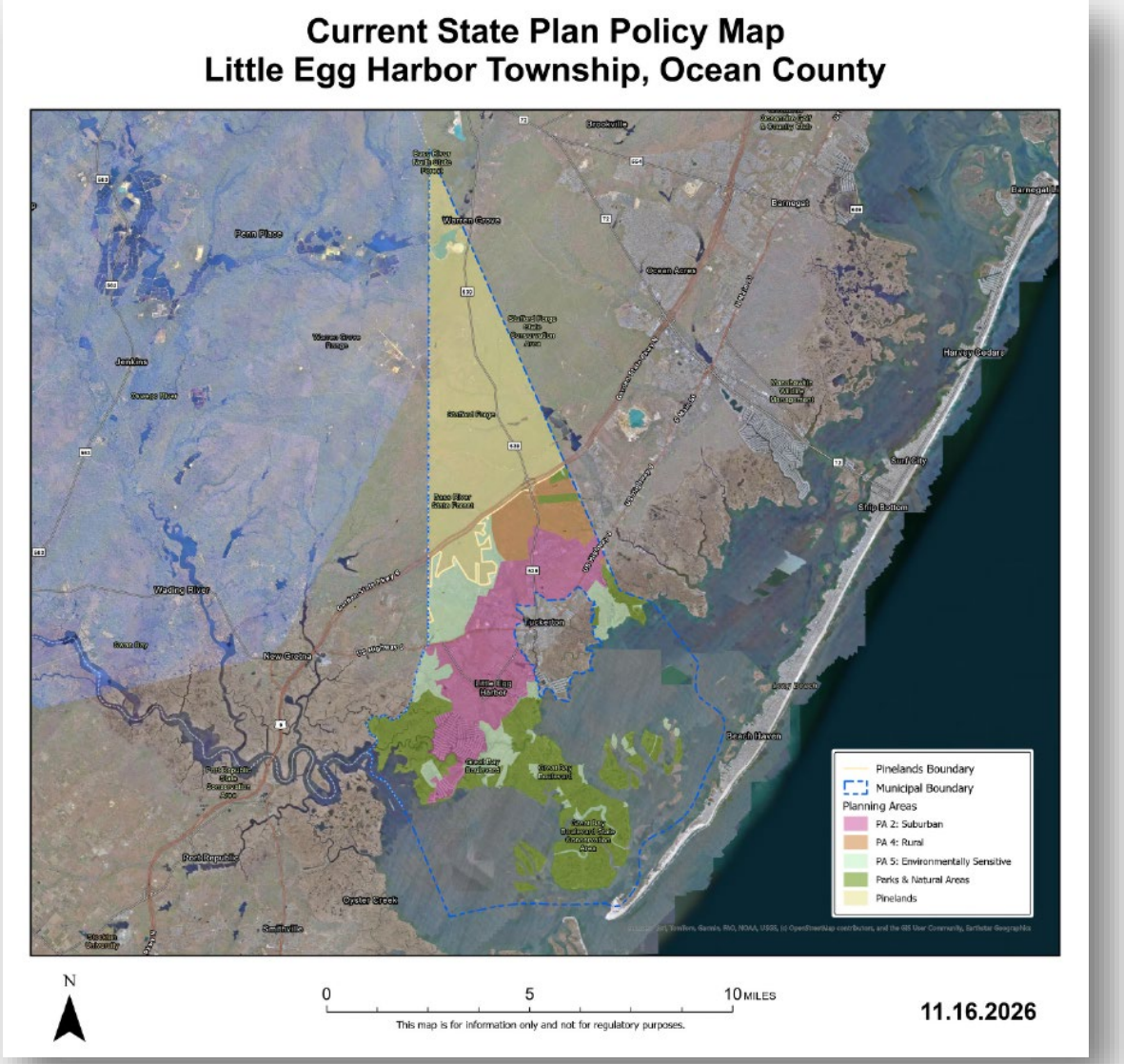
TOWNSHIP OF LITTLE EGG HARBOR PLAN ENDORSEMENT RECOMMENDATION

Plan Implementation Committee

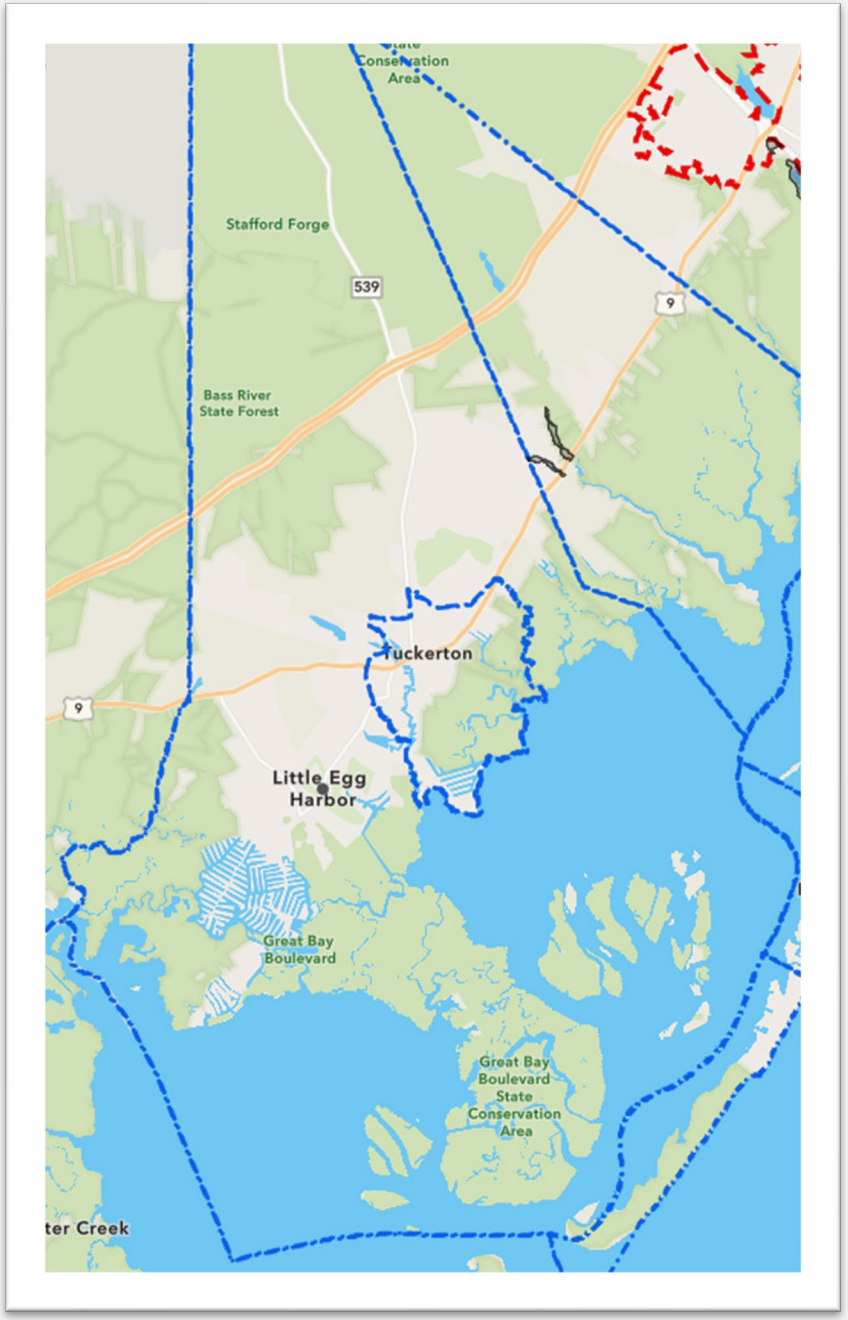
November 16, 2026

Office of Planning Advocacy

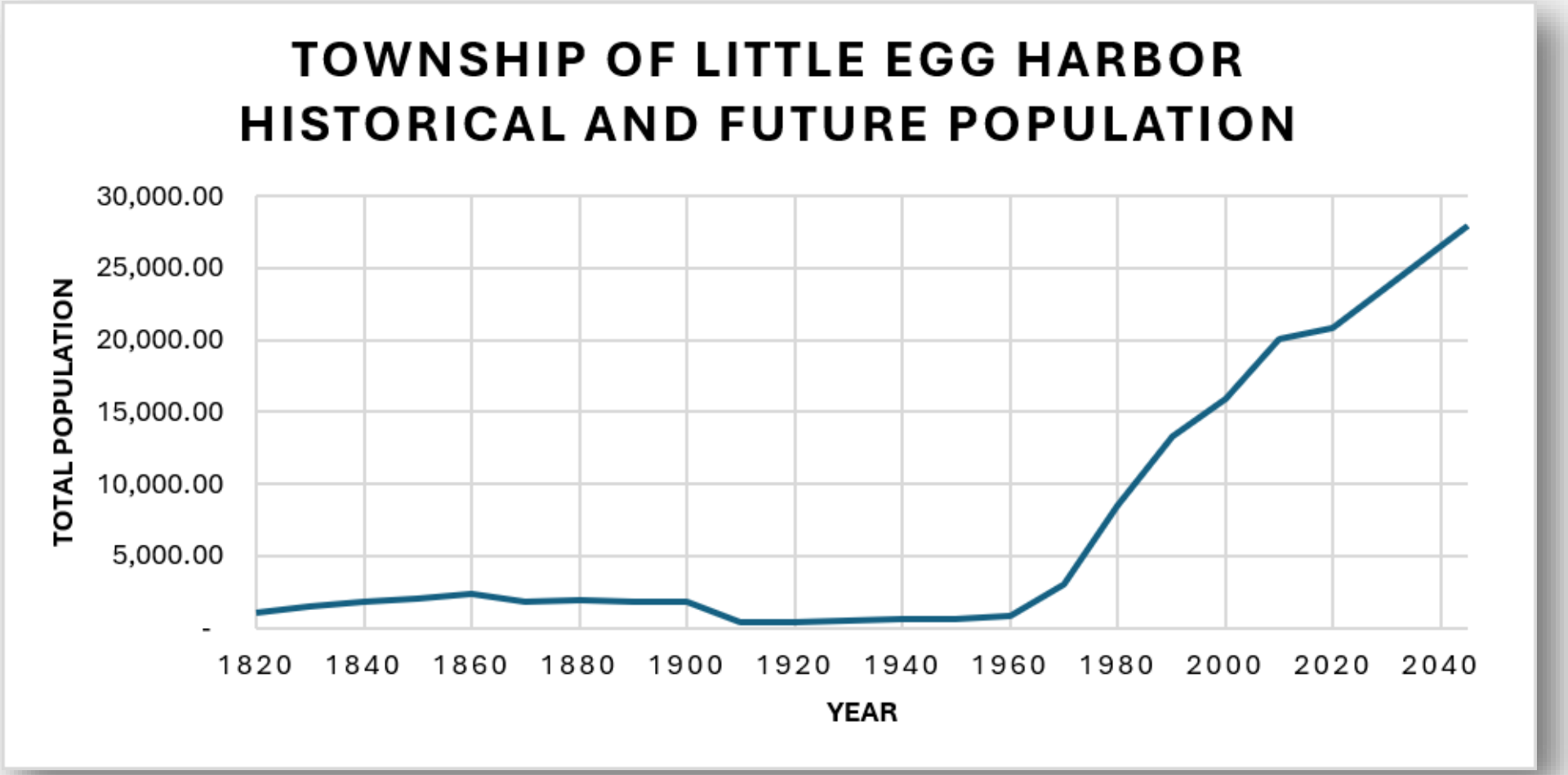


LOCATION & REGIONAL CONTEXT

- Primarily located north of the Great Bay and Little Egg Harbor
- Approximately 74.0 square miles
  - 48 square miles of land
  - 26 square miles of water
- Borders Eagleswood Township, Stafford Township, Bass River Township, and Tuckerton Borough
- Northern part of the municipality is predominantly located within the Pinelands Preservation Area.

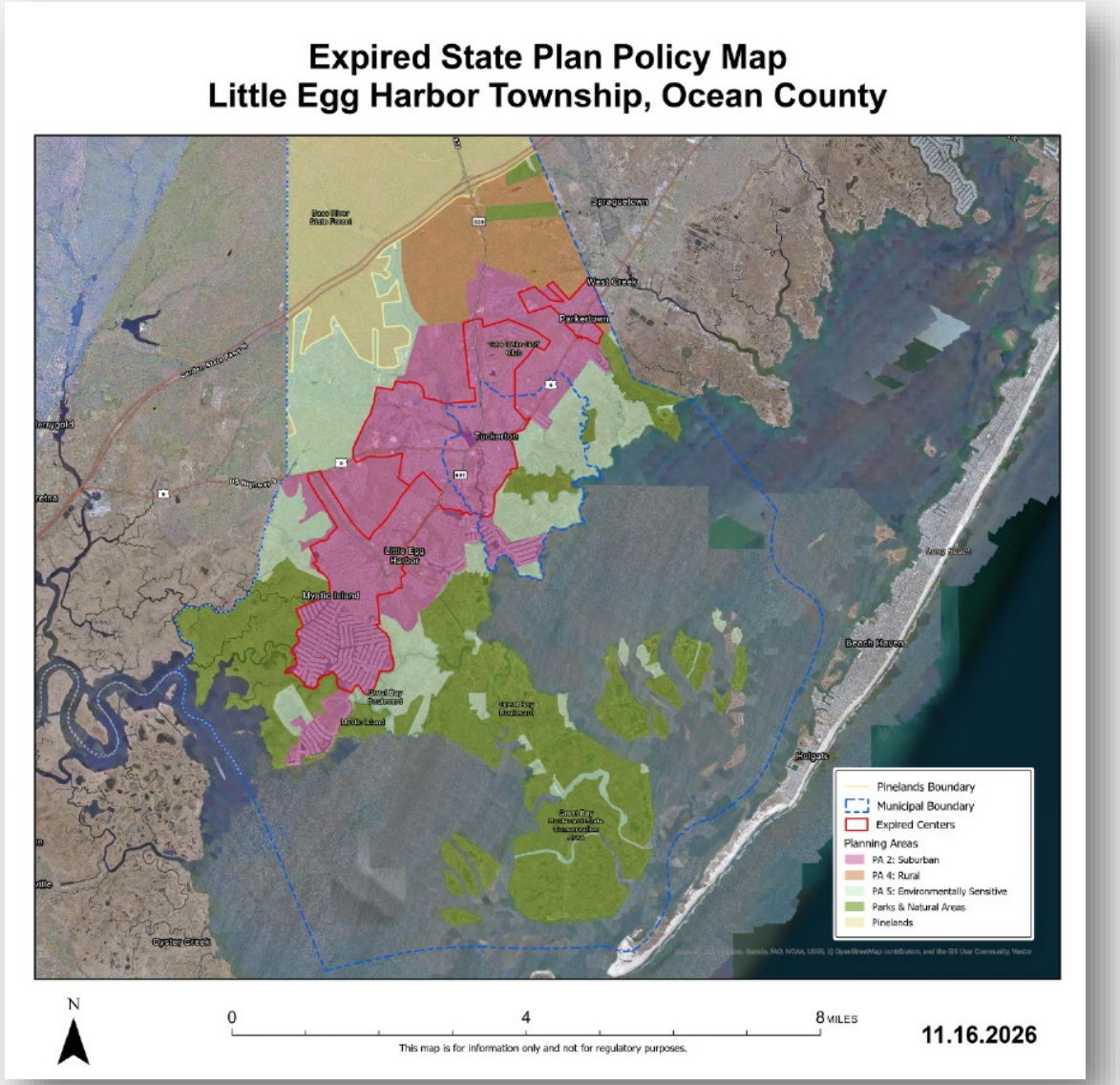


DEMOGRAPHICS/TRENDS



PLAN ENDORSEMENT

- Received Center Designation on June 28, 2000.
  - ➢ Expired on March 31, 2023
- Initiated the process for Plan Endorsement on October 2, 2019.
- Little Egg Harbor is seeking Plan Endorsement to reestablish their previous Center designations, as well as address resiliency and climate change vulnerabilities.
- The previous Endorsement included a shared Town Center with Borough of Tuckerton.

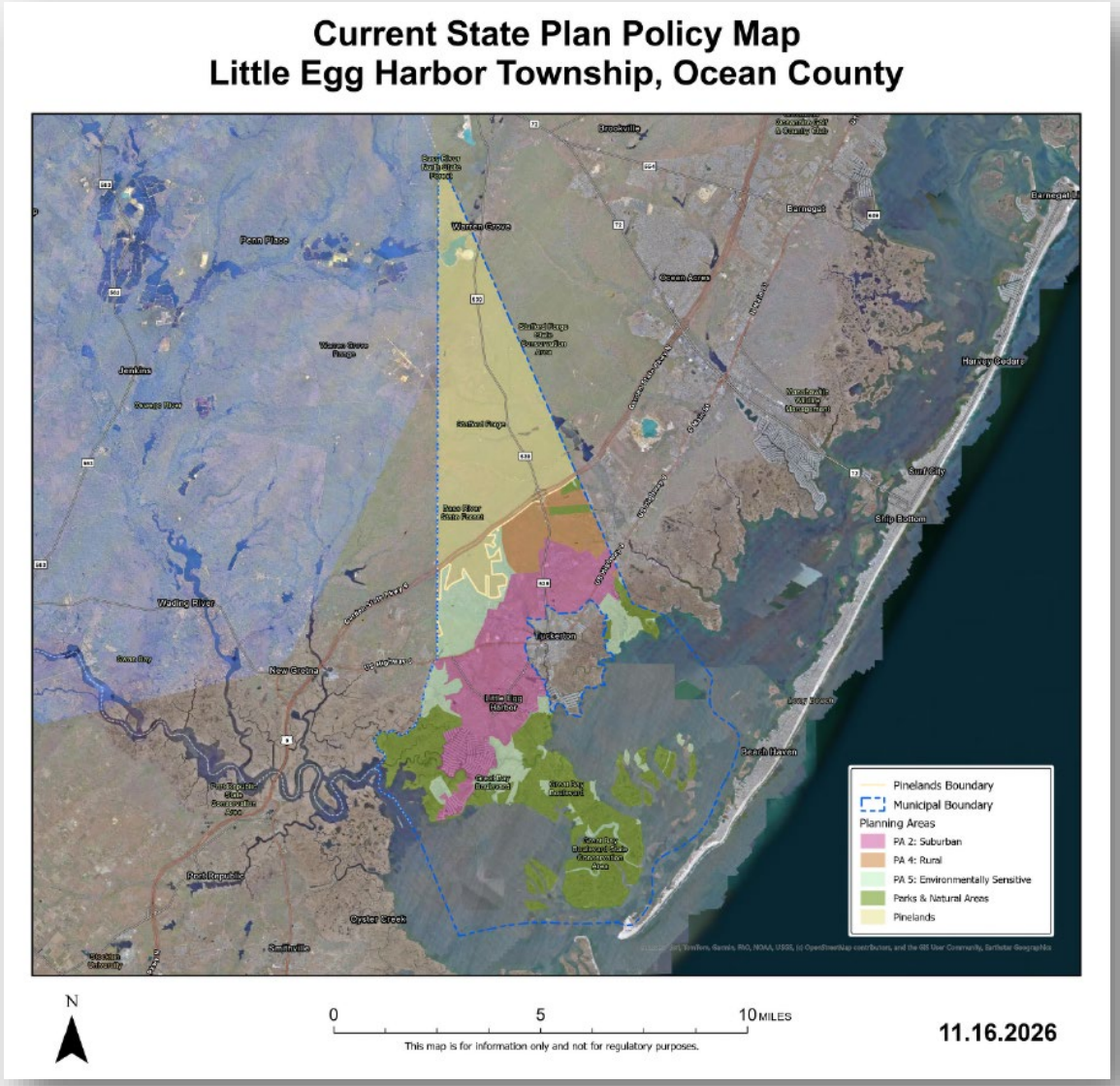


PLANNING MILESTONES

Event(s)	Date	Notes
Master Plan	May 6, 1999	
Center Designation	June 28, 2000	Expired March 31, 2023
Municipal Stormwater Management Plan	March 2005	
Master Plan Reexamination Report	May 2007	
Municipal Self-Assessment	July 14, 2022	
Opportunity and Constraints Report	February 22, 2023	
Ocean County, New Jersey Multi-Jurisdictional All Hazard Mitigation Plan	May 16, 2025	Chapter 16 – Little Egg Harbor
Housing Element and Fair Share Plan	June 23, 2025	Amended March 5, 2026

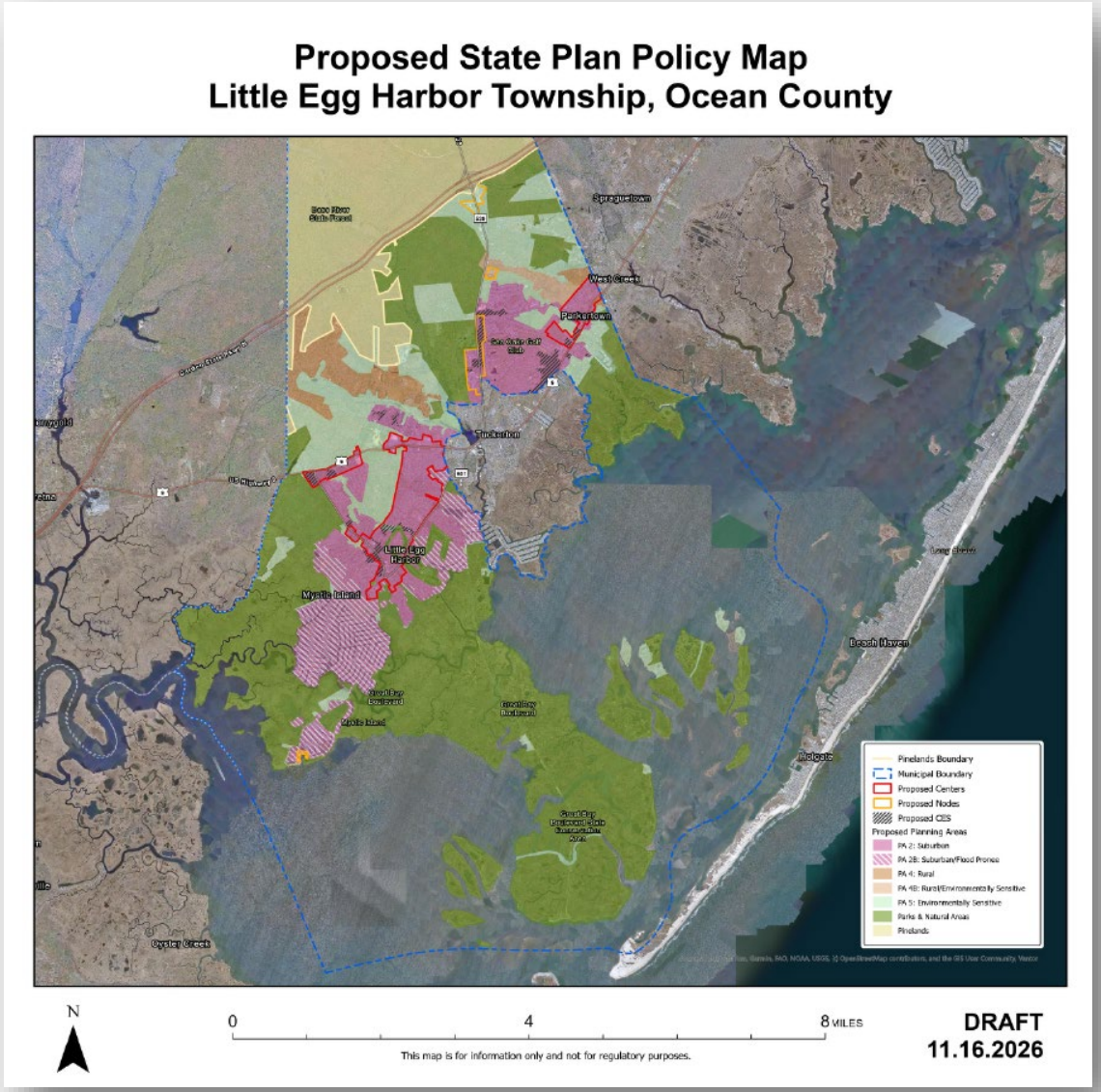
EXISTING MAPPING

- One March 31, 2023, the June 28, 2000 Center Designation expired.
- Center Designations were removed from the State Plan Policy Map.
- Planning Areas remained.



PROPOSED MAPPING

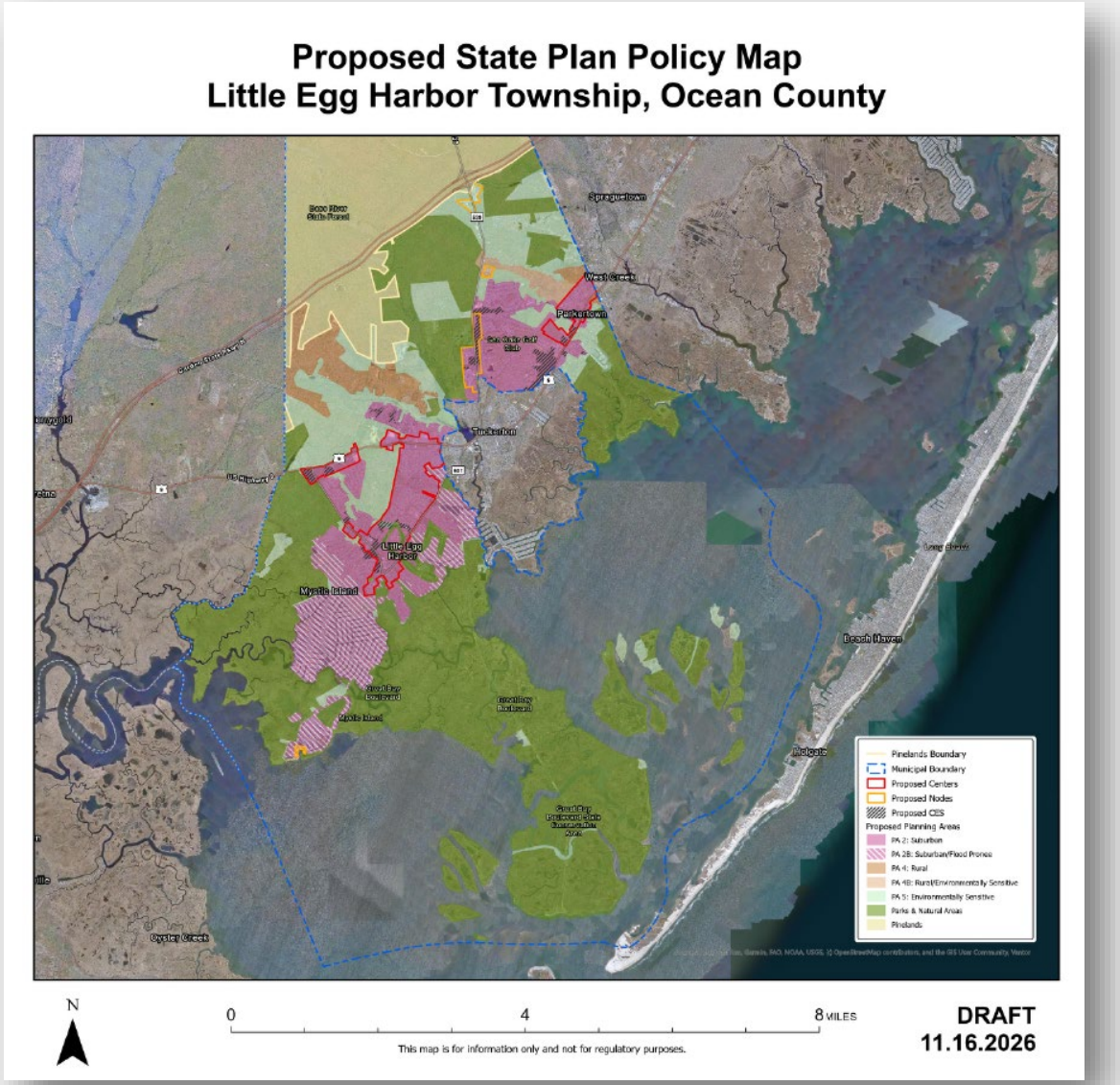
Planning Area/Map Element	Label	Existing Acreage	Proposed Acreage	Change in Acreage
Suburban	PA2	6,598.98	2,684.38	-3,914.6
Suburban/Flood Prone	PA2B	N/A	1,548.56	+1,548.56
Rural	PA4	1,876.49	707.96	-1,168.53
Rural/Environmentally Sensitive	PA4B	0	182.79	+182.79
Environmentally Sensitive	PA5	3,792.90	3,026.93	-765.97
Open Space	Open Space	7,505.22	13,184.64	+5,679.42
Critical Environmental Site	CES	0	231.87	+231.87



PROPOSED MAPPING

Previous Designations	Type	Acreage
Parkertown	Village Center	296.02
Mystic Island	Town Center	1,872.83
Tuckerton	Town Center	2,178.95

Proposed Designations	Type	Acreage
Parkertown	Village Center	173.92
Radio Road	Town Center	337.716
Route 9	Village Center	83.06
Route 539 South	Node	120.14
Waterfront	Node	6.56
Public Works	Node	11.51
Route 539 North	Node	54.23



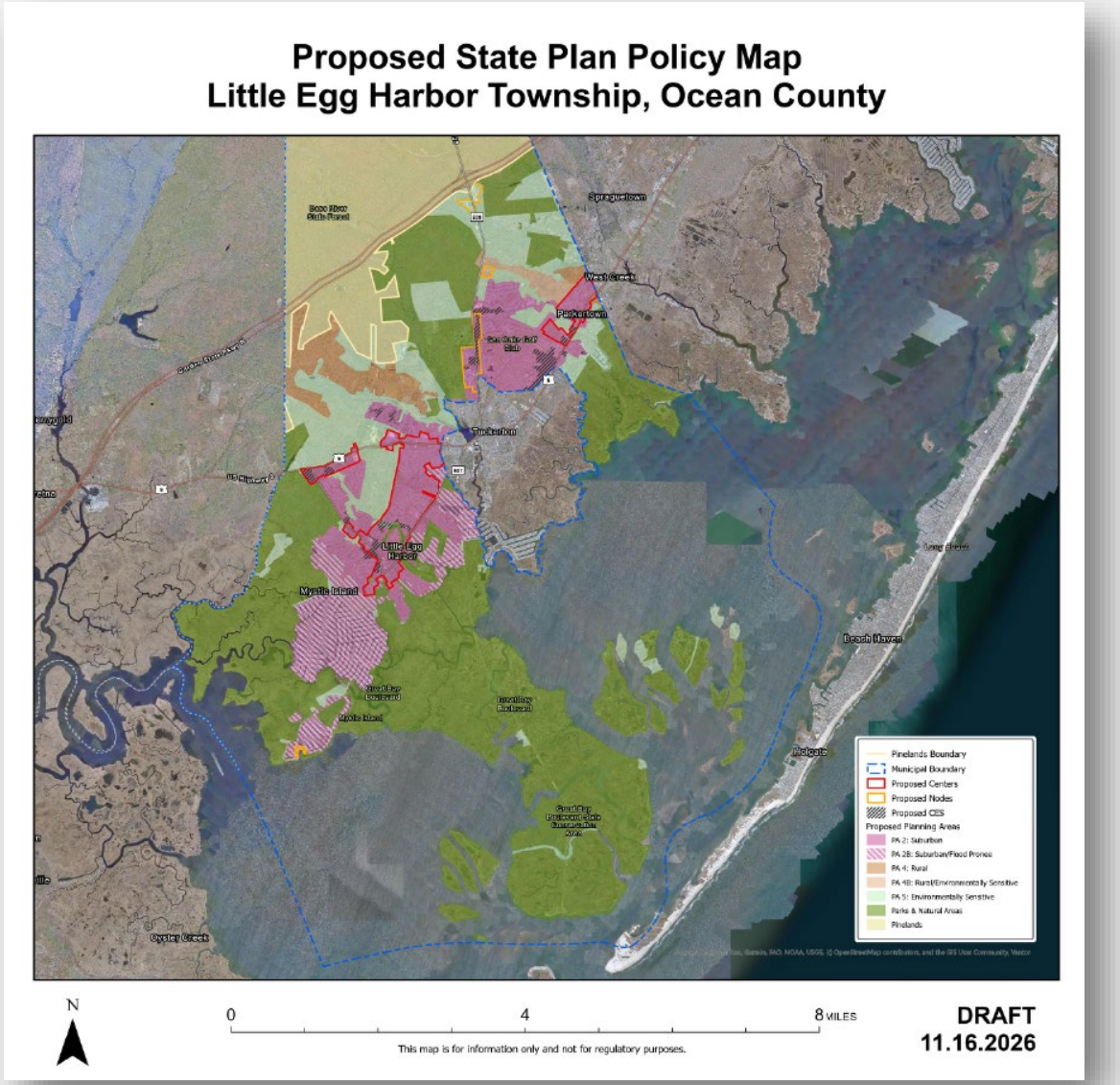
PROPOSED MAPPING - COMMENTS

OPA received a petition with over 1,400 signatures requesting the following Block and Lots be designated as Environmentally Sensitive PA5.

Block/Lot	Proposed Planning Area	Acreage
Block 286, Lot 3	Env. Sens. (PA 5)	58.38
Block 286, Lot 5	**Suburban (PA 2)**	**12.33**
Block 287, Lot 7	Env. Sens. (PA 5)	66.71
Block 287, Lot 5	**Mostly Env. Sens. (PA 5). Small section of Suburban (PA 2)**	**Total: 0.51 PA 5: 0.49 PA 2: .023**

Staff coordinated with both the Township and DEP on these changes.

Staff recommends proposing PA 5/CES for the environmentally sensitive areas of Block 286, Lot 5 and Block 287, Lot 5.

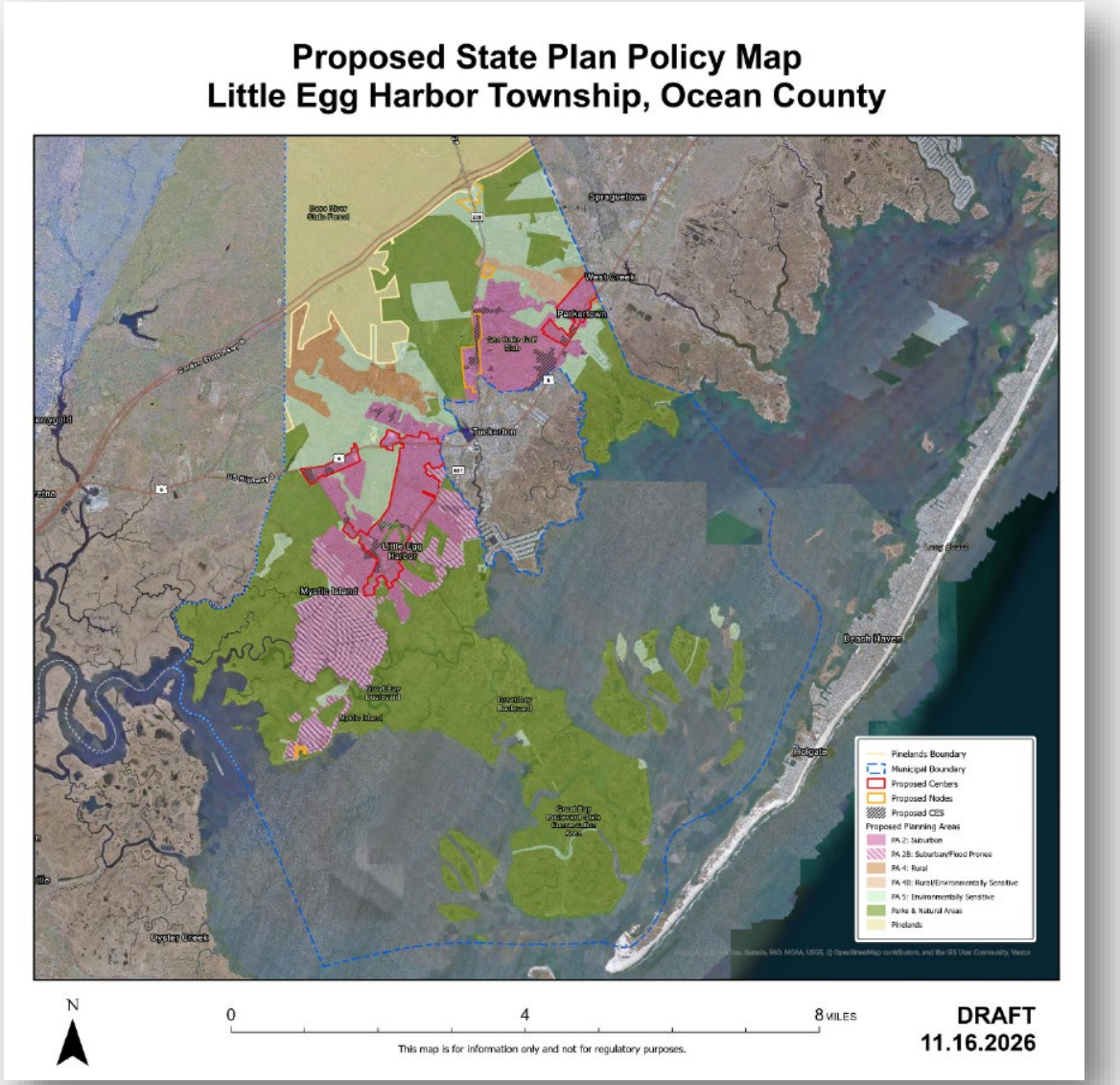


PROPOSED MAPPING - COMMENTS

OPA received a comment from the property owner of Block 278, Lots 13.03, 18, and 19.

Block/Lot	Proposed Planning Area	Acreage
Block 278, Lot 13.03	Env. Sens. (PA 5)	31.28
Block 278, 18	Env. Sens. (PA 5)	19.1
Block 278, 19	Env. Sens. (PA 5)	10.8

Property owner is requesting to be in the Center.



GOALS OF THE STATE PLAN

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

- Township Master Plan Reexamination
- Economic Plan Element
- Commercial Revitalization Advisory Board

- **Economic Development**
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

- Adopted Housing Element and Fair Share Plan in February 2026 to address fourth rounds affordable housing obligation.

- Economic Development
- **Housing**
- Infrastructure
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

- Awarded $2.3 million for infrastructure improvements.
- Secured $3.6 million loan to upgrade aging stormwater infrastructure.
- Township is seeing financial and technical assistance to address all public infrastructure.

- Economic Development
- Housing
- **Infrastructure**
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

- Pursuing center-based development strategy
- Commercial Revitalization Advisory Board

- Economic Development
- Housing
- Infrastructure
- **Revitalization and Recentering**
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

- Amended zoning
- 2014 Strategic Recovery Planning Report
- Proposed PA2B designation

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- **Climate Change**
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

- Pursuing center-based development strategy
- 2009 Natural Resource Inventory
- Environmental Commission

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- **Natural and Water Resources**
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

- Stormwater Management Plan
- 2007 Recycling Plan
- Community-wide clean-up

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- **Pollution and Environmental Clean-Up**
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

- Open Space and Recreation Plan
- Ocean County Natural Lands Trust
- Preserved areas
- Community Facilities Plan Element

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- **Historic and Scenic Resources**
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

- New Goal
- Plan Implementation Agreement

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- **Equity**
- Comprehensive Planning

GOALS OF THE STATE PLAN

- Pursuing Plan Endorsement
- Ocean County Master Plan

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- **Comprehensive Planning**

PLAN IMPLEMENTATION AGREEMENT

The Township of Little Egg Harbor formally approved the draft Plan Implementation Agreement (PIA) on September 10, 2026 via Resolution #2026-246.

VISIONING

- **Completed!**
- The Township's Governing Body passed the resolution approving the transmittal of their Vision Statement to OPA on November 12, 2026.
- Recommendation Report will be amended to reflect these updates.

RECOMMENDATION

Based on the Township of Little Egg Harbor's continuing efforts in working with the State and Ocean County in achieving consistency with both the State Development and Redevelopment Plan and with the Ocean County Plans, it is recommended that the Plan Implementation Committee recommend to the State Planning Commission that the petition be considered for approval with the proposed revisions to the proposed State Plan Policy Map.