

Municipal Self-Assessment Report

Barnegat Township Ocean County, New Jersey

Prepared:
October 17, 2022

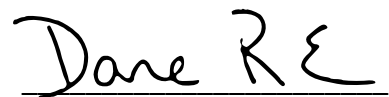
Approved for Submission:
February 7, 2023

Prepared for:
Barnegat Township

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The original of this document was signed and sealed in accordance with N.J.S.A. 45:14A-12

RESOLUTION 2023-98

RESOLUTION OF THE TOWNSHIP OF BARNEGAT, COUNTY OF OCEAN, STATE OF NEW JERSEY, STATEMENT OF INTENT TO PURSUE PLAN ENDORSEMENT AND AUTHORIZATION TO SUBMIT THE MUNICIPAL SELF- ASSESSMENT REPORT TO THE OFFICE OF SMART GROWTH

WHEREAS, the State Planning Act recognizes that New Jersey requires sound and integrated land use planning and coordination of planning at all levels of government in order to conserve the state's natural resources, revitalize the urban centers, protect the quality of the environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal; and

WHEREAS, Plan Endorsement is a voluntary review process developed by the State Planning Commission to provide the technical assistance and coordination of the State for municipalities, counties, and regional agencies to meet the goals of the State Planning Act and State Development and Redevelopment Plan (State Plan); and

WHEREAS, the purpose of the Plan Endorsement process is to increase the degree of consistency among municipal, county, regional and state agency plans with each other and with the State Plan and to facilitate the implementation of these plans and guide where and how development and redevelopment can be accommodated in accordance with the State Plan; and

WHEREAS, the State Planning Rules and Plan Endorsement Guidelines incorporate, and expand upon, the principles of the Municipal Land Use Law in order to help towns plan for a sustainable future; and

WHEREAS, the State Planning Rules and Plan Endorsement Guidelines require the preparation and submission of a Municipal Self-Assessment Report as the means by which a municipality assesses the consistency of its existing community vision and planning documents with the State Plan; and

WHEREAS, the Mayor and Committee of Barnegat Township desire to obtain Plan Endorsement from the State Planning Commission; and

WHEREAS, Barnegat Township has prepared a Municipal Self-Assessment Report pursuant to the State Planning Rules and Plan Endorsement Guidelines; and

WHEREAS, the Municipal Plan Endorsement Advisory Committee has reviewed the Municipal Self-Assessment Report and recommends that the Mayor and Council approve it for submission to the State Planning Commission and the Office of Smart Growth towards the township pursuit of Plan Endorsement.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Committee of Barnegat Township hereby expressly state the intention of Barnegat Township to pursue Plan Endorsement by the State Planning Commission; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Mayor and Committee of Barnegat Township approves the Municipal Self-Assessment Report and authorizes it be submitted to the Office of Smart Growth for consideration and review as part of the effort to pursue Plan Endorsement.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Clerk of Barnegat Township shall transmit a copy of this Resolution and the Notice as required by the State Planning Rules to the State Planning Commission and the Office of Smart Growth.

CERTIFICATION

I, Donna M. Manno Municipal Clerk of the Township of Barnegat, County of Ocean, State of New Jersey do hereby certify that the foregoing resolution was duly adopted by the Township Committee of the Township of Barnegat at their regular meeting held on the 7th day of February 2023, in the Municipal Complex, 900 West Bay Avenue, Barnegat, New Jersey.


Donna M. Manno, RMC
Municipal Clerk

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Introduction

On December 7, 2011, Barnegat Township achieved Plan Endorsement approval from the State Planning Commission. Plan Endorsement is the voluntary review process designed to ensure the coordination and consistency between State, county, and municipal planning efforts to achieve the goals and policies of the State Planning Act.

With Barnegat Township's Plan Endorsement approval, the Barnegat Town Center and Barnegat Commercial Core were designated. Through this petition, Barnegat Township currently seeks to renew its December 7, 2011 Plan Endorsement approval from the State Planning Commission.

Purpose and Goals of Plan Endorsement

The purpose of Plan Endorsement is to establish consistency among municipal, county, regional and State agencies with each other and with the New Jersey State Development and Redevelopment Plan.

The goals of Plan Endorsement are to:

1. Encourage municipal, county, regional and State agency plans to be coordinated and support each other to achieve the goals of the State Plan;
2. Encourage municipalities and counties to plan on a regional basis while recognizing the fundamental role of the municipal master plan and development regulations;
3. Consider the entire municipality, including centers, cores, nodes and environs, within the context of regional systems;
4. Provide an opportunity for all government entities and the public to discuss and resolve common planning issues;
5. Provide a framework to guide and support State investment programs and permitting assistance in the implementation of municipal, county and regional plans that meet statewide objectives;
6. Learn new planning approaches and techniques from municipal, county and regional governments for dissemination throughout the State and possible incorporation into the State Plan; and,
7. Ensure that petitions for Plan Endorsement are consistent with applicable State land use statutes and regulations.

Benefits of Plan Endorsement

Upon receiving Plan Endorsement, State agencies will provide benefits to the municipality to assist in implementing the endorsed plan. This assistance will include technical assistance, direct State capital investment, priority for State grants and low-interest loans, preferential interest rates, and a coordinated regulatory review for projects consistent with endorsed plans.

Plan Endorsement Process

Plan Endorsement involves a 10-step process with specific timeframes in which the State has to respond. The steps are outlined below:

- Step 1:** Pre-Petition Meeting;
- Step 2:** Plan Endorsement Advisory Committee;
- Step 3:** Municipal Self-Assessment Report;
- Step 4:** State Opportunities and Constraints Assessment;
- Step 5:** Community Visioning;
- Step 6:** Consistency Review;
- Step 7:** Action Plan Implementation;
- Step 8:** OPA Recommendation Report/Draft Planning and Implementation;
- Step 9:** State Planning Commission Endorsement; and,
- Step 10:** Monitoring and Benefits.

As represented above, Barnegat Township has completed steps 1, 2 and 3. Explanation of each step's completion is outlined below:

- Step 1 was completed with the New Jersey Office of Planning Advocacy's hosting of a pre-petition meeting on August 9, 2021.
- Step 2 was completed with the Barnegat Township Committee's adoption of Resolution No. 2021-341, which affirmed the Township's desire to seek Plan Endorsement and appointed a Plan Endorsement Advisory Committee, on December 7, 2021.
- Step 3 is completed with the submission of this Municipal Self-Assessment Report.

Existing Conditions

This section of the Municipal Self-Assessment Report provides overviews of Barnegat Township's regional location and context, key characteristics, and the status of its municipal planning activities.

Location and Regional Context

Barnegat Township is located in central Ocean County and has a land area of approximately 34.05 square miles (n.b., with Barnegat Bay and associated tidal waterways, the total jurisdictional area is 39.87 square miles). It is surrounded by: Lacey and Ocean townships to the north; Stafford Township to the south; Woodland Township in Burlington County to the west; and, Harvey Cedars Borough and Long Beach Township across Barnegat Bay to the east.

Barnegat Township is located within the Atlantic Coastal Plain and is predominantly comprised of: forested areas in the west; developed lands in the central portion of the municipality, to the east and west of the Garden State Parkway and extending in an easterly direction to US Route 9; and, a mix of marshland, sedge islands and tidal waters with limited developed areas (incl., waterfront development). Key regional connections include: the Garden State Parkway and US Route 9, which provide connections to points north and south; NJ Route 72, which provides connections through Stafford Township to Long Beach Island in the east and to Burlington County in the west; Ocean County Route 532, which provides connections to Ocean Township to the north and Stafford Township to the south; and, Ocean County Route 539, which provides connections to Lacey Township to the north and Stafford Township to the south.

Inventory of Key Characteristics

The following inventory of key characteristics provides important background information on: local demographics; local employment dynamics; the municipality's housing stock; land use and zoning; critical infrastructure; local environmental concerns; and regional jurisdictions applicable within the Township.

Demographic Information

At the time of the 2020 Census, Barnegat Township had a population of 24,296 residents. This represents an increase of 3,360 residents, or about 16.0 percent, over the 2010 Census population of 20,936 residents. This rate of growth was significantly greater than experienced in Ocean County and the State of New Jersey during the same period. Indeed, the populations of Ocean County and the State of New Jersey grew by 10.5 percent and 5.7 percent during the period between 2010 and 2020, respectively.

The increase in Barnegat Township's population since the time of the 2010 Census represents the continuation of a trend in population growth since at least the time of the 1990 Census. Indeed, the Township's population grew by approximately 24.4 percent between the 1990 and 2000 censuses, and about 37.1 percent between the 2000 and 2010 censuses. Overall, in the period between the 1990 and 2020 censuses, Barnegat's population grew by approximately

98.0 percent. By comparison, the populations of Ocean County and the State of New Jersey grew by just 47.1 percent and 20.2 percent in the period between 2010 and 2020, respectively.

Recent population trends in Barnegat Township, Ocean County, and the State of New Jersey are shown in Table 1.

Table 1: Recent Population Trends

	1990	2000	2010	2020
Barnegat Township	12,273	15,270	20,936	24,296
Ocean County	433,203	510,916	576,567	637,229
New Jersey	7,730,188	8,414,350	8,791,894	9,288,994

Source: United States Census Bureau

According to information from the United States Census Bureau, key demographic indicators in Barnegat Township have changed in the period since the 2010 Census. Indeed, as reflected between the 2010 Census and 2020 Five-Year Estimates of the American Community Survey: the median age has increased by approximately 8.7 percent from 45.9 in 2010 to 49.9 in 2020; and the average household size has decreased by approximately 0.8 percent from 2.56 in 2010 to 2.54 in 2020 (n.b., 2020 Census information on median age and average household size was unavailable as of the preparation of this municipal self-assessment). In addition, information from the 2020 Census indicates that the number of households has increased by approximately 20.1 percent from 8,128 in 2010 to 9,758 in 2020. The changes in these indicators are presented in Table 2.

Table 2: Change in Key Demographic Indicators

Number of Households			Average Household Size			Median Age		
2010*	2020*	Percent Change	2010*	2020**	Percent Change	2010*	2020**	Percent Change
8,128	9,758	20.1	2.56	2.54	-0.8	45.9	49.9	8.7

Source: United States Census Bureau

* Values are from 2010 or 2020 Census, as applicable.

** Values are Five-Year American Community Survey Program estimates of average conditions in the period from 2016 through 2020. Values from the 2020 Census were unavailable as of the preparation of this report.

With regard to the age structure of Barnegat Township’s population, it is estimated that the following age cohorts saw increases in the period since the 2010 US Census: 10 to 14 Years; 15 to 19 Years; 20 to 24 Years; 25 to 34 Years; 55 to 59 Years; 60 to 64 Years; and 65 and Over. Conversely, the following age cohorts saw reductions in population: Under 5 Years; 5 to 9 Years; 35 to 44 Years; and 45 to 54 Years. The following age cohorts saw changes of more than 20 percent: 5 to 9 Years (-41.8); 10 to 14 Years (+26.5 percent); 15 to 19 Years (+33.9 percent); 20 to 24 Years (+25.4 percent); 25 to 34 Years (+21.8 percent); 55 to 59 Years (+32.2 percent); and 65 and Over (+39.1 percent). Population age structure is reported in Table 3.

Table 3: Population Age Structure

	2010		2020*		Change	
	Number	Percent	Number	Percent	Number	Percent
Under 5 Years	1,066	5.1	1,029	4.2	-37	-3.5
5 to 9 Years	1,157	5.5	673	2.8	-484	-41.8
10 to 14 Years	1,307	6.2	1,654	6.8	347	26.5
15 to 19 Years	1,346	6.4	1,802	7.4	456	33.9
20 to 24 Years	986	4.7	1,236	5.1	250	25.4
25 to 34 Years	1,959	9.3	2,386	9.8	427	21.8
35 to 44 Years	2,392	11.5	2,275	9.4	-117	-4.9
45 to 54 Years	2,743	13.1	2,594	10.7	-149	-5.4
55 to 59 Years	1,272	6.1	1,682	6.9	410	32.2
60 to 64 years	1,662	7.9	1,948	8.0	286	17.2
65 and Over	5,046	24.1	7,017	28.9	1,971	39.1
Total	20,936	100.0	24,296	100.0	3,360	16.0

Source: US Census Bureau

* 2020 values have been calculated based on the population age structure represented by Five-Year American Community Survey Program estimates of average conditions in the period from 2016 through 2020, as applied to the 2020 population total represented by the 2020 Census. Population age structure values from the 2020 Census were unavailable as of the preparation of this report.

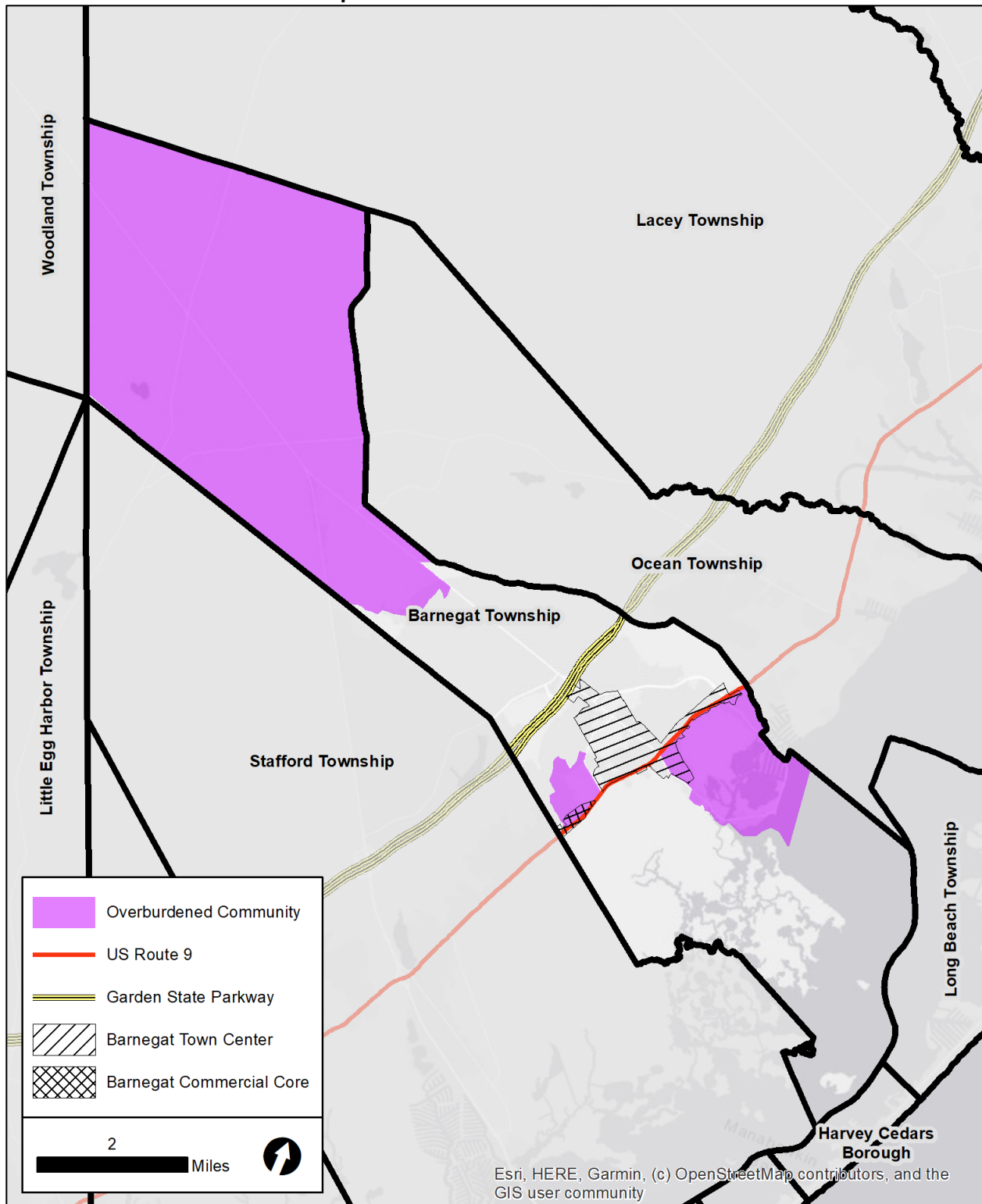
Overburdened Communities

Significant areas of Barnegat Township are characterized by New Jersey Environmental Justice Law (EJL; N.J.S.A. 13:1D-157 et seq.) as “overburdened communities.” As provided in the EJL, overburdened communities are any census block group, as determined in accordance with the most recent United States Census, in which:

- At least 35 percent of the households qualify as low-income households;
- At least 40 percent of the residents identify as minority, or as members of a State-recognized tribal community; or,
- At least 40 percent of the households have limited English proficiency.

The New Jersey Department of Environmental Protection has identified and prepared mapping of Barnegat Township’s overburdened communities. These areas are depicted in Map 1.

Map 1: Overburdened Communities



Based on the analysis of the New Jersey Department of Environmental Protection, Barnegat Township’s overburdened communities have a total population of 5,400 residents. Thereof, an estimated 2,388 residents or 44.2 percent are considered low-income (n.b., Barnegat Township’s overburdened communities do not qualify as overburdened communities on the basis of minority population or limited English proficiency).

2050 Population and Household Forecasts

The North Jersey Regional Transportation Planning Authority (NJTPA) has prepared 2050 population and household forecasts for each of the municipalities within its jurisdiction. Table 4 presents the population and household forecasts for Barnegat Township and compares them to 2020 Census values.

Table 4: NJTPA Population and Household Forecasts

	2020 Census	2050 NJTPA Forecast	Change	
			Number	Percent
Population	24,296	28,039	3,743	15.4
Households	9,758	10,920	1,162	11.9

Source: United States Census Bureau (2020 values);
North Jersey Transportation Planning Authority (2050 forecasts)

As can be seen in Table 4, and according to the 2050 population and household forecasts of the NJTPA, Barnegat Township can expect its population and number of households to grow through 2050. Indeed, when compared against the 2020 Census values, the municipality’s: population can be expected to grow by 3,743 residents, or approximately 15.4 percent, from 24,296 in 2020 to 28,039 in 2050; and the number of households can be expected to grow by 1,162 or approximately 11.9 percent from 9,758 in 2020 to 10,920 in 2050.

Please note that the foregoing 2050 population and household forecasts of the NJTPA are presented for informational purposes only. Barnegat Township has not performed an independent review of the NJTPA forecasts and is consequently unable to endorse them at this time.

Local Employment Dynamics

The New Jersey Department of Labor and Workforce Development reports that there was an average of 3,394 jobs in Barnegat Township during 2021 (n.b., 2021 is the last year for which this information is available). This represents an increase of 45.5 percent over the average of 2,333 jobs that were in Barnegat Township during 2010. The basis of this information is the New Jersey Department of Labor and Workforce Development’s Quarterly Census of Employment and Wages, which is a quarterly count of employment, establishments, and wages reported by employers covered under the New Jersey Unemployment Compensation law.

Table 5 summarizes the total number of jobs in Barnegat Township during 2010 and 2021.

Table 5: Average Jobs Located in Barnegat Township

2010	2021
2,333	3,394

Source: New Jersey Department of Labor and Workforce Development

Table 6 summarizes the industries associated with the jobs located in Barnegat Township during 2010 and 2021.

Table 6: Industries Associated with Jobs Located in Barnegat Township

Industry	2010	2021	Change	
			Number	Percent
Federal Government Total	37	38	1	2.7
State Government Total	28	34	6	21.4
Local Government Total	774	767	-7	-0.9
<i>Local Government Education</i>	574	594	20	3.5
Private Sector Total	1,495	2,555	1,060	70.9
<i>Agriculture</i>	<i>Not Reported*</i>	9	<i>Incalculable**</i>	<i>Incalculable**</i>
<i>Mining</i>	<i>Not Reported*</i>	<i>Not Reported*</i>	<i>Incalculable**</i>	<i>Incalculable**</i>
<i>Construction</i>	153	476	323	211.1
<i>Manufacturing</i>	12	<i>Not Reported*</i>	<i>Incalculable**</i>	<i>Incalculable**</i>
<i>Wholesale Trade</i>	33	12	-21	-63.6
<i>Retail Trade</i>	321	469	148	46.1
<i>Transportation/Warehousing</i>	<i>Not Reported*</i>	64	<i>Incalculable**</i>	<i>Incalculable**</i>
<i>Information</i>	9	<i>Not Reported*</i>	<i>Incalculable**</i>	<i>Incalculable**</i>
<i>Finance/Insurance</i>	109	<i>Not Reported*</i>	<i>Incalculable**</i>	<i>Incalculable**</i>
<i>Real Estate</i>	17	<i>Not Reported*</i>	<i>Incalculable**</i>	<i>Incalculable**</i>
<i>Professional/Technical</i>	64	134	70	109.4
<i>Admin./Waste Remediation</i>	68	240	172	252.9
<i>Education</i>	<i>Not Reported*</i>	<i>Not Reported*</i>	<i>Incalculable**</i>	<i>Incalculable**</i>
<i>Health/Social</i>	245	344	99	40.4
<i>Arts/Entertainment</i>	40	<i>Not Reported*</i>	<i>Incalculable**</i>	<i>Incalculable**</i>
<i>Accommodations/Food</i>	186	415	229	123.1
<i>Other Services</i>	87	127	40	46.0
<i>Unclassified</i>	21	16	-5	-23.8
Total (All Industries)	2,333	3,394	1,061	45.5

Source: New Jersey Department of Labor and Workforce Development

Note: Normal rounding errors may be present.

* Data do not meet publication standards of the New Jersey Department of Labor and Workforce Development for one or more reasons (e.g., a small number of employers within a given industry, which would potentially result in privacy concerns should data be published).

** Change is incalculable as a result of unreported data in one or more years.

As can be seen in Table 6, the private sector accounted for 2,555 of the average of 3,394 jobs (i.e., 75.3 percent) in Barnegat Township during 2021; this made the private sector the most significant employment sector in 2021. The local government sector was the second most significant employment sector in 2021. Indeed, employment in the local government sector accounted for 767 of the average of 3,394 jobs (i.e., 22.6 percent) in Barnegat Township during 2021. Finally, employment in the federal government sector accounted for 38 of the average of 3,394 jobs (i.e., 1.1 percent) in Barnegat Township during 2021, while employment in the state government sector accounted for 34 of the average of 3,394 jobs (i.e., 1.0 percent).

With regard to private sector employment in Barnegat Township, it is noted that the most frequently represented industries were: “Construction,” which accounted for 476, or about 18.6 percent, of the Township’s 2021 average of 2,555 private sector jobs (n.b., this is an increase of 323 jobs or 211.1 percent over 2010 levels); “Retail Trade,” which accounted for 469, or about 18.4 percent, of the Township’s 2021 average of 2,555 private sector jobs (n.b., this is an increase of 148 jobs or 46.1 percent over 2010 levels); “Accommodations/Food,” which accounted for 415, or about 16.2 percent, of the Township’s 2021 average of 2,555 private sector jobs (n.b., this is an increase of 229 jobs or 123.1 percent over 2010 levels); and “Health/Social,” which accounted for 344, or about 13.5 percent, of the Township’s 2021 average of 2,555 private sector jobs (n.b., this is an increase of 99 jobs or 40.4 percent over 2010 levels). Together, these four industries represented approximately 66.7 percent of all private sector jobs in Barnegat Township during 2021.

While the foregoing information represents the number of jobs located within Barnegat Township, it does not represent the participation of Barnegat Township residents in the labor force because not all residents are employed within the Township. In this regard, it is noted that 2020 Five-Year Estimates of the American Community Survey indicate that 9,716 Barnegat Township residents aged 16 years or older participated in the civilian labor force. The most common industry of employment was: “Educational Services, and Health Care and Social Assistance,” which accounted for about 29.5 percent of all civilian labor force participation by Barnegat Township’s population aged 16 years or older. The second most common industry of employment was: “Retail Trade,” which accounted for about 18.4 percent of all civilian labor force participation by Barnegat Township’s population aged 16 years or older. The third most common industry of employment was: “Professional, Scientific, and Management, and Administrative and Waste Management Services,” which accounted for about 8.4 percent of all civilian labor force participation by Barnegat Township’s population aged 16 years or older. Together, these industries accounted for about 56.2 percent of all civilian labor force participation by Barnegat Township’s population aged 16 years or older. Table 7 provides further information on the civilian labor force participation of Barnegat Township’s population aged 16 years or older.

Table 7: Civilian Labor Force Participation of Barnegat Township Residents Aged 16 Years and Over in 2020

Industry	Number*	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	46	0.5
Construction	452	4.7
Manufacturing	369	3.8
Wholesale Trade	167	1.7
Retail Trade	1,787	18.4
Transportation and Warehousing, and Utilities	709	7.3
Information	188	1.9
Finance and Insurance, and Real Estate and Rental and Leasing	628	6.5
Professional, Scientific, and Mgmt., and Admin. and Waste Mgmt. Services	812	8.4
Educational Services, and Health Care and Social Assistance	2,863	29.5
Arts, Entertainment, and Recreation, and Accommodation and Food Services	748	7.7
Other Services, Except Public Administration	344	3.5
Public Administration	603	6.2
Total (All Industries)	9,716	100.0

Source: United States Census Bureau

* Values are Five-Year American Community Survey Program estimates of average conditions in the period from 2016 through 2020. Values from the 2020 Census were unavailable as of the preparation of this report.

Employment Projections

The North Jersey Regional Transportation Planning Authority (NJTPA) has prepared 2050 employment forecasts for each of the municipalities within its jurisdiction. Table 8 presents the employment forecast for Barnegat Township and compares it to 2021 information of the New Jersey Department of Labor and Workforce Development’s Quarterly Census of Employment and Wages.

Table 8: NJTPA Employment Forecasts

	2021 Quarterly Census of Employment and Wages	2050 NJTPA Forecast	Change	
			Number	Percent
Average Number of Jobs	3,394	4,164	770	22.7

Source: New Jersey Department of Labor and Workforce Development (2021 values);
North Jersey Transportation Planning Authority (2050 forecasts)

As can be seen in Table 8, and according to the 2050 employment forecast of the NJTPA, Barnegat Township can expect job growth through 2050. Indeed, when compared against the 2021 total of 3,394 jobs reported by the New Jersey Department of Labor and Workforce Development’s Quarterly Census of Employment and Wages, the number of jobs in Barnegat

Township can be expected to grow by 770, or approximately 22.7 percent, from 3,394 jobs in 2021 to 4,164 jobs in 2050.

Please note that the foregoing 2050 employment forecast of the NJTPA is presented for informational purposes only. Barnegat Township has not performed an independent review of the NJTPA’s employment forecast and is consequently unable to endorse it at this time.

Housing Stock

At the time of the 2020 Census, there was a total of 10,724 housing units in Barnegat Township. This represents an increase of about 18.0 percent over the 9,085 housing units that existed at the time of the 2010 Census.

Of the housing units that existed at the time of the 2020 Census, 9,758, or 91.0 percent, were occupied; and 966, or 9.0 percent, were vacant. It is interesting to note that the vacancy rate was 10.5 percent at the time of the 2010 Census; this decrease in the vacancy rate suggests increased demand for housing in Barnegat Township.

The foregoing information is summarized in Table 9.

Table 9: Housing Units

	2010		2020		Change	
	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	8,128	89.5	9,758	91.0	1,630	20.1
Vacant Housing Units	957	10.5	966	9.0	9	0.9
Total Housing Units	9,085	100.0	10,724	100.0	1,639	18.0

Source: United States Census Bureau

With regard to housing tenure, it is noted that 2020 Five-Year Estimates of the American Community Survey indicate that 11.9 percent of Barnegat Township’s occupied housing units are renter-occupied, and 88.1 percent are owner-occupied (n.b., information from the 2020 Census was unavailable as of the preparation of this report). At the time of the 2010 Census, about 11.9 percent of Barnegat Township’s occupied housing units were renter-occupied, and the remaining 88.1 percent were owner-occupied. Thus, the proportion of renter- to owner-occupied housing units remained constant in the period between 2010 and 2020.

Housing tenure is summarized in Table 10.

Table 10: Housing Tenure

	2010		2020		Change	
	Number	Percent	Number*	Percent**	Number	Percent
Owner-Occupied	7,163	88.1	8,597	88.1	1,434	20.0
Renter-Occupied	965	11.9	1,161	11.9	196	20.3
Total Occupied Housing Units	8,128	100.0	9,758	100.0	1,630	20.1

Source: United States Census Bureau

* 2020 values have been calculated based on the proportion of renter- to owner-occupied housing units represented by Five-Year American Community Survey Program estimates of average conditions in the period from 2016 through 2020, as applied to the 2020 estimate of occupied housing units represented by the 2020 Census. Housing tenure information from the 2020 Census was unavailable as of the preparation of this report.

** Percent distribution represented by 2020 Five-Year American Community Survey Program estimates.

Affordable Housing Units

As reflected in Barnegat Township’s court-approved 2018 Housing Element and Fair Share Plan, there are a total of 555 existing or prospective units of affordable housing within the Township. These affordable housing units are summarized in Table 11.

Table 11: Affordable Units Identified in 2018 Housing Element and Fair Share Plan

Description	Number of Units
Cycle I/Cycle II (Prior Round)	253
<i>Credits without Controls</i>	28
<i>Family Rental</i>	115
<i>Age-Restricted Rental</i>	43
<i>Supportive/Special Needs</i>	10
<i>Owner-Occupied Inclusionary Projects (Family)</i>	25
<i>Owner-Occupied Inclusionary Projects (Age-Restricted)</i>	32
Cycle III (Third Round)	302
<i>Family Rental</i>	186
<i>Age-Restricted Rental</i>	35
<i>Supportive/Special Needs</i>	17
<i>Owner-Occupied Inclusionary Projects (Family)</i>	8
<i>Owner-Occupied Inclusionary Projects (Age-Restricted)</i>	56
Total Affordable Units Identified (Cycle I, Cycle II and Cycle III)	555

Source: 2018 Housing Element and Fair Share Plan

General Estimate of Future Housing Need

As has been previously noted, the North Jersey Regional Transportation Planning Authority (NJTPA) has prepared 2050 household forecasts for each of the municipalities within its jurisdiction. This forecast, which has been provided in Table 4 of this report, indicates that Barnegat Township can expect an increase of 1,162 households through 2050.

Given the total of 966 vacant units that existed at the time of the 2020 Census, which has been reported in Table 9 of this report, Barnegat Township can expect an additional demand of between: 196 housing units (i.e., Increase of 1,162 Households Resulting from 2050 NJTPA Household Projection – 966 Vacant Units at 2020 Census) if a housing vacancy rate of zero (0) is achieved; and 1,162 housing units if the number of vacant units at the time of the 2020 Census remains constant.

It is reiterated that the foregoing 2050 household forecast of the NJTPA has been presented for informational purposes only. Barnegat Township has not performed an independent review of the NJTPA forecasts and is consequently unable to endorse them at this time. The foregoing use of the NJTPA household forecast to generate an estimate of future housing need is not to be interpreted as Barnegat Township's endorsement of said forecast.

Land Use and Zoning

This section of the Municipal Self-Assessment Report provides overviews of land use/land cover in Barnegat Township, as well as zoning and redevelopment. Each is discussed in the following subsections.

Land Use/Land Cover

According to the New Jersey Department of Environmental Protection's land use/land cover (LU/LC) data, which was last updated in 2015, the most common land use/land cover was "Forest," which accounted for 45.6 percent of Barnegat Township. The second and third most common land use/land cover types were "Wetlands" and "Water," which accounted for 20.4 and 17.3 percent of the Township. Together, these land use/land cover types comprised 83.4 percent of Barnegat Township. Developed areas, identified as "Urban" land use/land cover, accounted for just 14.9 percent of the Township.

Table 12 summarizes land use/land cover as of 2015. Table 12 is followed by Map 2, which depicts land use/land cover as of 2015.

Table 12: 2015 Land Use/Land Cover

Description	Acres	Percent
Agriculture	64.61	0.3
<i>Cropland and Pastureland</i>	20.53	0.1
<i>Orchards/Vineyards/Nurseries/Horticultural Areas</i>	8.49	< 0.0
<i>Other Agriculture</i>	35.59	0.1
Barren Land	379.03	1.5
<i>Beaches</i>	1.47	< 0.0
<i>Extractive Mining</i>	278.36	1.1
<i>Transitional Areas</i>	99.20	0.4
Forest	11,644.18	45.6
<i>Coniferous Brush/Shrubland</i>	132.78	0.5
<i>Coniferous Forest (>50% Crown Closure)</i>	3,633.99	14.2
<i>Coniferous Forest (10-50% Crown Closure)</i>	2,175.56	8.5
<i>Deciduous Brush/Shrubland</i>	103.72	0.4
<i>Deciduous Forest (>50% Crown Closure)</i>	1,026.08	4.0
<i>Deciduous Forest (10-50% Crown Closure)</i>	27.15	0.1
<i>Mixed Deciduous/Coniferous Brush/Shrubland</i>	224.52	0.9
<i>Mixed Forest (>50% Coniferous With >50% Crown Closure)</i>	2,151.77	8.4
<i>Mixed Forest (>50% Coniferous With 10-50% Crown Closure)</i>	53.91	0.2
<i>Mixed Forest (>50% Deciduous With >50% Crown Closure)</i>	1,929.67	7.6
<i>Mixed Forest (>50% Deciduous With 10-50% Crown Closure)</i>	56.38	0.2
<i>Old Field (< 25% Brush Covered)</i>	126.92	0.5
<i>Plantation</i>	1.70	< 0.0
Urban	3,795.01	14.9
<i>Athletic Fields (Schools)</i>	46.05	0.2
<i>Cemetery</i>	12.49	< 0.0
<i>Commercial/Services</i>	240.13	0.9
<i>Industrial</i>	38.56	0.2
<i>Major Roadway</i>	103.15	0.4
<i>Mixed Urban or Built-Up Land</i>	11.16	< 0.0
<i>Other Urban or Built-Up Land</i>	126.69	0.5
<i>Recreational Land</i>	167.16	0.7
<i>Residential, High Density or Multiple Dwelling</i>	260.54	1.0
<i>Residential, Rural, Single Unit</i>	254.28	1.0
<i>Residential, Single Unit, Low Density</i>	352.88	1.4
<i>Residential, Single Unit, Medium Density</i>	1,842.84	7.2
<i>Stadium, Theaters, Cultural Centers and Zoos</i>	1.00	< 0.0

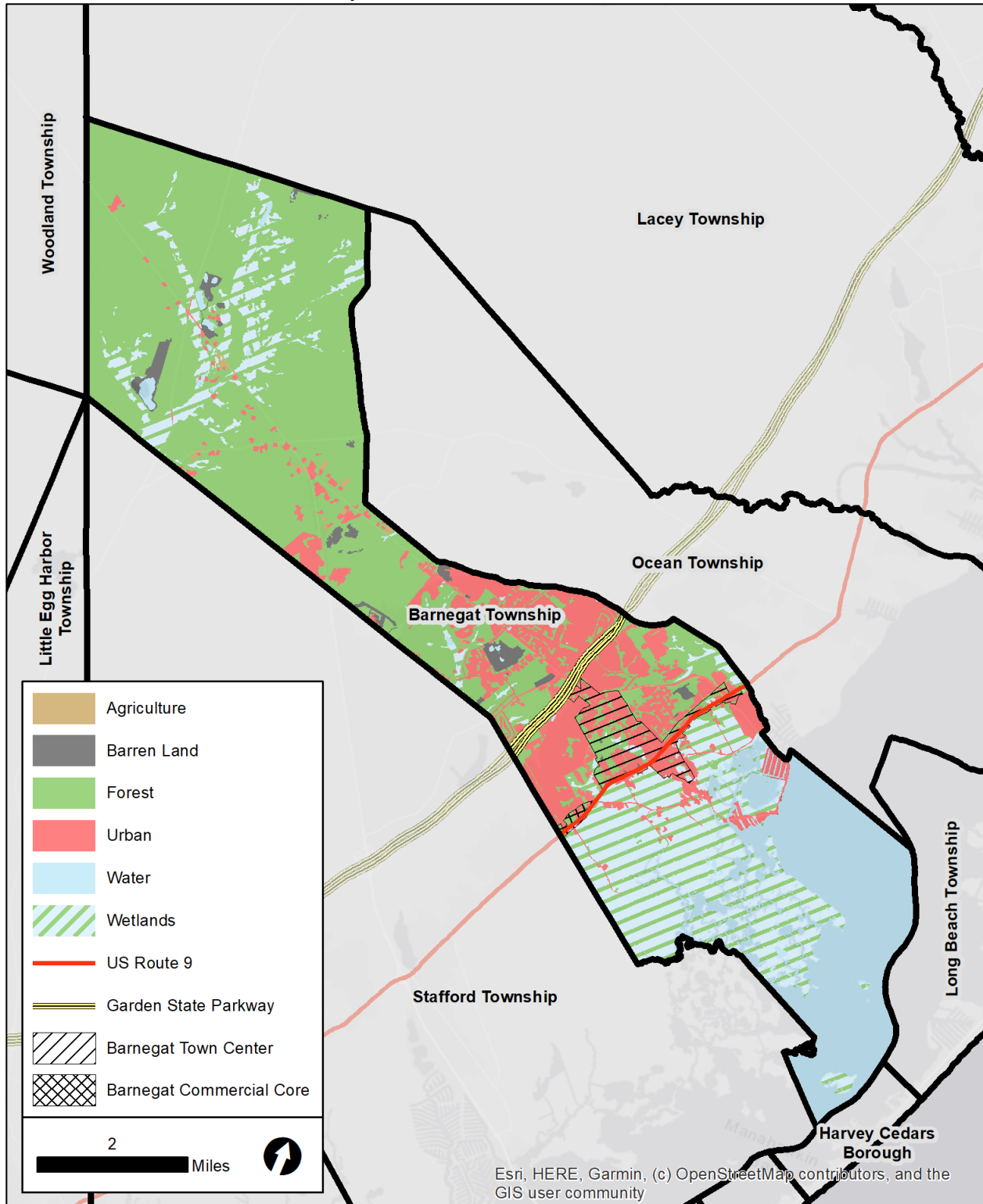
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Table 12: 2015 Land Use/Land Cover (Continued)

Description	Acres	Percent
Urban (Continued)	3,795.01	14.9
<i>Stormwater Basin</i>	135.33	0.5
<i>Transportation/Communication/Utilities</i>	168.90	0.7
<i>Upland Rights-of-Way Developed</i>	4.49	< 0.0
<i>Upland Rights-of-Way Undeveloped</i>	29.37	0.1
Water	4,417.31	17.3
<i>Artificial Lakes</i>	135.64	0.5
<i>Bridge Over Water</i>	0.12	< 0.0
<i>Dredged Lagoon</i>	34.70	0.1
<i>Natural Lakes</i>	0.55	< 0.0
<i>Streams and Canals</i>	0.72	< 0.0
<i>Tidal Mud Flat</i>	91.95	0.4
<i>Tidal Rivers, Inland Bays, and Other Tidal Waters</i>	4,153.64	16.3
Wetlands	5,215.39	20.4
<i>Agricultural Wetlands (Modified)</i>	53.29	0.2
<i>Atlantic White Cedar Wetlands</i>	262.80	1.0
<i>Coniferous Scrub/Shrub Wetlands</i>	10.51	< 0.0
<i>Coniferous Wooded Wetlands</i>	376.54	1.5
<i>Deciduous Scrub/Shrub Wetlands</i>	83.01	0.3
<i>Deciduous Wooded Wetlands</i>	932.76	3.7
<i>Disturbed Tidal Wetlands</i>	0.81	< 0.0
<i>Disturbed Wetlands (Modified)</i>	33.74	0.1
<i>Former Agricultural Wetland (Becoming Shrubby, Not Built-Up)</i>	7.73	< 0.0
<i>Herbaceous Wetlands</i>	54.60	0.2
<i>Managed Wetland in Built-Up Maintained Rec Area</i>	1.80	< 0.0
<i>Mixed Scrub/Shrub Wetlands (Coniferous Dominant)</i>	45.07	0.2
<i>Mixed Scrub/Shrub Wetlands (Deciduous Dominant)</i>	56.68	0.2
<i>Mixed Wooded Wetlands (Coniferous Dominant)</i>	718.21	2.8
<i>Mixed Wooded Wetlands (Deciduous Dominant)</i>	664.28	2.6
<i>Phragmites Dominate Coastal Wetlands</i>	71.87	0.3
<i>Phragmites Dominate Interior Wetlands</i>	1.93	< 0.0
<i>Phragmites Dominate Urban Area</i>	1.18	< 0.0
<i>Saline Marsh (High Marsh)</i>	213.18	0.8
<i>Saline Marsh (Low Marsh)</i>	1,625.38	6.4
Total Area (All Types of LU/LC)	25,515.53	100.0

Source: New Jersey Department of Environmental Protection

Map 2: 2015 Land Use/Land Cover



In addition to the above, it is noted that a total of 196.17 acres of Barnegat Township changed from one broad land use/land cover type (i.e.: Agriculture; Barren Land; Forest; Urban; Water; Wetlands) to another in the period between 2012 and 2015. Key among these changes are the transitions of: 45.56 acres from “Barren Land” to “Urban” land use/land cover; 23.82 acres from “Forest” to “Urban” land use/land cover; and 107.84 acres from “Forest” to “Barren Land” land use/land cover. These changes demonstrate significant development pressure in Barnegat Township, which has resulted in the urbanization of land and clearing of forest area.

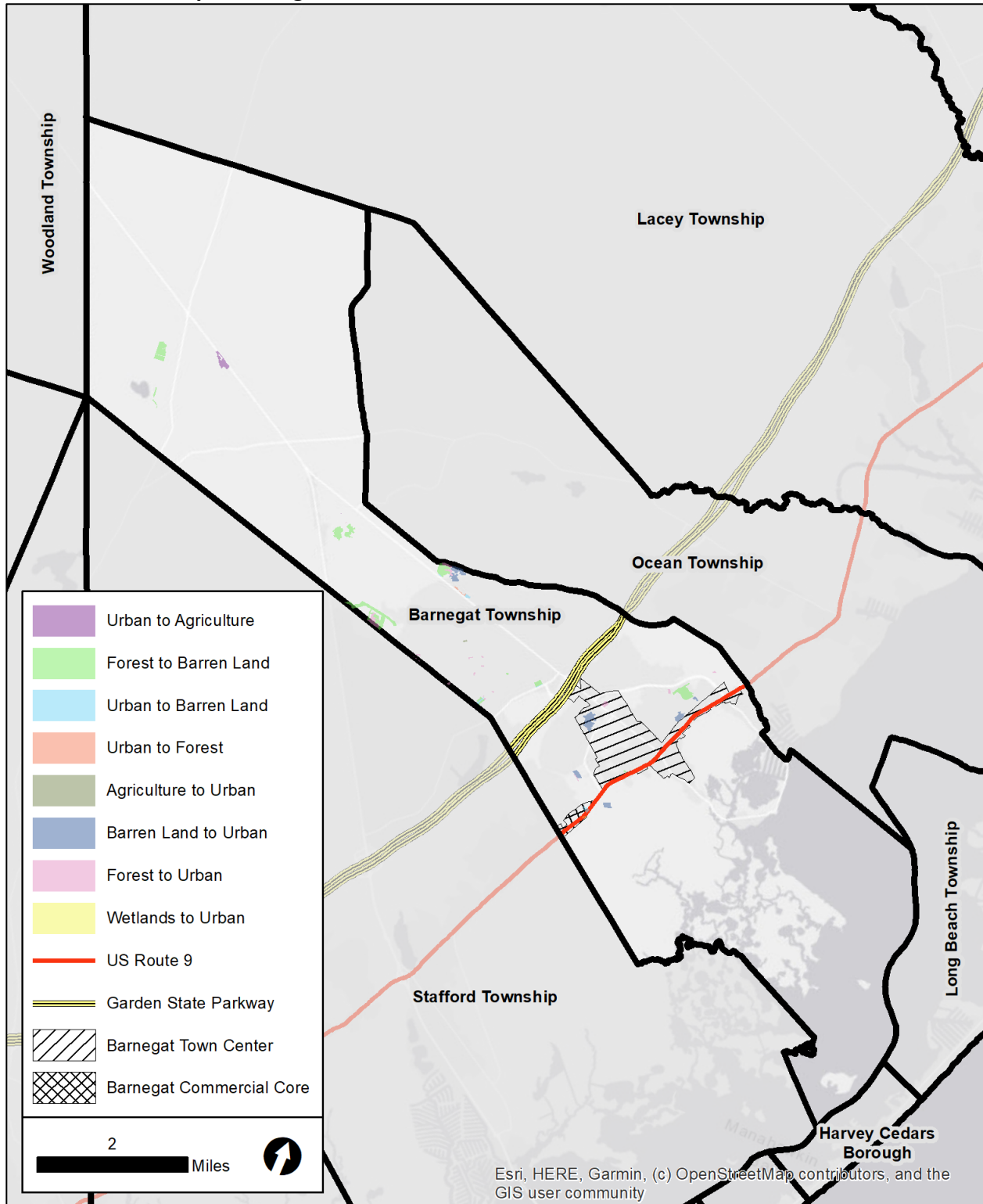
These changes are summarized in Table 13 and depicted in Map 3.

Table 13: Summarized Changes in Land Use/Land Cover Between 2012 and 2015

		2015 Land Use/Land Cover Type					
		Agriculture	Barren Land	Forest	Urban	Water	Wetlands
2012 Land Use/Land Cover Type	Agriculture	No Change	No Change	No Change	0.64	No Change	No Change
	Barren Land	No Change	No Change	No Change	45.56	No Change	No Change
	Forest	No Change	107.84	No Change	23.82	No Change	No Change
	Urban	10.10	5.95	1.69	No Change	No Change	No Change
	Water	No Change	No Change	No Change	No Change	No Change	No Change
	Wetlands	No Change	No Change	No Change	0.56	No Change	No Change

Source: New Jersey Department of Environmental Protection

Map 3: Change in Land Use/Land Cover Between 2012 and 2015



Zoning

Zoning in Barnegat Township is regulated by Chapter 55 of the Code of Barnegat Township. Section 55-6 of said code designates the following districts:

- Districts East of Parkway
 - Barnegat Historic District
 - C-M — Marine Commercial
 - C-N — Neighborhood Commercial
 - C-PHD — Commercial Planned Highway Development
 - C-V — Village Commercial Zone
 - CC-CPHD — Commercial Core Planned Highway Development Commercial Overlay Zone
 - ML-1 — Residential Zone
 - ML-2 — Residential Zone
 - ML-3 — Residential Zone
 - ML-4 — Multifamily Residential Zone
 - ML-5 — Multifamily Residential Zone
 - Multi-Family, Age-Restricted Zone
 - PW — Preserved Waterfront Zone
 - R-10 — Residential Zone
 - R-15 — Residential Zone
 - R-20 — Residential Zone
 - R-40 — Residential Zone
 - R-6 — Residential Zone
 - R-7.5 — Residential Zone
 - R-MF — Residential Multifamily
 - RC-7.5 — Residential Cluster Zone
 - TC-CN — Town Center Neighborhood Commercial Overlay Zone
 - TC-CPHD — Town Center Commercial Planned Highway Development Overlay Zone
 - TC-CV — Town Center Village Commercial Overlay Zone
- Districts West of Parkway
 - C-PHD — Commercial — Planned Highway Development
 - CN — Neighborhood Commercial
 - MH — Mobile Home Residential Zone
 - PA — Preservation Area
 - PF — Preserved Forest Pinelands
 - PI — Planned Industrial
 - PV — Pinelands Village
 - RC — Residential Conservation
 - RH — Residential High
 - RL — Residential Low
 - RL/AC — Residential Low/Adult Community
 - RM — Residential Medium

A copy of Chapter 55 of the Code of Barnegat Township, as well as a copy of the Township's Zoning Map, have been provided to the New Jersey Office of Planning Advocacy within the context of Step 1 of the Plan Endorsement Process, which has been outlined in the introduction of this report.

Redevelopment Areas

Barnegat Township contains a total of two redevelopment areas, as follows:

- **Sweet Jenny Redevelopment Area:** This redevelopment area is approximately 6.2 acres was designated in April 2018. An accompanying redevelopment plan that envisions inclusionary residential development was adopted in May 2018.
 - The redevelopment area consists of Block 105, lots 5 and 6.01.
- **Shoreline Sand and Gravel and Compass Point Redevelopment Area:** This redevelopment area is approximately 140 acres and was designated in April 2014. An accompanying redevelopment plan that envisions inclusionary residential development was adopted in May 2018.
 - The redevelopment area consist of: Block 92, lots 15, 16, 18, 18.01, 20, 21, 23, 23.03, and 23.04, which comprise the Shoreline Sand and Gravel tract; and Block 92.103, lots 1 through 4; Block 92.104, lots 1 through 16; Block 92.105, lots 1 through 23; Block 92.106 lots 1 through 24; Block 92.107, lots 7 and 8; Block 92.108, lots 15 through 24; Block 92.109, lots 14 and 15; and Block 92.113, lots 42 through 45, which comprise the Compass Point tract.

With the adoption of the Township's 2021 Master Plan Reexamination Report, the redevelopment plans for both redevelopment areas were incorporated into the municipal master plan.

The current status of both redevelopment areas is provided below:

- **Sweet Jenny Redevelopment Area:** No applications have been submitted to the Township as of September 12, 2022. However, the redeveloper has filed permit applications with the New Jersey Department of Environmental Protection.
- **Shoreline Sand and Gravel and Compass Point Redevelopment Area:** A General Development Plan has been approved. Phase 1 has been approved for 212 units and a clubhouse building. Completion of the Phase 1 clubhouse building and the first twelve units is anticipated to occur in Spring 2023.

Copies of the redevelopment plans for the Sweet Jenny Redevelopment Area and the Shoreline Sand and Gravel and Compass Point Redevelopment Area have been provided to the New Jersey Office of Planning Advocacy within the context of Step 1 of the Plan Endorsement Process, which has been outlined in the introduction of this report.

Both redevelopment areas are depicted on the Township’s Zoning Map, which has also been provided to the New Jersey Office of Planning Advocacy within the context of Step 1 of the Plan Endorsement Process.

Critical Infrastructure

The following subsections provide an overview of critical infrastructure within Barnegat Township. Among the topics covered are: transportation; sewer and water service; and public facilities and services.

Transportation

According to the latest mapping of the New Jersey Department of Transportation, Barnegat Township contains a total of approximately 120.68 miles of roadway, as follows:

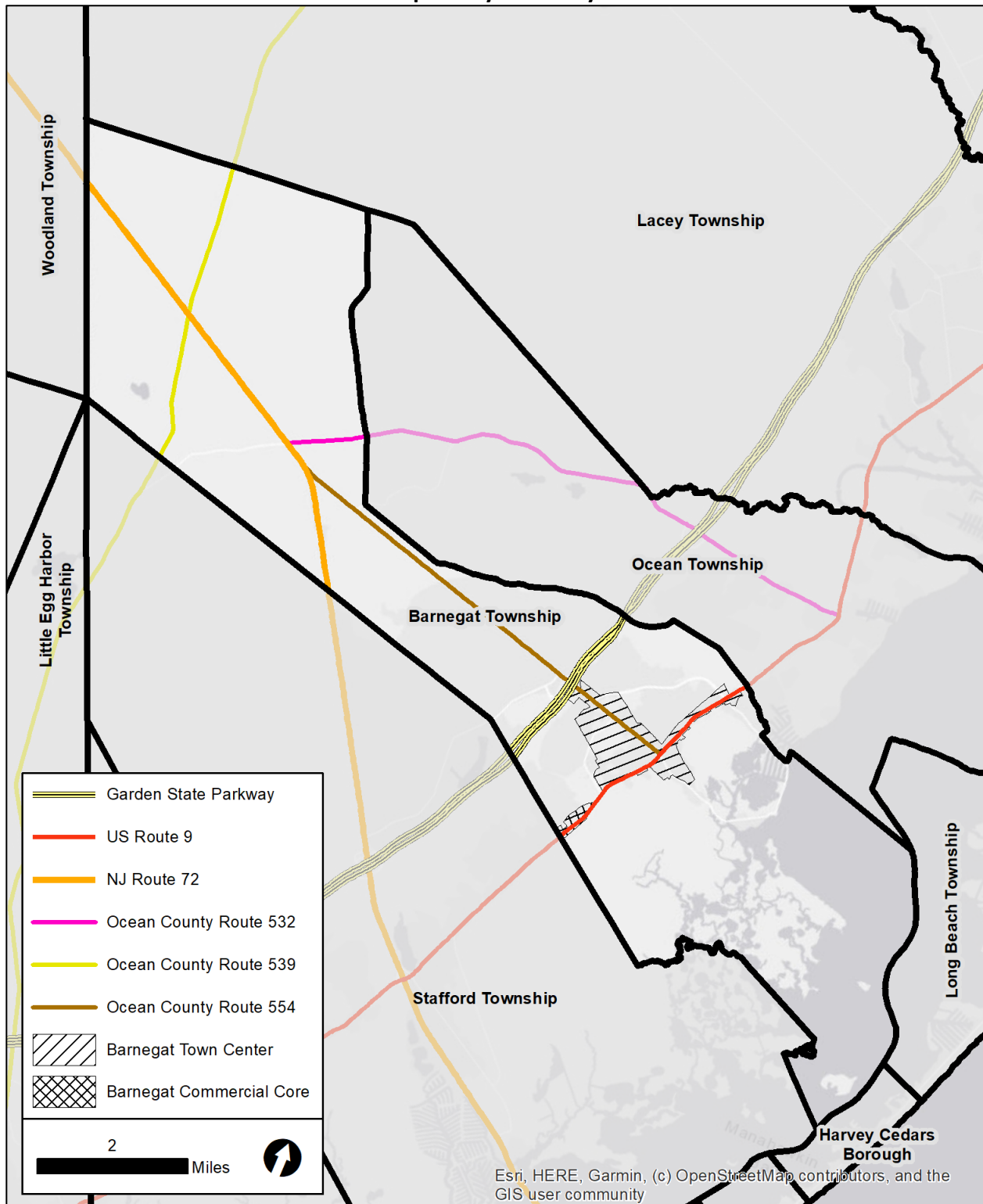
- Freeways/Expressways — 3.24 miles
- Principal Arterial Roadways — 6.47 miles
- Minor Arterial Roadways — 4.80 miles
- Major Collector Roadways — 11.16 miles
- Minor Collector Roadways — 14.09 miles
- Local Roadways — 79.36 miles
- Access Ramps — 1.56 miles

Key regional roadway connections are provided by: the Garden State Parkway and US Route 9, which provide connections to points north and south; NJ Route 72, which provides connections through Stafford Township to Long Beach Island in the east and to Burlington County in the west; Ocean County Route 532, which provides connections to Ocean Township to the north and Stafford Township to the south; and, Ocean County Route 539, which provides connections to Lacey Township to the north and Stafford Township to the south.

In addition to the above, it is noted that the following roadways are designated as Evacuation Routes: Garden State Parkway; US Route 9; NJ Route 72; Ocean County Route 532; Ocean County Route 539; and Ocean County Route 554.

Key roadways of Barnegat Township are depicted on Map 4.

Map 4: Key Roadways



With regard to public transportation, it is noted that Barnegat Township is serviced by NJ Transit Route No. 559, which provides service between Lakewood Township and Atlantic City via US Route 9 with designated stops at: Bayshore Drive; Bay Avenue; Gunning River Road; Lower Shore Road; and Georgetown Boulevard.

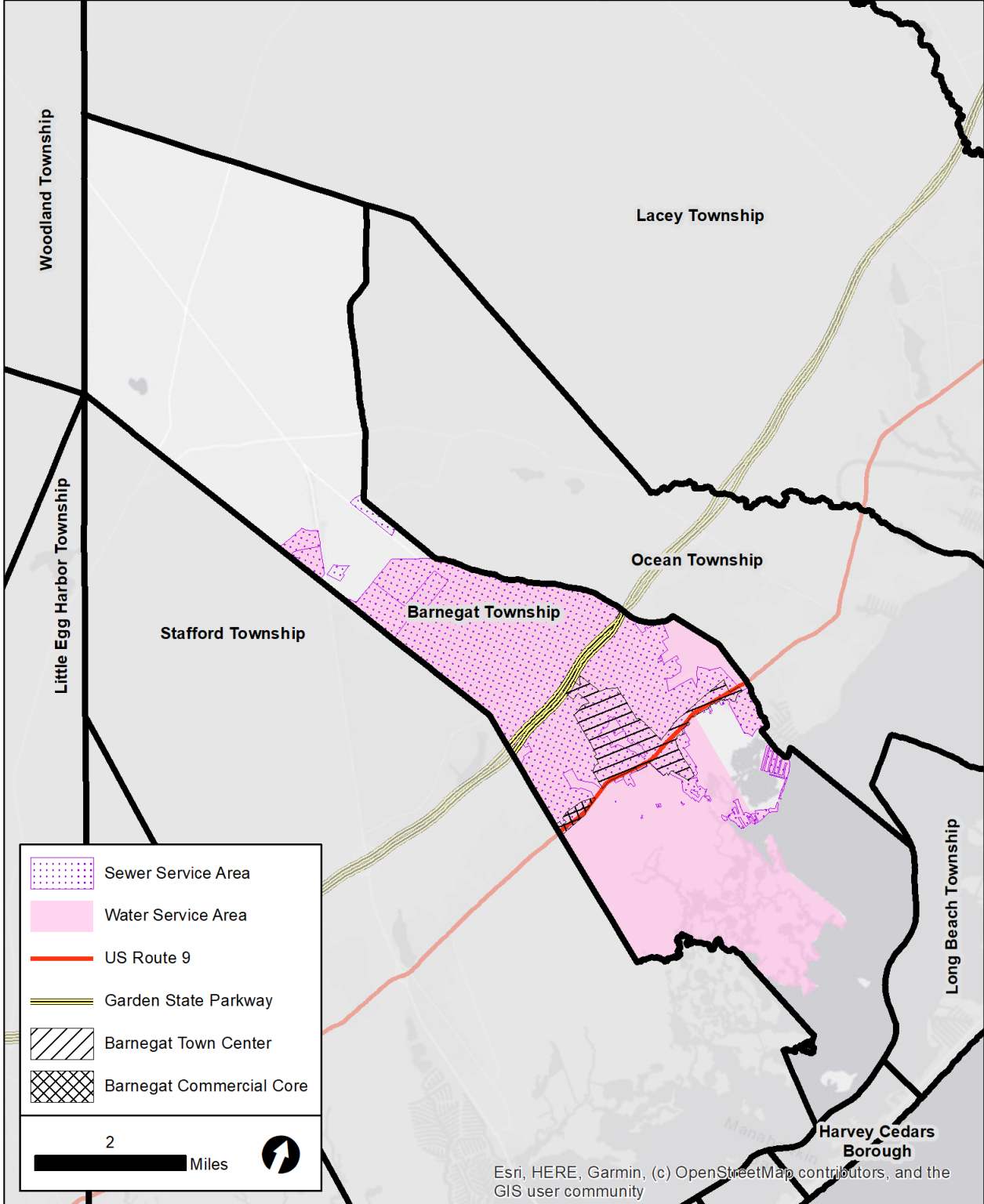
There is no passenger or freight rail service in Barnegat Township.

Sewer and Water Service

Barnegat Township's sewer service area comprises approximately 10,179.04 acres, or about 39.9 percent of the Township. In addition, the Township's public water service area comprises approximately 17,695.81 acres, or about 69.4 percent of the Township. The Township's sewer service and public water service areas are depicted on Map 5.

A copy of Barnegat Township's Water Allocation Permit has been provided to the New Jersey Office of Planning Advocacy within the context of Step 1 of the Plan Endorsement Process, which has been outlined in the introduction of this report.

Map 5: Public Water and Sewer Service Areas



Public Facilities and Services

The Barnegat Township Municipal Complex is located at 900 West Bay Avenue (Ocean County Route No. 554) and houses the municipal administration and court, as well as the Barnegat Township Police Department.

In addition to the above, there are a total of three fire stations and one EMS station. These are located at:

- Fire Station: 9 Birdsall Street;
- Fire Station: 499 North Barnegat Boulevard;
- Fire Station: 99 NJ Route 72; and,
- EMS Station: 6 Birdsall Street.

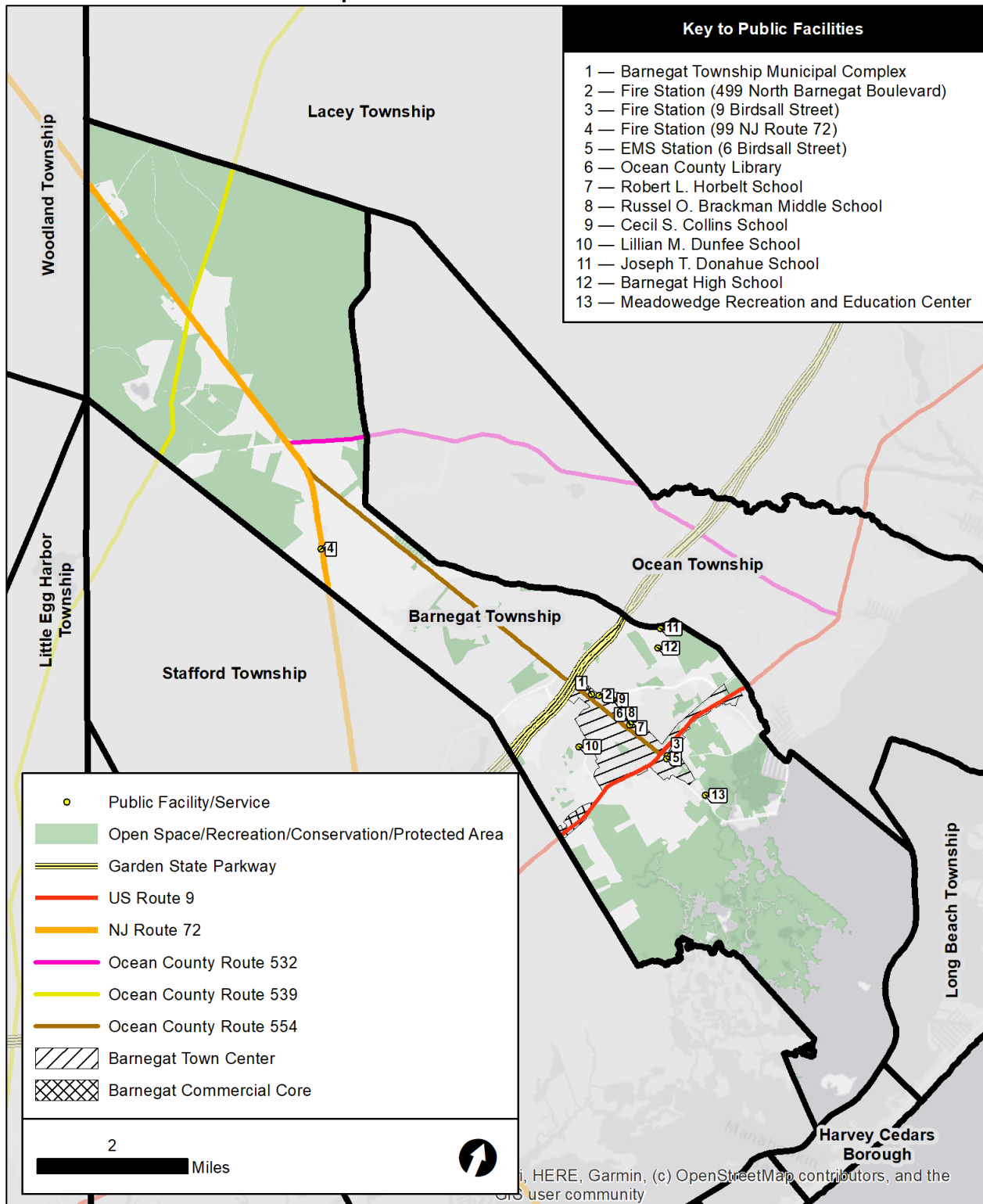
Other public facilities and services include:

- Barnegat Branch of the Ocean County Library: 112 Burr Street;
- Meadowedge Recreation and Education Center: 550 East Bay Avenue;
- Public Schools:
 - Lillian M. Dunfee School (PreK): 128 South Barnegat Boulevard;
 - Cecil S. Collins School (K-2): 570 North Barnegat Boulevard;
 - Joseph T. Donahue School (3-4): 200 Bengal Boulevard;
 - Robert L. Horbelt School (5-6): 104 Burr Street;
 - Russel O. Brackman Middle School (7-8): 600 North Barnegat Boulevard; and,
 - Barnegat High School: 180 Bengal Boulevard.

In addition to those facilities that have been listed above, it is noted that mapping of the New Jersey Department of Environmental Protection and United States Geological Survey indicates that there is a combined total of 12,328.73 acres of municipal, county, State, and Federal open space, recreation, conservation/protected areas.

The foregoing public facilities and services are depicted on Map 6.

Map 6: Public Facilities and Services



Environmental Concerns

The following subsections provide an overview of key environmental concerns within Barnegat Township. Among the topics covered are: wetlands; flood hazard areas; critical habitat areas; and the potentials for sea level rise, increased temperatures, and change in precipitation.

Wetlands

According to the New Jersey Department of Environmental Protection’s land use/land cover (LU/LC) data, which was last updated in 2015, Barnegat Township has a total of 5,215.39 acres of mapped wetlands. This comprises approximately 20.4 percent of the Township’s total area.

Mapped wetland areas have been depicted in Map 2 and summarized in Table 12.

Flood Hazard Areas

The Federal Emergency Management Agency (FEMA) provides effective and preliminary flood hazard mapping. Effective flood hazard mapping is the regulatory mapping used by the National Flood Insurance Program (NFIP). Preliminary flood hazard mapping provides an overview of projected risk to flood hazards, though the preliminary mapping is not regulatory.

Based on FEMA’s effective flood hazard mapping, 5,189.73 acres or 20.3 percent of Barnegat Township is located within a Special Flood Hazard Area (SFHA), and 142.85 acres or 0.6 percent of the Township is located within a 500-year floodplain. Based on FEMA’s preliminary flood hazard mapping, 5,294.72 acres or 20.8 percent of Barnegat Township would be located within a SFHA, and 118.13 acres or 0.5 percent of the Township would be located within a 500-year floodplain. Thus, if FEMA’s preliminary flood hazard mapping is adopted as effective: the area of SFHA would increase by approximately 104.99 acres or 2.0 percent; and the 500-year floodplain would decrease by about 24.73 acres or 17.3 percent.

Please note that the SFHA is characterized by a one-percent annual chance of flooding. The NFIP's floodplain management regulations must be enforced in the SFHA, and the mandatory purchase of flood insurance applies. The 500-year floodplain, which is characterized by a 0.2-percent annual chance of flooding, is not included within the SFHA. The SFHA and the 500-year floodplain are summarized in Table 14.

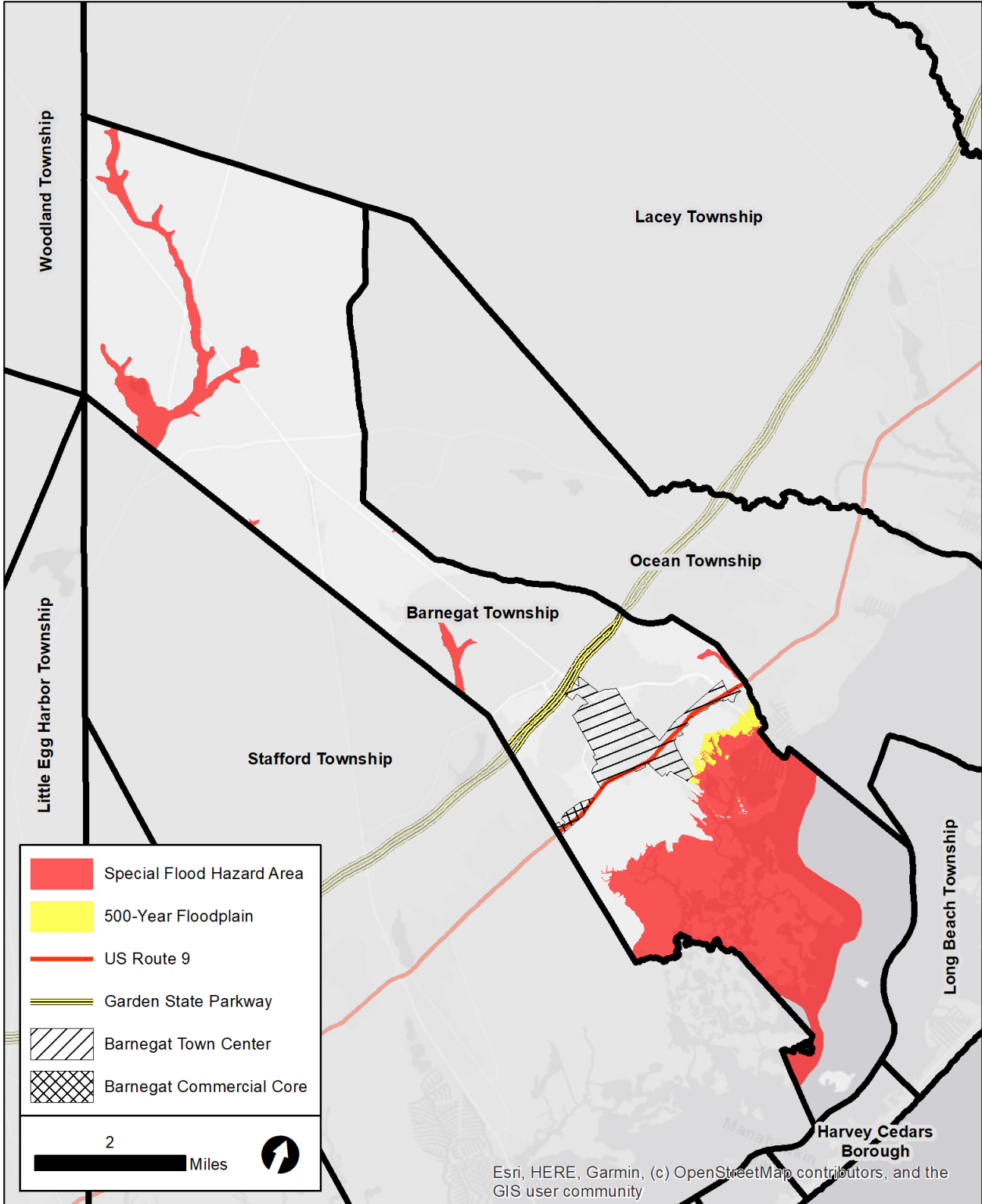
Table 14: Effective and Preliminary Flood Hazard Areas

	Effective		Preliminary		Change	
	Acres	Percent	Acres	Percent	Acres	Percent
Special Flood Hazard Area (SFHA)	5,189.73	20.3%	5,294.72	20.8%	104.99	2.0
500-Year Floodplain	142.85	0.6%	118.13	0.5%	-24.72	-17.3
Outside SFHA and 500-Year Floodplain	20,182.94	79.1%	20,102.68	78.8%	-80.26	-0.4

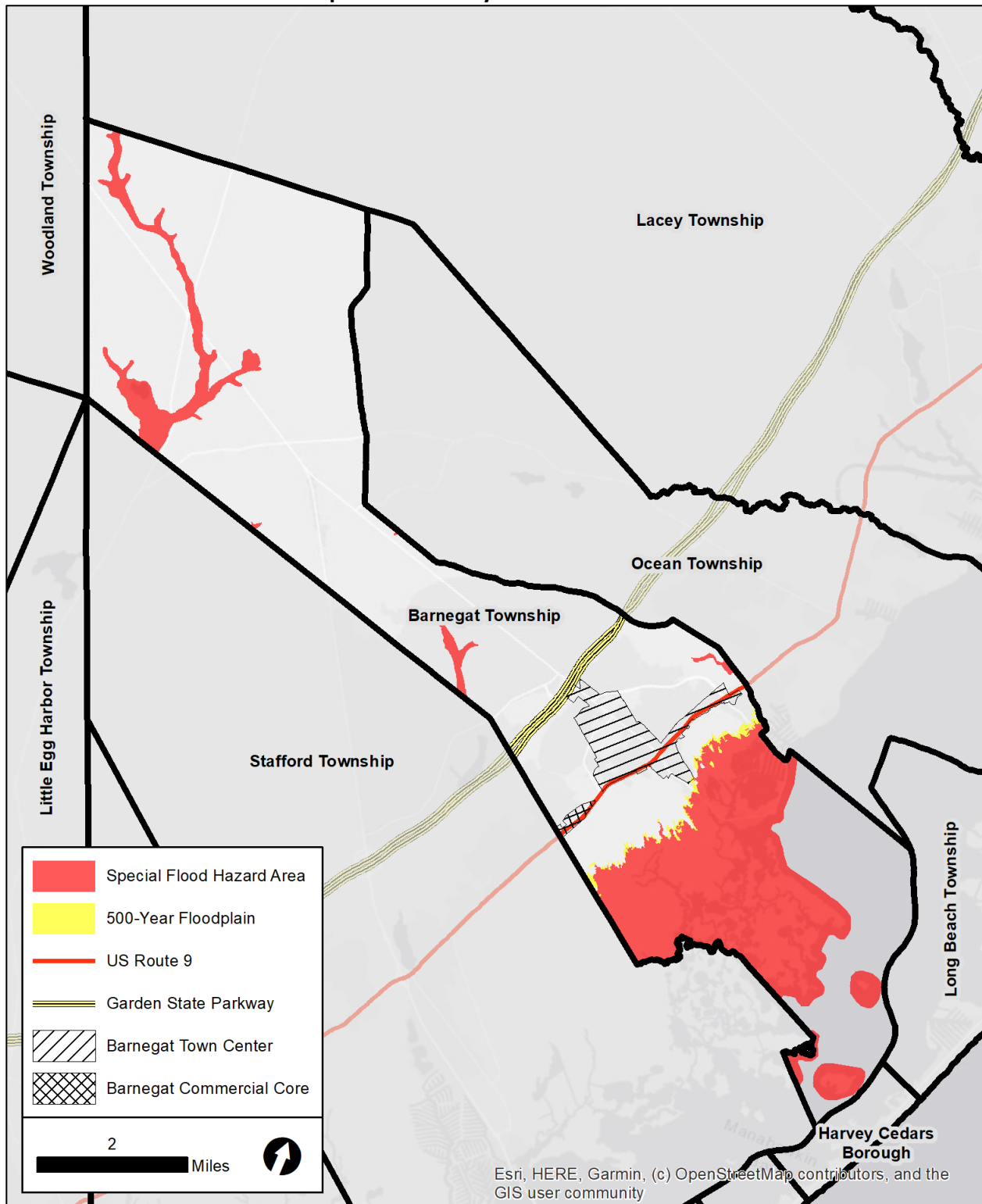
Source: Federal Emergency Management Agency (FEMA)

Effective and preliminary flood hazard areas are depicted in maps 7 and 8, respectively.

Map 7: Effective Flood Hazard Area



Map 8: Preliminary Flood Hazard Area



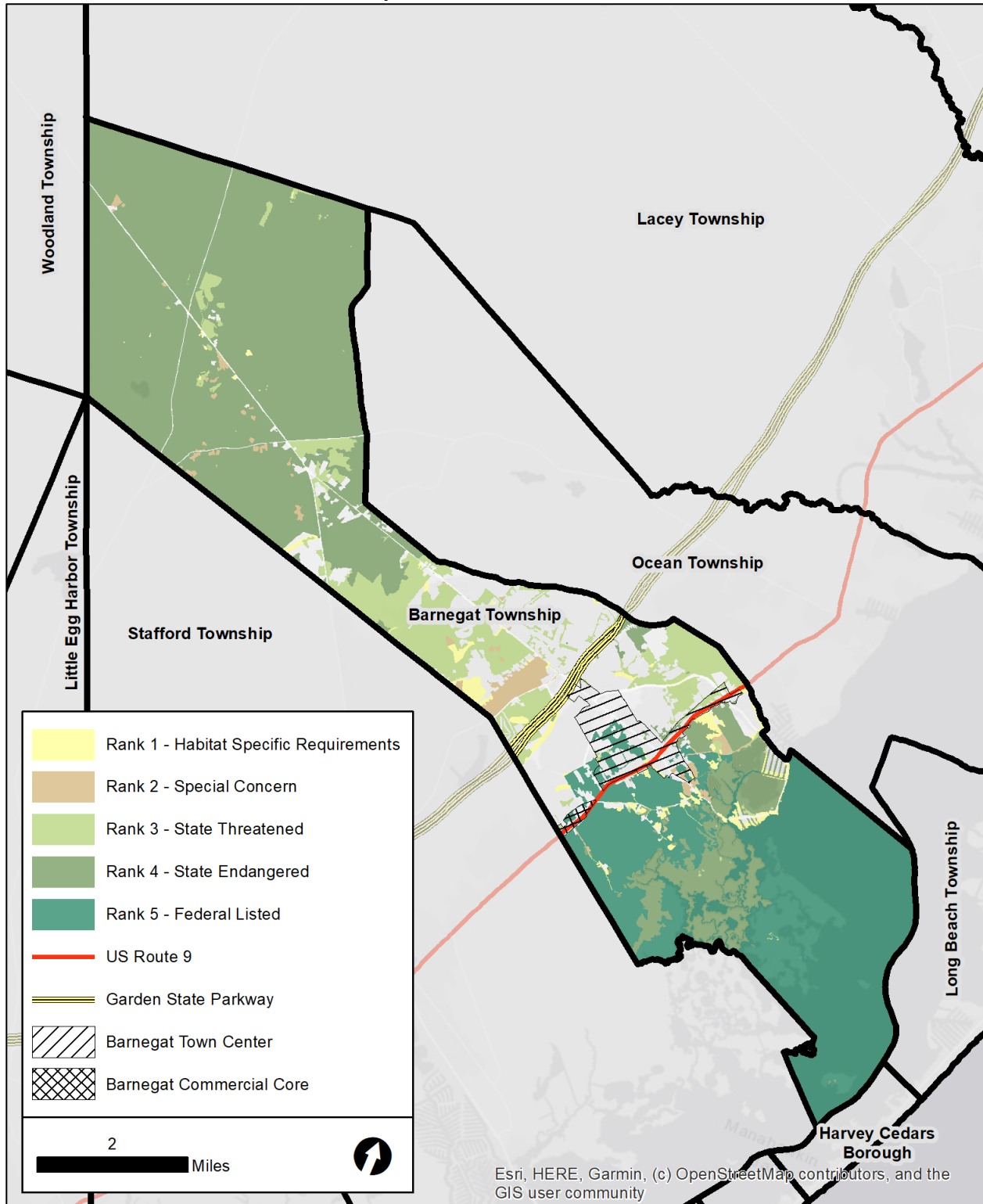
Critical Habitat Areas

The Landscape Project of the New Jersey Department of Environmental Protection provides wildlife habitat mapping for community land use planning and species conservation. As reflected in the Landscape Project's mapping, Barnegat Township contains extensive areas with potential and confirmed wildlife habitat areas. These areas are characterized by the conservation status ranking of wildlife species, as follows:

- **Rank 1 — Habitat Specific Requirements:** This ranking is assigned to species-specific habitat patches that meet habitat-specific suitability requirements such as minimum size or core area criteria for endangered, threatened, or special concern wildlife species, but that do not intersect with any confirmed occurrences of such species.
 - Barnegat Township contains 741.67 acres of Rank 1 habitat area. This is approximately 2.9 percent of the Township.
- **Rank 2 — Special Concern:** This ranking is assigned to species-specific habitat patches containing one or more occurrences of species considered to be species of special concern. Such 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.
 - Barnegat Township contains 639.32 acres of Rank 2 habitat area. This is approximately 2.5 percent of the Township.
- **Rank 3 — State Threatened:** This ranking is assigned to species-specific habitat patches containing one or more occurrences of threatened species, as classified by the New Jersey Department of Environmental Protection.
 - Barnegat Township contains 3,986.19 acres of Rank 3 habitat area. This is approximately 15.6 percent of the Township.
- **Rank 4 — State Endangered:** This ranking is assigned to species-specific habitat patches containing one or more occurrences of endangered species, as classified by the New Jersey Department of Environmental Protection.
 - Barnegat Township contains 20,179.38 acres of Rank 4 habitat area. This is approximately 79.1 percent of the Township.
- **Rank 5 — Federally Listed:** This ranking is assigned to species-specific habitat patches containing one or more occurrences of wildlife listed as endangered or threatened pursuant to the United States Endangered Species Act of 1973.
 - Barnegat Township contains 11,179.68 acres of Rank 5 habitat area. This is approximately 43.8 percent of the Township.

Critical Habitat Area is depicted in Map 9.

Map 9: Critical Habitat Area



Potential Sea Level Rise

As in other coastal municipalities, the threat of sea level rise is a primary climate change concern in Barnegat Township. In this regard, it is noted that recent modeling of the National Oceanic and Atmospheric Administration (NOAA) suggests that:

- 24.1 percent of Barnegat Township is susceptible to up to one (1) foot of sea level rise;
- 25.2 percent of Barnegat Township is susceptible to up to two (2) feet of sea level rise;
- 25.9 percent of Barnegat Township is susceptible to up to three (3) feet of sea level rise;
- 26.7 percent of Barnegat Township is susceptible to up to four (4) feet of sea level rise; and,
- 27.4 percent of Barnegat Township is susceptible to up to two five (5) of sea level rise.

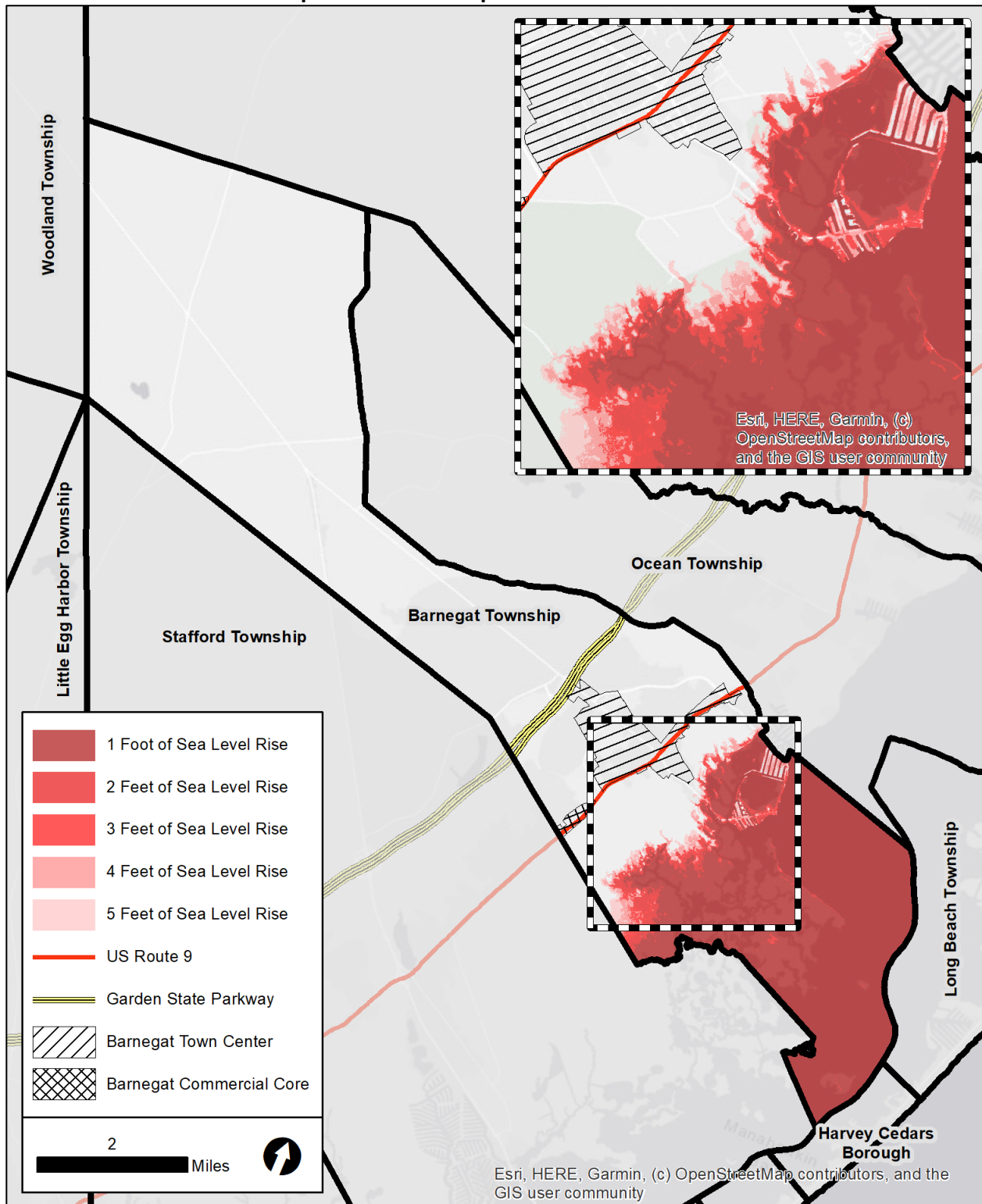
For reference, the New Jersey Department of Environmental Protection indicates that there is about a 50 percent chance that sea level rise will exceed 3.3 feet by 2100 and on a statewide basis¹.

Areas of Barnegat Township that are susceptible to sea level rise are depicted in Map 10.

Please note that the foregoing NOAA modeling, as well as mapping derived from NOAA modeling, are presented for informational purposes only. Barnegat Township has not performed an independent review of the NOAA modeling and is consequently unable to endorse it at this time. The inclusion of NOAA modeling in this report is not to be interpreted as Barnegat Township's endorsement of same.

¹ New Jersey Department of Environmental Protection, 2021. *Sea Level Rise Guidance for Planning and Decision-Making*. Trenton, New Jersey. New Jersey Department of Environmental Projection.

Map 10: Areas Susceptible to Sea Level Rise



Potential for Increased Temperature

Another climate change concern is the potential for increased temperatures. According to information on climate norms and projections published by AdaptWest, which is a project funded by the Wilburforce Foundation to develop information resources for climate adaptation planning, the mean annual temperature of Barnegat Township was approximately 12.39°C/54.31°F in the period from 1991 through 2020. The range of mean temperatures in said period is represented by: the mean temperature of the coldest month, which was 0.65°C/33.17°F; and the mean temperature of the warmest month, which was 24.31°C/75.76°F.

In the period from 2081 through 2100, however, the mean annual temperature of Barnegat Township is modeled to be approximately 17.43°C/63.38°F, and the mean annual temperatures of the coldest and warmest months is projected to be 5.34°C/41.61°F and 29.40°C/84.92°F, respectively. The basis for these projections is an ensemble mean of 13 Coupled Model Intercomparison Project Phase 6 (CMIP6) Atmosphere-Ocean General Circulation Model (AOGCMs) published by AdaptWest. CMIP6 is overseen by the Working Group on Coupled Modeling (WGCM), which is a program of the World Climate Research Program (WCRP), which is affiliated with the World Meteorological Organization, United Nations Educational, Scientific and Cultural Organization (UNESCO), and the International Science Council.

Normal and projected mean annual, mean coldest month, and mean warmest month temperatures are summarized in Table 15.

Table 15: Normal and Projected Temperatures

	Normal (1991–2020)		Projected (2081–2100)		Projected Increase	
	°C	°F	°C	°F	°C	°F
Mean Annual Temperature	12.39	54.31	17.43	63.38	5.04	9.07
Mean Coldest Month Temperature	0.65	33.17	5.34	41.61	4.69	8.44
Mean Warmest Month Temperature	24.31	75.76	29.40	84.92	5.09	9.16

Source: AdaptWest

As shown in Table 15, the mean annual temperature in Barnegat Township is projected to increase by approximately 5.04°C/9.07°F in the period through 2081 through 2100, with the mean temperature of the coldest month projected to increase by 4.69°C/8.44°F and the mean temperature of the warmest month projected to increase by 5.09°C/9.16°F. Potential consequences of increased temperatures may include, but are not limited to: increased mortality and morbidity (e.g., as a result of heat-related illness); increased air pollution; increased wildlife extinction rates; increased acidity of oceans; decreased food security; and sea level rise.

Please note that the foregoing projections of mean annual temperature, mean coldest month temperature and mean warmest month temperature are presented for informational purposes

only. Barnegat Township has not performed an independent review of these projections and is consequently unable to endorse them at this time. The inclusion of the foregoing projections in this report is not to be interpreted as Barnegat Township’s endorsement of same.

Potential for Change in Precipitation

The potential for changes in precipitation is another significant climate change concern. According to information on climate norms and projections published by AdaptWest, Barnegat Township received a mean of approximately 1,289.15 millimeter/50.75 inches of precipitation annually during the period from 1991 through 2020. Thereof, a total of about 554.20 millimeter/21.82 inches was received from May through September.

In the period from 2081 through 2100, however, the amounts of precipitation received in Barnegat Township are projected to change. Indeed, the projected mean annual precipitation of said period is 1,288.82 millimeter/50.74 inches, of which a mean of 514.02 millimeter/20.24 inches is projected to be received from May through September. The basis for these projections is an ensemble mean of 13 Coupled Model Intercomparison Project Phase 6 (CMIP6) Atmosphere-Ocean General Circulation Model (AOGCMs) published by AdaptWest.

Normal and projected precipitation statistics are summarized in Table 16.

Table 16: Normal and Projected Precipitation

	Normal (1991–2020)		Projected (2081–2100)		Change
	mm.	in.	mm.	in.	Percent
Mean Annual Precipitation	1,289.15	50.75	1,288.82	50.74	-0.02
Mean May-September Precipitation	554.20	21.82	514.02	20.24	-7.25

Source: AdaptWest

As shown in Table 16, precipitation, both measured annually and for the months of May through September, is projected to decrease in the period through 2081 through 2100. The most significant decrease is projected from May through September, which corresponds with New Jersey’s traditional growing season. Potential consequences of decreased precipitation may include but are not limited to: increased wildlife extinction rates; decreased food security; and seasonal drought.

Please note that the foregoing projections of mean annual precipitation and mean precipitation for the period from May through September are presented for informational purposes only. Barnegat Township has not performed an independent review of these projections and is consequently unable to endorse them at this time. The inclusion of the foregoing projections in this report is not to be interpreted as Barnegat Township’s endorsement of same.

Regional Jurisdictions

As described in the following subsections, Barnegat Township is located within the New Jersey Pinelands Region and the Coastal Zone.

New Jersey Pinelands Region

Barnegat Township is located within the New Jersey Pinelands Region and, consequently, falls under the jurisdiction of the New Jersey Pinelands Commission (PC). The Pinelands Comprehensive Management Plan (CMP) implements the powers granted to the PC by the 1979 New Jersey Pinelands Protection Act (N.J.S.A. 13:18A-1 et seq.) and the United States National Parks and Recreation Act of 1978.

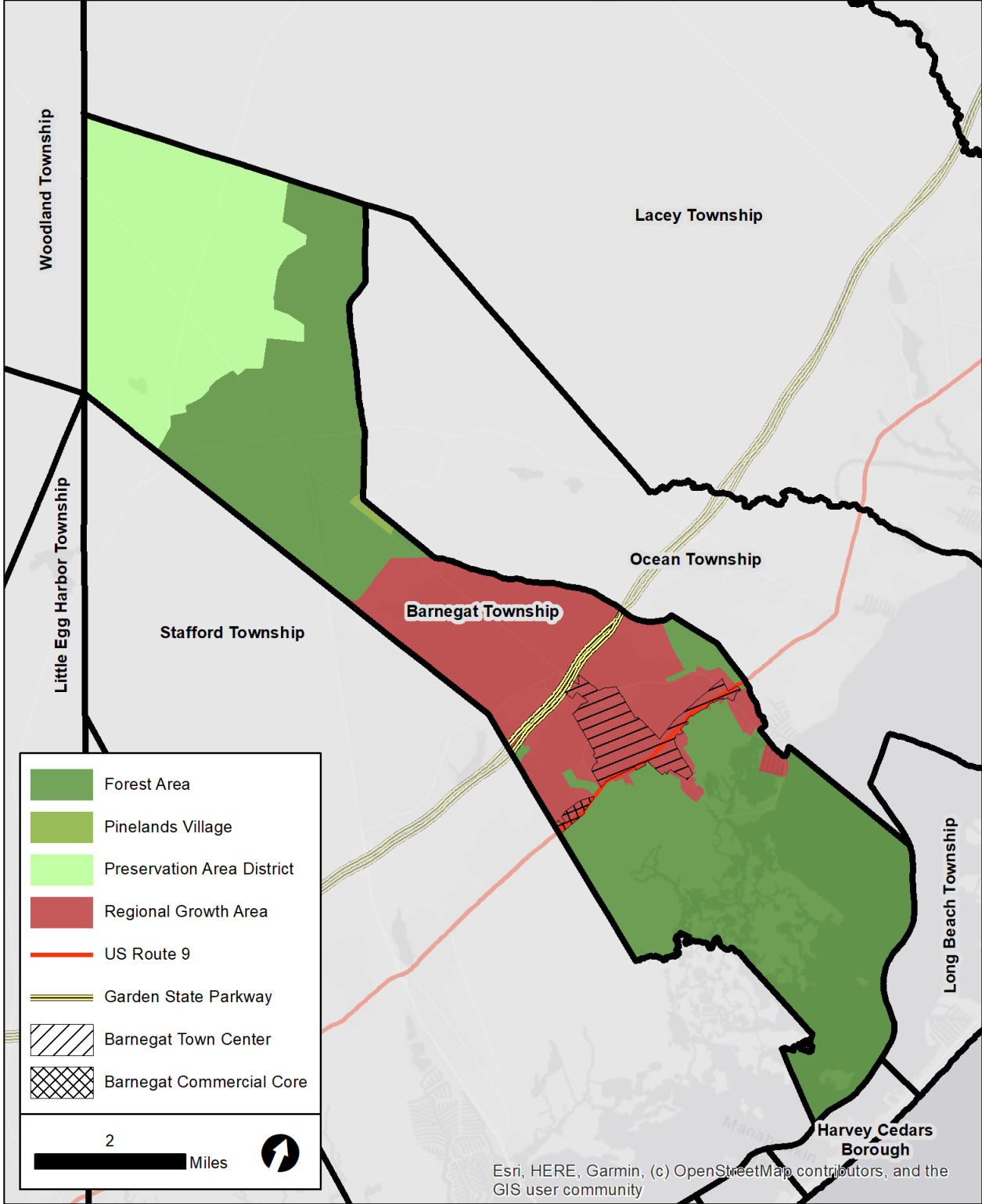
The CMP establishes land use management areas with goals, objectives, development intensities and permitted uses for each. The following management areas are located within Barnegat Township:

- **Forest Area:** This is a largely undeveloped area that is an essential element of the Pinelands environment. It contains high quality water resources and wetlands and provides suitable habitat for many threatened and endangered species. Clustered housing on one-acre lots is permitted at an average residential density of one home per every 28 acres. Roadside retail within 300 feet of pre-existing commercial uses is permitted, as are low intensity recreational uses.
 - A total of 13,790.38 acres of Barnegat Township are located within the Forest Area. This comprises 54.0 percent of the Township.
- **Pinelands Village:** This area includes 47 small, existing, spatially discrete settlements that are appropriate for infill residential, commercial and industrial development that is compatible with their existing characters. Most Pinelands Villages are not sewered; therefore, residential development is permitted on lots between one and five acres in size.
 - A total of 63.14 acres of Barnegat Township are located within the Pinelands Village land use management area. This comprises 0.2 percent of the Township.
- **Preservation Area:** This is the heart of the Pinelands environment and the most critical ecological region; a large, contiguous wilderness-like area of forest that supports diverse plant and animal communities and is home to many threatened and endangered species. No residential development is permitted, except for one-acre lots in designated infill areas and special "cultural housing" exceptions, on minimum 3.2 acre lots for property owned by families prior to 1979. Limited commercial uses are also permitted in designated infill areas.
 - A total of 5,778.00 acres of Barnegat Township are located within the Preservation Area. This comprises 22.6 percent of the Township.
- **Regional Growth Area:** These are areas of existing growth and adjacent lands capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands. Permitted residential densities range from two to six homes per acre with sewers. Sewered commercial and industrial uses are also permitted.
 - A total of 5,882.00 acres of Barnegat Township are located within the Regional Growth Area. This comprises 23.1 percent of the Township.

The extent of the foregoing management areas is depicted in Map 11.

Areas to the west of the Garden State Parkway are situated in the State-regulated Pinelands Region, which requires conformance with the CMP. Conformance is not required for areas to the east of the Garden State Parkway (n.b., conformance in these areas is voluntary).

Map 11: Pinelands Management Areas



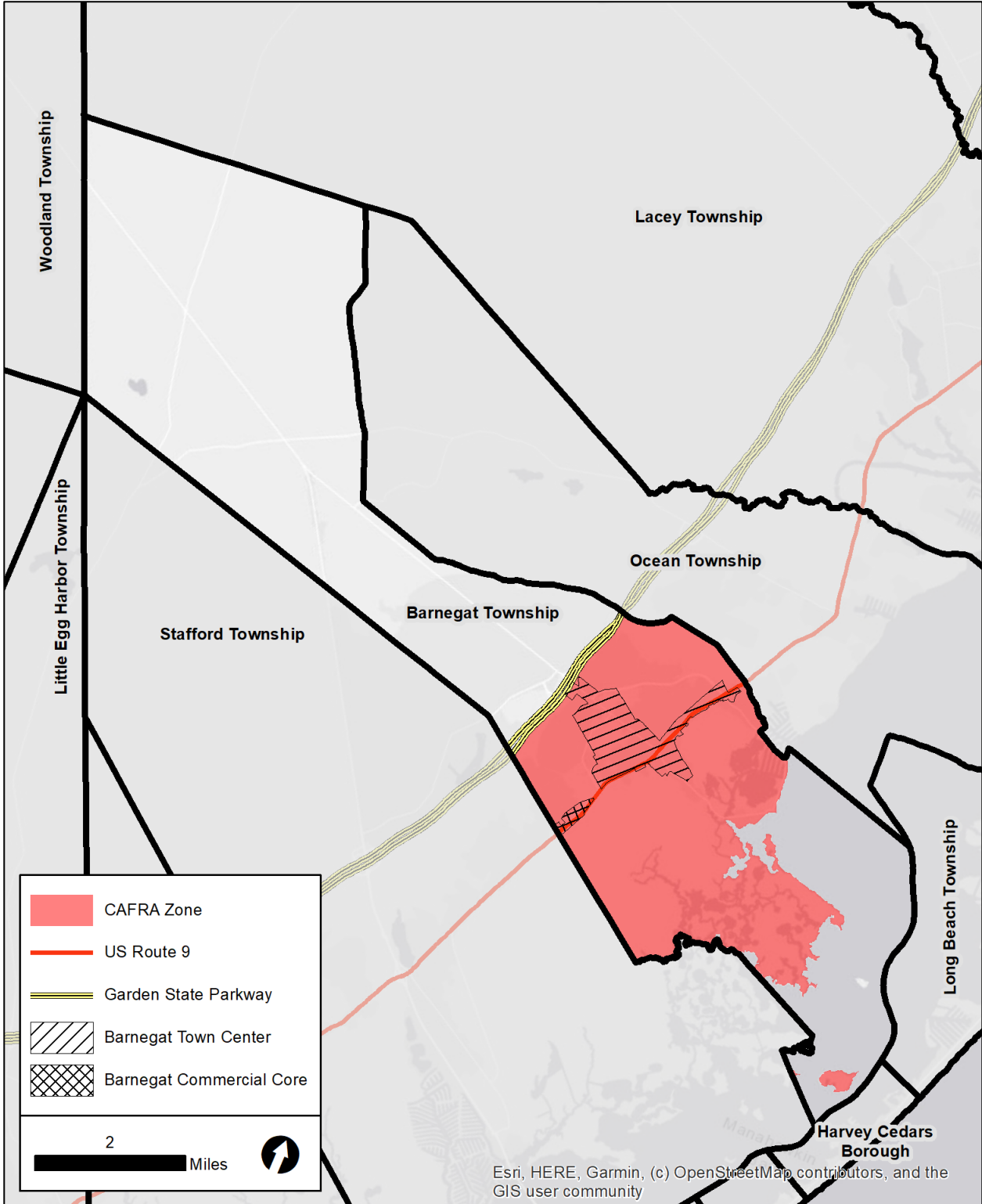
Coastal Zone

The United States Coastal Zone Management Act of 1972 (CZMA) provides for the management of the nation's coastal resources. Its goal is to "preserve, protect, develop, and where possible, to restore or enhance the resources of the nation's coastal zone."

The CZMA gave states the authority to manage the development and use of coastal land and water areas. As a result, the State of New Jersey adopted the Coastal Area Facilities Review Act (CAFRA; N.J.S.A. 13:19) to manage development in the coastal zone. CAFRA is implemented by Coastal Permit Program Rules (N.J.A.C. 7:7) and Coastal Zone Management Rules (N.J.A.C. 7:7E), which are administered by the New Jersey Department of Environmental Protection, Division of Land Resource Protection. Areas subject to these regulations are said to be within the CAFRA Zone. In Barnegat Township, the CAFRA Zone has an area of approximately 7,746.73 acres and comprises all areas to the east of the Garden State Parkway.

Map 12 depicts the CAFRA Zone within Barnegat Township.

Map 12: CAFRA Zone



Status of Municipal Planning Activities

Barnegat Township adopted a comprehensive master plan in 1978. In 1982, it updated the 1978 Master Plan to incorporate the Pinelands Management Areas into the Master Plan per the requirements of the Pinelands Comprehensive Management Plan (n.b., this update was prepared as a supplement to the 1978 Master Plan). In 1988, the second update to the 1978 Master Plan was adopted to revise goals and objectives as well as add a natural resource inventory. Master plan reexamination reports were then adopted in 1997 and 2005. In 2011, Barnegat adopted a third update to the 1978 Master Plan to add a Statement of Goals and Objectives, Land Use Plan, Circulation Plan, and Historic Preservation Plan Element. The Township subsequently adopted a Green Buildings and Environmental Sustainability Plan Element in 2013, a Housing Plan Element and Fair Share Plan in 2018, and, most recently, a master plan reexamination in 2021.

In addition to the foregoing activities, it is noted that Barnegat Township adopted two redevelopment plans. These redevelopment plans, which have been discussed elsewhere in this report, have been provided to the New Jersey Office of Planning Advocacy within the context of Step 1 of the Plan Endorsement Process.

It is further noted the Barnegat Township secured Plan Endorsement and designation of the Barnegat Town Center and Barnegat Commercial Core on December 7, 2011. Since December 7, 2011, the Township has successfully implemented the terms of its Plan Endorsement. The current petition for Plan Endorsement is to effectuate a renewal (i.e., a continuation) of the Township's existing endorsement, as well as its designated center and core.

Community Vision and Public Participation

Barnegat Township is currently seeking Plan Endorsement to effectuate a renewal (i.e., continuation) of the Township's existing endorsement, as well as its designated center and core.

Barnegat Town Center

The Township's designated center, which is known as Barnegat Town Center, is located to the east of the Garden State Parkway, and generally concentrated along West Bay Avenue (Ocean County Route No. 554), East Bay Avenue and US Route 9, with portions extending as far south as Gunning River Road and approximately as far north as Union Boulevard. A detailed overview of Barnegat Town Center is provided by Map 13.

Barnegat Town Center contains a variety of commercial and residential uses, as well as schools, open space areas, and municipal uses. The Township's vision for the Barnegat Town Center is to contain compact, mixed-use development that provides more efficient traffic and pedestrian circulation and reduces auto dependency to the extent feasible. The Township's 2011 Master Plan Update provides the following discussion of the vision for Barnegat Town Center:

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

The proposed Town Center contains areas that are zoned to contain commercial and residential uses. The commercial zones are Neighborhood Commercial (CN), Village Commercial (CV) and Planned Highway Development Commercial (C-PHD), which permit a variety of commercial retail uses. In addition, these zones permit residential apartments as an accessory use. The residential zones are residential single-family zones such as R-7.5 and R-20, which permit houses on lot areas of 7,500 sq. ft. and 20,000 sq. ft., respectively. In addition, the Town Center contains portions zoned as ML-2, which permits single-family detached units with an affordable component, consisting of a minimum of ten percent (10%) of the units within a development to be set aside for low and moderate income households. Available and pending housing types within the proposed Town Center include age-restricted and non age-restricted single-family detached units, townhouse units and group homes. The proposed Town Center also contains a variety of affordable housing types.

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

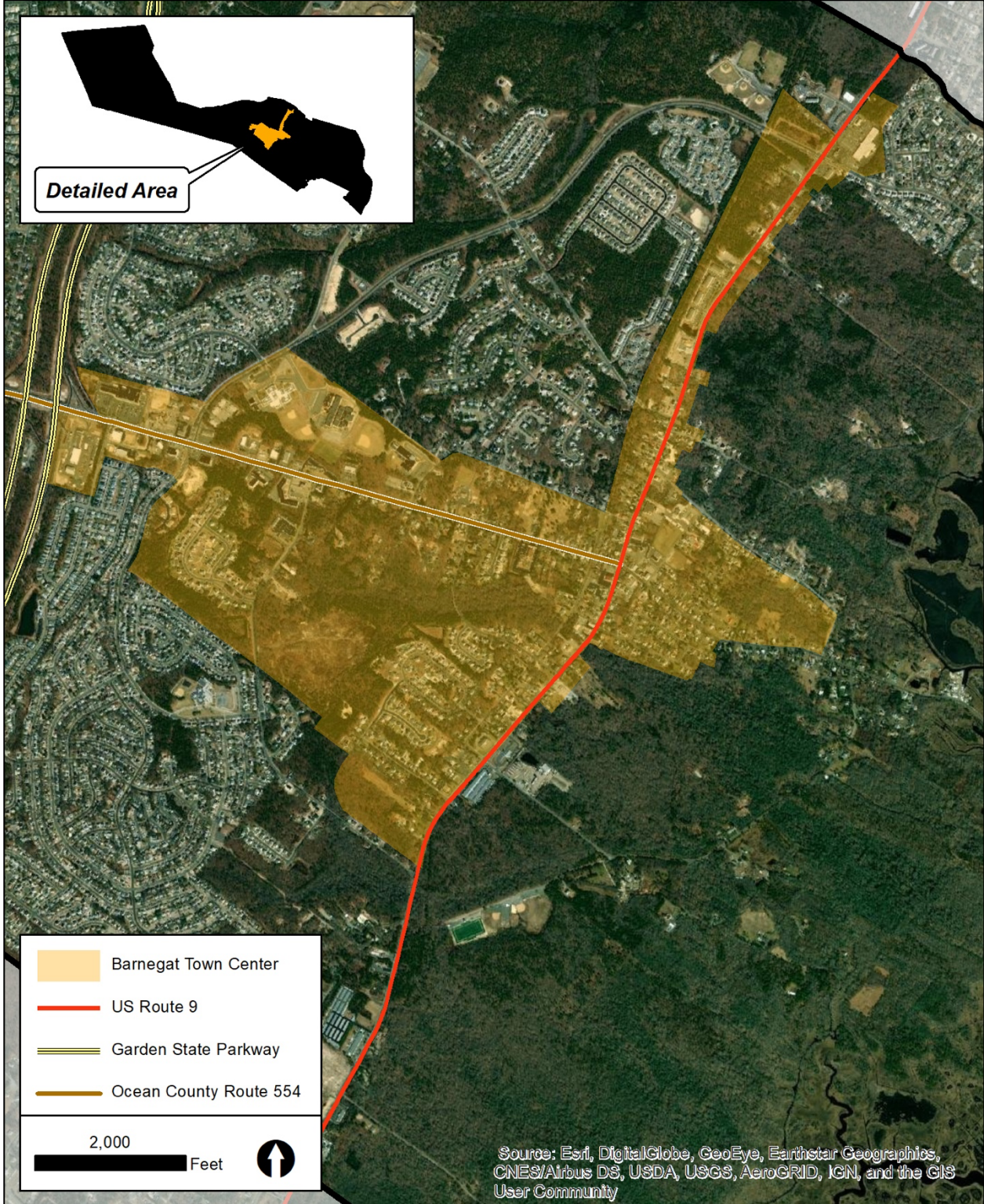
It is recommended that the Township amend the zoning ordinance to encourage pedestrian-oriented development within walking distance of transit opportunities, such as bus stops, at densities and intensities that will help to support transit usage and town center businesses. It is important to note that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

Please note that the Town Center zoning ordinance mentioned in the foregoing passage of the 2011 Master Plan Update was adopted as required. Please also note that Barnegat Township's 2021 Master Plan Reexamination Report affirmed the vision of the Barnegat Town Center and indicated that the Township should work with the Office of Planning Advocacy to secure a renewal of Plan Endorsement.

As required by the Municipal Land Use Law, the 2011 Master Plan Update and the 2021 Master Plan Reexamination Report were adopted by the Barnegat Township Planning Board at open public hearings, which were advertised in accordance with statutory requirements and provided the public with an opportunity to review and comment. These hearings were held on: September 28, 2021 for the 2021 Master Plan Reexamination Report; and April 26, 2011 for the 2011 Master Plan Update.

Given that the vision of the Barnegat Town Center was affirmed by the 2021 Master Plan Reexamination Report, and that no changes are proposed at this time, the Township seeks a waiver for additional community visioning with regard to the Barnegat Town Center. Should this waiver not be granted, the Township intends to hold supplemental community visioning meetings as part of the Plan Endorsement process to the extent required.

Map 13: Barnegat Town Center



Barnegat Commercial Core

The Township's designated core, which is known as Barnegat Commercial Core, is located to the south of the Barnegat Town Center, and generally concentrated along and between US Route 9 and Old Main Shore Road. A detailed overview of Barnegat Commercial Core is provided by Map 14.

Barnegat Commercial Core contains a variety of commercial, apartment, and hospitality uses. The Township's vision for the Barnegat Commercial Core is to contain compact, mixed-use development that provides more efficient traffic and pedestrian circulation and reduces auto dependency to the extent feasible. The Township's 2011 Master Plan Update provides the following discussion of the vision for Barnegat Commercial Core:

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

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

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

Please note that the Commercial Core zoning ordinance mentioned in the foregoing passage of the 2011 Master Plan Update was adopted as required.

In addition to the above, please note that the 2021 Master Plan Reexamination Report provides the following discussion of the vision for Barnegat Commercial Core:

Given the success of the Barnegat 67 mixed-use development, it is recommended that the current zoning in the C-PHD Planned Highway Development Commercial Zones along the US Route 9 corridor outside of the Town Center, and specifically the standards and requirements in the CC-CPHD Commercial Core Planned Highway Development Commercial Zone should be evaluated and revised as necessary to further encourage mixed use development where appropriate; and that any newly adopted development standards should be designed to promote compact development forms and environmentally sustainable design.

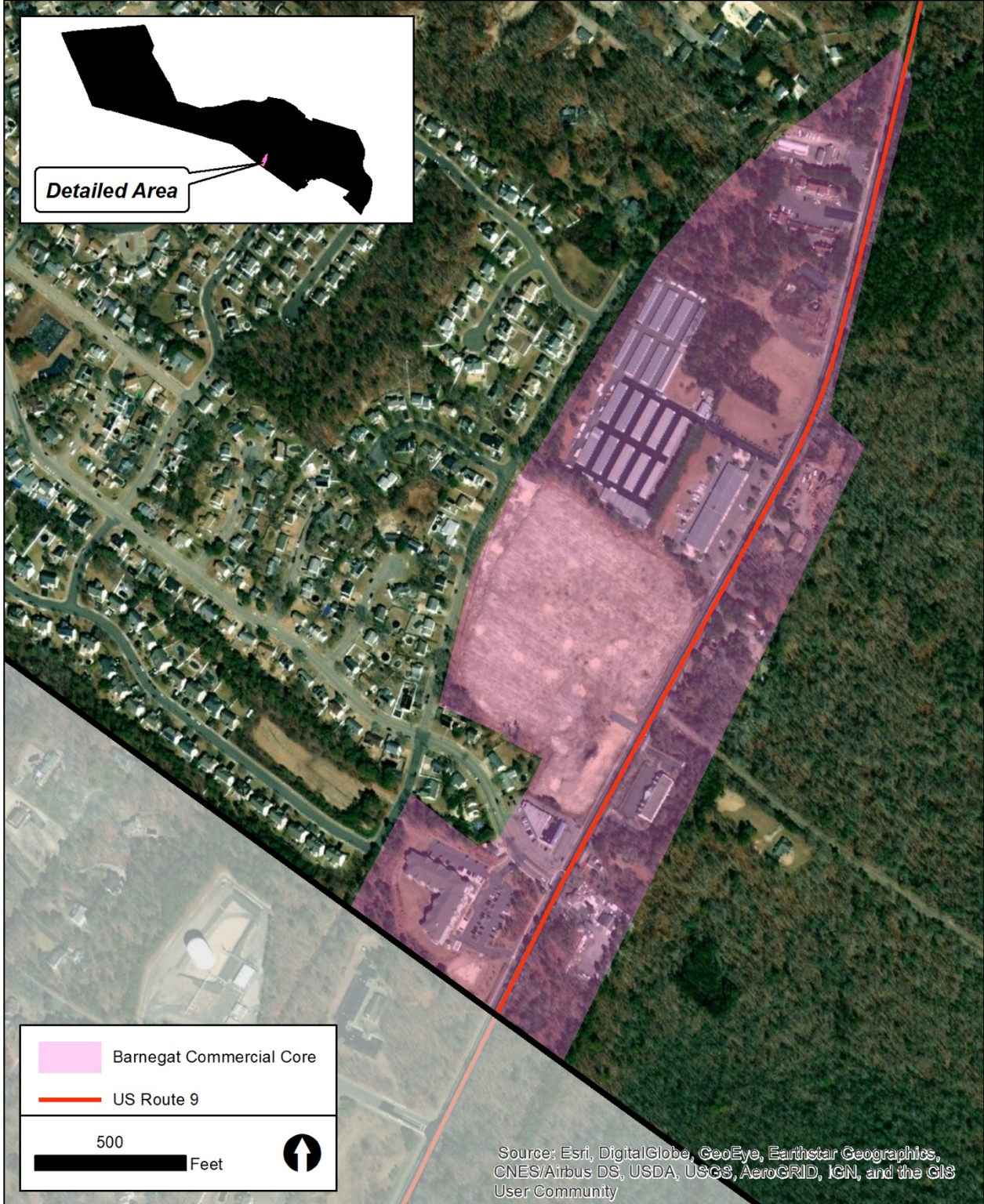
While the 2021 Master Plan Reexamination Report recommends zoning amendments, as necessary, to further encourage mixed-use development, it affirms the overall vision of a mixed-use development with compact development forms and environmentally sustainable design, all of which are consistent with the vision for the Barnegat Commercial Core that is provided in the 2011 Master Plan Update.

As required by the Municipal Land Use Law, the 2011 Master Plan Update and the 2021 Master Plan Reexamination Report were adopted by the Barnegat Township Planning Board at open public hearings, which were advertised in accordance with statutory requirements and provided the public with an opportunity to review and comment. These hearings were held on: September 28, 2021 for the 2021 Master Plan Reexamination Report; and April 26, 2011 for the 2011 Master Plan Update.

Please note that any future amendment of zoning within the area of the Barnegat Commercial Core would also take place with the benefit of open public hearings, which will be advertised as required and provide the public with opportunity to review and comment on any proposed amendments.

Given the above, the Township seeks a waiver for additional community visioning at this time. Should this waiver not be granted, the Township intends to hold supplemental community visioning meetings as part of the Plan Endorsement process to the extent required. The Township further notes that if it should be required to hold supplemental community visioning meetings that are over and above the statutory requirements associated with the adoption of zoning ordinance amendments, such meetings could be made a condition of Plan Endorsement.

Map 14: Barnegat Commercial Core



Recent and Upcoming Development Activities

As of the preparation of this Municipal Self-Assessment Report, the following development projects were under construction or approved:

- Coastal Woods (Block 92.111, Lot 24.09): An approval for 148 condominium units and a clubhouse has been granted. As of September 12, 2022, construction was in progress.
- Ocean Acres at Barnegat (Various Phases): As of September 12, 2022, platted lots had been approved for construction through an agreement between Walters Homes, the New Jersey Pinelands Commission, and Barnegat Township.
- Barnegat Terrace (Block 162.01, Lot 1.22): An approval for a 9,300 square-foot office building has been granted. Development has not occurred (n.b., Block 162.01, Lot 1.22 was assessed as vacant on September 12, 2022).
- The Lofts at Barnegat (Block 195, Lots 7, 8.01, 8.02, 8.03, 8.05, 8.05, 9.01 and 10): A preliminary and final major site plan application has been approved for: 24 townhomes; 186 apartments; and 32,000 square feet of commercial mixed-use space. As of September 12, 2022, construction had not started.

Looking forward, the following major applications were pending as of the preparation of this report:

- WP Barnegat — Starbucks (Block 115, Lot 1.03; West Bay Avenue): This application is for a Starbucks Café with drive-through facility.
- Barnegat Crossing III (Block 92.112, Lots 42.05, 42.06, 42.07, 42.09, 42.10 and 42.11; Lighthouse Drive): A preliminary and final major site plan application has been submitted. However, no hearing had occurred as of September 12, 2022.
- Esposito Enterprises (Block 45, Lot 4): A Zoning Board hearing is scheduled for November 2022.

In addition to the above, please note that a listing of pending major applications has been provided to the New Jersey Office of Planning Advocacy within the context of Step 1 of the Plan Endorsement Process.

Statement of Planning Coordination

As demonstrated in the 2011 Master Plan Update, Barnegat Township’s land use planning activities have occurred in coordination with State, regional, and county agencies, as well as contiguous municipalities.

With regard to contiguous municipalities, it is noted the 2011 Master Plan Update compared existing and proposed land use with the master plans and zoning ordinances of each of the five contiguous municipalities. In doing so, it found that:

Barnegat Township is currently in the process of seeking a designated Town Center and Commercial Core from the Department of Planning Advocacy (OPA). The Township intends to implement these designated areas through overlay zoning. As shown on Figure 2, Proposed Initial Plan Endorsement Map, the Town Center Boundary is not contiguous with any municipal boundaries and, therefore, will not cause any use compatibility issues.

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

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

In addition to the above, it is noted that the 2011 Master Plan Update reviews the Pinelands Comprehensive Management Plan, District Solid Waste Management Plan, documents of the North Jersey Transportation Planning Authority, Ocean County Master Plan, CAFRA regulations, and New Jersey State Development and Redevelopment Plan. In every case, the 2011 Master Plan Update has been found to be consistent with all of the above or has been prepared in accordance with applicable provisions (e.g., of CAFRA and its implementing regulations).

It is further noted that in having already secured Plan Endorsement and the designation of Barnegat Town Center and the Barnegat Commercial Core, Barnegat Township has sufficiently demonstrated—to the satisfaction of the State Planning Commission—its commitment to coordination with State, regional, county agencies and contiguous municipalities. Indeed, the

stated purpose of Plan Endorsement is to establish consistency among municipal, county, regional and State agencies with each other, and with the New Jersey State Development and Redevelopment Plan.

State, Federal and Other Programs, Grants and Capital Projects

As of September 12, 2022, there are no current projects involving State resources.

Sustainability Statement

The principles of sustainability are embedded into Barnegat Township's 2011 Master Plan Update. This is evident not only in the previously described visions for the Barnegat Town Center and Barnegat Commercial Core, but also generally within the Township's Statement of Objectives. Indeed, the Statement of Objectives, which is included in the 2011 Master Plan Update, includes the following goal:

Goal II

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

Objectives

- a) To adopt a Green Building and Environmental Sustainability Plan Element of the Master Plan, which encourages the efficient use of natural resources and the protection of ecosystems, consideration of the impact of buildings on the local, regional, and global environment, conservation and reuse of water, treatment of storm water on-site, and the optimization of sustainability through site orientation and design.*
- b) To update the Township's land use ordinance to encourage development applications that incorporate sustainable development design, methods, materials and practices.*
- c) To encourage and implement the use of solar and wind energy and other alternative energy methods and resources to satisfy the energy needs of the Township and its residents.*
- d) To perform an energy audit to pinpoint areas where energy is being used inefficiently and identify ways to increase the efficiency while reducing operating costs.*

Since the adoption of the foregoing goal, the Township has adopted: a Green Building and Environmental Sustainability Plan Element in 2013; and requirements for solar energy facilities in 2019.

Going forward, it is noted that Barnegat Township will be required to meet all requirements of the Municipal Land Use Law, including the new requirement to provide a climate change-related hazard vulnerability assessment with any new or amended land use element. Additionally, the Township would be subject to any conditions of the State Planning Commission should the current petition for Plan Endorsement be granted.

Consistency

This section reviews the consistency of the requested Plan Endorsement's consistency with the municipal and county master plans, as well as the New Jersey State Development and Redevelopment Plan.

Municipal Master Plan

As previously noted, Barnegat Township most recently reexamined its master plan in 2021. The 2021 Master Plan recommended that the Township work with the New Jersey Office of Planning Advocacy to secure Plan Endorsement to effectuate a renewal (i.e., a continuation) of the Township's existing endorsement, as well as its designated center and core. Thus, the current petition for Plan Endorsement is consistent with the municipal master plan.

In addition to the above, it is noted that the Township's existing land use and zoning plans are consistent with the requested Plan Endorsement. In fact, the Township's existing land use and zoning plans were prepared in connection with the Township's existing grant of Plan Endorsement and have been crafted to facilitate the development of the Barnegat Town Center and Barnegat Commercial Core.

It is further noted that none of the information presented in this Municipal Self-Assessment Report, including but not limited to information on existing conditions, contradicts the requested Plan Endorsement.

County Master Plan

The requested Plan Endorsement is consistent with Ocean County's 2011 Comprehensive Master Plan. Indeed, the 2011 Comprehensive Master Plan makes a series of recommendations to guide future development. The current petition for Plan Endorsement is consistent with several of these recommendations. Relevant recommendations are listed below:

- Housing Recommendations:
 - Continue to support services targeted to the underserved segments of the housing market, the special needs population and the elderly;
 - Continue to encourage programs that assist in the increased supply of safe, decent, sustainable, and affordable housing; and,
 - Promote mixed-use developments that incorporate design considerations such as transportation, education, employment, recreation, and public safety.
- Design Recommendation:
 - Encourage mixed use developments which contain a variety of building types and uses, connected by walkable and aesthetically pleasing streets and corridors.
- Land Use Recommendation:
 - Encourage municipalities to grow in a fashion that is true to smart growth principals and Town Center design standards, allowing for a mix of land uses in a singular area to increase accessibility by all residents.

New Jersey State Development and Redevelopment Plan

The following State Plan consistency review focuses on: goals, policies, and indicators; center criteria and policies; and planning area policy objectives.

Goals, Policies, and Indicators

The New Jersey State Development and Redevelopment Plan is organized around a series of eight goals with associated policies and indicators. These goals, policies and indicators are presented on the following pages in tables 17 through 24. After each table, is an analysis of how the requested Plan Endorsement would be consistent with the relevant goal, and how it would support the State's efforts to achieve targets for associated indicators.

Goal 1: Revitalize the State’s Cities and Towns

Goal 1 and associated policies and indicators are presented in Table 17.

Table 17: Goal 1 Overview

Goal		
Revitalize the State’s Cities and Towns		
Strategy	Policies	Indicators
<p>Protect, preserve, and develop the valuable human and economic assets in cities, towns, and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure, and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services, and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location, and diverse populations.</p>	<p>Policy on Urban Revitalization: Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>	<p>Key Indicator 5: Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance</p> <p>Indicator 6: Percent of jobs located in Urban Coordinating Council municipalities</p> <p>Indicator 23: Percent of building permits issued in Urban Coordinating Council municipalities</p> <p>Indicator 27: Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council</p>

A grant of Plan Endorsement would support the achievement of, or be consistent with, Goal 1 for the following reasons:

- The redevelopment plan for Barnegat Township’s Sweet Jenny Redevelopment Area, which is located within the Barnegat Commercial Core, envisions inclusionary residential development through the instrumentality of private capital. This reduces barriers to high-quality housing for low- and moderate-income households.
- Continued designation of the Barnegat Town Center and Barnegat Commercial Core would promote development in compact footprints, which not only serves to preserve natural areas and limit sprawl-type development but also maximizes the efficiency of public infrastructure investment and promotes improved mobility.
- The redevelopment plan for Barnegat Township’s Shoreline Sand and Gravel and Compass Point Redevelopment Area envisions inclusionary residential development through the instrumentality of private capital. This reduces barriers to high-quality housing for low- and moderate-income households.
- The implementation of the Township’s 2018 Housing Element and Fair Share Plan, which identifies existing and proposed affordable housing developments, would be supported by a grant of Plan Endorsement. Please note that the 2018 Housing Element and Fair Share Plan includes developments within the Barnegat Town Center and Barnegat Commercial Core.

Goal 2: Conserve the State’s Natural Resources and System

Goal 2 and associated policies and indicators are presented in Table 18.

Table 18: Goal 2 Overview

Goal		
Conserve the State’s Natural Resources and Systems		
Strategy	Policies	Indicators
<p>Conserve the state’s natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant, and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p>Policy on Water Resources: Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.</p> <p>Policy on Open Lands and Natural Systems: Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p> <p>Policy on Coastal Resources: Acknowledge the statutory treatment of the coastal area under federal and state legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional capacity analysis, protect vital ecological areas and promote recreational opportunities.</p> <p>Policy on Special Resource Areas: Recognize an area or region with unique characteristics or resources of statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey.</p>	<p>Key Indicator 2: The amount of land permanently dedicated to open space and farmland preservation</p> <p>Key Indicator 3: Percent of New Jersey’s streams that support aquatic life</p> <p>Indicator 11: Conversion of wetlands for development</p> <p>Indicator 26: Percent of land in New Jersey covered by adopted watershed management plans</p>

A grant of Plan Endorsement would support the achievement of, or be consistent with, Goal 2 for the following reasons:

- Continued designation of the Barnegat Town Center and Barnegat Commercial Core would promote development in compact footprints, which serves to preserve natural resources and systems by limiting sprawl-type development.

- The Barnegat Town Center and Barnegat Commercial Core promote ecologically sound development and are located within the Suburban Planning Area (Planning Area 2) of the New Jersey State Development and Redevelopment Plan.
- Barnegat Township is the location of two designated redevelopment areas, both of which are envisioned to provide for inclusionary housing. Redevelopment encourages the reuse of land, which, thereby, helps to conserve natural resources and systems.
- Barnegat Township's land use and zoning plans are consistent with State policy and regulation and serve to limit development in and preserve sensitive coastal areas and resources.
- Barnegat Township adopted an Open Space and Recreation Plan in 2004. Said plan established an action plan and goals specific to the Township that propose to increase the amount of open space and recreational facilities in response to the needs of Township residents.

Goal 3: Promote Beneficial Economic Growth, Development and Renewal for all Residents of New Jersey

Goal 3 and associated policies and indicators are presented in Table 19.

Table 19: Goal 3 Overview

Goal		
Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey		
Strategy	Policies	Indicators
<p>Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state’s strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location, and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments, and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.</p>	<p>Policy on Economic Development: Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.</p> <p>Policy on Agriculture: Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.</p> <p>Policy on Equity: It is the position of the State Planning Commission that the State Plan should neither be used in a manner that places an inequitable burden on any one group of citizens nor should it be used as a justification for public actions that have the effect of diminishing equity. It is also the position of the Commission that the achievement, protection and maintenance of equity be a major objective in public policy decisions as public and private sector agencies at all levels adopt plans and policies aimed at becoming consistent with the State Plan.</p>	<p>Key Indicator 1: New development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas</p> <p>Indicator 1: Average annual disposable income among New Jerseyans</p> <p>Indicator 2: Unemployment</p> <p>Indicator 3: Conversion of farmland for development</p> <p>Indicator 5: Agricultural output</p> <p>Indicator 7: Economic output per unit of energy consumed</p> <p>Indicator 21: Municipalities with median household incomes of less than \$30,000 per year (in 1990 dollars)</p> <p>Indicator 22: Number of census tracts with more than 40% of the population living under the poverty level</p>

A grant of Plan Endorsement would support the achievement of, or be consistent with, Goal 3 for the following reasons:

- The Barnegat Town Center and Barnegat Commercial Core are envisioned to contain compact, mixed-use developments that provide opportunities for residential and commercial development in areas with existing infrastructure.

- The Barnegat Town Center and Barnegat Commercial Core would provide an opportunity for the Township to promote economic growth in an environmentally sustainable location, while encouraging the preservation of valuable natural resources along the New Jersey Coast and within the Pinelands State-regulated Pinelands Region.
- The Barnegat Town Center and Barnegat Commercial Core are envisioned to contain compact mixed-use development that promotes efficient circulation and reduced auto dependency. In addition, the 2018 Housing Element and Fair Share Plan, Sweet Jenny Redevelopment Plan, and Shoreline Sand and Gravel and Compass Point Redevelopment Plan include plans for the creation of affordable housing units within the Barnegat Town Center and Barnegat Commercial Core. As a result, it is determined that economic development within the Barnegat Town Center and Barnegat Commercial Core would be socially beneficial. Indeed, achievement of the vision for the Barnegat Town Center and Barnegat Commercial Core would result in the creation of jobs within easy reach of affordable and market-rate residential development.

Goal 4: Protect the Environment, Prevent and Clean Up Pollution

Goal 4 and associated policies and indicators are presented in Table 20.

Table 20: Goal 4 Overview

Goal		
Protect the Environment, Prevent and Clean Up Pollution		
Strategy	Policies	Indicators
<p>Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing.</p>	<p>Policy on Air Resources: Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.</p> <p>Policy on Energy Resources: Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.</p> <p>Policy on Waste Management, Recycling and Brownfields: Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>	<p>Indicator 4: Percent of brownfield sites redeveloped</p> <p>Indicator 7: Economic output per unit of energy consumed</p> <p>Indicator 8: The generation of solid waste on a per capita and per job basis</p> <p>Indicator 9: Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide</p> <p>Indicator 10: Greenhouse gas emissions</p> <p>Indicator 13: Changes in toxic chemical use and waste generation (non-product output or NPO) by New Jersey’s manufacturing sector</p> <p>Indicator 15: Vehicle miles traveled per capita</p>

A grant of Plan Endorsement would support the achievement of, or be consistent with, Goal 4 for the following reasons:

- Barnegat Township has adopted performance standards that promote public health by ensuring that development does not emit harmful pollution.
- Barnegat Township has adopted stormwater, flood hazard control, and similar environmental regulations to limit the impacts of development.
- The Shoreline Sand and Gravel and Compass Point Redevelopment Area included mining activities that were cited with violations by the New Jersey Pinelands Commission. Among these violations were: clearing of additional land without approval by the Commission; mining operations expanding beyond the area permitted by the associated mining permit; development of structures within the required 200-foot buffer to the property line; and construction of commercial uses on the parcel without proper completion of an application with the Commission or obtaining necessary approvals. All of these activities constituted a

violation of the application requirements for the Barnegat Township land use ordinance and the Pinelands Comprehensive Management Plan. Implementation of the Shoreline Sand and Gravel and Compass Point Redevelopment Plan provides an opportunity to rectify the identified issues and improve the local environment.

- The Shoreline Sand and Gravel and Compass Point Redevelopment Plan includes a minimum open space requirement of 20 percent. It also requires a county park access easement and the creation of a pedestrian walkway network to reduce auto dependence.
- The Sweet Jenny Redevelopment Plan includes parks and preserves as principal permitted uses.

Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost

Goal 5 and associated policies and indicators are presented in Table 21.

Table 21: Goal 5 Overview

Goal		
Provide Adequate Public Facilities and Services at a Reasonable Cost		
Strategy	Policies	Indicators
<p>Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management, and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p>Policy on Infrastructure Investments: Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the state.</p> <p>Policy on Transportation: Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>	<p>Key Indicator 4: Meet present and prospective needs for public infrastructure systems</p> <p>Indicator 14: The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home</p> <p>Indicator 16: Number of pedestrian fatalities in vehicular accidents on state roads</p> <p>Indicator 17: Increase in transit ridership</p> <p>Indicator 18: Percent of potable water supplies that meet all standards</p> <p>Indicator 19: Percent of development on individual septic systems</p>

A grant of Plan Endorsement would support the achievement of, or be consistent with, Goal 5 for the following reasons:

- Barnegat Township provides a high level of services at a reasonable cost. By concentrating future development within the Barnegat Town Center and Barnegat Commercial Core, the efficiency of future service delivery is improved because of compact development footprints and location of future development within an area with existing infrastructure.
- The Township’s 2011 Master Plan Update envisions mixed-use development with a compact development footprint that increases the efficiency of circulation and reduced auto dependence. This is clear evidence that the Township has coordinated its transportation and land use planning.
- Barnegat Township adopted an Open Space and Recreation Plan in 2004. Said plan established an action plan and goals specific to the Township that propose to increase the amount of open space and recreational facilities in response to the needs of Township residents.

Goal 6: Provide Adequate Housing at a Reasonable Cost

Goal 6 and associated policies and indicators are presented in Table 22.

Table 22: Goal 6 Overview

Goal		
Provide Adequate Housing at a Reasonable Cost		
Strategy	Policies	Indicators
<p>Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p>Policy on Housing: Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p>Policy on Design: Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p>Indicator 20: Percent of New Jersey households paying more than 30% of their pre-tax household income towards housing</p> <p>Indicator 24: Annual production of affordable housing units</p>

A grant of Plan Endorsement would support the achievement of, or be consistent with, Goal 6 for the following reasons:

- The redevelopment plan for Barnegat Township’s Sweet Jenny Redevelopment Area, which is located within the Barnegat Commercial Core and the Suburban Planning Area (Planning Area 2) of the New Jersey State Development and Redevelopment Plan, envisions inclusionary residential development through the instrumentality of private capital. This reduces barriers to high-quality housing for low- and moderate-income households.
- The redevelopment plan for Barnegat Township’s Shoreline Sand and Gravel and Compass Point Redevelopment Area envisions inclusionary residential development through the instrumentality of private capital. This reduces barriers to high-quality housing for low- and moderate-income households.
- The implementation of the Township’s 2018 Housing Element and Fair Share Plan, which identifies existing and proposed affordable housing developments, would be supported by a grant of Plan Endorsement. Please note that the 2018 Housing Element and Fair Share Plan includes developments within the Barnegat Town Center and Barnegat Commercial Core.
- Barnegat’s existing land use and zoning fosters the development of a wide range of housing types to cater to a myriad of population groups.

- The Barnegat Town Center and Barnegat Commercial Core are envisioned as areas of mixed-use development with compact development footprints that increase the efficiency of circulation and reduced auto dependence.

Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

Goal 7 and associated policies and indicators are presented in Table 23.

Table 23: Goal 7 Overview

Goal		
Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value		
Strategy	Policies	Indicators
Enhance, preserve, and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment, and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.	Policy on Historic, Cultural and Scenic Resources: Protect, enhance, and where appropriate rehabilitate historic, cultural, and scenic resources by identifying, evaluating, and registering significant historic, cultural, and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values	Key Indicator 2: The amount of land permanently dedicated to open space and farmland preservation Indicator 12: Conversion of land per person

A grant of Plan Endorsement would support the achievement of, or be consistent with, Goal 7 for the following reasons:

- The 2011 Master Plan Update includes a Historic Preservation Plan Element (HPPE), which has been prepared pursuant to N.J.S.A. 40:55D-28(b)(10). The HPPE identifies existing historic resources in the Township, provides information about past and present preservation efforts, and makes recommendations for future preservation efforts.
- Barnegat Township adopted an Open Space and Recreation Plan in 2004. Said plan established an action plan and goals specific to the Township that propose to increase the amount of open space and recreational facilities in response to the needs of Township residents.
- The Shoreline Sand and Gravel and Compass Point Redevelopment Plan includes a minimum open space requirement of 20 percent. It also requires a county park access easement and the creation of a pedestrian walkway network to reduce auto dependence.
- The Sweet Jenny Redevelopment Plan includes parks and preserves as principal permitted uses.
- Existing zoning and land use provisions of Barnegat Township limit impervious cover and provide minimum requirements for open space and landscaping.
- As depicted on the Barnegat’s official zone plan, the Township has established a Historic District and a Historic District Transition Area. Associated regulations are provided in the Township’s zoning ordinance.
- The Township’s zoning ordinance includes architectural requirements for the C-V (Village Commercial) Zone District, which require that all permitted uses shall continue to encourage the present colonial/historical architectural theme of the district in the design and construction of the exterior elevations of all future development proposals.
- As provided in the Township’s zoning ordinance, a stated purpose of the TC (Town Center) Overlay District is to promote the creation of a district with architectural façade design and

building scale typical for a mixed-use neighborhood that will maintain Barnegat Township's historic character.

Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide

Goal 8 and associated policies and indicators are presented in Table 24.

Table 24: Goal 8 Overview

Goal		
Ensure Sound and Integrated Planning and Implementation Statewide		
Strategy	Policies	Indicators
<p>Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program, and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective, and equitable manner. Ensure that all development, redevelopment, revitalization, or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.</p>	<p>Policy on Comprehensive Planning: Promote planning for the public's benefit, and with strong public participation, by enhancing planning capacity at all levels of government, using capacity-based planning and Plan Endorsement to guide the location and pattern of growth and promoting cooperation and coordination among counties, municipalities, state, interstate and federal agencies.</p> <p>Policy on Planning Regions Established by Statute: The State Plan acknowledges the special statutory treatment accorded the New Jersey Pinelands under the Pinelands Protection Act, and the Hackensack Meadowlands under the Hackensack Meadowlands Reclamation and Development Act. The State Planning Commission is explicitly directed to “rely on the adopted plans and regulations of these entities in developing the State Plan.” In the State Plan, these areas are considered Planning Regions Established by Statute.</p> <p>Policy on Public Investment Priorities: It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars. (Designated Centers are included in the category of communities with Endorsed Plans.) Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.</p>	<p>Key Indicator 6: The degree to which local plans and state agency plans are consistent with the State Plan</p> <p>Indicator 25: Municipalities participating in comprehensive, multijurisdictional regional planning processes consistent with the State Plan</p>

A grant of Plan Endorsement would support the achievement of, or be consistent with, Goal 8 for the following reasons:

- Barnegat Township was granted Plan Endorsement and the resulting designation of the Barnegat Town Center and Barnegat Commercial Core in 2011. The current petition for Plan Endorsement is to effectuate a renewal (i.e., a continuation) of the Township’s existing endorsement, as well as its designated center and core.
- Having already secured Plan Endorsement and the designation of Barnegat Town Center and the Barnegat Commercial Core, Barnegat Township has sufficiently demonstrated—to

the satisfaction of the State Planning Commission—its commitment to sound and integrated planning.

Center Criteria and Policies

Barnegat Township seeks to maintain its existing center and core designations. This section, therefore, contains an assessment of the Barnegat Town Center and Barnegat Commercial Core in relation to the New Jersey State Development and Redevelopment Plan’s criteria and policies for town centers and cores.

The New Jersey State Development and Redevelopment Plan’s center criteria and policies are presented in Table 25.

Table 25: Center Criteria and Policies — Barnegat Town Center

Criteria	State Plan Criteria	Baseline	Proposed
Land Use			
Function	Mixed-use core and diverse housing	Limited existing mixed uses	The vision for the Barnegat Town Center includes compact, mixed-use development that provides more efficient traffic and pedestrian circulation and reduces auto dependency to the extent feasible. The Barnegat Town Center will become a pedestrian-oriented employment center containing vibrant and dynamic mixed-use areas containing residential, business, commercial, office, institutional, and educational uses. Additionally, cultural and entertainment activities for workers, visitors, and residents are envisioned. Further, the presence of the Township’s Historic District within the Barnegat Town Center is anticipated to create a sense of place that represents a unique, attractive, and memorable destination.
	Identified by strategic planning effort	Identified in 2011 Master Plan Update	Identified in 2011 Master Plan Update
Land Area	< 2 square miles	1.27 square miles	1.27 square miles
Housing Units	500 to 4,000	900 (Approximate; Estimate based on 2020 US Census blocks with residential development shown on 2020 aerials)	500 to 4,000
Housing Density	> 3 dwelling units per acre	1.1 dwelling units per acre (Approximate)	> 3 dwelling units per acre
Population			
Number of People	1,000 to 10,000	2,500 (Approximate; Estimate based on 2020 US Census blocks with residential development shown on 2020 aerials)	> 2,500 to 10,000
Density	> 5,000 per square mile	2,000 per square mile (Approximate)	> 5,000 per square mile

Table 25: Center Criteria and Policies — Barnegat Town Center

Criteria	State Plan Criteria	Baseline	Proposed
Economy			
Employment	> 500 to 10,000	1,740 (Approximate; Estimate based on percent of Barnegat Township’s commercial and industrial space located in Barnegat Town Center, as reflected in latest land use/land cover data of New Jersey Department of Environmental Protection and applied to total number of jobs in 2021).	> 1,740 to 10,000
Jobs:Housing Ratio	1:1 to 4:1	1.93:1	> 1.93:1 to 4:1
Infrastructure			
Capacity (General)	Sufficient existing or planned infrastructure	Public water and sewer service	Public water and sewer service
Transportation	Arterial highway or public transit	US Route 9; Ocean County Route No. 554; Ocean County Route No. 609; NJ Transit Route No. 559	US Route 9; Ocean County Route No. 554; Ocean County Route No. 609; NJ Transit Route No. 559

New Jersey State Development and Redevelopment Plan’s core criteria and policies are presented in Table 26.

Table 26: Core Criteria and Policies — Barnegat Commercial Center

Criteria	State Plan Criteria	Baseline	Proposed
Size			
Land Area	0.2 to 0.5 square miles	0.09 square miles (n.b., this figure is based on current extent of designated core, no changes proposed)	0.09 square miles (n.b., this figure is based on current extent of designated core, no changes proposed)
Population			
Number of People	> 100	128 (Estimate based on multipliers of “Who Lives in New Jersey Housing” by Listokin and Voicu, [2018] and published by the Center for Urban Policy Research at Rutgers University, as applied to Cornerstone at Barnegat Apartments project)	> 128
Housing			
Housing Units	> 50	70	> 70
Housing Density	> 3 dwelling units per acre	1.2 dwelling units per acre	> 3 dwelling units per acre
Economy			
Employment	> 250	235 (Approximate; Estimate based on percent of Barnegat Township’s commercial and industrial space located in Barnegat Town Center, as reflected in latest land use/land cover data of New Jersey Department of Environmental Protection and applied to total number of jobs in 2021).	> 250

As demonstrated in tables 25 and 26, Barnegat Town Center and Barnegat Commercial Core are generally consistent with applicable criteria and policies of the New Jersey State Development and Redevelopment Plan.

Planning Area Policy Objectives

The policy objectives of the Suburban Planning Area (Planning Area 2) and the Environmentally Sensitive Planning Area (Planning Area 5), and their consistency with the current petition for Plan Endorsement, are discussed in the following subsections.

Suburban Planning Area (Planning Area 2)

The intent of the Suburban Planning Area (Planning Area 2) is to:

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

The policy objectives of the Suburban Planning Area (Planning Area 2) are listed below. Each objective is accompanied by commentary on the current petition for Plan Endorsement’s consistency therewith (*commentary provided in italicized font*):

- **Land Use:** Guide development and redevelopment into more compact forms—Centers and former single-use developments that have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services, and cultural amenities. Plan and zone for a wide range of land uses and users, in order to achieve more balanced communities. Seek to better integrate different land uses and remove or mitigate physical barriers between them. Encourage densities capable of supporting transit. Preserve the Environs as park land, farmland, or partially developed low-density uses without compromising the Planning Area’s capacity to accommodate future growth.
 - *The Barnegat Town Center and Barnegat Commercial Core are envisioned as areas of compact, mixed-use development that provide more efficient traffic and pedestrian circulation and reduce auto dependency. By concentrating future development in the Barnegat Town Center and Barnegat Commercial Core, the Township encourages preservation of the Environs. Additionally, by promoting mixed-use development, the Township promotes the better integration of different land uses and the removal or mitigation of physical barriers between them. Both the Barnegat Town Center and Barnegat Commercial Core are located within the Suburban Planning Area (Planning Area 2).*
- **Housing:** Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate the area’s projected growth. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed

with maximum access to a full range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain the existing character.

- *The Township’s 2018 Housing Element and Fair Share Plan identifies planned and existing affordable or inclusionary, multi-family development in the Barnegat Town Center and Barnegat Commercial Core. This is further supported by the Sweet Jenny Redevelopment Plan and Shoreline Sand and Gravel and Compass Point Redevelopment Plans, both of which plan for the development of affordable or inclusionary housing (n.b., the Sweet Jenny Redevelopment Area is located within the Barnegat Commercial Core). Moreover, residential development in the Barnegat Town Center and Barnegat Commercial Core not only provides future residents with access to a full range of commercial, cultural, educational and other services, but also facilitates the delivery, provision and expansion of such services. Both the Barnegat Town Center and Barnegat Commercial Core are located within the Suburban Planning Area (Planning Area 2).*
- **Economic Development:** Guide opportunities for economic development into Centers or existing pedestrian- and transit-supportive single-use areas and target new jobs to these locations.
 - *Continued designation of the Barnegat Town Center and Barnegat Commercial Core, both of which are located in the Suburban Planning Area (Planning Area 2), will promote the location and development of economic development opportunities therein.*
- **Transportation:** Maintain and enhance a transportation system that links Centers and existing large single-use areas to each other, to Metropolitan Planning Areas and to major highway and transit corridors. Emphasize the use of public transportation systems and alternative modes of transportation where appropriate and feasible and maximize circulation and mobility options (including pedestrian and bicycle connections between developments) throughout. Encourage significant redevelopment and intensification around existing and planned rail stations along transit corridors and ferry stations along waterfronts. Promote flexible (variable route) transit and support employer-operated shuttle services. Preserve and stabilize general aviation airports and, where appropriate, encourage community economic development, transportation intermodal hubs, and complementary uses for airport property such as business centers.
 - *The Barnegat Town Center and Barnegat Commercial Core are located along US Route 9 and Ocean County Route No. 554, and both benefit from existing transit linkages via NJ Transit Route 559. In addition, both the Barnegat Town Center and Barnegat Commercial Core are intended to provide more efficient traffic and pedestrian circulation and reduce auto dependency. Both the Barnegat Town Center and Barnegat Commercial Core are located within the Suburban Planning Area (Planning Area 2).*
- **Natural Resource Conservation:** Conserve continuous natural systems, strategically locate open space, and buffer Critical Environmental Sites. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link into other Planning Areas.

- *Concentration of development in the Barnegat Town Center and Barnegat Commercial Core will help to minimize sprawl-type development, thereby promoting natural resource conservation. In addition, the Township has adopted an Open Space and Recreation Plan in 2004 and the eastern portion of the Township is conserved as a result of its location within the Pinelands National Preserve. Both the Barnegat Town Center and Barnegat Commercial Core are located within the Suburban Planning Area (Planning Area 2).*
- **Agriculture:** Guide development to ensure the continued viability of agriculture and the retention of productive farmland in strategically located agricultural areas and in other adjacent Planning Areas. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.
 - *Though agricultural uses represent only about 64.61 acres, or 0.3 percent, of Barnegat Township’s land area, it is noted that concentration of future development within the Barnegat Town Center and Barnegat Commercial Core will help to promote the retention of agricultural lands (n.b., according to the most recent land use/land cover data of the New Jersey Department of Environmental Protection, the Barnegat Town Center contains just under 3.0 acres of agricultural land and the Barnegat Commercial Core contains none). Both the Barnegat Town Center and Barnegat Commercial Core are located within the Suburban Planning Area (Planning Area 2), but the majority of agricultural land is located outside of the Suburban Planning Area (Planning Area 2).*
- **Recreation:** Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels, by concentrating on the maintenance and rehabilitation of existing parks and open space, while expanding and linking the system through redevelopment and reclamation projects. In the undeveloped portions of this Planning Area, acquire and improve neighborhood and municipal parkland within Centers, and regional park land and open space either in or within easy access of Centers.
 - *The Township has adopted an Open Space and Recreation Plan in 2004 and the eastern portion of the Township is conserved as a result of its location within the Pinelands National Preserve. Additionally, the Township’s existing zoning regulations includes minimum requirements for open space, as well as requirements for the provision of pedestrian pathways. While the foregoing is applicable to the Suburban Planning Area (Planning Area 2), it is not exclusive to the Suburban Planning Area (Planning Area 2).*
- **Redevelopment:** Encourage redevelopment efforts in existing Centers and single-use areas which can be redeveloped into mixed-use areas, and areas within walking distance of train stations or other major public transit facilities. Redevelop at transit-supportive densities, while creating pedestrian-oriented environments. Take full advantage of the opportunities available under the state’s redevelopment statutes to promote new Centers and retrofit existing areas with mixed-uses and higher densities.
 - *The Sweet Jenny Redevelopment Area is located within the Barnegat Commercial Core, which is part of the Suburban Planning Area (Planning Area 2). While there are no train stations within Barnegat Township, it is noted that the Sweet Jenny Redevelopment Area is located along US Route 9, which is serviced by NJ Transit Route 559.*

- **Historic Preservation:** Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area’s ability to develop or redevelop. Coordinate historic preservation with tourism efforts.
 - *As indicated in the Township’s zoning ordinance and associated zoning map, a Historic District has been delineated. This Historic District is located within the Suburban Planning Area (Planning Area 2). In addition, the Township’s 2011 Master Plan Update included a Historic Preservation Plan.*
- **Public Facilities and Services:** Phase and program the extension of public facilities and services to support development in Centers and ensure adequate levels of public and private services. Encourage jurisdictions to locate all public and private community facilities—schools, libraries, municipal buildings, government offices, post offices, civic, cultural, and religious facilities, fire stations, etc.—in Centers or in proximity to (within walking distance of) Centers. Central facilities serving a wide population should be located in or near Cores.
 - *Concentration of new development within the Barnegat Town Center and Barnegat Commercial Core, both of which are located within the Suburban Planning Area (Planning Area 2), will help to improve service delivery and promote the maximized efficiency of public infrastructure investment.*
- **Intergovernmental Coordination:** Establish regional approaches to the planning and provision of facilities and services. Create public/public and public/private partnerships to locate, facilitate, coordinate, and implement new development and redevelopment in Centers.
 - *Continued designation of the Barnegat Town Center and Barnegat Commercial Core, both of which are located within the Suburban Planning Area (Planning Area 2), will facilitate the implementation of new development and redevelopment therein. Further, it is noted that development in Barnegat Township is subject to CAFRA or Pinelands Commission oversight.*

Environmentally Sensitive Planning Area (Planning Area 5)

The intent of the Environmentally Sensitive Planning Area (Planning Area 5) is to:

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

The policy objectives of the Environmentally Sensitive Planning Area (Planning Area 5) are listed below. Each objective is accompanied by commentary on the current petition for Plan Endorsement’s consistency therewith (*commentary provided in italicized font*):

- **Land Use:** Protect natural systems and environmentally sensitive features by guiding development and redevelopment into Centers and establishing Center Boundaries and

buffers and greenbelts around these boundaries. Maintain open space networks, critical habitat and large contiguous tracts of land in the Environs by a variety of land use techniques. Development and redevelopment should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protects areas where public investments in open space preservation have been made. Development and redevelopment in the Environs should maintain and enhance the natural resources and character of the area.

- *Lands within the Environmentally Sensitive Planning Area (Planning Area 5) are zoned at low densities. This serves to channel development into more appropriate areas within the Suburban Planning Area (Planning Area 2).*
- **Housing:** Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth. Ensure that housing in general—and in particular affordable, senior citizen, special needs, and family housing—is developed with access to a range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.
 - *The Barnegat Town Center and Barnegat Commercial Core, both of which are in the Suburban Planning Area (Planning Area 2), are intended to accommodate the bulk of Barnegat Township’s future growth and development. The existing zoning of the Environmentally Sensitive Planning Area (Planning Area 5) is intended to enhance its scenic qualities within minimal impact on the environment.*
- **Economic Development:** Support appropriate recreational and natural resource-based activities in the Environs and locate economic development opportunities that are responsive to the needs of the surrounding region and the travel and tourism industry in Centers. Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.
 - *The Barnegat Town Center and Barnegat Commercial Core, both of which are in the Suburban Planning Area (Planning Area 2), are intended to accommodate the bulk of Barnegat Township’s future growth and development. The existing zoning of the Environmentally Sensitive Planning Area (Planning Area 5) is intended to enhance its scenic qualities within minimal impact on the environment. Economic activity within the area of the Environmentally Sensitive Planning Area (Planning Area 5) are largely recreational or resource based. Key examples include: marinas, restaurants, and similar waterfront businesses along and within the vicinity of Plank Road.*
- **Transportation:** Maintain and enhance a transportation system that protects the Environs from scattered and piecemeal development and links Centers to each other within and between Planning Areas. Encourage alternatives to the single-occupancy vehicle whenever feasible. Accommodate the seasonal demands of travel and tourism that support recreational and natural resource-based activities. In Centers, emphasize the use of public

transportation systems and alternatives to private cars where appropriate and feasible and maximize circulation and mobility options throughout.

- *While there is no public transit within the area of the Environmentally Sensitive Planning Area (Planning Area 5), NJ Transit Bus Route 559 operates along US Route 9, which is proximate to said planning area. The existing roadway network of the Environmentally Sensitive Planning Area (Planning Area 5) is appropriate given the area’s context.*
- **Natural Resource Conservation:** Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protects natural systems and sensitive natural resources, including endangered species, ground and surface water resources, wetland systems, natural landscapes of exceptional value, critical slope areas, scenic vistas and other significant environmentally sensitive features.
 - *The majority of the Environmentally Sensitive Planning Area (Planning Area 5) consists of forest-cover and wetlands. The low density of permitted development, combined with applicable regulations, will facilitate the retention of these areas.*
- **Agriculture:** Promote agricultural practices that prevent or minimize conflicts with sensitive environmental resources. Guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas. Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers. Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land use conflicts. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.
 - *As indicated by the latest land use/land cover information of the New Jersey Department of Environmental Protection, there is only a limited amount of agricultural lands in the Environmentally Sensitive Planning Area (Planning Area 5). These lands are concentrated along Lower Shore Road and Collinstown Road. The low density of permitted development, combined with applicable regulations, will facilitate the retention of these areas.*
- **Recreation:** Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisitions and development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems. Ensure meaningful access to public lands.
 - *The Environmentally Sensitive Planning Area (Planning Area 5) provides regional recreation and tourism opportunities by providing waterfront access to the Barnegat Bay along and in the vicinity of Plank Road and Bayshore Drive. Indeed, the area includes public beaches, waterfront dining and marinas.*
- **Redevelopment:** Encourage environmentally appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of

infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile to attract growth otherwise planned for the Environs.

- *Barnegat Township has two redevelopment areas, namely: Sweet Jenny Redevelopment Area; and Shoreline Sand and Gravel and Compass Point Redevelopment Area. None of the redevelopment areas are located within the Environmentally Sensitive Planning Area (Planning Area 5). The Sweet Jenny Redevelopment Area is located in the Suburban Planning Area (Planning Area 2) and the Barnegat Commercial Core. The Shoreline Sand and Gravel and Compass Point Redevelopment Area is located to the west of the Garden State Parkway within a Regional Growth Area as delineated in the Pinelands Comprehensive Management Plan.*
- **Historic Preservation:** Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the ability for a Center to develop or redevelop. Outside Centers, coordinate historic preservation needs with open space preservation efforts. Coordinate historic preservation with tourism efforts.
 - *As indicated in the Township’s zoning ordinance and associated zoning map, a Historic District has been delineated. This Historic District is located within the Suburban Planning Area (Planning Area 2). However, the Township has also designated a Historic District Transition Area, which provides architectural standards to ensure architectural compatibility and harmony with the adjacent Historic District. Portions of the Historic District Transition Area are located within the Environmentally Sensitive Planning Area (Planning Area 5). In addition to the above, it is noted that the Township’s 2011 Master Plan Update included a Historic Preservation Plan.*
- **Public Facilities and Services:** Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of environmentally sensitive features and other open spaces; to protect public investments in open space preservation programs; and to minimize conflicts between Centers and the Environs. Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers. Make community wastewater treatment a feasible and cost-effective alternative.
 - *Only limited areas of the Environmentally Sensitive Planning Area (Planning Area 5) are located within a sewer service area. The largest, most expansive of these areas is along and within the vicinity of Plank Road and Bayshore Drive, which is an existing developed area. Given the low densities permitted within the area of the Environmentally Sensitive Planning Area (Planning Area 5), substantial development that would require wastewater facilities is not anticipated.*
- **Intergovernmental Coordination:** Coordinate efforts of state agencies, county and municipal governments to ensure that state and local policies and programs support

environmental protection by examining the effects of financial institution lending practices, government regulation, taxation and other governmental policies and programs.

- *Continued designation of the Barnegat Town Center and Barnegat Commercial Core, both of which are located within the Suburban Planning Area (Planning Area 2), will facilitate the implementation of new development and redevelopment therein. Further, it is noted that development in Barnegat Township is subject to CAFRA or Pinelands Commission oversight (n.b., CAFRA oversight applies within the area of the Environmentally Sensitive Planning Area [Planning Area 5]).*

State Agency Actions

As of September 12, 2022, there were no known State agency actions pending in Barnegat Township.

State Agency Assistance/Expected Benefits

Barnegat Township requests that the State Planning Commission grant Plan Endorsement and the continued designation of the Barnegat Town Center and Barnegat Commercial Core.

The Township further requests access to all normal benefits of Plan Endorsement as it implements its endorsed plan. As outlined within the introduction of this Municipal Self-Assessment Report, such benefits may include: technical assistance; direct State capital investment; priority for State grants and low-interest loans; preferential interest rates; and a coordinated regulatory review for projects consistent with endorsed plans.

In addition to the above, the Township specifically requests State agency assistance as follows:

- Technical assistance with:
 - Stormwater management;
 - Roadway improvements;
 - Bikeway implementation; and,
 - Streetscape improvements within the Township’s Historic District.
- Grant assistance within stormwater management areas; and,
- Miscellaneous assistance in flood prone areas.

Conclusion

In 2011, Barnegat Township was granted Plan Endorsement and the Barnegat Town Center and Barnegat Commercial Core were designated on the State Plan Policy Map. The Township requests that the State Planning Commission grant Plan Endorsement, which would have the effect of continuing its existing endorsement and designation of its mapped center and core.

As explained in this report, the Township's 2011 Master Plan Update, which was reexamined and affirmed in 2021, has been prepared in coordination with State, regional and county agencies, as well as contiguous municipalities, and is consistent with the plans and applicable regulations of same. In addition, the 2011 Master Plan Update promotes sustainable design and development in order to achieve a more environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life for Barnegat Township residents. Promoting coordination and sustainability, as done in the 2011 Master Plan Update, are tenets of the Plan Endorsement process.

In the years since the State Planning Commission's 2011 grant of Plan Endorsement and the designation of the Barnegat Town Center and Barnegat Commercial Core, the Township has made strides to implement the terms of its Plan Endorsement. This is embodied in such actions as the adoptions of: overlay zoning to facilitate the development of the Barnegat Town Center and Barnegat Commercial Core in 2012; a Green Building and Environmental Sustainability Plan Element in 2013; a Housing Element and Fair Share Plan in 2018; and requirements for solar energy facilities in 2019.

Barnegat Township wishes to continue its efforts to become a more sustainable and resilient community, which includes developing the Barnegat Town Center and Barnegat Commercial Core to their full potential as compact, mixed-use developments that provide more efficient traffic and pedestrian circulation and reduce auto dependency. To achieve this, it is imperative that the existing Plan Endorsement and designation of said center and core be continued.