection Areas.
8. The Township is rich with threatened and endangered species habitat and the Township has identified several steps that it could take to further protect these habitats. The Department supports and is willing to assist the township in developing an natural resource inventory, zoning overlays for critical areas, mandatory clustering, protection for stream corridors and steep slopes, and requirements for environmental impact statements for new development.

Maps and Additional Information

Land Use/ Land Cover 2002



Public Community Water Supply Wells and Water Purveyor Areas



Public Water System Deficit/Surplus

NEW EGYPT WATER COMPANY

PWSID: 1523003
County: Ocean

Last Updated: 05/01/06

► [Glossary of Terms Listed Below](#)

Water Supply Firm Capacity: 0.173 MGD

Available Water Supply Limits

	Allocation	Contract	Total
Monthly Limit	5.000 MGM	N/A MGM	5.000 MGM
Yearly Limit	50.000 MGY	N/A MGY	50.000 MGY

Water Demand

	Current Peak	Date	Committed Peak	Total Peak
Daily Demand	0.149 MGD	10/2003	0.026 MGD	0.175 MGD
Monthly Demand	4.245 MGM	06/2005	0.403 MGM	4.648 MGM
Yearly Demand	41.904 MGY	2005	3.163 MGY	45.067 MGY

Water Supply Deficit or Surplus

Firm Capacity	Water Allocation Permit
-0.002 MGD	0.352 MGM
	4.933 MGY

Note: Negative values (a deficit) indicate a shortfall in firm capacity and/or diversion privileges or available supplies through bulk purchase agreements.

Bureau of Water System and Well Permitting Comments:

most recent permit: WCP040001

Bureau of Water Allocation Comments:

no comments provided

For more information concerning water supply deficit and surplus, please refer to:

► [Firm Capacity and Water Allocation Analysis](#) (Pdf Format)

► [Currently Effective Water Allocation Permits by County](#)

This report displays all effective water allocation permits issued by the department.

► [Pending Water Allocation Permits with Requests for a Hearing](#)

All pending water allocation permits with public hearing requests.

► [Water Allocation Permits Made Effective within a Selected Timeframe](#)

This report displays water allocation permits based on a specified date range.

Questions regarding safe demands and firm capacity please contact the Bureau of Water System and Well Permitting at 609-984-6831 or for questions concerning water allocation and status please contact the Bureau of Water Allocation at 609-292-2957.

Questions may also be sent to the [Division of Water Supply](#)

[back to search results](#)

Glossary of Terms

Allocation Limit: The maximum allowed by a valid Water Allocation Permit issued by the Bureau of Water Allocation. This may be surface or ground water, and may be expressed in MGD, MGM, MGY or some combination thereof. Withdrawals may also be limited by other factors and have seasonal or other restrictions such as passing flow requirements.

Committed Peak Demand: The demand associated with projects that have been approved for ultimate connection to the system, but are not yet constructed as indicated through the submission of construction certifications or certificates of occupancy. This is calculated by totaling the demand as included in Water Main Extension (WME) permits and the demand associated with projects not requiring a WME permit. For various review purposes this quantity may be represented as MGD, MGM and/or MGY.

Contract Limit: Purchased water, where regulated by an approved service contract, may be included in the overall allocation quantity where appropriate. Contracts may exist with minimum, maximum, seasonal or other restrictions. In some instances, the value is an estimate, not an exact limit.

Current Peak Demand: This is the average day of the highest recorded demand month occurring within the last five (5) years. (For the purpose of this table, the calculation for current peak demand was based on 31 days. Systems will be reviewed on an individual basis.) This includes water from a system's own sources and all other sources of water (i.e. purchased water).

Firm Capacity: Adequate pumping equipment and/or treatment capacity (excluding coagulation, flocculation and sedimentation) to meet peak daily demand, when the largest pumping unit or treatment unit is out of service. The value is represented in MGD.

Firm Capacity Deficit or Surplus = (Firm Capacity - Total Peak Daily Demand): The difference between the Firm Capacity and the sum of the peak daily demand and committed daily demand. This is a measure of the physical ability to provide treated water at adequate pressure when the largest pumping unit or treatment unit is out of service. Negative values indicate a shortfall in Firm Capacity.

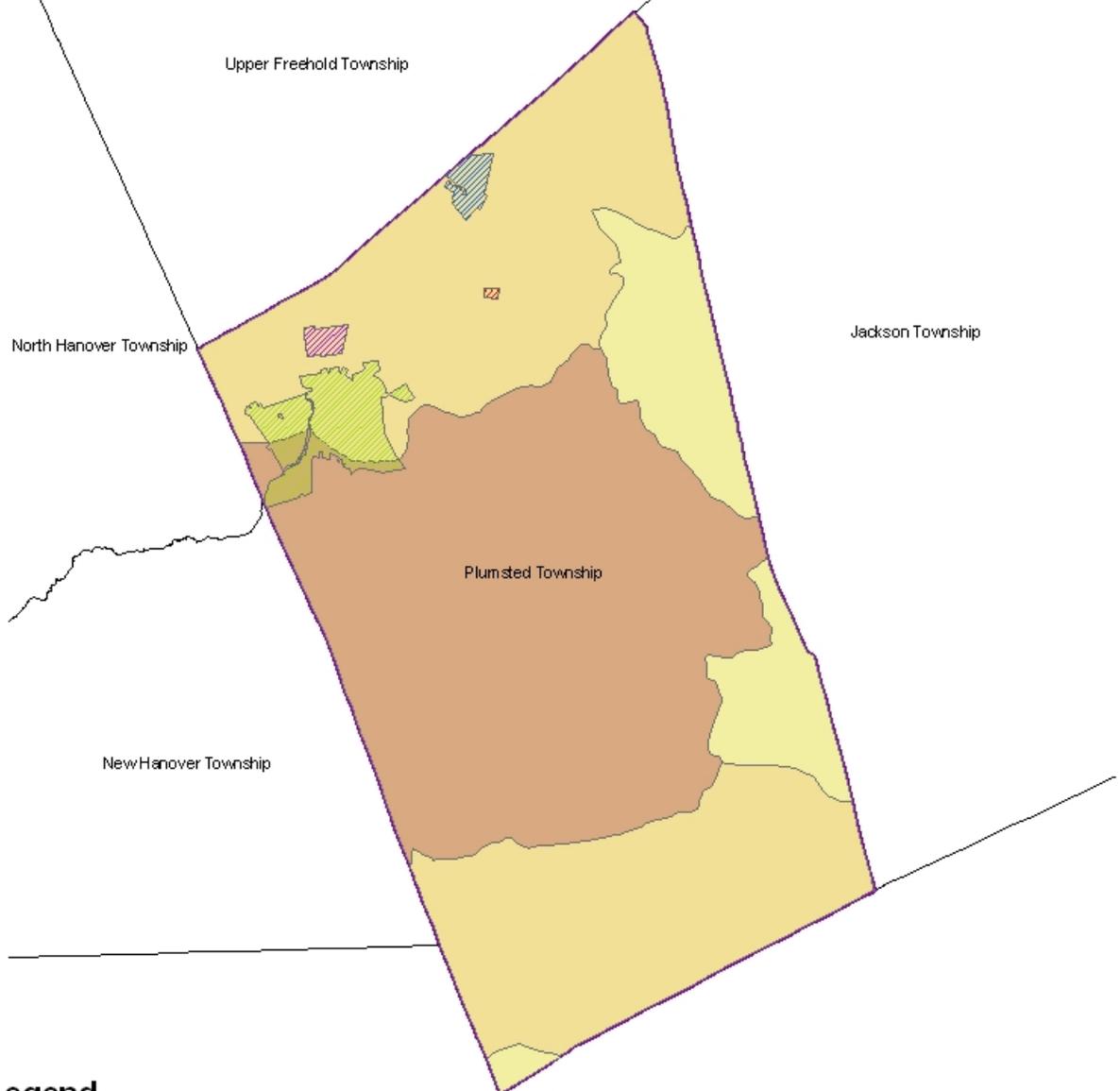
Requested Allocation: The amount of water the public water system is requesting as part of its water allocation permit application, including existing allocations. This value is represented in MGM and MGY.

Total Peak Water Demand: The sum of the public water system's current peak demand and committed peak demand. The value is represented in MGD, MGM, and MGY.

Total Available Water Supply: The sum of the Allocation Limit and Contract Limit. This value is represented in MGM and MGY.

Water Supply Deficit or Surplus = (Total Water Allocation Permit Limit- Total Peak Demand): The monthly and/or annual limitations of an Allocation Permit minus the sum of the monthly and/or annual demands recorded based on the water use records plus the monthly and/or annual demand projected for approved but not yet constructed projects. Negative values indicate a shortfall in diversion privileges or available supplies through bulk purchase agreements.

Existing Sewer Service Area and Nitrate Dilution HUC-11 Analysis



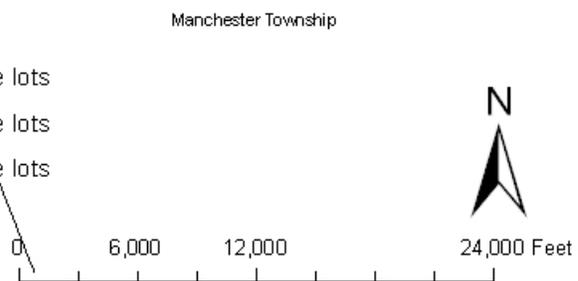
Legend

Sewer Service Areas - Existing

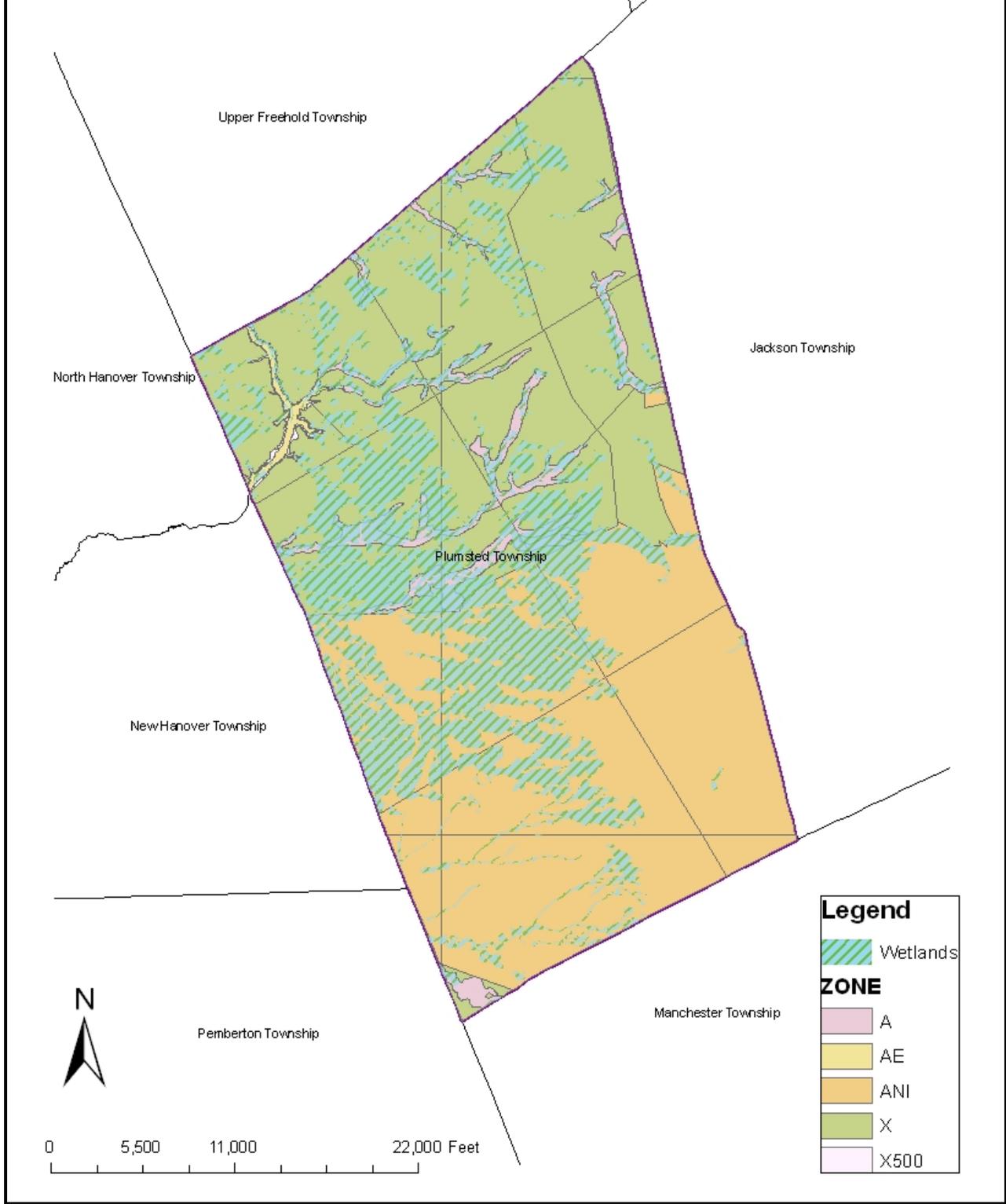
- Facility Name**
-  General
 -  Jensens Mobile Home Park
 -  New Egypt School
 -  Plumsted Twp Sanitary Landfill

NO3_Plumsted

-  4 - 4.9 acre lots
-  5 - 5.9 acre lots
-  7 - 7.9 acre lots



Wetlands and FEMA Flood Zones



Flood Hazard Areas

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X- 500 (shaded on a FIRM map) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded on a FIRM map). (ANI- Area Not Included)

- **Zone A**

Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

- **Zone AE**

Areas subject to inundation by the 1-percent-annual chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Flood insurance is available for all eligible buildings within a community that participates in the NFIP. However, the NFIP currently has no floodplain management criteria for B, C, and X Zones—those areas that lie outside of the SFHA—and no requirements for communities to take action to reduce or prevent losses in these areas. The result is significant financial losses for the NFIP, including the cost of insuring repetitive loss properties. Here are some statistics that show the cost of localized flooding to the NFIP:

- Since 1978 the NFIP has paid over \$2.8 billion in claims in B, C, and X Zones.
- Of that, \$1.1 billion was paid for claims on repetitive loss properties.
- Between 20 percent and 25 percent of all repetitive loss properties are rated as being in B, C, and X Zones.
- In some communities, over half of the repetitive loss buildings are in B, C, and X Zones.

What is Localized Flooding?

Localized flooding refers to flooding outside the scope of criteria that apply to the SFHA as depicted on a community's FIRM. This includes areas within and outside the B, C, and X Zones.

Such floods are often referred to as:

- stormwater flooding
- nuisance flooding
- flooding on small streams
- carpet wetters
- poor drainage
- ponding

Familiarize yourself with these terms to help identify a flood hazard:

Flood Watch:

Flooding is possible. Tune in to NOAA Weather Radio, commercial radio, or television for information.

Flash Flood Watch:

Flash flooding is possible. Be prepared to move to higher ground; listen to NOAA Weather Radio, commercial radio, or television for information.

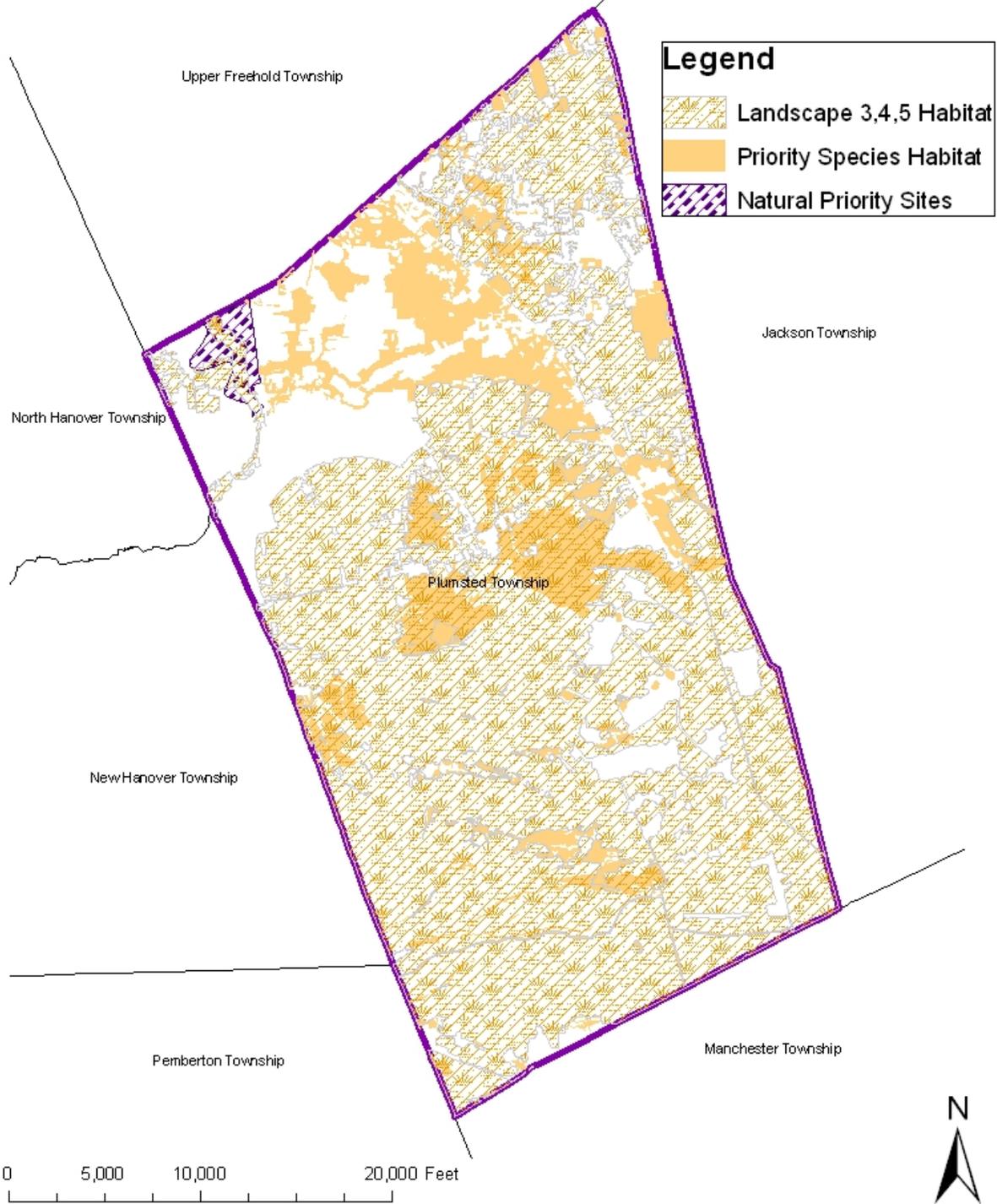
Flood Warning:

Flooding is occurring or will occur soon; if advised to evacuate, do so immediately.

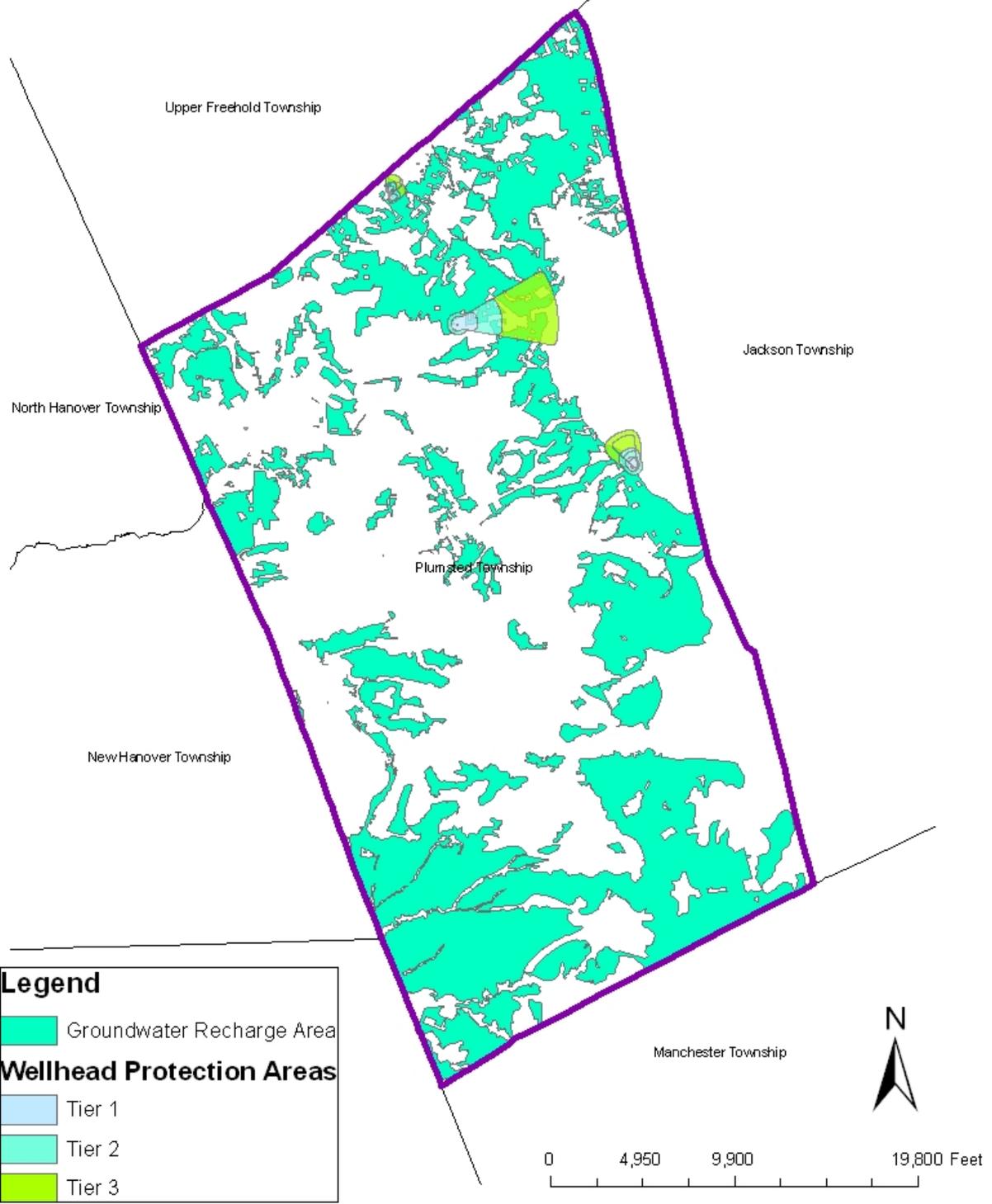
Flash Flood Warning:

A flash flood is occurring; seek higher ground on foot immediately.

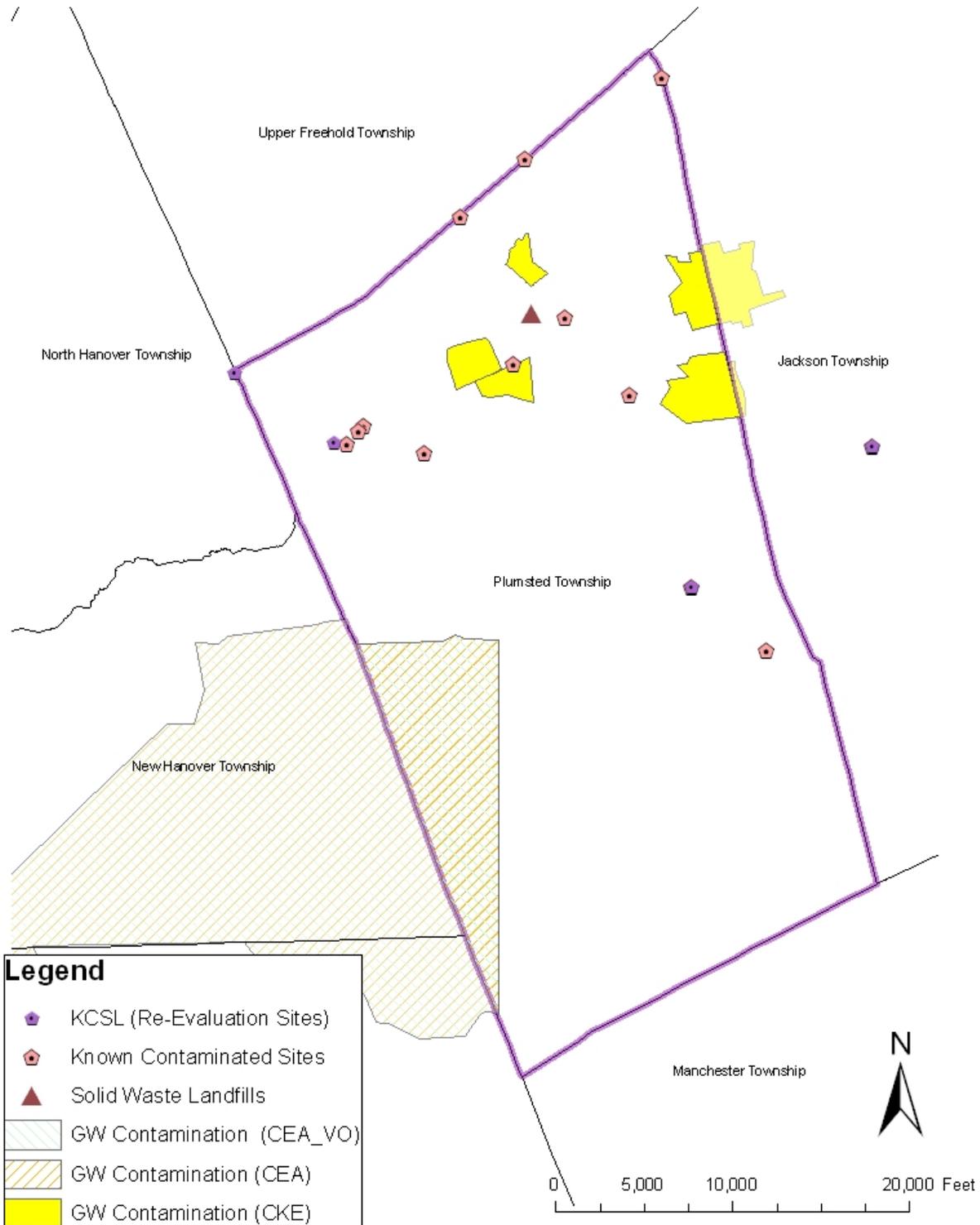
Threatened, Endangered, and Priority Species Habitat and Natural Heritage Priority Sites



Groundwater Recharge Areas and Wellhead Protection Areas



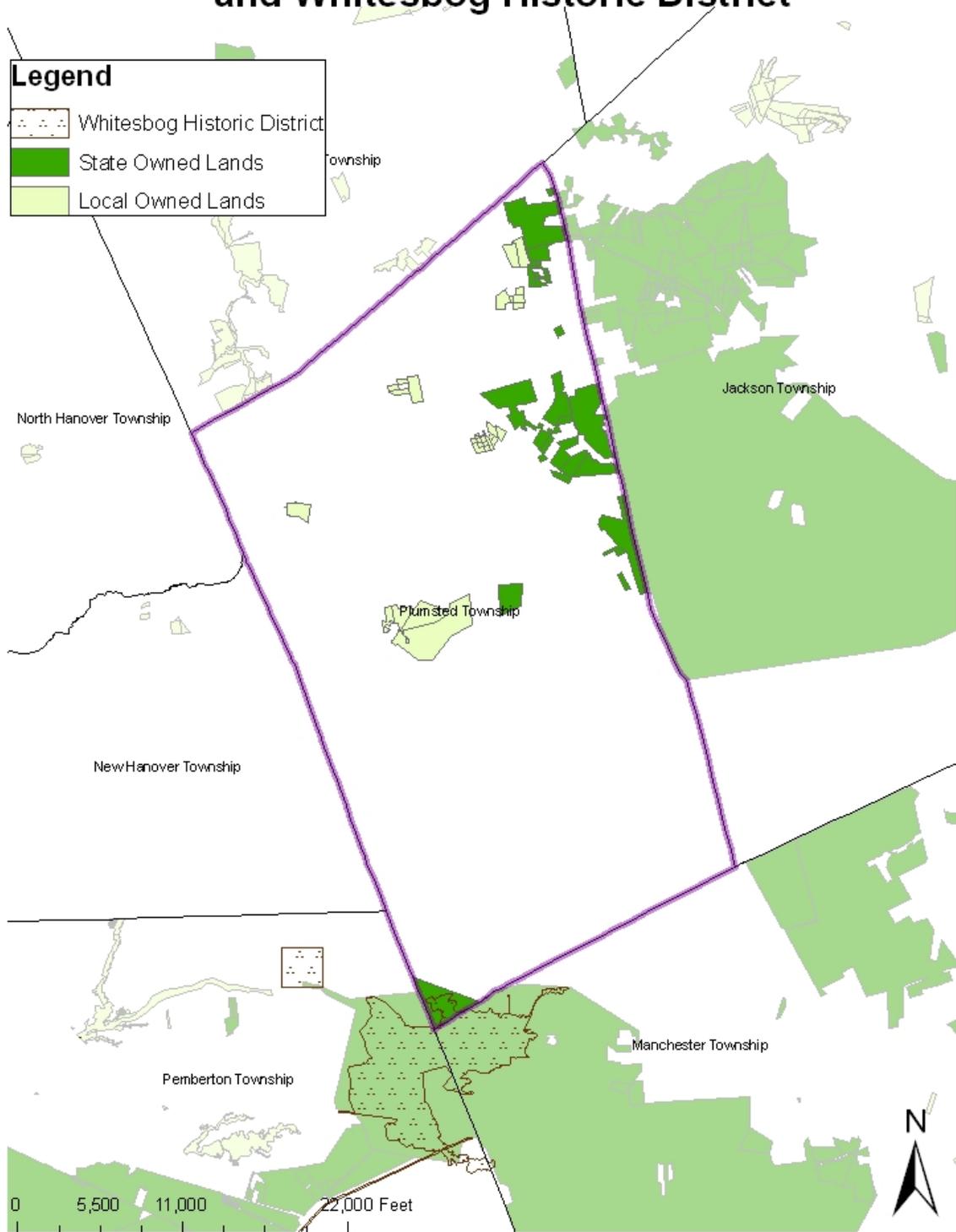
Contaminated Area Considerations



State and Local Open Space and Whitesbog Historic District

Legend

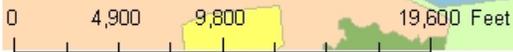
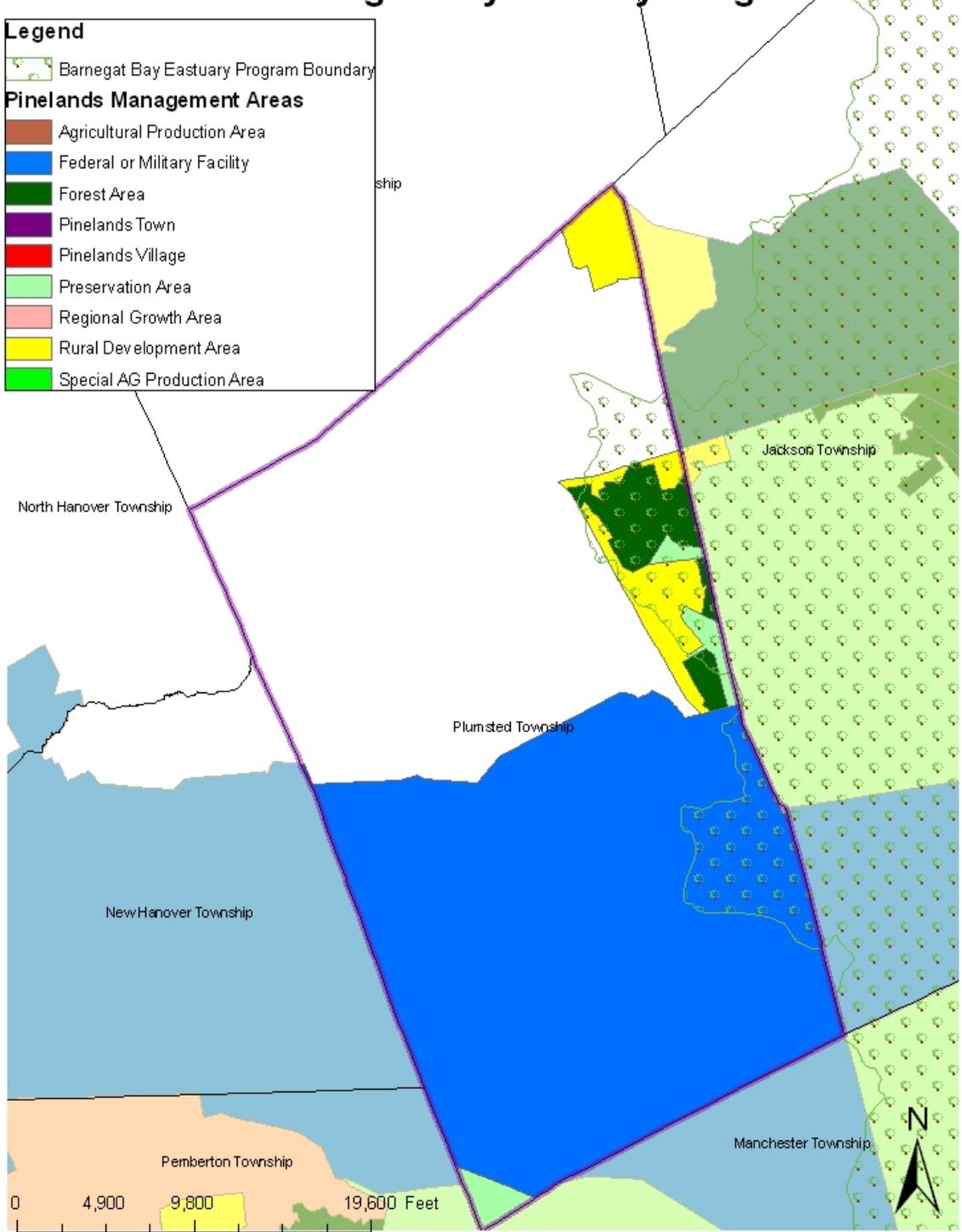
- Whitesbog Historic District
- State Owned Lands
- Local Owned Lands



Pinelands Management Areas and Barnegat Bay Estuary Program

Legend

-  Barnegat Bay Estuary Program Boundary
- Pinelands Management Areas**
-  Agricultural Production Area
-  Federal or Military Facility
-  Forest Area
-  Pinelands Town
-  Pinelands Village
-  Preservation Area
-  Regional Growth Area
-  Rural Development Area
-  Special AG Production Area



NJDEP Office of Planning and Sustainable Communities

The Office of Planning and Sustainable Communities was formed to facilitate the Department's move toward a proactive planning approach based on principles of sustainability and environmental capacity-based planning.

Mission

To coordinate the [sustainable development](#) and [environmental capacity-based planning](#) policies of the Department and proactively work with other state agencies, regional entities, local governments and other groups to incorporate these policies into all levels of land use and environmental planning.

Background

In January, 2007, the Department of Environmental Protection (DEP) adopted its [Policy Priorities and Action Plan](#) which outlines the strategic direction of the agency over the next three years. The Plan identifies eight broad goal areas and underlying objectives.

One of the eight goal areas is Sustainable Growth:

Maximize use of department resources to encourage sustainable growth and livable communities by incorporating consistent criteria for the protection of natural resources and development of smart growth and green design principles into DEP rulemaking, priority setting and planning efforts, other state smart and economic growth priorities, and in regional and local planning efforts.

The first objective of this goal is:

“Incorporate sustainable growth and environmental protection criteria into state, regional and local planning.”

At the core of this goal is a recognized need for more progressive statewide environmental planning by the Department to help inform the local land use development and redevelopment process. Historically, the Department has engaged primarily in environmental planning in targeted areas based on statutory direction. Critically important work has been done in such areas as water quality management planning, water supply master planning, habitat protection planning (Landscape Project) and county/state solid waste planning. DEP is now committed to ensuring that these various planning programs are integrated and coordinated so that our guidance to regional and local planning agencies is consistent, comprehensive and supportive of both local and state priorities.

In a significant business practice improvement, DEP is also committed to implementing the Sustainable Growth goal by broadening the scope of its major project review process by requiring consideration and rewarding incorporating of green design the principles and practices.

The Department's extensive and innovative application of information technology systems, such as the New Jersey Environmental Management System (NJEMS), DEP's Geographic Information System, [i-MapNJ](#), and [Data Miner](#) now provide us with

unprecedented opportunities to share information to help guide the development and redevelopment process.

Taken together, our advances with information technology and business practice reform now enable us to engage in progressive environmental planning to address such pressing statewide issues such as sustainable growth, environmental justice, greenhouse gas emissions reduction, and water resource protection in new, innovative ways.

Office of Planning and Sustainable Communities

401 E. State Street, 7 Floor East

P.O. Box 402

Trenton, NJ 08625-0402

Phone: (609) 341-5311

Fax: (609) 292-3268

Municipal Ag Profile Package

9/07

Guidelines for Municipal Comprehensive Farmland Preservation Plans (5/24/07)

NJ State Ag Profile (4/13/07)

County Status Map (Preserved and Final Approvals – 11x17 (6/07)

County Ag Profile (for their County Only) (4/13/07)

County Comprehensive Farmland Preservation Plan Guidelines (12/14/06)

Land in Farms vs. Permanently Preserved Farmland w/Projections (6/30/07)

NJ / County Land in Farms vs. Preserved Farmland Graphs (1954-2002, 12/31/06)

Top 50 NJ Municipalities – “Active Ag” Acres Farmland Assessment w/Map (2003/2004)

CRSSA Landscape Change by County w/Map (1984-2001)

Summary of Preserved Farmland by County Spreadsheet (6/30/07)

Summary of Preserved and Pending Farmland by County Spreadsheet (6/30/07)

Permanently Preserved Farmland by Program by State Fiscal Year (6/30/07)

List of Preserved Farmland by Municipality and Program Option (3/31/07)

Existing Planning Incentive Grant Program Update (5/07)

List of Preserved Farmland by Municipality and Block/Lot (7/07)

List of Farmland Preservation Applications by Municipality and Block/Lot (7/07)

Farmland Assessment Statistics by Municipality (1983, 1990, 2000, 2004)

Farmland Soils Classification for Active Agricultural Land (1995/1997)

NJDEP Municipal Growth in Developed Use Areas Map (1986 – 1995/1997)

NJDEP Land Use / Land Cover Change Statistics by County (1995/1997 – 2002)

Residential Building Permits by Municipality (2007 Year-to-Date, 2000-2006)

State Development and Redevelopment Plan Preliminary Plan County Delta Map (1/07)

NJ Ag Smart Growth Plan w/Tool Kit Overview w/Links (NJDA Website)

Ag Economic Development Services w/Links (NJDA Website)

2007 Ag Economic Development Sector Strategies Overview w/Links (NJDA Website)

NJ Agri-Tourism Events and Attractions w/Links (NJDA Website)

SADC Proposed FY 2009 Funding Allocation Memorandum

Transition Policy (P-50) Only For Existing PIGs

STATE AGRICULTURE DEVELOPMENT COMMITTEE

FARMLAND PRESERVATION PROGRAM

**GUIDELINES FOR DEVELOPING MUNICIPAL
COMPREHENSIVE FARMLAND PRESERVATION PLANS**

ADOPTED: May 24, 2007

The following guidelines provide uniform standards for the development of Municipal Comprehensive Farmland Preservation Plans. These guidelines supplement proposed new rules at N.J.A.C. 2:76-17A, update previous planning standards and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the NJ Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan.

Development of a Municipal Comprehensive Farmland Preservation Plan should be performed in consultation with the municipal Agricultural Advisory Committee, Municipal Planning Board, County Agriculture Development Board, County Planning Board and County Board of Agriculture. Where appropriate, the plan should also have a regional focus and be coordinated with surrounding municipalities and the County Comprehensive Farmland Preservation Plan. At least two (2) public meetings are recommended including the required public hearing; one early in the process designed to gather input and another later in the process to review the draft Plan. SADC and Department of Agriculture staff will work in partnership with municipal officials to provide and identify sources for the latest data with respect to agricultural statistics, water resources, agricultural economic development, land use and resource conservation.

The attached timeline will help guide municipalities, the SADC and CADBs in developing plans to lead the Farmland Preservation Program into the future.

I. Municipality's Agricultural Land Base

The first section of the Municipal Comprehensive Farmland Preservation Plan should provide a clear description of the agricultural characteristics and trends within the municipality over the last 20 years. SADC staff will provide each municipality with the County's Agricultural Profile, a Municipal Agricultural Profile, combining Farmland Assessment, Census of Agriculture, Farmland Preservation, NJDEP Land Use / Land Cover, Building Permit and Census Bureau data. This data should be used by the municipality in preparation of its Municipal Comprehensive Farmland Preservation Plan.

- A. Location and Size of Agricultural Land Base including an inventory of farm properties in the entire municipality and a map illustrating significant areas of agricultural land and the proposed farmland preservation project areas
- B. Distribution of Soil Types and their characteristics
- C. Number of Irrigated Acres and available water sources
- D. Farmland Assessment and Census of Agriculture Statistics and Trends
 1. Number of Farms and Farms by Size
 2. Average and Median Farm Size
 3. Cropland Harvested, Pasture, Woodland, Equine, Total for Agricultural Use

II. Municipality's Agricultural Industry – Overview

The second section of the Plan must provide a thorough overview of the municipality's existing agricultural industry in relation to the region, including historical crop trends and the market value of agricultural products over the last 20 years. This chapter should also discuss the status of agricultural related industries from equipment and supply providers and services to food processors and distributors and direct marketing. Counties should share their observations about where the agricultural industry within the municipality seems to be heading.

- A. Trends in Market Value of Agricultural Products Sold
- B. Crop / Production Trends over the last 20 years
- C. Support Services within Market Region (equipment and seed dealers, fertilizer/pesticide suppliers, processing facilities, farmers markets, etc.)
- D. Other Agricultural Related Industries

III. Land Use Planning Context

The third chapter of the Plan must explore the land use planning context for farmland preservation and agricultural retention in the municipality. Starting with the State Development and Redevelopment Plan Planning Areas, Designated Centers and Endorsed Plans, the Plan should discuss the relationship of land use, land value, infrastructure and development trends to the municipal Master Plan and municipal development regulations. An overview of the municipal master plan, zoning and subdivision regulations, including the use of innovative planning techniques such as the Transfer of Development Rights (TDR), mandatory clustering, non-contiguous clustering and lot size averaging, should also be provided.

- A. State Development and Redevelopment Plan Planning Areas, Designated Centers and Endorsed Plans
- B. Special Resource Areas (Highlands, Pinelands, CAFRA, etc.)
- C. Municipal Master Plan and Development Regulations
- D. Current Land Use and Trends
- E. Sewer Service Areas / Public Water Supply Service Areas
- F. Municipal Master Plan and Zoning – Overview
 - 1. General Lot Size Categories and Distribution throughout the municipality
 - a. Small lots (less than 1 acre minimum lots on sewer/water)
 - b. Medium lots ($\geq 1 \leq 5$ acre minimum; septic/well)
 - c. Large lots ($> 5 \leq 10$ acre minimum; septic/well)
 - d. Very large lots (> 10 acre minimum; septic/well)
 - 2. Description of Innovative Planning Techniques
 - a. Cluster zoning
 - b. Non-contiguous cluster zoning
 - c. Lot size averaging
 - d. Transfer of Development Rights
 - e. Use of mandatory vs. voluntary options
 - 3. Description of the Buffer Requirements that separate agricultural uses from other land uses
 - 4. Discussion of Development Pressures and Land Value Trends
- G. Discussion of Municipal and Regional TDR Opportunities including implementation strategy recommendations

IV. Municipality's Farmland Preservation Program – Overview

The municipality's Farmland Preservation Program is presented in chapter four of the Plan. In addition to a thorough description of farmland preservation program participation and expenditures by program type, the municipality must provide its latest agricultural land use map identifying the county's adopted ADA within the municipality and preserved farmland. This section should also compare the municipality's progress to date in relation to the SADC's Strategic Targeting Project and any municipal and / or county Planning Incentive Grant Project Areas or TDR programs in the area. Coordination with municipal and county open space and recreational preservation initiatives as well as easement monitoring and enforcement should also be discussed.

- A. County Agricultural Development Areas
 - 1. Geographic Information System Mapping / current location map
- B. Farmland preserved to date by program
 - 1. County Easement Purchase
 - 2. County Planning Incentive Grants
 - 3. Municipal Planning Incentive Grants
 - 4. SADC Direct Easement Purchase
 - 5. SADC Fee Simple
 - 6. Non-profit
 - 7. Transfer of Development Rights
 - 8. Other programs and partnerships
- C. Consistency with SADC Strategic Targeting Project, including:
 - 1. Municipal Planning Incentive Grant Program(s) – Targeted farms and Project Areas / Agricultural Advisory Committee Coordination
- D. Eight Year Programs
- E. Coordination with Municipal and County Open Space Preservation Initiatives
- F. Farmland Preservation Program Funding Expended to Date by Source
- G. Monitoring of Preserved Farmland
- H. Coordination with TDR Programs

V. Future Farmland Preservation Program

Chapter five must provide clear goals and objectives for the municipality's farmland preservation efforts over the next 10 years. Municipal and county ranking and minimum eligibility criteria as well as municipal and county policies with respect to housing opportunities, division of the premises and exceptions should be presented in detail. This section should also include a staffing and funding plan to ensure efficient and effective program implementation in the years to come. Efforts to develop and utilize a municipal Geographic Information System and Farmland Preservation Program database must be described. Factors that would limit implementation of the Plan should be identified with potential strategies provided to minimize their impact.

- A. Preservation Goals (1, 5 and 10 year acreage targets)
- B. Project Area Summaries
- C. Municipal and County Minimum Eligibility Criteria Coordination
- D. Municipal and County Ranking Criteria used to prioritize farms
- E. Municipal and County Policies Related to Farmland Preservation Applications, including:

1. Approval of Housing Opportunities
 - a. Overall housing opportunities permitted
 - b. House replacement
 - c. Residual Dwelling Site Opportunity allocation
2. Division of the Premises
3. Approval of Exceptions
 - a. Severable
 - b. Non-severable
- F. Funding Plan
 1. Description of Municipal and County Funding Sources (dedicated tax, bond proceeds, annual revenues (total), annual revenues dedicated to Farmland Preservation Program)
 2. Financial Policies related to cost-share requirements between county and municipal / other funding partners / installment purchases
 3. Cost Projections and funding plan associated with 1, 5 and 10 year preservation goals
 4. Any Other Financial Information as appropriate
- G. Farmland Preservation Program / Agriculture Advisory Committee Administrative Resources
 1. Municipal Staff and/or Consultant Resources
 2. Legal Support
 3. Database Development
 4. Geographic Information System Capacity and staff resources
- H. Factors Limiting Farmland Preservation Implementation
 1. Funding (county or municipal)
 2. Projected Costs
 3. Land Supply
 4. Landowner Interest
 5. Administrative Resources
 6. Other

VI. Economic Development

Agricultural economic development strategies of the municipality in support of and in relation to county and state efforts must be described in chapter six. The municipality's perspectives on agricultural industry retention, expansion and recruitment strategies should be compared to the NJ Department of Agriculture's Economic Development Strategies and regional programs for consistency. Coordination with business and institutional support providers including marketing, public relations and education, estate planning, and community supported agriculture opportunities should be discussed. To the greatest extent possible, the municipality's Plan should also anticipate the needs of consumers, farmers and agriculture related industries in the years to come and discuss opportunities for new community markets, suppliers, processors and distributors.

- A. Consistency with NJ Department of Agriculture Economic Development Strategies and other regional economic development plans and initiatives
- B. Agricultural Industry Retention, Expansion and Recruitment Strategies
 1. Institutional
 - a. Farmer Support (e.g., Farm Link Program, Estate Planning)
 - b. Marketing / Public Relation Support (e.g., local use of the Jersey Fresh promotional program, agritourism)
 - c. Community Farmers Markets
 - d. Community Supported Agriculture

- e. Agricultural Education and Market Research Coordination
 - i. Rutgers Cooperative Extension
 - ii. New Jersey Agricultural Experiment Station
 - iii. Rutgers School of Environmental and Biological Sciences
 - iv. Other
- 2. Businesses
 - i. Input Suppliers and Services
 - ii. Product Distributors and Processors
- 3. Anticipated Agricultural Trends
 - a. Market Location
 - b. Product Demand
- 4. Agricultural Support Needs
 - a. Agricultural Facilities and Infrastructure (e.g., farm markets, food processors)
 - i. Type
 - ii. Placement / Location
 - b. Flexible Land Use Regulations
 - c. Agriculture Representation in Economic Development Organizations
- 5. Agricultural Support Implementation
 - a. Cost
 - b. Funding Opportunities
 - c. Timeline

VII. Natural Resource Conservation

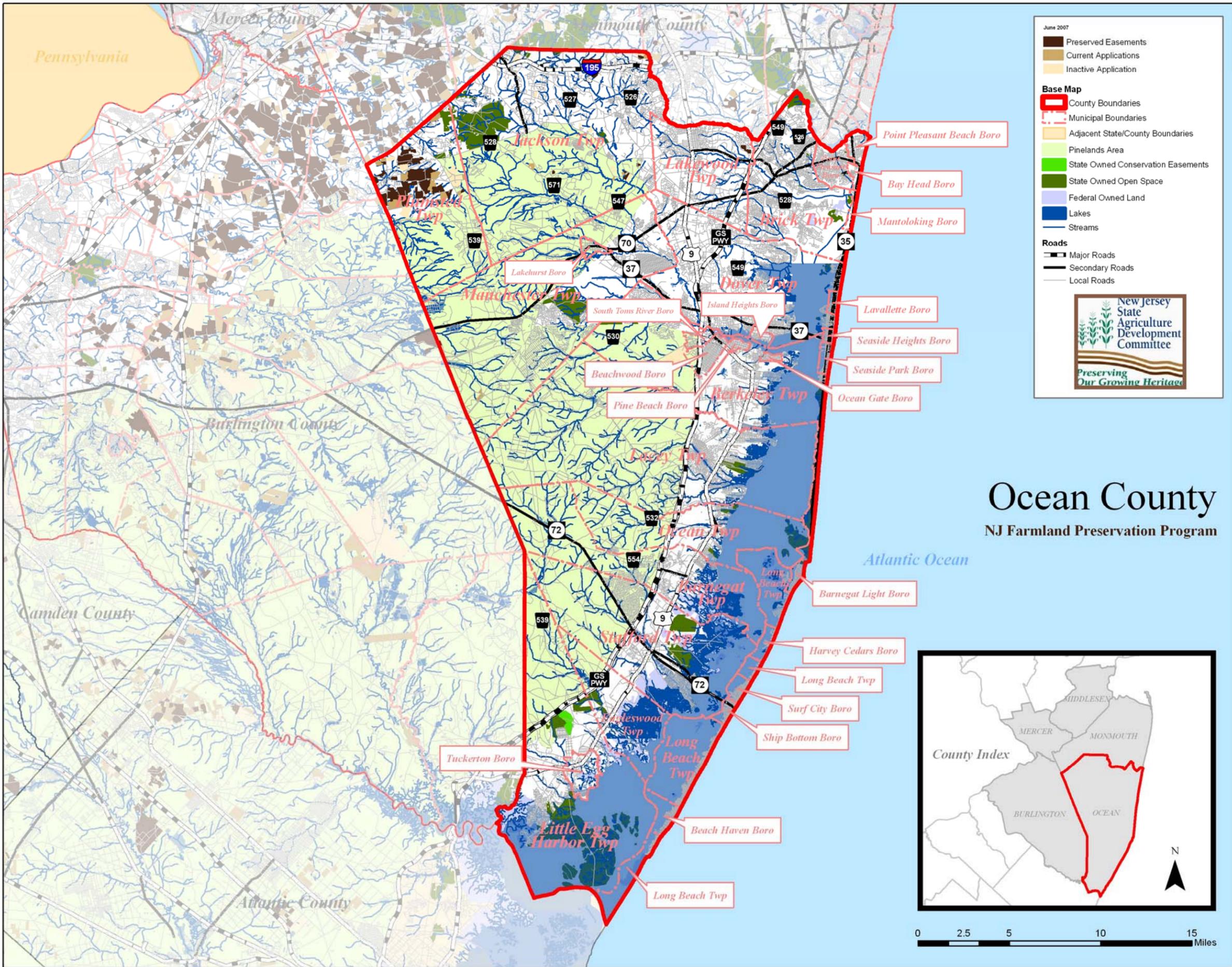
The municipality's efforts to coordinate with regional efforts to promote natural resource conservation should be presented in chapter seven. The degree of coordination with established federal and state soil and water conservation programs, including landowner participation in conservation planning and matching grant programs must be discussed in this section of the Plan. Special attention should be paid to water conservation and allocation strategies in areas where water supplies are threatened by increasing competition from both agricultural and non-agricultural users. Non-traditional energy conservation and waste management efforts, as well as future conservation enhancements, should also be presented.

- A. Natural Resource Protection Coordination
 - 1. Natural Resources Conservation Service
 - 2. Soil Conservation Districts
- B. Natural Resource Protection Programs
 - 1. SADC Soil and Water Conservation Grant Program
 - 2. Federal Conservation Programs (EQIP, WHIP, CREP, etc.)
 - 3. NJDEP Landowner Incentive Program
- C. Water Resources
 - 1. Supply Characteristics
 - 2. Agricultural Demand & Supply Limitations
 - 3. Conservation & Allocation Strategies
- D. Waste Management Planning (e.g., animal waste, plastic mulch, tires, etc.)
- E. Energy Conservation Planning (e.g., solar, wind, etc.)
- F. Outreach and Incentives

VIII. Agricultural Industry Sustainability, Retention and Promotion

Chapter eight should expand on the municipality's vision for farming and the agricultural industry beyond preservation of its agricultural land base alone. Coordination with CADB Right to Farm programming and agricultural mediation services should be described and include a copy of the municipal Right-to-Farm ordinance, as required (N.J.A.C. 2:76-17A.3). This section of the Plan should also document municipal and county efforts on issues from permit streamlining to agricultural vehicle movement, labor housing and general agricultural education and promotion.

- A. Existing Agricultural Industry Support
 - 1. Right to Farm / Agricultural Mediation Programs
 - 2. Farmland Assessment
- B. Other Strategies, including:
 - 1. Permit Streamlining
 - 2. Agricultural Vehicle Movement / Routes
 - 3. Agricultural Labor Housing / Training
 - 4. Wildlife Management Strategies
 - 5. Agricultural Education and Promotion



Mercer County
Monmouth County
Atlantic County
Camden County
Burlington County
Pennsylvania

Jackson Twp
Phelps Twp
Lakewood Twp
Brick Twp
Dover Twp
Manchester Twp
South Toms River Boro
Island Heights Boro
Lakelurst Boro
Beachwood Boro
Pine Beach Boro
Rockaway Twp
Lacey Twp
Ocean Twp
Long Beach Twp
Long Beach Twp
Little Egg Harbor Twp
Tuckerton Boro
Stateswood Twp
Ship Bottom Boro
Harvey Cedars Boro
Long Beach Twp
Surf City Boro
Ship Bottom Boro
Beach Haven Boro
Long Beach Twp

Point Pleasant Beach Boro
Bay Head Boro
Mantoloking Boro
Lavallette Boro
Seaside Heights Boro
Seaside Park Boro
Ocean Gate Boro
Barneget Light Boro

195
527
526
528
549
528
571
547
528
539
70
37
9
GS PWY
549
35
37
72
530
532
554
538
9
72
538
GS PWY
9
72

County Ag Profile Package

11/07

NJ State Ag Profile (4/13/07)

County Status Map (Preserved and Final Approvals – 11x17 (6/07))

County Ag Profile (for their County Only) (4/13/07)

County Comprehensive Farmland Preservation Plan Guidelines (12/14/06)

Selected Municipal Status Maps (Preserved and Final Approvals – 11x17 (6/07))

Guidelines for Municipal Comprehensive Farmland Preservation Plans (5/24/07)

Land in Farms vs. Permanently Preserved Farmland w/Projections (6/30/07)

NJ / County Land in Farms vs. Preserved Farmland Graphs (1954-2002, 12/31/06)

Top 50 NJ Municipalities – “Active Ag” Acres Farmland Assessment w/Map (2003/2004)

CRSSA Landscape Change by County w/Map (1984-2001)

Summary of Preserved Farmland by County Spreadsheet (6/30/07)

Summary of Preserved and Pending Farmland by County Spreadsheet (6/30/07)

Permanently Preserved Farmland by Program by State Fiscal Year (6/30/07)

List of Preserved Farmland by Municipality and Program Option (3/31/07)

Existing Planning Incentive Grant Program Update (5/07)

List of Preserved Farmland by Municipality and Block/Lot (7/07)

List of Farmland Preservation Applications by Municipality and Block/Lot (7/07)

Farmland Assessment Statistics by Municipality (1983, 1990, 2000, 2004)

Farmland Soils Classification for Active Agricultural Land (1995/1997)

Selected NJDEP Municipal Growth in Developed Use Areas Map (1986 – 1995/1997)

NJDEP Land Use / Land Cover Change Statistics by County (1995/1997 – 2002)

Residential Building Permits by County / Municipality (2007 Year-to-Date, 2000-2006)

State Development and Redevelopment Plan Preliminary Plan County Delta Map (1/07)

NJCF Garden State Greenways County Map

Summary of Preserved Farmland in the Highlands by County (12/06)

NJ Ag Smart Growth Plan w/Tool Kit Overview w/Links (NJDA Website)

Ag Economic Development Services w/Links (NJDA Website)

2007 Ag Economic Development Sector Strategies Overview w/Links (NJDA Website)

NJ Agri-Tourism Events and Attractions w/Links (NJDA Website)

SADC Proposed FY 2009 Funding Allocation Memorandum

Transition Policy (P-50) Only For Existing PIGs

STATE AGRICULTURE DEVELOPMENT COMMITTEE
FARMLAND PRESERVATION PROGRAM
GUIDELINES FOR DEVELOPING COUNTY
COMPREHENSIVE FARMLAND PRESERVATION PLANS

Approved December 14, 2006

The following guidelines provide uniform standards for the development of County Comprehensive Farmland Preservation Plans. With the recent SADC Process Review Committee recommendation for a county-wide Planning Incentive Grant (PIG) Program these plans will become increasingly important in providing strategic guidance for all Farmland Preservation Program partners and in ensuring the timely expenditure of future funding. SADC approval of a County Comprehensive Farmland Preservation Plan based on these standards will be a prerequisite for participation in the county-wide PIG Program. To be eligible for participation, counties must update their existing plans to the new standards or adopt completely new Farmland Preservation Plans. At least two (2) public meetings will also be required; one early in the process designed to gather input and another later in the process to review the draft Plan. SADC and Department of Agriculture staff will work with CADBs to provide and identify sources for the latest data with respect to agricultural statistics, water resources, agricultural economic development, land use and resource conservation.

In anticipation of the expansion of the Farmland Preservation Program under the Garden State Preservation Trust, County Agriculture Development Boards (CADBs) were asked to assemble Comprehensive Farmland Preservation Plans in 1998 – 1999. To date, ten (10) of New Jersey's 21 counties have adopted comprehensive plans to better coordinate their agriculture retention and planning efforts. Four (4) additional counties have some type of strategic, long-range plan, trust fund plan or growth management plan that provides considerable direction to their farmland preservation initiatives and two (2) counties have comprehensive farmland preservation planning processes underway.

These guidelines supplement proposed new rules at N.J.A.C. 2:76-17, and update previous planning standards and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the NJ Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan. Recently, the SADC was successful in securing State matching grant funding to assist counties in creating and / or updating comprehensive farmland preservation plans to these new standards. The attached timeline and draft grant policy will help guide the SADC and CADBs in developing plans to lead the Farmland Preservation Program into the future.

I. County's Agricultural Land Base

The first section of the County Comprehensive Farmland Preservation Plan should provide a clear description of the agricultural characteristics and trends within the county over the last 20 years. SADC staff will provide each county with a County Agricultural Profile, combining Farmland Assessment, Census of Agriculture, Farmland Preservation, NJDEP Land Use / Land Cover, Building Permit and Census Bureau data. This data should be used by the county in preparation of its County Farmland Preservation Plan.

- A. Location and size of agricultural land base
- B. Distribution of soil types and their characteristics
- C. Number of irrigated acres and available water sources
- D. Farmland Assessment and Census of Agriculture statistics and trends
 - 1. Number of farms and farms by size
 - 2. Average and median farm size
 - 3. Cropland harvested, pasture, woodland, equine, total for agricultural use

II. County's Agricultural Industry – Overview

The second section of the Plan must provide a thorough overview of the county's existing agricultural industry, including historical crop trends and the market value of agricultural products over the last 20 years. This chapter should also discuss the status of agricultural related industries from equipment and supply providers and services to food processors and distributors and direct marketing. Counties should share their observations about where the agricultural industry within the county seems to be heading.

- A. Trends in Market Value of Agricultural Products Sold
- B. Crop / Production Trends over the last 20 years
- C. Support Services within market region (equipment and seed dealers, fertilizer/pesticide suppliers, processing facilities, farmers markets, etc.)
- D. Other agricultural related industries

III. Land Use Planning Context

The third chapter of the Plan must explore the land use planning context for farmland preservation and agricultural retention in the county. Starting with the State Development and Redevelopment Plan Planning Areas, Designated Centers and Endorsed Plans, the county Plan should discuss the relationship of land use, land value, infrastructure and development trends to the county Master Plan and county development regulations. An overview of municipal master plans, zoning and subdivision regulations, including the use of innovative planning techniques such as the Transfer of Development Rights (TDR), mandatory clustering, non-contiguous clustering and lot size averaging, should also be provided.

- A. State Development and Redevelopment Plan Planning Areas, Designated Centers and Endorsed Plans

- B. Special Resource Areas (Highlands, Pinelands, CAFRA, etc.)
- C. County Master Plan and Development Regulations
- D. Current Land Use and Trends
- E. Sewer Service Areas / Public Water Supply Service Areas
- F. Municipal Master Plan and Zoning – Overview
 - 1. General lot size categories and distribution by municipality
 - a. Small lots (less than 1 acre minimum lots on sewer/water)
 - b. Medium lots ($\geq 1 \leq 5$ acre minimum; septic/well)
 - c. Large lots ($> 5 \leq 10$ acre minimum; septic/well)
 - d. Very large lots (> 10 acre minimum; septic/well)
 - 2. Description of Innovative Planning Techniques Employed
 - a. Cluster zoning
 - b. Non-contiguous cluster zoning
 - c. Lot size averaging
 - d. Transfer of Development Rights
 - e. Use of mandatory vs. voluntary options
 - 3. Discussion of Development Pressures and Land Value Trends
- G. Discussion of Municipal and Regional TDR Opportunities including implementation strategy recommendations

IV. County’s Farmland Preservation Program – Overview

The county’s Farmland Preservation Program is presented in chapter four of the Plan. In addition to a thorough description of farmland preservation program participation and expenditures by municipality and by program type, the county must provide their latest Agricultural Development Area (ADA) criteria and map in relation to the latest agricultural land use map and preserved farmland. This section should also compare the county’s progress to date in relation to the SADC’s Strategic Targeting Project and any municipal and / or county Planning Incentive Grant Project Areas or TDR programs in the area. Coordination with open space and recreational preservation initiatives as well as easement monitoring and enforcement should also be discussed.

- A. Agricultural Development Areas
 - 1. Designation Criteria (see N.J.A.C. 2:76-1)
 - 2. Geographic Information System mapping / current location map
- B. Farmland preserved to date by program and municipality
 - 1. County Easement Purchase
 - 2. County Planning Incentive Grants
 - 3. Municipal Planning Incentive Grants
 - 4. SADC Direct Easement Purchase
 - 5. SADC Fee Simple
 - 6. Non-profit
 - 7. Transfer of Development Rights
 - 8. Other programs and partnerships

- C. Consistency with SADC Strategic Targeting Project, including:
 - 1. Municipal Planning Incentive Grant Program(s) – Targeted farms and Project Areas / Agricultural Advisory Committee Coordination
- D. Eight Year Programs
- E. Coordination with Open Space Preservation Initiatives
- F. Farmland Preservation Program Funding Expended to Date by Source
- G. Monitoring of Preserved Farmland
- H. Coordination with TDR Programs

V. Future Farmland Preservation Program

Chapter five must provide clear goals and objectives for the county’s farmland preservation efforts over the next 10 years. County ranking and minimum eligibility criteria as well as county policies with respect to housing opportunities, division of the premises and exceptions should be presented in detail. This section should also include a staffing and funding plan to ensure efficient and effective program implementation in the years to come. Efforts to develop and utilize a county Geographic Information System and Farmland Preservation Program database must be described. Factors that would limit implementation of the Plan should be identified with potential strategies provided to minimize their impact.

- A. Preservation Goals (1, 5 and 10 year acreage targets)
- B. Project Area Summaries
- C. Minimum eligibility criteria
- D. County ranking criteria
- E. County Policies Related to Farmland Preservation Applications, including:
 - 1. Approval of housing opportunities
 - a. Agricultural labor housing
 - b. House replacement
 - c. Residual Dwelling Site Opportunity allocation
 - 2. Division of the Premises
 - 3. Approval of exceptions
 - a. Severable
 - b. Non-severable
- F. Funding Plan
 - 1. Description of county funding sources (dedicated tax, bond proceeds, annual revenues (total), annual revenues dedicated to FPP)
 - 2. Financial policies related to cost-share requirements between county and municipal / other funding partners / installment purchases
 - 3. Cost projections and funding plan associated with 1, 5 and 10 year preservation goals
 - 4. Any other financial information as appropriate
- G. Farmland Preservation Program / CADB Administrative Resources
 - 1. Staff resources
 - 2. Legal support

3. Database development
4. Geographic Information System capacity and staff resources
- H. Factors Limiting Farmland Preservation Implementation
 1. Funding (county or municipal)
 2. Projected Costs
 3. Land supply
 4. Landowner interest
 5. Administrative resources
 6. Other

VI. Economic Development

Agricultural economic development strategies of the county must be described in chapter six. The county's agricultural industry retention, expansion and recruitment strategies should be compared to the NJ Department of Agriculture's Economic Development Strategies for consistency. Coordination with business and institutional support providers including marketing, public relations and education, estate planning, and community supported agriculture opportunities should be discussed. To the greatest extent possible, the county's Plan should also anticipate the needs of consumers, farmers and agriculture related industries in the years to come and discuss opportunities for new community markets, suppliers, processors and distributors.

- A. Consistency with NJ Department of Agriculture Economic Development Strategies
- B. Agricultural industry retention, expansion and recruitment strategies
 1. Institutional
 - a. Farmer Support (e.g., Farm Link Program, Estate Planning)
 - b. Marketing / Public Relation Support (e.g., local use of the Jersey Fresh promotional program)
 - c. Community Farmers Markets
 - d. Community Supported Agriculture
 - e. Agricultural Education and Market Research Coordination
 - i. Rutgers Cooperative Extension
 - ii. New Jersey Agricultural Experiment Station
 - iii. Rutgers School of Environmental and Biological Sciences
 - iv. Other
 2. Businesses
 - a. Input Suppliers and Services
 - b. Product Distributors and Processors
 3. Anticipated Agricultural Trends
 - a. Market Location
 - b. Product Demand
 4. Agricultural Support Needs
 - a. Agricultural Facilities and Infrastructure (e.g., farm markets, food processors)

- a. Type
 - b. Placement / Location
- b. Flexible Land Use Regulations
- c. Agriculture Representation in Economic Development Organizations
- 5. Agricultural Support Implementation
 - a. Cost
 - b. Funding Opportunities
 - c. Timeline

VII. Natural Resource Conservation

The county's efforts to promote natural resource conservation should be presented in chapter seven. The degree of coordination with established federal and state soil and water conservation programs, including landowner participation in conservation planning and matching grant programs must be discussed in this section of the Plan. Special attention should be paid to water conservation and allocation strategies in areas where water supplies are threatened by increasing competition from both agricultural and non-agricultural users. Non-traditional energy conservation and waste management efforts, as well as future conservation enhancements, should also be presented.

- A. Natural Resource Protection Coordination
 - 1. Natural Resources Conservation Service
 - 2. Soil Conservation Districts
- B. Natural Resource Protection Programs
 - 1. SADC Soil and Water Conservation Grant Program
 - 2. Federal Conservation Programs (EQIP, WHIP, CREP, etc.)
 - 3. NJDEP Landowner Incentive Program
- C. Water Resources
 - 1. Supply Characteristics
 - 2. Agricultural Demand & Supply Limitations
 - 3. Conservation & Allocation Strategies
- D. Waste Management Planning (e.g., animal waste, plastic mulch, tires, etc.)
- E. Energy Conservation Planning (e.g., solar, wind, etc.)
- F. Outreach and Incentives

VIII. Agricultural Industry Sustainability, Retention and Promotion

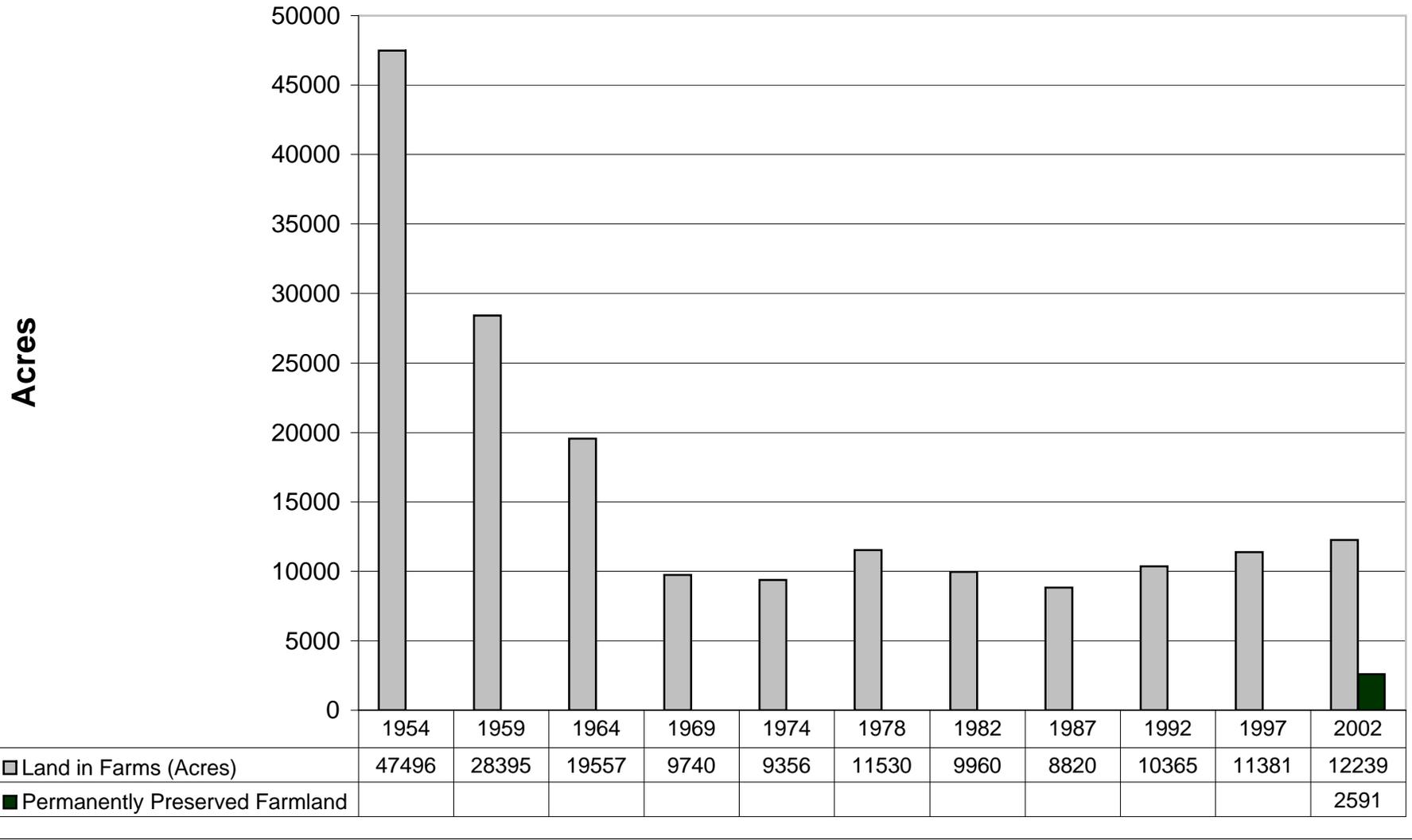
Chapter eight should expand on the county's vision for farming and the agricultural industry beyond preservation of its agricultural land base alone. Right to Farm programming and

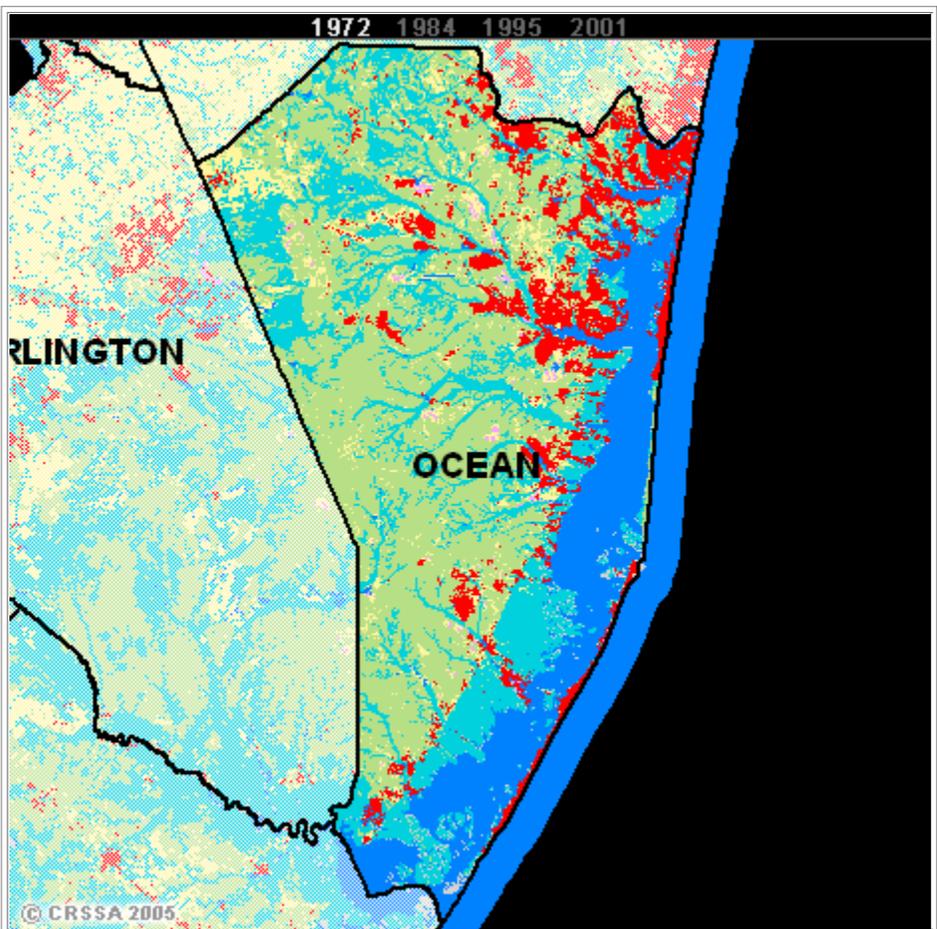
agricultural mediation services should be described including an inventory of municipal Right-to-Farm ordinances in relation to the SADC model. This section of the Plan should also document the county's efforts to work with municipal partners on issues from permit streamlining to agricultural vehicle movement, labor housing and general agricultural education and promotion.

- A. Existing Agricultural Industry Support
 - 1. Right to Farm / Agricultural Mediation Programs
 - 2. Farmland Assessment
- B. Other Strategies, including:
 - 1. Permit streamlining
 - 2. Agricultural vehicle movement / routes
 - 3. Agricultural labor housing / training
 - 4. Wildlife Management Strategies
 - 5. Agricultural education and promotion

Ocean County Land in Farms 1954 - 2002

Permanently Preserved Farmland as of 12/31/06





Ocean County Landscape Change 1984 - 2001 in Acres

OCEAN	1984	1995	2001
<i>total area</i>	485,328		
DEVELOPED	78,408	101,107	106,107
CULTIVATED/GRASSLAND	26,272	18,974	18,369
UPLAND FOREST	177,004	166,169	159,536
BARE LAND	8,640	9,309	12,273
UNCONSOLIDATED SHORE	5,749	6,453	6,393
COASTAL WETLAND	27,909	26,671	26,672
INLAND WETLAND	83,683	80,310	79,766
WATER	77,633	76,334	76,195

Based on CRSSA land cover classification of Landsat satellite imagery. For more information about the NJ raster land cover data and projects, please refer to DOCS/DATA for reports, GIS data and metadata >>

**Land in Farms 1992 - 2002
vs. Permanently Preserved Farmland**

County	1992	1997	Adjusted 1997	2002	Difference	% Change	6/30/07 Preserved	% of County Base Preserved	6/30/07 Potential	Potential % of Cty Base Preserved	200,000 Acre Projection	600,000 Acre County Target	Preserved Difference	Potential Difference
Atlantic	29,606	31,050	31,620	30,337	-1,283	-4.1%	3,592	11.8%	4,622	15.2%	5,201	22,592	19,000	17,970
Bergen	2,636	2,633	2,955	1,283	-1,672	-56.6%	318	24.8%	338	26.3%	380	955	637	617
Burlington	97,186	103,667	103,627	111,237	7,610	7.3%	21,835	19.6%	24,595	22.1%	27,674	82,839	61,004	58,244
Camden	7,799	9,007	9,446	10,259	813	8.6%	467	4.6%	696	6.8%	783	7,640	7,173	6,944
Cape May	11,644	9,669	9,840	10,037	197	2.0%	2,515	25.1%	2,627	26.2%	2,956	7,475	4,960	4,848
Cumberland	68,627	66,288	67,194	71,097	3,903	5.8%	12,617	17.7%	13,332	18.8%	15,001	52,947	40,330	39,615
Essex	613	Withheld	Withheld	153	N / A	N / A	0	0	0	0.0	0	114	114	114
Gloucester	61,748	58,373	58,888	50,753	-8,135	-13.8%	8,777	17.3%	9,579	18.9%	10,778	37,796	29,019	28,217
Hudson	N / A	N / A	N / A	N / A	N / A	N / A	0	0	0	0.0	0	0	0	0
Hunterdon	106,324	105,230	113,975	109,241	-4,734	-4.2%	22,542	20.6%	25,858	23.7%	29,095	81,353	58,811	55,495
Mercer	35,786	28,391	28,395	25,070	-3,325	-11.7%	6,699	26.7%	7,368	29.4%	8,290	18,670	11,971	11,302
Middlesex	25,011	28,100	28,635	21,824	-6,811	-23.8%	4,508	20.7%	4,605	21.1%	5,181	16,253	11,745	11,648
Monmouth	58,758	59,405	61,358	47,198	-14,160	-23.1%	10,538	22.3%	12,341	26.1%	13,886	35,149	24,611	22,808
Morris	23,915	22,351	23,623	17,233	-6,390	-27.0%	6,305	36.6%	6,948	40.3%	7,818	12,834	6,529	5,886
Ocean	10,365	11,381	12,061	12,239	178	1.5%	2,675	21.9%	2,745	22.4%	3,089	9,115	6,440	6,370
Passaic	1,838	2,232	2,485	1,526	-959	-38.6%	0	0	15	0.7	17	1,136	1,136	1,121
Salem	98,256	92,047	92,890	96,238	3,348	3.6%	23,007	23.9%	23,662	24.6%	26,624	71,669	48,662	48,007
Somerset	43,989	46,258	48,299	36,237	-12,062	-25.0%	6,601	18.2%	7,334	20.2%	8,252	26,986	20,385	19,652
Sussex	75,531	73,001	76,461	75,496	-965	-1.3%	10,872	14.4%	14,201	18.8%	15,979	56,223	45,351	42,022
Union	325	Withheld	Withheld	182	N / A	N / A	0	0	0	0.0	0	136	136	136
Warren	87,638	82,900	84,494	78,042	-6,452	-7.6%	14,853	19.0%	16,882	21.6%	18,995	58,119	43,266	41,237
Total	847,595	832,600	856,909	805,682	-51,227	-6.0%	158,721	19.7%	177,748	22.1%	200,000	600,000	441,279	422,252

Source: US Census of Agriculture
NJ State Agriculture Development Committee

Ocean County Agricultural Profile

4/13/2007

US Census of Agriculture

	2002	1997	1992	1987	1982
Farms (number)	217	235	233	206	203
Land in Farms (acres)	12239	11381	10365	8820	9960
Average Size of Farm (acres)	56	48	44	43	49
Median Size of Farm (acres)	13	11	n/a	n/a	n/a

Estimated Market Value of Land and Buildings

Average per Farm (dollars)	455399	348713	347159	232801	158749
Average per Acres (dollars)	14522	6791	6254	3956	3624

Market Value of Agricultural Products Sold

\$1,000	10727	8170	5046	4916	4156
Average per Farm (dollars)	49434	34767	21657	23864	20472

Top 5 Agricultural Commodities

- 1 Nursery
- 2 Fruits/Berries
- 3 Horses
- 4 Poultry
- 5 Grains

Farms by Value of Sales

Less than \$2500	113	93	106	82	68
\$2,500 to \$4,999	17	36	36	34	37
\$5,000 to \$9,999	23	30	22	31	43
\$10,000 to \$24,999	25	34	29	25	22
\$25,000 to \$49,999	14	11	15	14	10
\$50,000 to \$99,999	4	10	10	6	9
\$100,000 or More	21	21	15	14	13

Farms by Size

1 to 9 Acres	86	94	79	72	60
10 to 49 Acres	87	102	113	103	102
50 to 179 Acres	28	25	25	14	29
180 to 499 Acres	11	9	13	15	9
500 to 999 Acres	5	5	3	2	2
1,000 to 1,999 Acres	0	0	0	0	1
2,000 Acres or More	0	0	0	0	0

Total Cropland

Farms	175	203	194	171	167
Acres	4490	5692	5572	5387	4577

Harvested Cropland

Farms	141	167	157	131	137
Acres	2869	4091	3647	3788	3644

Irrigated Land

Farms	61	64	51	31	36
Acres	1091	883	775	500	812

Principal Operator by Primary Occupation

Farming	112	98	111	91	72
Other	105	137	122	115	131
Average Age of Operator	54.5	56.0	54.3	51.0	53.5

NJ Farmland Assessment

	2004	2003	2002	2001	2000	1995	1990	1983
Cropland Harvested (acres)	4151	4441	4563	4709	4910	5602	5963	5933
Cropland Pastured (acres)	375	435	422	372	438	501	282	536
Permanent Pasture (acres)	1147	1102	1168	1135	1245	1220	1520	1888
"Active Agriculture" Subtotal (acres)	5673	5978	6153	6216	6593	7323	7765	8357
Unattached Woodland (acres)	17863	17371	18420	19367	19963	12053	2192	
Attached Woodland (acres)	1942	2927	2512	2712	3153	3477	3853	5154*
Equine Acres	151	174	161	121	65	n/a	n/a	n/a
Total for Ag Use (acres)	25629	26450	27246	28416	29774	22853	13809	13440
Total County Land Area (acres)	407217	407217	407217	407217	407217	407217	407217	407217
Percentage Farmland Assessed	6.3%	6.5%	6.7%	7.0%	7.3%	5.6%	3.4%	3.3%
Land with Farmhouse (acres)	399	329	367	332	354	345	322	247
Other Non-Ag Land (acres)	2959	3004	3034	2398	3374	1257	374	114
Total Non-Ag Land (acres)	3358	3333	3401	2730	3718	1601	697	771
Total All Land (acres)	28987	29783	30647	31146	33502	24454	14505	14274
Number of Forms	372	380	372	385	386	372	n/a	n/a
Total Field Crops (acres)	2349	2426	2581	2559	2768	3358	3733	4946
Total Cover Crops (acres)	429	408	361	215	375	351	235	n/a
Total Fruit (acres)	46	51	40	49	49	46	79	68
Total Berries (acres)	146	183	230	262	319	299	335	303
Grapes (acres)	3	4	1	1	20	6	8	6
Total Nursery (acres)	423	425	408	461	492	412	478	371
Total Vegetables (acres)	916	965	953	1044	1004	1033	888	769
Total Irrigated Acres	554	669	700	791	701	518	203	886

Top 10 Municipalities by 2004 "Active Ag" Subtotal

1 Plumstead	3765
2 Jackson	1070
3 Manchester	209
4 Dover	183
5 Lacey	128
Top 5 Municipalities Subtotal	5355
6 Lakewood	115
7 Barnegat	82
8 Eagleswood	36
9 Little Egg Harbor	23
10 Ocean, Stafford	23
Top 10 Municipalities Total	5634

* Total Woodland / Wetland

Development Pressure / Trends

	2006	2005	2004	2003	2002	2001	2000	1995	1990	1985	1980
Residential Building Permits (NJ Dept of Labor)											
Single Family Residences (units)	2075	2743	3300	3305	3376	3578	5032	2427	1706	6079	2523
Multi-Family Residences (units)	38	161	518	704	158	252	601	81	118	675	461
Total Residential Units	2113	2904	3818	4009	3534	3830	5633	2508	1824	6754	2984
Commercial Building Permits (square feet)											
Population (US Census)	558341	553093	546773	537381	524292	510916	471243	433203	387772	346038	
Employment (US Census)											
Housing Units (US Census)	268843	265447	261855	258694	255228	248711		219863		173532	
Land Use / Land Cover (CRSSA)											
	1972	1984	1995	2002							
Developed (acres)	78408	101107	106107								
Cultivated / Grassland (acres)	26272	18974	18369								
Upland Forest (acres)	177004	166169	159536								
Bare Land (acres)	8640	9309	12273								
Coastal Wetland (acres)	27909	26671	26672								
Inland Wetland (acres)	83683	80310	79766								
Unconsolidated Shore (acres)	5749	6453	6393								
Water (acres)	77633	76334	76195								
Totals	485328	485328	485328								

Farmland Preservation Status

Number of Farms Preserved (as of 12/31/06)

Number of Easements Held by County	34
Number of Easements Held by SADC	2
Total Number of Farms Permanently Preserved	36

Acres Permanently Preserved (as of 12/31/06)

Acres Preserved by County	2324
Acres Preserved by SADC	267
Total Acres Permanently Preserved	2591

Total Cost of Acres Preserved (through 12/31/06)

Per Acre Total Cost	6827
State Cost Share	4439
Percentage of Total Cost	65%
County Cost Share	
Percentage of Total Cost	
Municipal Cost Share	
Percentage of Total Cost	
Federal Cost Share	
Percentage of Total Cost	
Non Profit Organization Cost Share	
Percentage of Total Cost	

Farms Preserved by Program Options

Fee Simple	
Farms	1
Acres	125
Total Cost Share to Date	
SADC	501200
County	
Municipalities	
SADC Direct Easement	
Farms	2
Acres	141
Total Cost Share to Date	
SADC	1718576
County	
Municipalities	
County Easement Purchase	
Farms	32
Acres	2315
Total Cost Share to Date	
SADC	9907855
County	
Municipalities	
Planning Incentive Grants	
Farms	3
Acres	57
Total Cost Share to Date	
SADC	198888
County	
Municipalities	
Non Profit Grants	
Farms	0
Acres	0
Total Cost Share to Date	
SADC	
Non Profit	
Other	
Donations	
Farms	0
Acres	0

Preserved Farms by Size

1 to 9 Acres	3
Total Acres	23
10 to 49 Acres	15
Total Acres	347
50 to 179 Acres	13
Total Acres	1355
180 to 499 Acres	3
Total Acres	766
500 to 999 Acres	0
Total Acres	0
1,000 to 1,999 Acres	0
Total Acres	0
2,000 Acres or More	0
Total Acres	0

Pending Applications (as of 12/31/06)

Farms	5
Acres	123

Pending Applications by Program Option

Fee Simple	
Farms	
Acres	
SADC Direct Easement	
Farms	
Acres	
County Easement Purchase	
Farms	5
Acres	123
Planning Incentive Grants	
Farms	
Acres	
Non Profit Grants	
Farms	
Acres	

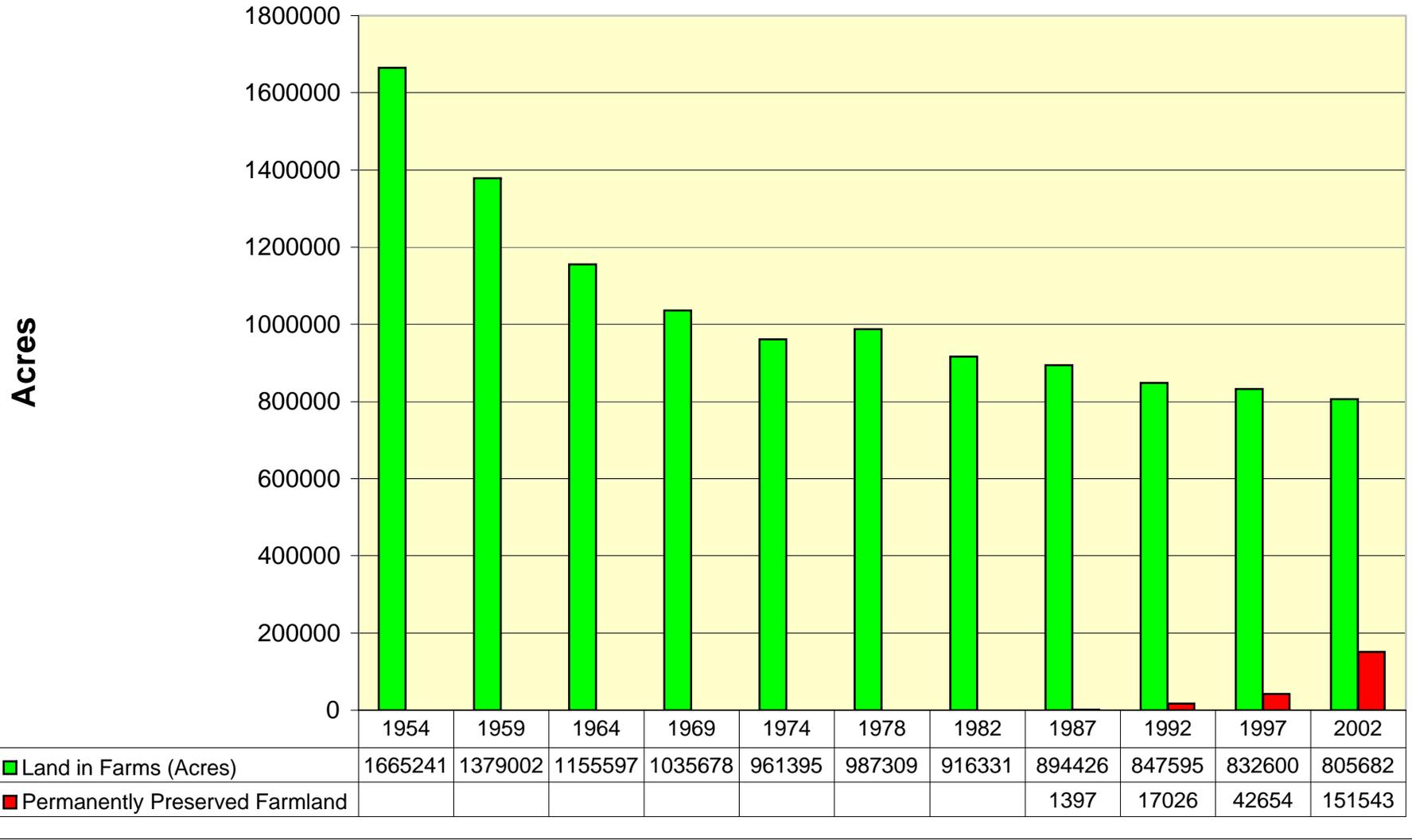
County Dedicated Tax (\$0.00/\$100 Assessed Value)

Total Funding Generated in 2005	
Total Earmarked for Farmland Preservation	

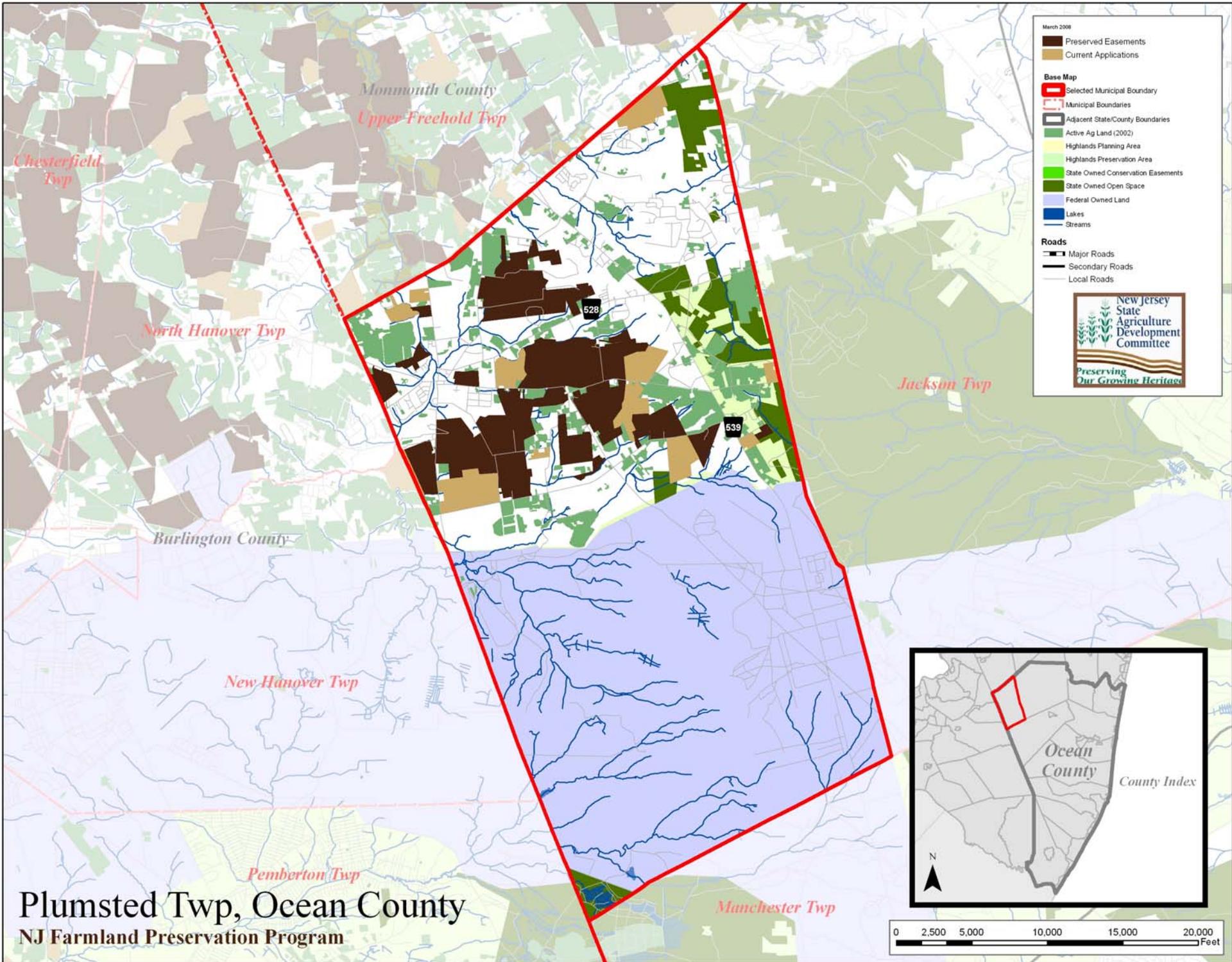
Number of Municipalities Participating in Program	6
Number with Dedicated Taxes	
Total Funding Generated in 2005	
Total Earmarked for Farmland Preservation	
Number of Planning Incentive Grant Municipalities	1
Number of Preliminarily Approved Project Areas	1
Number of Targeted Farms	7
Number of Targeted Acres	107
Number of Municipal Ag Advisory Committees	
Number of Municipalities Pursuing TDR Programs	
Number of Municipalities with RTF Ordinances	

New Jersey Land in Farms 1954 - 2002

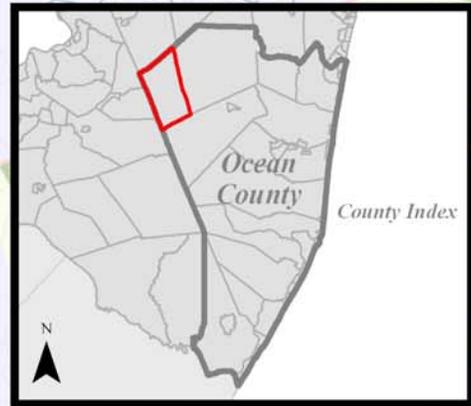
Permanently Preserved Farmland as of 12/31/06

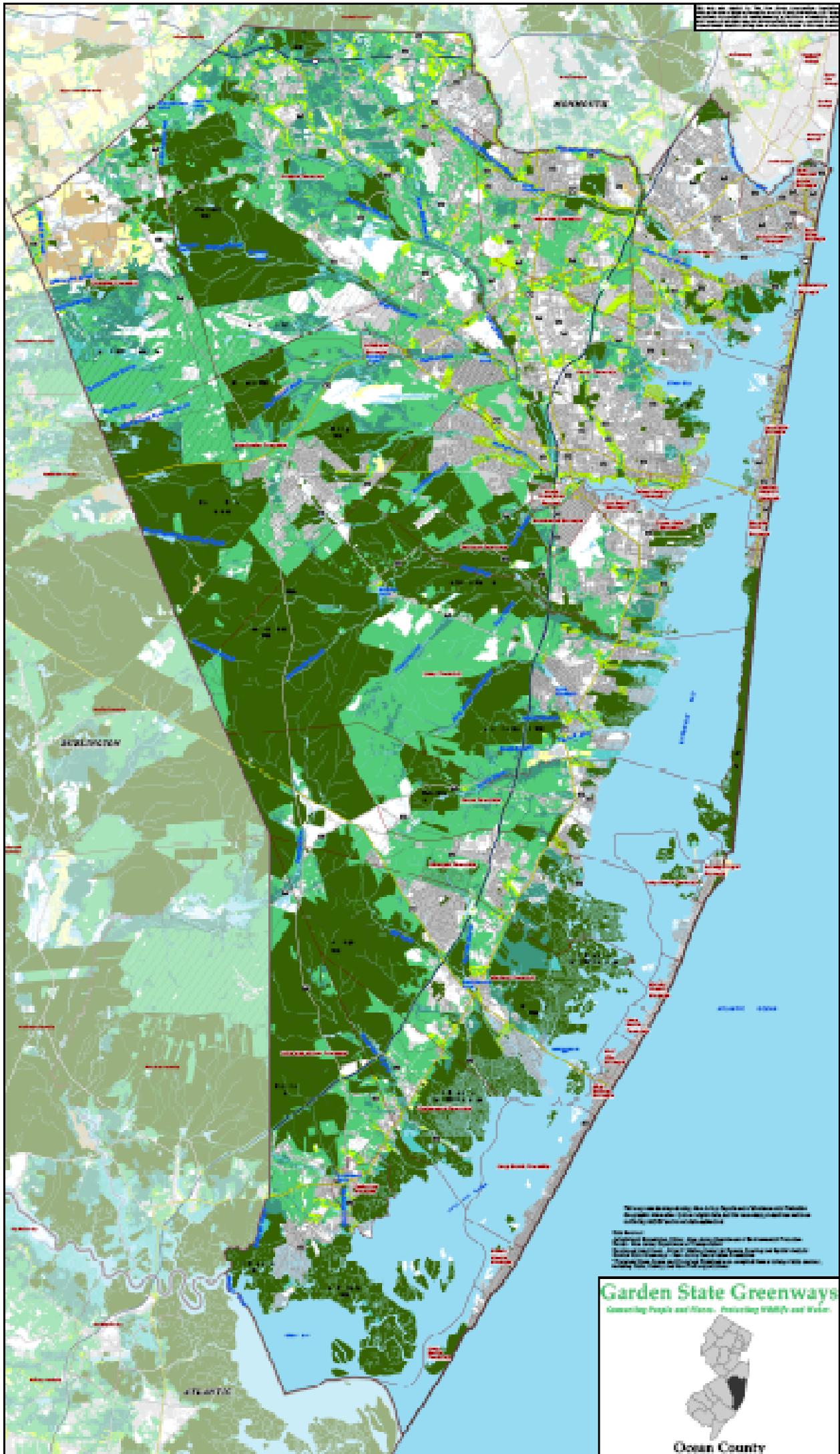


Source: US Census of Agriculture
 NJ State Agriculture Development Committee



Plumsted Twp, Ocean County
NJ Farmland Preservation Program





Garden State Greenways

Greening People and Places, Protecting Wildlife and Water.



Ocean County

Garden State Greenways		Other Land Cover	
	Agriculture/Grazeland		Preserved Open Space
	Emergent Wetland		Preserved Farmland
	Forested Wetland		Water
	Upland Forest		Developed 2001
	Beach/Dune		County Boundary
	Connections		Municipal Boundary
			Interstate/Toll Highway
			U.S. State Highway
			County Road
			Local Road

DISCLAIMER: This map is intended to provide a general overview of the Garden State Greenways network. It is not intended to be used for legal purposes. The map is based on the most current data available at the time of printing. The map is subject to change without notice. The map is provided as a service to the public and is not a warranty of any kind. The map is provided as a service to the public and is not a warranty of any kind. The map is provided as a service to the public and is not a warranty of any kind.

FOR MORE INFORMATION: Visit the Garden State Greenways website at www.gardenstategreenways.com. For more information, contact the Garden State Greenways office at info@gardenstategreenways.com. The Garden State Greenways office is located at 1000 Route 1, Hammonton, NJ 08034. The Garden State Greenways office is located at 1000 Route 1, Hammonton, NJ 08034. The Garden State Greenways office is located at 1000 Route 1, Hammonton, NJ 08034.

New Jersey Conservation
 2010-2011 season at
www.nj.gov/education/conservation

NJ State Agriculture Development Committee
Planning Incentive Grant Program Update
May 2007



2000A Round	SADC Preliminary Approval 1/27/00 and 2/24/00 12 Project Area Applications 194 Farms 12,518 Acres
2000B Round	SADC Preliminary Approval 8/24/00, 4/27/00, and 2/22/01 8 Project Area Applications 131 Farms 5,296 Acres
	<i>PIG Ranking Policy Adopted 1/25/01</i>
2001A Round	SADC Preliminary Approval 1/25/01 and 2/8/01 10 Project Area Applications 145 Farms 7,903 Acres
2001B Round	Preliminary Approval 5/8/01 6 Project Area Applications 156 Farms 9,304 Acres
2002A Round	Preliminary Approval 5/8/01 4 Project Area Applications 45 Farms 2,816 Acres
2003A Round	Preliminary Approval 12/19/02 and 2/27/03 15 Project Area Applications 235 Farms 10,073 Acres
2004A Round	Preliminary Approval 6/26/03 and 7/24/03 9 Project Area Applications 390 Farms 28,265 Acres
2005A Round	Preliminary Approval 5/27/04 15 Project Area Applications 275 Farms 13,975 Acres
2006A Round	Preliminary Approval 4/28/05 10 Project Area Applications 321 Farms 19,906 Acres
2007A Round	Preliminary Approval 4/27/06 7 Project Area Applications 132 Farms 7,567 Acres

PIG Totals to Date

10 Funding Rounds (With Project Area Application Amendments)

96 Project Areas with Preliminary Approval

2,117 Farms / 122,382 Acres Targeted

142 Farms / 7,566 Acres Preserved

Another 79 Farms / 5,345 Acres with Final Approvals

Another 125 Farms / 9,937 Acres in Active Applications

Overview

Since the passage of enabling legislation in August 1999, New Jersey's counties and municipalities have a powerful new tool to assist in the preservation of farmland and the retention of the Garden State's agricultural industry. The Farmland Preservation Planning Incentive Grant (PIG) Program enables the State Agriculture Development Committee (SADC) to provide grants to eligible counties and municipalities to purchase development easements for permanent preservation of farmland in designated project areas. The goal of the PIG Program is to preserve a significant area of reasonably contiguous farmland that will promote the long-term viability of agriculture as an industry.

Farmland Preservation Planning Incentive Grant Project Areas are now active in 63 New Jersey Municipalities in 12 Counties, as listed below:

<u>Municipality</u>	<u>County</u>	<u># of PA Aps</u>
Chesterfield Township	Burlington*+	1
Southampton Township	Burlington*+	2
Pemberton Township	Burlington*+	3
Lumberton Township*+	Burlington*+	1
MansfieldTownship	Burlington*+	1
Medford Township	Burlington*+	1
Shamong Township	Burlington*+	1
SpringfieldTownship	Burlington*+	1
Tabernacle Township	Burlington*+	2
Washington Township	Burlington*+	1
North Hanover Township*+	Burlington*+	2
Winslow Township	Camden*+	2
Hopewell Township*+	Cumberland+	1
Woolwich Township*+	Gloucester	2
Franklin Township*+	Gloucester	2
Alexandria Township*+	Hunterdon+	2
Raritan Township*+	Hunterdon+	3
Readington Township*+	Hunterdon+	3
Bethlehem Township*+	Hunterdon+	2
Lebanon Township*+	Hunterdon+	1
East Amwell Township*+	Hunterdon+	1

<u>Municipality</u>	<u>County</u>	<u># of PA Aps</u>
Delaware Township*+	Hunterdon+	2
Holland Township*+	Hunterdon+	1
Franklin Township*+	Hunterdon+	1
Tewksbury Township*+	Hunterdon+	4
West Amwell Township*+	Hunterdon+	1
Kingwood Township*+	Hunterdon+	1
Hopewell Township*+	Mercer	1
Colts Neck Township*+	Monmouth+	1
Roosevelt Borough	Monmouth*+	1
Millstone Township	Monmouth*+	5
Howell Township+	Monmouth*+	3
Holmdel Township*+	Monmouth+	1
Upper Freehold Township*+	Monmouth+	1
Manalapan Township*+	Monmouth+	4
Marlboro Township*+	Monmouth+	1
Chester Township	Morris*+	1
Washington Township*+	Morris*+	2
Rockaway Township	Morris*+	1
Denville Township	Morris*+	1
Boonton Township	Morris*+	1
Mendham Township	Morris*+	1
Mendham Borough	Morris*+	1
Plumsted Township*+	Ocean+	1
Pilesgrove Township*+	Salem	3
Pittsgrove Township*+	Salem	1
Bernards Township*+	Somerset+	1
Franklin Township*+	Somerset+	2
Hillsborough Township*+	Somerset+	3
Bedminster Township*+	Somerset+	2
Peapack & Gladstone Borough*+	Somerset+	1
Branchburg Township*+	Somerset+	1
Montgomery Township*+	Somerset+	1
Harmony Township*+	Warren	3
White Township*+	Warren	2
Greenwich Township*+	Warren	1
Knowlton Township*+	Warren	2
Washington Township*+	Warren	2
Pohatcong Township*+	Warren	4
Franklin Township*+	Warren	1
Blairstown Township*+	Warren	3
Frelinghuysen Township*+	Warren	3
Hope Township*+	Warren	1

* "Lead" Agency Submitting Application

+ Comprehensive Plan / Master Plan Element Adopted

Municipal staff and volunteers are adding a new dimension and enthusiasm for farmland preservation. These new “program partners” along with other State agencies and Nonprofit groups are expanding the capacity and outreach of the overall Farmland Preservation Program beyond previous efforts at the County and State levels of government. Finally, the PIG Program integrates the critical premise that agricultural retention efforts can’t stop with the preservation of the land base.

Enhancing the Economic Viability of Agriculture

Municipal Agricultural Advisory Committees, County Agriculture Development Boards and other individuals or organizations with an interest in Farmland Preservation PIGs should consider close coordination with the NJ Agricultural Smart Growth Plan, including the following suggestions of activities municipalities and counties can do to enhance the economic viability of agriculture as an industry:

1. **Survey Farmers and Ag-Related Businesses** to obtain a better understanding of their economic concerns and requirements.
2. **Review Existing Regulations** to determine potential agricultural constraints and opportunities (e.g., zoning and subdivision regulations, fees, permits, etc.)
3. **Review Existing and Planned Programs** for agricultural impacts, both positive and negative (e.g., community and economic development, housing, tax assessment, code enforcement, capital improvements, etc.)
4. **Consider Direct Marketing**, where appropriate, to keep more dollars on the farm (e.g., farm markets and stands, pick-your-own operations, farm directories, etc.)
5. **Promote Agri-Tourism** as a way to supplement farm income and familiarize visitors and residents with agricultural issues (e.g., farm vacations, special events, corn mazes, etc.)
6. **Develop an Ag Component in Economic Development Plans** to recruit businesses that support adjacent farmers (e.g., food processors, equipment suppliers and services, ag-oriented industrial parks, etc.)
7. **Technical Support for the Right to Farm** beyond the passage of an ordinance to resolve often difficult issues and provide opportunities for mediation
8. **Sponsor Educational Forums** to discuss agricultural issues and the future of the industry (e.g., with municipalities, clubs, interest groups, rural residents, students, etc.)
9. **Review of Site Plan and Subdivision Applications** in Agricultural Development Areas and PIG Project Areas to minimize impacts on farms and the agricultural industry
10. **Coordinate Recreation, Open Space and Historic Preservation Efforts** to ensure that these initiatives complement agricultural retention efforts.

RESIDENTIAL BUILDING PERMITS AUTHORIZED 2000-2006

**OCEAN COUNTY
MUNICIPALITY**

MUNICIPALITY	TYPE	2000	2001	2002	2003	2004	2005	2006	Total
Barnegat Light Boro.	Total	17	11	12	29	17	22	5	113
	Single	17	11	12	23	17	22	5	107
	Multi	0	0	0	6	0	0	0	6
Barnegat Twp.	Total	185	180	470	662	507	386	300	2,690
	Single	185	180	410	613	507	386	300	2,581
	Multi	0	0	60	49	0	0	0	109
Bay Head Boro.	Total	6	3	6	3	2	5	8	33
	Single	6	3	6	3	2	5	8	33
	Multi	0	0	0	0	0	0	0	0
Beach Haven Boro.	Total	26	11	15	22	68	39	33	214
	Single	26	11	15	22	68	39	33	214
	Multi	0	0	0	0	0	0	0	0
Beachwood Boro.	Total	25	34	19	18	18	15	23	152
	Single	25	34	19	18	18	15	23	152
	Multi	0	0	0	0	0	0	0	0
Berkeley Twp.	Total	633	254	124	188	128	111	102	1,540
	Single	557	251	124	188	128	108	99	1,455
	Multi	76	3	0	0	0	3	3	85
Brick Twp.	Total	320	236	170	140	76	142	111	1,195
	Single	320	236	170	140	76	129	111	1,182
	Multi	0	0	0	0	0	13	0	13
Dover Twp.	Total	733	405	262	481	440	252	0	2,573
	Single	733	405	262	481	434	252	0	2,567
	Multi	0	0	0	0	6	0	0	6

RESIDENTIAL BUILDING PERMITS AUTHORIZED 2000-2006

**OCEAN COUNTY
MUNICIPALITY**

MUNICIPALITY	TYPE	2000	2001	2002	2003	2004	2005	2006	Total
Little Egg Harbor Twp.	Total	309	480	451	379	315	259	143	2,336
	Single	309	480	451	379	315	259	143	2,336
	Multi	0	0	0	0	0	0	0	0
Long Beach Twp.	Total	62	56	70	104	93	133	112	630
	Single	62	54	62	102	79	113	108	580
	Multi	0	2	8	2	14	20	4	50
Manchester Twp.	Total	823	328	395	109	17	24	1	1,697
	Single	681	328	395	109	11	11	1	1,536
	Multi	142	0	0	0	6	13	0	161
Mantoloking Boro.	Total	8	10	3	10	2	4	1	38
	Single	8	10	3	10	2	4	1	38
	Multi	0	0	0	0	0	0	0	0
Ocean Gate Boro.	Total	0	7	5	7	2	17	3	41
	Single	0	7	5	7	2	17	3	41
	Multi	0	0	0	0	0	0	0	0
Ocean Twp.	Total	55	52	224	141	178	212	201	1,063
	Single	55	52	224	141	178	212	201	1,063
	Multi	0	0	0	0	0	0	0	0
Pine Beach Boro.	Total	3	10	4	10	7	7	16	57
	Single	3	10	4	10	7	7	16	57
	Multi	0	0	0	0	0	0	0	0
Plumsted Twp.	Total	116	72	31	25	20	38	30	332
	Single	116	72	31	25	20	36	30	330
	Multi	0	0	0	0	0	2	0	2

RESIDENTIAL BUILDING PERMITS AUTHORIZED 2000-2006

OCEAN COUNTY

MUNICIPALITY	TYPE	2000	2001	2002	2003	2004	2005	2006	Total
Point Pleasant Beach Boro.	Total	4	27	11	11	14	17	19	103
	Single	4	27	11	11	14	17	19	103
	Multi	0	0	0	0	0	0	0	0
Point Pleasant Boro.	Total	42	44	45	39	64	42	54	330
	Single	42	34	45	39	64	42	38	304
	Multi	0	10	0	0	0	0	16	26
Seaside Heights Boro.	Total	0	0	9	13	41	32	79	174
	Single	0	0	0	1	8	27	74	110
	Multi	0	0	9	12	33	5	5	64
Seaside Park Boro.	Total	14	6	7	10	16	14	13	80
	Single	14	6	7	4	14	14	13	72
	Multi	0	0	0	6	2	0	0	8
Ship Bottom Boro.	Total	10	9	11	11	12	24	26	103
	Single	10	9	11	11	12	24	24	101
	Multi	0	0	0	0	0	0	2	2
South Toms River Boro.	Total	0	5	4	5	6	9	5	34
	Single	0	5	4	5	6	9	5	34
	Multi	0	0	0	0	0	0	0	0
Stafford Twp.	Total	293	246	251	315	318	315	115	1,853
	Single	293	246	251	230	318	231	115	1,684
	Multi	0	0	0	85	0	84	0	169

RESIDENTIAL BUILDING PERMITS AUTHORIZED 2000-2006

OCEAN COUNTY

MUNICIPALITY	TYPE	2000	2001	2002	2003	2004	2005	2006	Total
Surf City Boro.	Total	25	25	31	34	34	38	19	206
	Single	25	25	31	34	34	38	19	206
	Multi	0	0	0	0	0	0	0	0
Toms River Township	Total	0	0	0	0	0	0	244	244
	Single	0	0	0	0	0	0	244	244
	Multi	0	0	0	0	0	0	0	0
Tuckerton Boro.	Total	3	9	8	9	112	35	16	192
	Single	3	9	8	9	112	14	11	166
	Multi	0	0	0	0	0	21	5	26
Ocean County	Total	5,633	3,830	3,534	4,009	3,818	2,904	2,114	25,842
	Single	5,032	3,578	3,376	3,305	3,300	2,743	2,079	23,413
	Multi	601	252	158	704	518	161	35	2,429

Source: U.S. Census Bureau, Manufacturing & Construction Division

Prepared by: New Jersey Department of Labor & Workforce Development, 7/07