

Borough of
Tuckerton
Master Plan
November 2002



adopted
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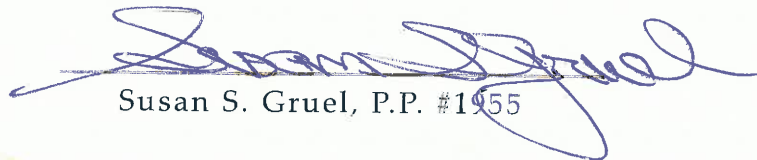
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The original of this report was signed and
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Table of Contents



CONTENTS

INTRODUCTION AND GOALS	2
LAND USE	13
CIRCULATION	24
COMMUNITY FACILITIES	30
PARKS AND RECREATION	33
CONSERVATION	36
RELATIONSHIP TO OTHER PLANS	39

MAPS

REGIONAL CONTEXT MAP	5
EXISTING LAND USE	18
FUTURE LAND USE	23

LIST OF TABLES

POPULATION GROWTH, 1990-2000	3
POPULATION GROWTH, 1950-2000	18
MEDIAN AGE 2000	24



*I*ntroduction

The Borough of Tuckerton is a study in contrasts. Tuckerton played a significant role in the colonial history and the maritime development of the Country, but is only recently beginning to capitalize upon this asset. The Borough is located in Ocean County, which has been the fastest growing County in the State for the past 50 years, yet the Borough has steadily lost economic vitality over the same period.

Tuckerton

The Borough is located between two spectacular natural ecosystems, Little Egg Harbor and the New Jersey Pine Barrens. These resources serve to significantly constrain economic opportunities, but provide fantastic natural amenities.

Tuckerton last prepared a comprehensive Master Plan in 1978, nearly 25 years ago. Since that time, new growth within the Borough has consisted primarily of infill residential housing, scattered commercial development along Route 9 and redevelopment of the Tuckerton Seaport. Unfortunately, during much of this time period the Main Street area declined. Recently, a new focus and energy is revitalizing this key corridor.

During the same period Little Egg Harbor Township, which completely surrounds the Borough on its landside, has experienced explosive growth in population and commercial activity. The majority of this growth has occurred in the form of sprawling subdivisions and strip commercial development. Correspondingly, this unplanned regional growth has created several issues for the Borough including increased traffic, competition with downtown businesses and loss of water quality in Lake Pohatcong, Tuckerton Creek and Little Egg Harbor due to surface runoff and septic leaching.

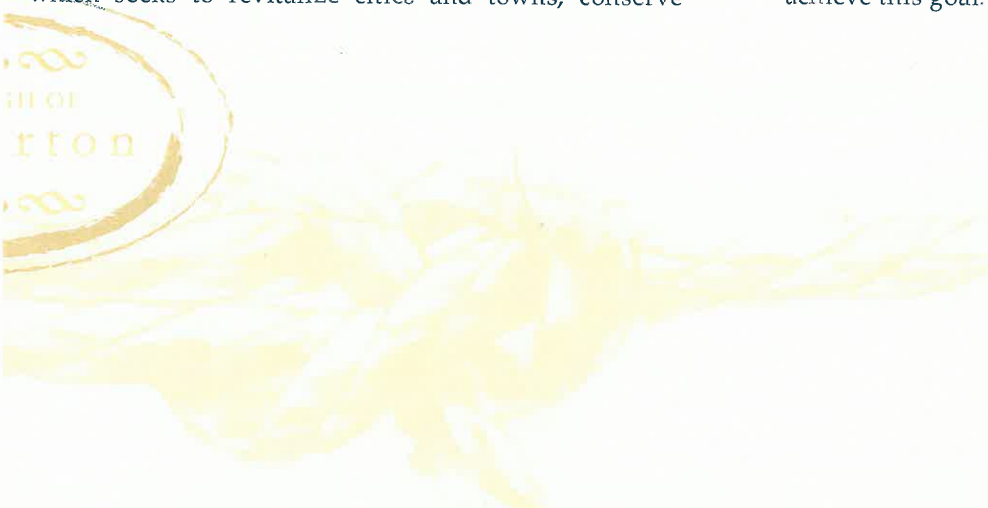
In June of 2000, the State Planning Commission designated parts of Tuckerton Borough and Little Egg Harbor Township as the Greater Tuckerton Town Center. Designated Centers are the core planning unit of the New Jersey State Development and Redevelopment Plan, which seeks to revitalize cities and towns, conserve

natural resources and promote economic growth and development in compact, mixed-use forms. The joint-center designation is unique and recognizes the common, interrelated issues facing both municipalities. Centers are encouraged to coordinate municipal planning efforts with county and state agencies to achieve high levels of consistency.

This master plan is the next step in developing Tuckerton Borough and the Greater Tuckerton Town Center into a 21st century community of place. This Plan seeks to capitalize upon recent public and private efforts and establish a framework and to guide future development and redevelopment.

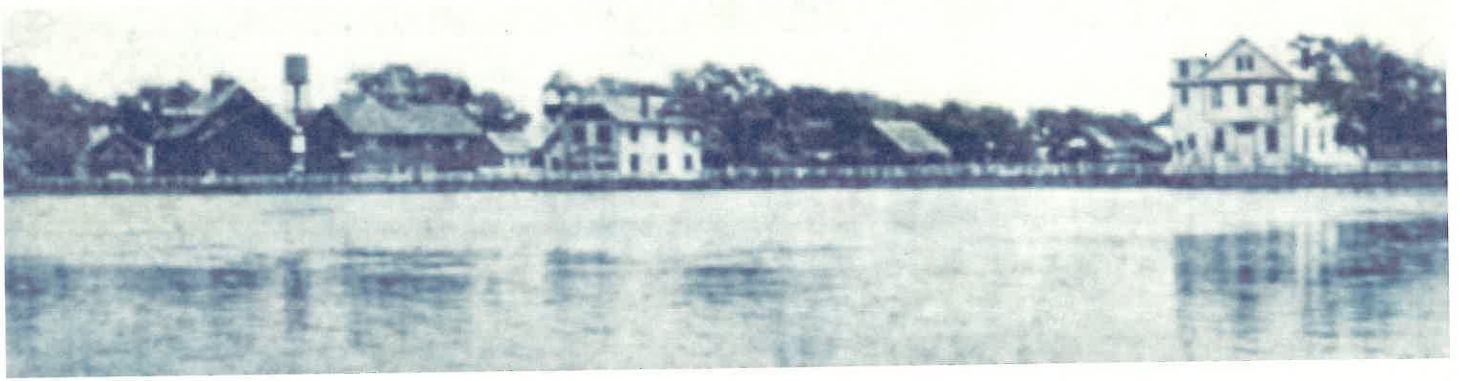
The redevelopment of the Tuckerton Seaport into a regionally oriented, historic tourism destination has initiated the revitalization of Tuckerton. The downtown, Main Street corridor is the core of both the Borough and the Center. The redevelopment of this area is a central planning issue facing the Borough. The manner in which it is addressed will determine how Tuckerton looks and functions for the foreseeable future.

This Plan seeks to develop strategies to achieve a balance between the needs of current residents, future economic development and environmental conservation. The key to this strategy is comprehensive planning designed to link local and regional needs to create a lively mixed-use pedestrian-oriented downtown, surrounded by stable residential neighborhoods and scenic environmental amenities. This plan seeks to create the framework to achieve this goal.





Borough of Tuckerton Regional Context Map
Prepared by Heyer, Gruel & Associates



A Vision For Tuckerton



This Plan presents a vision of a 21st century Tuckerton that is economically prosperous, environmentally sustainable and socially stimulating. Tuckerton twenty years from now will have benefited from sound planning, which anticipated new growth and incorporated it into the fabric of the Borough to solve past problems and create new opportunities.

This Plan envisions a Tuckerton of tomorrow that builds on 300 years of history and features dynamic downtown, solid residential neighborhoods and open spaces. Downtown Tuckerton will become a regional destination with a variety of galleries, cafes and shops frequented by day visitors and new residents alike. Downtown Tuckerton will look like a traditional maritime village with three story buildings set close to the street, wide sidewalks and street trees, but downtown Tuckerton will function like a 21st century downtown, with plenty of parking tucked behind buildings, pedestrian connections and a variety of residential opportunities. Downtown Tuckerton will serve as the main street for both Tuckerton and Little Egg Harbor Township. It will be the place to go.

The Tuckerton of tomorrow will capitalize upon its natural amenities and will have integrated them into every day life. Sidewalks and bikeways will connect residents with attractions in town or in neighboring communities. When warm enough, people will be swimming in Lake Pohatcong or at the South Green Street Beach. The public walkway along the Tuckerton Creek will become a location for moonlight walks or early morning jogs. Tuckerton will have become a regional destination for eco-tourism with a variety of bird watchers, hikers or boaters passing through on the Coastal Heritage Trail.

The Tuckerton of tomorrow will remain a great place to grow old and raise a family. Only it will be easier for kids and seniors to get around and there will be more for them to do.



Goals and Objectives

The Municipal Land use Law (MLUL) requires that all Master Plans contain a statement of principles, assumptions, policies and standards upon which the physical, economic, and social development of the municipality are based. The Goals and Objectives Element of the Tuckerton Master Plan satisfies this requirement and provides the foundation for the other elements of the Plan.

The Master Plan goals represent an evaluation and refinement of previous master plans. New goals have been introduced in response to present conditions. These goals have been established through discussions at Planning Board meetings, with concerned individuals and groups active in the Borough and research and analysis of planning issues unique to Tuckerton Borough.



Land Use

- § Preserve and protect the distinctive physical and historic character of the Borough as a whole as well as the identity of specific neighborhoods and streets.
- § Assure that the character of individual structures; groups of structures and developments are within the scale and style of existing neighborhoods.
- § Encourage and regulate building and site design to assure that the overall character of the Borough is maintained and enhanced.
- § Preserve the maritime heritage, including traditional land uses.
- § Recognize that the maritime heritage of the Borough is tied to Tuckerton Creek, Little Egg Harbor and the Atlantic Ocean. Promote and encourage continued compatible marine use.
- § Preserve and enhance views and vistas, which are important definable features that contribute, in part, to property values.
- § Provide for a variety of housing types, as enabled by zoning, in order to maintain and strengthen a socially diverse population.
- § Require that structural additions be in harmony and scale with the surrounding neighborhood.

Economic Development

- § Support a mix of retail, commercial, and marine uses and encourage an orderly and balanced growth that serves Borough residents and visitors.
- § Encourage the re-use of properties, which have become vacant or obsolete.
- § Work with merchants to maintain and strengthen the utility and attractiveness of the Main Street shopping area.
- § Support appropriate economic development within the limitations of the Borough's size and scale.
- § Promote and encourage economic development consistent with the Borough's marine heritage and unique geographic location and compatible with adjacent residential areas.
- § Encourage business recruitment by hiring a downtown management consultant or Borough Administrator. This individual can also act as the municipal grant agent by appointment, if appropriate.
- § Promote marine-related uses for existing developed shorefront areas.
- § Recognize and capitalize on the Seaport as an economic development tool.
- § Encourage the continuation and growth of the commercial fishing activity within the Borough, working cooperatively with County and State officials.

Circulation, Parking, and Transportation

- § Provide safe vehicular circulation, pedestrian ways, adequate on and off street parking and transportation.
- § Recognize that the ability to provide adequate parking is a controlling factor in the size and scale of development.
- § Develop a coordinated downtown parking strategy through shared parking opportunities and the construction of municipal lots.
- § Enhance potential gateway locations to improve the appearance of the Borough's transportation corridors.
- § Provide for safe and convenient patterns of vehicular and pedestrian circulation in the Borough.
- § Assure, where possible, that parking is adequate to meet the needs of existing residents and businesses and identify opportunities to provide additional public parking.
- § Improve directional signage and public parking, particularly for Main Street retail and restaurant facilities.
- § Support public transportation for senior citizens and for other transit dependent residents.

Community Facilities

- § Provide community facilities and services that are sufficient to meet the needs of Borough residents and visitors.
- § Work with the owners and/or providers of community facilities and services, including parks and dedicated open space, to continue and improve their positive contribution to the Borough.
- § Work towards providing accessibility by having handicapped accessible meeting facilities.
- § Maximize cooperation among the Mayor, Borough Council, the Planning and Zoning Boards, and other local Boards and Commissions in order to provide efficient government.

Open Space

- § Assure access for all residents to open space, sea breezes, clean air, and light.
- § Secure additional Borough-owned open space and support efforts of other non-profit groups and government agencies to acquire or secure conservation easements for environmentally sensitive lands.
- § Work with public, private, and non-profit property owners to preserve, protect, and add to open space and water vistas.





TUCKERTON

Settled in 1699 by Quakers Edward and Mordecai Andrews. A Friends Meeting was established in 1702. Tuckerton was an important port of entry and thriving 18th century seaport. Formerly known as "Clamtown" and "Fishtown," the town was named for Ebenezer Tucker, statesman, Revolutionary War patriot, and the first custom collector commissioned in 1791.

ERECTED BY:
THE TUCKERTON HISTORICAL SOCIETY
THE 1906 TUCKERTON ELEMENTARY SCHOOL 4100 SP-AM

*I*ntroduction

The Borough of Tuckerton is 3.7 square miles with a population of approximately 3517 persons, according to the 2000 census. The Borough is a nearly full-developed Town Center with a density of 933 persons per square mile. Barnegat Bay forms the eastern border of the Borough and the rest of the Borough is completely surrounded by Little Egg Harbor Township.

Demographics + Background Data

Tuckerton has a long history as a maritime village located along the banks of the Tuckerton Creek and is nestled between Little Egg Harbor and the New Jersey Pine Barrens. The Borough developed in a compact pattern radiating away from the creek. Development was modest and largely dependent upon the changing fortunes of the local maritime trades.

Limited highway access, State mandated development regulations of surrounding environmentally sensitive lands, (CAFRA and the Pine Barrens) have insulated southern Ocean County from much of the explosive growth and suburban sprawl which has occurred throughout Ocean County in the past 50 years.

The construction of the Garden State Parkway opened up southern Ocean County to new residential development, the majority of which has been absorbed by Little Egg Harbor Township. Conversely, during this time Tuckerton has experienced disinvestment and decline of its commercial and downtown areas. New development that has occurred has primarily been single-family housing in the southern Tuckerton Beach area.

State Highway 9 is the primary access route through the Borough and is locally referred to as Main Street. While the highway primarily runs north/south along the Atlantic Coast, it is oriented east/west through Tuckerton. State Highway 9 connects the Borough

to the county population centers of Tom's River and Brick Township, to the north and the regional highway network and access routes to Long Beach Island. Main Street serves as the Borough's downtown and contains a mix of commercial, residential and civic uses. Main Street is the most identifiable route through the Borough and contains Borough Hall, the Seaport and Tip Seaman County Park.

County Route 539 is the secondary access route through the Borough and is locally referred to as North Green Street. County Route 539 connects the Borough with important transportation routes such as the Garden State Parkway and State Highway 72. South Green Street runs parallel to Tuckerton Creek east of Main Street and contains a mix of residential, civic and commercial activities. South Green Street links the newer residential neighborhoods of Tuckerton Beach with the older Borough center.

The Borough has a fairly well organized land use pattern with commercial development located along major roadways and Tuckerton Creek with surrounding residential neighborhoods. Large areas of the Borough are devoted to open space including Tip Seaman County Park, southeastern sections of Tuckerton Creek and the Edwin B. Forsythe National Wildlife Preserve. See Appendix as to Open Space and Recreation data.



Population

Population data is an important indicator of growth. The 2000 United States Census reveals several significant demographic trends occurring within Tuckerton Borough, Little Egg Harbor Township, Ocean County and the State of New Jersey, which impact planning decisions. Because of its relative location, and Joint Town Center designation with the Borough, census data for Little Egg Harbor Township is included within this analysis.

	2000	1990	Number	Percent
New Jersey	8,414,350	8,401,017	13,333	8.9%
Ocean County	510,916	433,203	77,713	17.9%
Tuckerton	3,517	3,048	469	15.4%
Little Egg Harbor	15,945	13,333	2,612	19.6%

Source: U.S. Census Bureau

The population of Tuckerton increased from 3,048 people in 1990 to 3,517 people in 2000. The 15.4% rate of increase was less than that experienced by Ocean County (17.9%) but greater than that of the State (8.9%). The rate of growth was also less than that experienced by Little Egg Harbor Township (19.6%) during the same period. While the rate of growth of both municipalities was comparable, in actual numbers, the increase in population experienced by Little Egg Harbor (2,612) was more than five times that of Tuckerton (469).

	2000	1950	Number	Percent
Ocean County	510,916	56,609	454,307	802%
Tuckerton	3,517	1,332	2,185	164%
Little Egg Harbor	15,945	847	15,098	1782%

Source: U.S. Census Bureau, Ocean County Department of Planning

The 2000 census data also reveals important details about the composition of Tuckerton's current population. The median age of the Borough in 2000 was 39.2 years. This is older than that of the State (36.4) and comparable with Little Egg Harbor Township (39.9) and Ocean County (41.0). The age maturing or "graying" of Tuckerton, Little Egg Harbor Township and Ocean County as a whole has significant impacts upon future planning decisions.

Tuckerton	Little Egg Harbor Township	County	State
39.2	39.9	41.0	36.4

Source: U.S. Census Bureau

Tuckerton and Little Egg Harbor Township are racially homogenous communities. The predominance of the white population in both Tuckerton (96.9%) and Little Egg Harbor (96.2%) is consistent with the racial profile of Ocean County (93.0%) but sharply contrasts with the rest of the New Jersey (72.6%).

Income

The 1999 per capita income of both Tuckerton (\$20,118) and Little Egg Harbor Township (\$20,619) ranks in the lower fifth of New Jersey's (\$27,006) 566 municipalities

	Household	Family	Per capita
Tuckerton	\$40,042	\$49,528	\$20,118
Little Egg Harbor	\$45,628	\$51,580	\$20,619
Ocean County	\$44,443	\$56,420	\$23,054
New Jersey	\$55,146	\$65,370	\$27,006

Source: U.S. Census Bureau, Ocean County Department of Planning



*I*ntroduction

Tuckerton is a nearly fully developed town, with limited available vacant and developable land. Most opportunities for new development in the Borough will occur through redevelopment, rehabilitation or limited infill of scattered vacant lots. Remaining substantial tracts of land are constrained by wetlands and are not developable. The Borough contains a variety of land uses including the following:



Land Use

Residential

The majority of residential land uses consist of single-family detached homes with pockets of multi-family development throughout the Borough. Multi-family housing consists of townhouses, apartments and mobile home parks. The older residential neighborhoods have densities ranging between 5 and 8 units per acre and newer neighborhoods are developed at 4 units per acre. There are several lagoon neighborhoods with densities of 8 units per acre.

The residential land use map indicates the pattern and distribution of the Borough's residential neighborhoods.

Commercial

Commercial land uses consist of a variety of retail commercial uses, restaurants, service establishments, wholesale business and professional offices. The majority of these uses are located along the Route 9 corridor with scattered establishments along North and South Green Street.

Marine Commercial

Tuckerton's waterfront orientation and maritime heritage provide a logical location for marine commercial land uses. These establishments consist of marinas and boat yards providing a variety of marine-oriented services, including boat storage, repair and sales. Marine Commercial land uses are primarily located along both sides of Tuckerton Creek.

Public and Quasi-Public

Public and quasi-public land uses comprise a large portion of the Borough and consequently significantly define the form and character of Tuckerton. Public uses

include municipal, state and county offices, recreation facilities, open spaces, parks and wildlife preserves, libraries and educational facilities as well as public utility sites. These uses are located throughout the Borough, with the most significant being the Edwin B. Forsythe National Wildlife Preserve and Tip Seaman County Park. A description of these facilities is included in the Community Facilities and Recreation Elements of the Master Plan.

Quasi-public uses include churches, cemeteries, educational facilities, library, community centers and meeting halls. Two significant quasi-public uses are the Tuckerton Seaport and the Quaker Meeting House.

Center Designation

A large portion of the Borough lies within the designated Center. The Lagoon development along Route 9 indicates the eastern border. The Forsythe Preserve marks the southern border. The Tuckerton Beach neighborhoods and public open space/wetland corridors along Tuckerton Creek are also not included in the Center. The Center includes all other remaining land within the Borough.

The Center designation permits significant reductions in CAFRA impervious coverage limitations. The Center designation allows land to be developed with 70% coverage instead of 3% permitted in PA-4 and PA-5 areas.

Although several parcels contain wetland constraints, lands within the Center represent significant development opportunities.

Land Use Element

The Land Use Element is intended to be the central component of this Master Plan and to integrate the stated vision, planning assumptions, community goals and other master plan elements together into a comprehensive framework to guide the physical, economic, environmental and social development of Tuckerton.

Towards this end, the Land Use Element indicates the existing and proposed location, extent and intensity of development within the Borough. It analyzes the relationship between the existing zoning ordinance and Tuckerton's land use pattern. This Plan will guide the creation of a new, comprehensive zoning ordinance.

The purpose of this element is to preserve and enhance the existing residential land use pattern and to update the commercial land use pattern to meet new opportunities.

Single-family residential neighborhoods comprise a large portion of the developed area of the Borough. These neighborhoods are categorized in districts to reflect established development patterns.

The commercial areas of the Borough have been identified according the type and intensity of existing and proposed development. New districts have been established to reflect upon Center boundaries and the development opportunities it affords.





Residential

The Land Use Plan calls for 5 separate residential categories; 4 detached housing categories and 1 multi-family category.

Major issues affecting the Borough's residential neighborhoods include preserving neighborhood character, establishing appropriate standards for infill development and creating pedestrian and bicycle linkages to the Town Center Core.

R-100 Single Family Residential

This existing land use category is located around the north and western perimeter of the Borough. This category is intended to preserve the existing character of the residential neighborhoods. This District also includes several parcels containing wetlands, which makes their full development unlikely.

Current zoning calls for 10,000 square foot lots with 100-foot road frontage.

This District includes the following bulk standards:

- § Minimum lot size: 10,000 square feet
- § Minimum lot width 100 feet
- § Minimum lot frontage: 100 feet

Issues and Recommendations

The Senior Citizen Option should be removed since this area has already been developed as single-family homes. Consistent with the R-100 standards.

Areas, which were previously classified as PSC-MDCD Planned Senior Citizen Residential/Medium Density Cluster Development, have been incorporated into this District since these areas are constrained and unlikely to be developed at the density permitted under the PSC-MDCD District.

It is recommended that areas surrounding Lake Pohatcong which are in public ownership should be removed from this District and incorporated into the Parks/Open Space/Public/Quasi Public District.

R-90 Single Family Residential

This is a new land use category. It was created to reflect the as-built condition of the neighborhood located in the northwest corner of the Borough, between Lake Pohatcong and north Green Street. The Area is currently zoned R-75 and requires a minimum of 7,500 square foot lots with 75 foot frontages

The prevailing development pattern in this neighborhood features larger lots, which are approximately 9,000 square feet.

Issues and Recommendations

In order to maintain the existing lot pattern, zoning of this district should reflect the prevailing land use pattern which features:

- § 9,000 square foot lots
- § 75 foot frontages
- § 125 foot lot depth



R-75 Single Family Residential

This land use category is located adjacent to the Borough core. Much of the housing is older and historic in character. The existing zoning in this district calls for a minimum of 7,500 square foot lots with 75 foot frontages.

Issues and Recommendations

This land use category includes the majority of Tuckerton's historic housing stock. Care should be taken to preserve the historic integrity of the structures and the quality of the streetscape.

Incompatible infill and demolition are to be discouraged. Garage design should reflect the prevailing pattern of the neighborhood and garage door placement should respect the streetscape.

Standards should reflect the pattern of development and character of the neighborhood including:

- § Minimum lot size of 7,500 square feet.
- § Side yard setbacks should total a combined 30% of lot width.
- § To reflect the varying character of front yards, front yard setbacks should be a minimum of 25 feet or meet the prevailing setback in that zone.



R-50 Single Family Residential

This land use category includes the Lagoon developments located in the Tuckerton Beach Area and along East Main Street, adjacent to the wildlife preserve. Homes in this district were constructed post-war and feature marine access. Many of these homes were originally constructed as seasonal residences but now are occupied year-round.

The existing zoning for this district requires a minimum lot size of 5,000 square feet with 50 feet frontage.

Issues and Recommendations

This district is unique because of the waterfront location of the homes. Standards should reflect the existing pattern of development and character of the neighborhood including:

- § Minimum lot size of 5,000 square feet.
- § Side yard setbacks should total 30% of lot width.
- § Front yards should meet prevailing setbacks in that zone.

MF Multi-Family Residential District

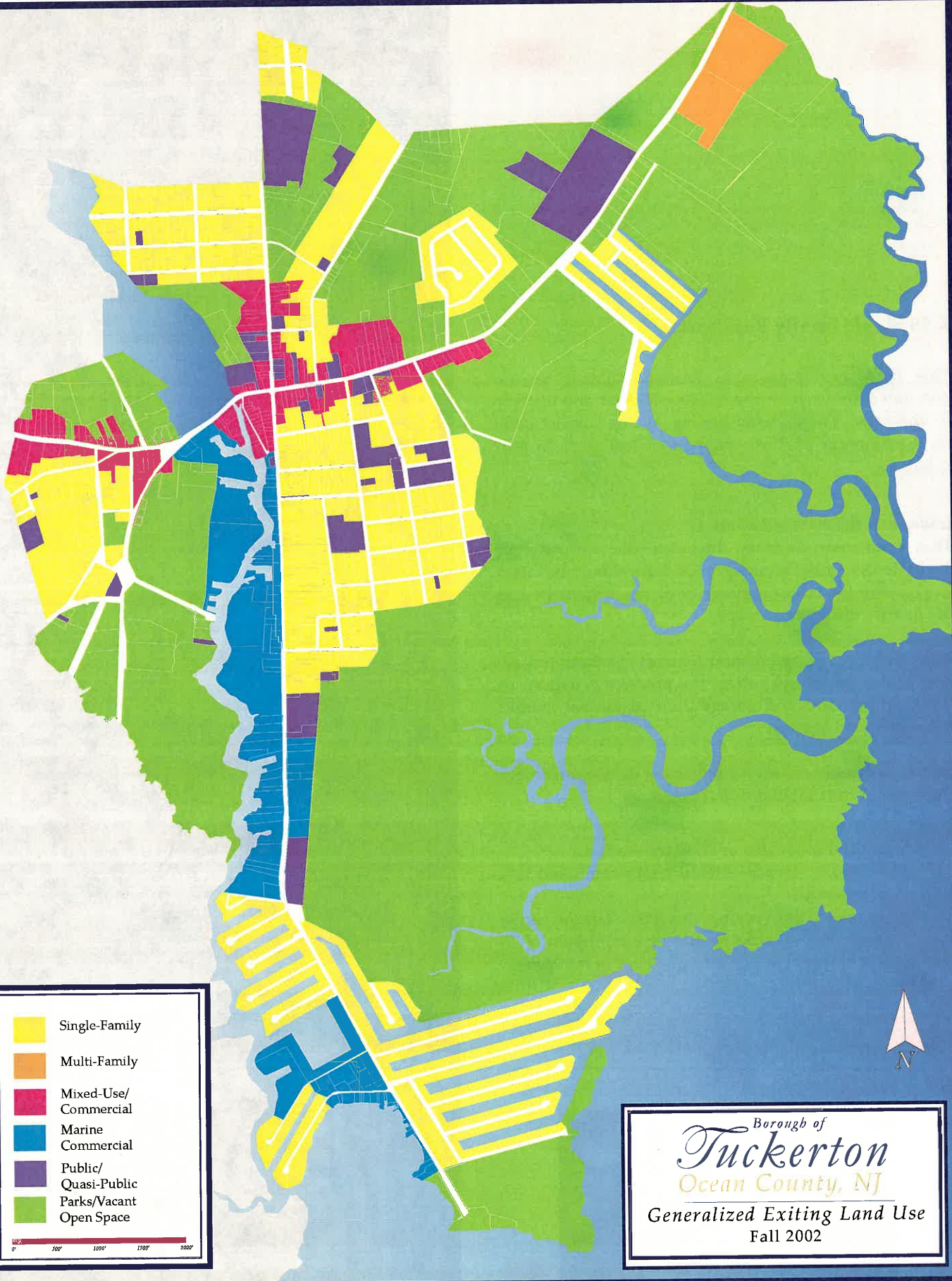
This land use category includes a higher density residential pocket located on the northeastern end of Route 9.







Issues and Recommendations

The major issues affecting this area include appearance and access. Currently the area exists as an isolated townhouse development, with little connection to the rest of Town. The Area is also strategically located at the northeastern gateway to the Borough. This area should be incorporated into revitalization efforts of the Main Street corridor.

Standards should reflect the pattern of development and character of the neighborhood including:

- § Minimum lot size 40,000 square feet
- § Maximum building height 35 feet (2) stories



	Single-Family
	Multi-Family
	Mixed-Use/ Commercial
	Marine Commercial
	Public/ Quasi-Public
	Parks/Vacant Open Space

0' 100' 200' 300'

Borough of
Tuckerton
Ocean County, NJ
 Generalized Existing Land Use
 Fall 2002

Marine Commercial District

Tuckerton has a long and storied maritime heritage, which contributes to its present employment base and rich history. Preserving and enhancing marine commercial uses is a core goal of this Plan.

The Borough currently contains two separate Marine Commercial Districts, B-3 Marine Commercial and B-4 Marine Commercial Waterfront Cluster Option. These districts are located along both sides of Tuckerton Creek, from Tuckerton Cove to Lake Pohatcong.

Issues and Recommendations

Marine Commercial activity not only provides valuable employment and tax ratables, but it also maintains the Borough's maritime character. Preserving maritime character is vital as the Borough increasingly diversifies its economy towards historic and ecological tourism. At the same time marine commercial establishments must be permitted and encouraged to update their facilities to meet current and future industry demands, including commercial fishing, recreational boating and marinas.

Toward this end, the ordinance should be updated to include contemporary bulk, use and design standards. Uses, which are not directly associated with marine commercial operations, such as residential should be eliminated. Bulk and design standards should be established to maximize site utility, while minimizing impacts upon surrounding residential neighborhoods.

In the spring of 2002, the Planning Board reviewed the two Marine Commercial Districts and recommends the following standards. It should be noted that it is recommended that the two existing Marine Commercial Districts be merged into one Marine Commercial District.

Principal Permitted Uses

- § Marine services, such as boat landing, boat repairs and marine gas stations on docks or bulkheads
- § Boat sales
- § Marine engine sales and repair
- § Bait and tackle shops
- § Shipbuilding yards
- § Retail fish markets
- § Restaurants and food service establishments
- § Outside and inside storage of boats

The following uses would no longer be permitted as Principal Uses:

- § Single-family residences
- § Motels and hotels
- § Residential and commercial combined uses

One single, residential unit in conjunction with the operation of a facility would be permitted.

It is recommended that the following Bulk Standards be established:

- § Minimum lot area: 20,000 square feet
- § Minimum lot width: 100 feet
- § Minimum landscaped buffer adjacent to residential uses: 15 feet
- § Maximum lot coverage: 40%
- § Maximum building height: 35 feet
- § Maximum height of accessory building: 15 feet
- § Setbacks: ½ the height of principal building, not less than 10 feet

It is recommended that the following additional standards also be included:

- § Multiple principal structures are permitted on site.
- § Storage of boats. All storage facilities should be screened from residences and all public right of ways by a combination of façade treatments and/or landscaping. The lands for designated parking may be used for winter storage but may not include dry storage for year round use or summer repair work. Boat storage should not be permitted in required setback areas.





Commercial Uses

The Borough currently includes two commercial districts, the B-1 Village Commercial and B-2 Highway Commercial.

The B-1 Village Commercial District comprises Tuckerton's downtown business district and traditional Main Street. It runs from the western edge of the borough boundary at Main Street through the core intersection with Green Street to Tip Seaman Drive. It contains a variety of one and two story commercial, residential and civic buildings set closely together. It also contains the Seaport, Town Hall, Lake Pohatcong as well as several vacant parcels.

The B-2 Highway Business Commercial District includes areas along Route 9/Main Street, North and South Green Street and Great Bay Boulevard. It contains a variety of uses including highway commercial, single-family residential and neighborhood commercial. The Highway Business Zone includes three important gateways to the Borough, as well as several large parcels for potential redevelopment.

Issues and Recommendations

The redevelopment and revitalization of the Village Commercial Districts are the most important planning issue facing Tuckerton. The present condition of the Areas is a poor reflection upon the rich history of the Borough and does little to benefit current residents. Conversely, these areas have great potential and present significant opportunities to improve economic conditions and the overall quality of life within the Borough.

The designation of the Joint Town Center with Little Egg Harbor Township may provide the necessary resources to transform this District into a 21st century, mixed-use community of place, which addresses current needs while preserving and enhancing the Borough's rich history.

New standards should encourage appropriately dense, mixed-use development. New development should be pedestrian-friendly with direct connections between all central amenities, including civic buildings, Lake Pohatcong, Tuckerton Creek and the Seaport. Parking should be developed as part of a comprehensive plan, parking stalls located behind buildings in shared lots. Finally, all new development should follow architectural guidelines to ensure it complements and promotes the character of Tuckerton.

Specifically, the Borough should encourage uses, which reinforce the historic, pedestrian-scaled, village character and discourage uses, which inhibit continuous pedestrian activity at the expense of the automobile, such as gas stations and convenience stores. The constant traffic generated by these uses, as well as their appearance is not conducive with the vision of a mixed-use downtown and inhibits revitalization.

To this end it is recommended that the Borough establish three separate districts, Village Core, Village and Corridor to promote the mixed-use character in varying intensities.



Village Core

The Village Core District includes all properties with frontage along Route 9 between the Seaport and Marine Street. Buildings in this area should include 1st floor retail, restaurants or other eco-cultural tourism uses. Upper floors may include commercial or residential uses wherever practical. Drive through's and front yard parking should not be permitted. Properties should contain minimal front and side yard setbacks to reinforce the streetscape.

Village

The Village District is adjacent to the Village Core and includes portions of Main Street, Water Street and parts of north and south Green Street. This District should be developed with similar standards as the Core, but with the option for lower density. Like the Core, first floor uses should be permitted which contribute to the economy and character of the Village, such as Galleries, restaurants and shops. However, first floor retail should not be required. Upper floors should permit commercial and residential whenever practical. Bed and Breakfasts should be permitted in this District.

Corridor

The Corridor District extends from the eastern edge of the Village to the eastern boundary along Route 9 and along Great Bay Boulevard. This District contains several areas for potential redevelopment, and is a major image generator for the Borough. Standards for this District should seek to extend the Village character, but permit uses, which capitalize upon highway orientation. As a Corridor, this District should connect with the rest of the Borough through sidewalks and minimal curb cuts to interfere with the pedestrian environment. Where appropriate parking should be shared between uses in side or rear lots.

Throughout all commercial districts the distinction between hotels and motels should be further defined and clarified. Bed and Breakfasts should be added as a permitted use.

Parks/Open Space/Public/Quasi-Public

Tuckerton is largely defined by its relationship to the natural environment. The Borough is physically oriented to Tuckerton Creek, Lake Pohatcong and Little Egg Harbor. Over 60% of the Borough's land area consists of the Edwin B. Forsythe National Wildlife Preserve, which acts as an, open space buffer between the residential and commercial areas and Little Egg Harbor. Many areas of the Borough are significantly constrained by wetlands or owned by the County. The Borough also contains several large public or quasi-public parcels such as the Seaport, churches, National Guard facilities and parks.

Issues and Recommendations

The primary land use issue regarding parks, open space, conservation areas public and quasi-public lands are to recognize their permanence and to functionally incorporate them into a comprehensive land use pattern.

Potential Areas in Need of Redevelopment

The current disinvested condition and amount of vacant property along Route 9 potentially make the area appropriate for redevelopment. New Jersey's redevelopment statute is a proven tool for municipalities to revitalize distressed areas. The Redevelopment Process gives municipalities great flexibility in comprehensively planning for new development.

Due to the importance and complexity of the Borough's downtown, it is recommended that a redevelopment study be conducted along the Route 9 corridor to determine if all or parts meet the criteria for redevelopment. If it is determined that all or parts of the corridor meet the criteria the Borough should develop a comprehensive plan to create new mixed-use development consistent with this plan.

Telecommunications Facilities

The siting of telecommunications facilities has become a significant land use issue. It is recommended that the Borough consider adopting an ordinance, which regulates their locations and establishes standards consistent with Federal and State law.

General Development Regulations

The current zoning ordinance contains several points which require clarification including:

- § Cross-References. Cross-references to other zoning districts should be eliminated.
- § Conditional Uses. Conditional uses should contain specific standards corresponding to their individual use.

Design standards

It is recommended that the Borough establish detailed design standards to guide new development and insure the proper relationship with the existing village fabric. It is recommended that these design standards incorporate the Center based design standards established by the State Planning Commission.

The purpose of these standards is to establish context sensitive design criteria to integrate mixed uses together in a pedestrian friendly, attractive and compact form. New standards for the Borough should be derived from the maritime history and village character of the Borough, which is evident in the historical architecture and compact form. These standards should integrate new materials and uses within the existing village fabric.

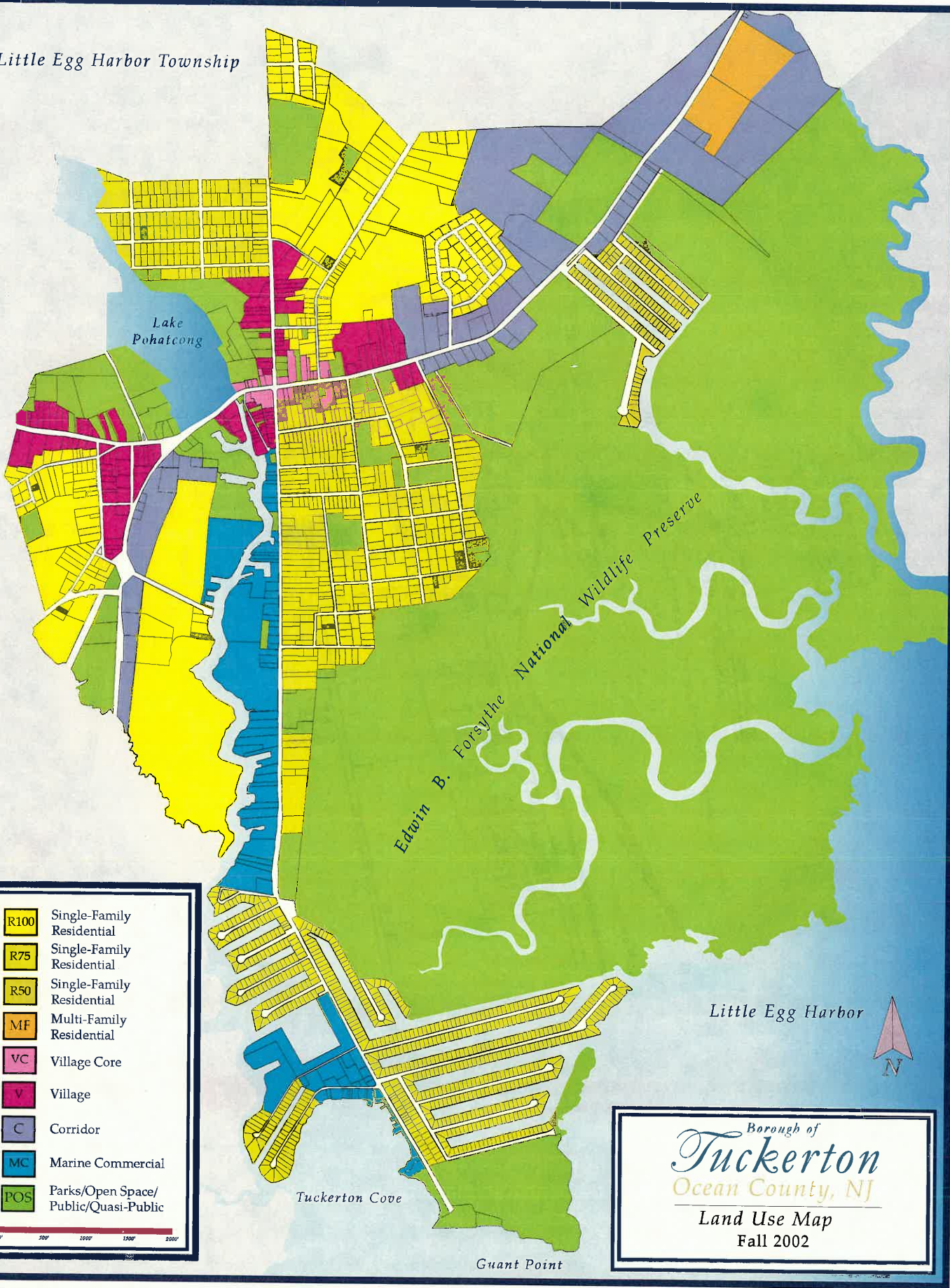
Center based design standards incorporate the following principles:

- § Compact form.
- § Mixed-uses.
- § Pedestrian orientation.
- § Incorporate a variety of housing types such as detached single-family, attached single-family and multifamily.
- § Accommodate automobiles, but not at the expense of pedestrians. Commercial businesses in the Center should be designed to limit curb cuts, which discourage pedestrian traffic. Parking should be located in shared lots, behind buildings and easily identified through signage.
- § Encourage a variety of transportation options including mass transit, bicycles and walking.
- § Sidewalks should be continuous through all commercial areas.
- § Link public open spaces with neighborhoods and shopping areas.
- § Encourage activities, which generate high volumes of pedestrian traffic including restaurants, retail and services.
- § Encourage regional commerce, social, cultural and entertainment uses and activities.
- § Encourage new employment opportunities.
- § Strengthen neighborhood connections to the core through streetscape enhancements and pedestrian linkages.

Specifically, design standards should be applied to the following areas of the Borough:

- § Improve public spaces and access to public amenities such as Lake Pohatcong and Tuckerton Creek.
- § Orient buildings toward the street and reinforce the streetscape in all Center areas.
- § Link and protect the Forsythe Wildlife Preserve through signage.
- § Create multi-story buildings with parking in back.
- § Reestablish the visual prominence of the intersection of Green Street and Main Street.
- § Incorporate accessible design for the aging population into new development.

Little Egg Harbor Township

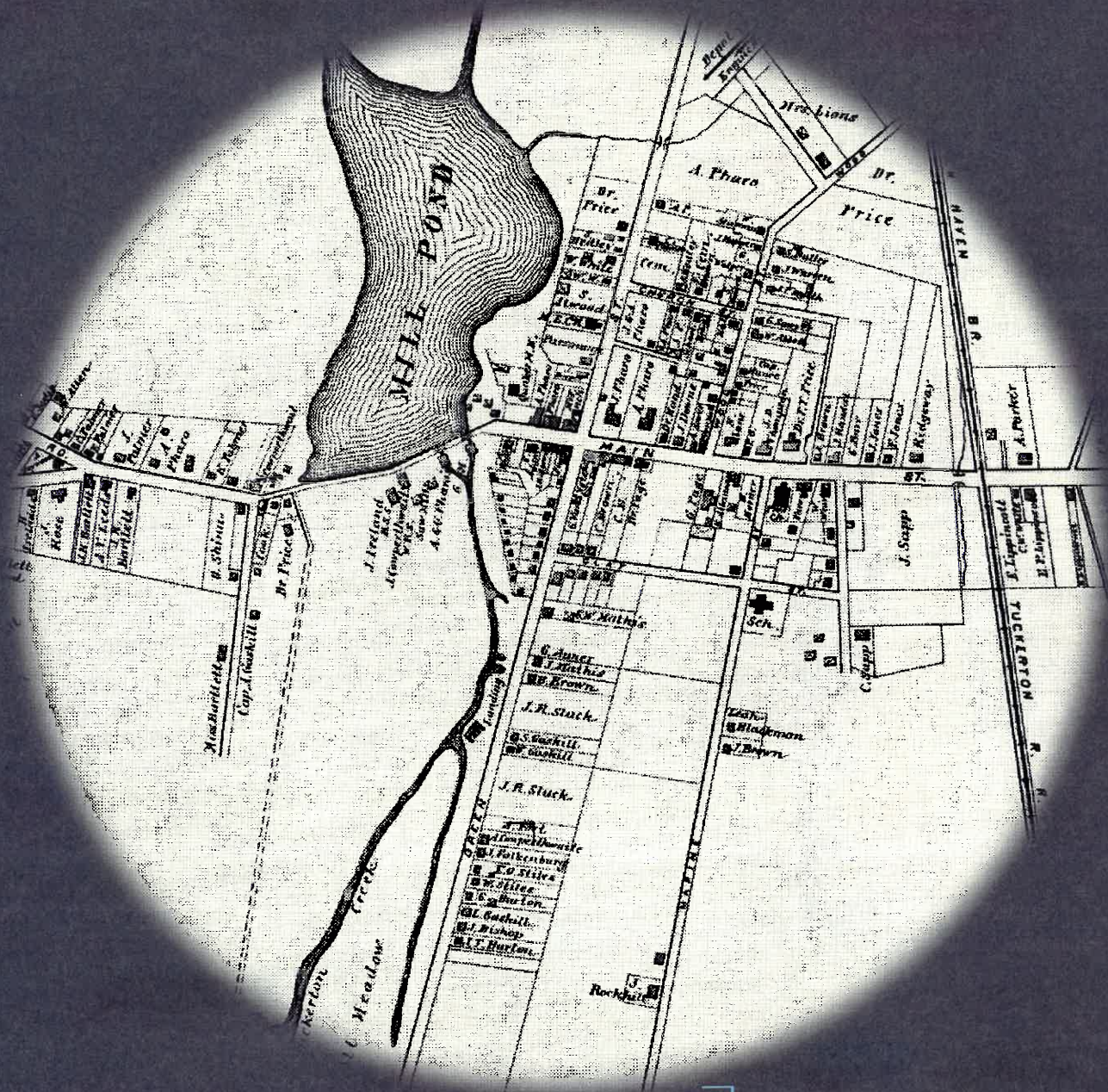


- R100 Single-Family Residential
- R75 Single-Family Residential
- R50 Single-Family Residential
- MF Multi-Family Residential
- VC Village Core
- V Village
- C Corridor
- MC Marine Commercial
- POS Parks/Open Space/
Public/Quasi-Public



Borough of
Tuckerton
Ocean County, NJ
Land Use Map
Fall 2002

Guant Point



Introduction

The relationship between circulation and land use plays a significant role in the vitality of communities like Tuckerton. The Borough has relied upon several successive modes of circulation over its history, including water, walking, rail and automobile. The key role of this Circulation Plan is to assess the existing circulation pattern in light of 21st century needs and to develop a multi-modal system.

Circulation Plan Element

The Circulation Plan discusses the adequacy of Tuckerton's existing transportation system as well as proposed improvements. The Plan indicates the location and classification for all modes of transportation within the Borough. The Plan also addresses some of the parking issues associated with current needs and anticipated demand from future redevelopment.

The Road Network

Tuckerton's village layout is evident in its rather simple road network. All roads within the Borough can be classified as local roads, with the exception of Route 9 (Main Street) and Route 539 (Green Street). Main Street is classified as a principal arterial road and Green Street is classified as a major collector. The Garden State Parkway, although not in Tuckerton, is classified as a major arterial and exerts great influence upon the circulation patterns of the Borough.

Neither Main Street nor Green Street were designed to handle current or projected traffic volumes. The existing land use pattern makes it unlikely that significant improvements can be made to increase capacity. The intersection of Main Street and Green Street is routinely congested due to increased commuter traffic through the Borough to the Parkway from Little Egg Harbor Township. Because this intersection is also the center of the Borough's downtown and future redevelopment efforts, it is imperative that redesign should address more than just improving capacity. This intersection is a crucial link between the commercial core along East Main Street and the Seaport attractions and should incorporate pedestrian amenities and streetscape improvements.

Throughout the years, the Borough, County and Little Egg Harbor Township have sought to create a bypass around the intersection of Main and Green Streets. The proposed route would span both municipalities and run from Nugentown Road and Route 539 through Nugentown to Giffordtown Road and Route 9. The bypass involves constructing Railroad Avenue in the vicinity of Tuckerton Creek. The Ocean County Engineering Department concluded that environmental constraints rendered the bypass unfeasible. The bypass has subsequently been removed from the County's capital improvement plans.

It has been proposed that a by-pass could be created using existing roads in both municipalities. This would involve improvements to Giffordtown and Nugentown Roads, which already link Route 9, west of Tuckerton to Route 539. Since the by-pass essentially exists, it could be utilized more through the addition of wayfinding signage, traffic control devices, and public advertisement. This should be done in conjunction with the County and Little Egg Harbor Township.



Circulation

Pedestrian Environment

One of Tuckerton's greatest assets is its pedestrian scale. This feature is attributable to the development of the Borough radiating away from Tuckerton Creek. The Main Street Area from the Seaport to the current Borough Hall is slightly longer than a quarter mile, the standard measurement for establishing pedestrian-scaled commercial districts. The ability to walk throughout Tuckerton offers many advantages, including improved health, enhanced social contact and commercial opportunities.

While Tuckerton is appropriately scaled for pedestrian activity, it currently lacks crucial pedestrian amenities, such as wide sidewalks, street trees and street furniture. Additionally, the pedestrian network lacks several key linkages and is interrupted by a preponderance of curb cuts and lack of sidewalks in places. Vibrant streetscapes increase the functionality of the environment and enhance the overall appearance. The planned streetscape improvements along East Main Street should improve this situation in this area.

It is recommended that any downtown development incorporate high quality pedestrian amenities into future designs. These can include paved intersections, ornamental lighting and seasonal plantings. Additionally, the Borough should develop a unified design theme to apply throughout new streetscape improvements. The overall goal of pedestrian improvements should be to provide a pleasant, continuous walking experience from the Seaport along Main Street and Green Street to link surrounding neighborhoods with downtown attractions.

The Borough should coordinate efforts with the DOT to establish context sensitive enhancements to the pedestrian environment. A key element of this strategy is to incorporate

center based design themes and traffic calming features into streetscape improvements. Streetscape improvements include sidewalks, crosswalks, bike lanes, street trees and street furniture.

It is recommended that the Borough work with the Seaport and surrounding areas to ensure public access along the banks of Tuckerton Creek. Tuckerton Seaport, which charges for access, owns a large section of this area, containing important linkages. The headwaters of Tuckerton Creek represent an important physical and recreational amenity to all residents of Tuckerton and should remain accessible. The Borough should investigate potential pedestrian linkages along Water Street and across the Marina area to divert traffic from Route 9 and provide internal pedestrian circulation.

Parking

Parking is a central component of any downtown commercial redevelopment. Currently, parking is available along Main Street, in front of a few commercial establishments, at the Seaport and at Tip Seaman County Park. Large festivals and events such as the annual Decoy Show create excess parking demand, which is resolved through shuttles to off site parking areas, including the Pinelands School.

Future development should approach parking as part of a district wide plan and seek to incorporate shared parking whenever possible. Excess curb cuts, which interfere with pedestrian circulation, should be avoided. The Borough should discourage or prohibit parking in front yards throughout the downtown to maintain the village character.

Commercial and Recreational Boating

The Borough should seek to enhance and expand Commercial and recreational boating opportunities whenever possible and ensure that various activities can coexist. The Borough needs to encourage public access to waterfront areas.

Commercial boating includes those devoted to fishing and touring. Recreational boating encompasses powered and non-powered boats, including, kayaks and canoes, etc.



Bikeways

The compact design and proximity to natural amenities make bicycling a natural transportation option. Currently the Borough has very few dedicated bikeways or bike facilities. With the inclusion of the Seaport as a destination on the Coastal Heritage Trail, It is recommended that the Borough further expand formal bikeways from this location. The bikeway system should be coordinated with the Open Space & Recreation Plan and will serve as the transportation linkage between these features, including recreation areas on North and South Green Street. The Borough should also incorporate bike lanes and bike racks as part of future streetscape improvements.



It is recommended that a parking study be conducted as a component of any downtown redevelopment efforts.

There is a strong regional need for a park and ride facility. This need will increase in coming years. Because of the impervious nature of parking facilities it is likely that such a facility will be located within the Center where CAFRA regulations permit development. A large-scale parking area can also meet the needs of expanding tourism activities and events. The Borough should work with Little Egg Harbor Township, the County, NJT and DOT to identify and establish a regional parking facility.

Gateways

Visitors arrive ^{at} to the Borough from the east and west along Route 9 and from the north along Route 539. Each of these areas serves as a gateway to Tuckerton and should be identified as such through concentrated design. Designs should feature decorative signage and public landscaping to create a sense of arrival.

The most important gateway is located along Lake Pohatcong. The Borough should work with the County to develop a coordinated design solution, which accentuates this significant feature, while minimizing the visual impact of the existing guardrail. This can be accomplished through low plantings, such as ornamental grasses and perennials, which will complement the natural elements of the space.

The eastern gateway at the edge of the Borough along Route 9 presents a significant opportunity for enhancement. Improvements to this area should be coordinated with improvements to the entire Main Street corridor.



Specifically, the Borough should work with Little Egg Harbor Township, the County and DOT to create bikeways from the Seaport to the 5.8-mile proposed bikeway along Great Bay Boulevard. The Borough should also link the Seaport to the proposed bikeway connecting the Pinelands regional school and new County recreation facilities on North Green Street.

The County master plan proposes developing a bikeway from the Borough to the Monmouth County border along Route 539. The Borough should work with the County in furthering this proposal.

Public Transportation

Tuckerton currently is served by New Jersey Transit Bus service along the Route 9 corridor. Bus route 559 runs from Lakewood to Atlantic City and stops at the intersection of Main and Green Streets approximately every hour, daily. The trip between Tuckerton and the Atlantic City Bus Terminal takes an hour and the trip to the Lakewood Bus Terminal takes an hour and 15 minutes. The Borough should work with NJT to incorporate high quality bus shelters as part of future streetscape improvements.

Additional Circulation Issues

It is likely that, highway-oriented development will occur on Route 9 and Route 539 outside of the Center boundary in both Tuckerton Borough and Little Egg Harbor Township. Planning for future development demands should include context sensitive design, strategies to reduce driveway points and encourage pedestrian connections. Tuckerton Borough, Little Egg Harbor Township, Ocean County, NJDOT and the NJ Highway Authority should address these issues as a joint effort to the extent possible.





*I*ntroduction

The Community Facilities Plan sets forth the Borough's long-range public facility development program. Its chief purpose is to serve as Tuckerton's primary policy guide for planning, prioritizing and siting the full range of municipal facilities and services necessary to meet the demands of future growth and development.

Community Facilities Plan

Tuckerton's community facilities consist of public, semi-public and private uses, including schools, parks, libraries and emergency stations. Availability and quality of these facilities is important to maintaining the quality of life for all residents.

This Plan identifies existing public facilities and evaluates future needs as well as planned or proposed facilities. The information utilized in this plan has been obtained from local and County officials.

Schools

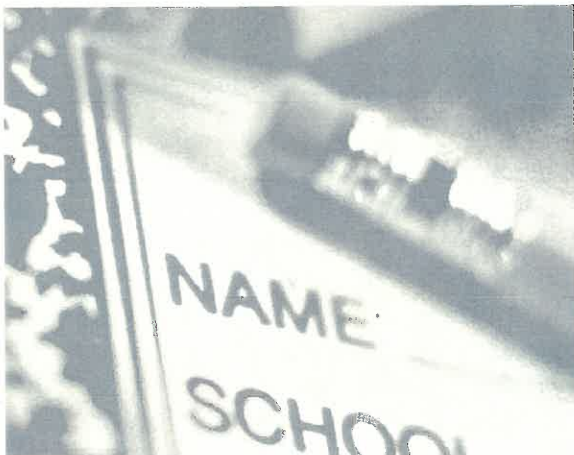
The Borough Elementary School is located on Marine Street and contains classes for pre-K through 6th grade. Current enrollment is at a ten-year peak of 320 students. The Borough has seen an increase of approximately 100 students over the past decade. The interim director stated that the existing school facility is adequate to meet current and projected enrollment.

The elementary school has been undergoing a process of continual improvements to its physical plant, including classroom renovations and roof repairs. The interim director indicates that the school building, dating from 1927 would require a new heating and ventilation system in the future.

The Borough Elementary School provides a variety of athletic and academic after school programs.

The majority of students are able to walk to school. The pedestrian environment is considered adequate, with the exception of the Main Street Area, which will benefit from Streetscape improvements. The Borough currently leases 2 large buses and 2 mini buses to transport students who are unable to walk.

Middle School and High school students attend Pinelands Regional High School in Little Egg Harbor, which has recently been expanded. Currently Pinelands School is divided into a Middle School of 7th and 8th grades. This has been ~~planned to be~~ expanded to include the 7th, 8th and 9th grades.





Library

The Tuckerton Free Library is owned and operated by a 15 member Board of Directors. The Board owns the library building on 380 Bay Avenue and conducts fund raising activities for capital improvements. The professional staff is paid by Ocean County.

The library collection is adequate to meet the needs of population. Additional funding is being sought to update the technological infrastructure in order to provide additional computers and video services for the community.

The Library has been recently renovated to provide additional meeting rooms. The Library serves as an important community resource and contains an extensive collection of information on local history and genealogy. The library also has adequate parking and handicap access. The library serves as a meeting place for several community groups and after school programs. The Board is currently seeking additional funding to expand its adult education programs.

Volunteer Fire Department

The Borough Fire Department is located on north Green Street.

Police Department Facilities

Police department facilities are located on South Green Street.

Volunteer Emergency Squad Facilities

The Great Bay Regional Volunteer Emergency facilities are located at Oak and Center Street in Little Egg Harbor.

Municipal Facilities

The current Borough Hall is located in an old Bank building on East Main Street. This facility currently houses municipal offices and hosts a variety of community and public meetings, including but not limited to the Planning Board, Zoning Board, Landmark Commission, Shade Tree Commission, Borough Council and the Economic Development Commission. The current facilities are not adequate to meet current needs. The Borough is currently studying the relocation or expansion of Borough Hall to create a more updated facility, with increased space for community meetings and administrative functions.

Borough Hall represents an important component of downtown redevelopment. Borough Halls are traditional centers of community in both symbol and activity. Accordingly, the placement and design of such an important building should be considered. It is recommended that the Borough incorporate the relocation and/or expansion of Borough Hall into the comprehensive redevelopment of the Main Street Corridor.

A new Borough Hall should be accessible by automobile, bicycle and by walking. The site should also incorporate space for off-street vehicular and bicycle parking and be in a location where such parking is accessible to downtown businesses.

Options include expanding current facilities, constructing a new building on the existing location or relocating. It is recommended that the Borough Hall remain on the Route 9 Corridor.

Wastewater Management



Water Supply

According to the County, the Borough water plant has sufficient capacity to meet current and projected demands until at least 2014.

Wastewater Management

Wastewater within the Borough is conveyed to the Southern Ocean County Water Pollution Control Facility in Stafford Township. This plant, which was constructed before the Pinelands regulations limited growth in this part of the County, has ample capacity for future growth. Center boundaries correlate to the approved sewer service areas and the Pinelands sewer service growth area.

Issues and Recommendations

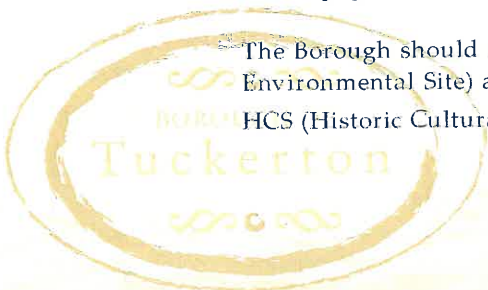
There may be a need to reevaluate the adequacy of the community facilities in the future to accommodate new residents and an aging population. Seniors have specific needs. Many seniors currently use county facilities in Tip Seaman County Park as a community recreation center.

The Borough should explore constructing additional Senior facilities in cooperation with Little Egg Harbor Township to address the needs of the regional population. Such a building would be a logical component of downtown redevelopment efforts, because of the number of people it would bring to the area during weekdays. Any facility could also serve as a link in any future regional public transportation plans.

The Borough should also coordinate Borough Hall relocation/ plans with any downtown redevelopment efforts. Such a facility should be designed to maximize its accessibility to the community and draw people throughout the day and weekends. It should also be designed as part of a comprehensive plan to address parking and other transportation related needs.

The Borough should work with Little Egg Harbor Township regarding future school population, service costs and the adequacy of the existing facility.

The Borough should also explore designating Tuckerton Creek as a CES (Critical Environmental Site) and further explore designating sites within the Borough as HCS (Historic Cultural Sites).





*I*ntroduction

The Recreation Plan sets forth the Borough's long-range recreation development program. Its chief purpose is to serve as Tuckerton's primary policy guide for planning, prioritizing and siting the full range of recreation facilities and services necessary to meet the demands of future growth and development.

Recreation Plan Element

This Plan identifies existing recreation facilities and evaluates future needs as well as planned or proposed facilities. The information utilized in this plan has been obtained from the Planning Board and County planning officials.

Tuckerton's recreation facilities consist of public, semi-public and private uses. Availability and quality of these facilities is important to maintaining the quality of life for all residents. This Plan has been developed to be consistent with the Land Use Plan to ensure that new development is comprehensive and incorporates future municipal needs.

Tip Seaman County Park

The 22-acre Tip Seaman County Park is located on the southern shore of Lake Pohatcong, at the head of Tuckerton Creek and is the recovery basin of Mills Stream and Gifford Branch. The park features a variety of active and passive recreation features, including tennis courts, ballfields, basketball courts, shuffleboard courts, playgrounds, tot lots, picnic tables and grills. The park buildings also host a variety of indoor activities for various community groups and seniors. The park draws people from Tuckerton Borough as well as surrounding communities. The park also serves as the location for the annual Decoy Show, an important annual tourist event. Local environmental groups are attempting to further improve water quality of the lake for swimming and boating activities.

The County plans to open a new, 160-acre sports complex on Route 539 in Little Egg Harbor Township in 2003. This facility will contain several multipurpose fields as well as natural trails and parking. The opening of this facility will replace many of the fields currently in use in Tip Seaman County Park. The Borough should work with the County to develop a coordinated strategy for the redevelopment of the Park to meet local and tourist needs. The Park's central position will play an important role in future redevelopment efforts, especially as a site for tourist-related events. The park represents a logical location for additional facilities that can draw people to the Borough.





South Green Street Park

The Borough currently owns and maintains a park at the tip of south Green Street, which contains sitting areas, a playground and restroom facilities. The Borough should conduct a community Charette regarding the expansion and enhancement of this facility. The Borough should also work with DOT to improve pedestrian and bicycle access.

Conversations with Borough officials and residents have indicated a strong desire to create a new public beach adjoining South Green Street Park.

Issues and Recommendations

It is recommended that the Borough work with the County to acquire the remaining parcel(s) between the Tip Seaman County Park and Route 9 along the banks of Lake Pohatcong. These lands can be incorporated into future plans for Tip Seaman Park, which can include reestablishing the historic active recreation character of the lake and providing additional parking for large-scale events.

The redevelopment of Tip Seaman County Park is an important component in the larger redevelopment of the Downtown. The park should be redesigned and reconnected to become a centerpiece of the community. With the transfer of many activities to newer county facilities the Park should be redesigned to meet local recreational needs including swimming and non-powered boating.

The Borough should work with the State, County and Little Egg Harbor Township to develop best management practices to improve water quality to levels sufficient for recreation. A major component of this strategy will involve reducing runoff of surrounding development and improving flow by reconnecting the lake to Tuckerton Creek. Appropriate agencies should further work to provide sewer connection to existing developed properties with septic systems.

It is recommended that the Borough work with State and County conservation officials to develop a strategy to reduce the number of Canada Geese in the Park. Canada Geese are a recognized problem in open space areas throughout the region because their waste makes many places unsanitary and unusable.

Since recreation will become an increasingly important component of the Borough's economic development strategy, it is recommended that Tuckerton explore creating a detailed Open Space & Recreation Plan consistent with NJDEP Green Acres Standards. This Plan would inventory existing and potential open space and recreation areas, identify existing and potential linkages and identify potential funding sources. This Plan should be undertaken in cooperation with Little Egg Harbor Township.

It is recommended that the Borough incorporate the Coastal Heritage Trail into the bicycle and pedestrian system.





Introduction

Tuckerton is located in the midst of several significant and sensitive environmental features, including Barnegat Bay, coastal wetlands, Jacques Coustau's Natural Esterine System and the Pine Barrons. These natural features provide the natural amenities and economic resources, which make Tuckerton a desirable place to live, work and play. While many of these systems are under some form of environmental protection limiting new development, they are increasingly vulnerable to new construction outside of their borders. This Conservation Plan Element is intended to guide the conservation and preservation of the Borough's natural resources to ensure their continued existence and quality.

Conservation Plan Element



Issues

The Conservation Plan recognizes the vital role that conservation plays in maintaining the unique character and economy of Tuckerton. It also recognizes the relationship between conservation and recreational opportunities. The purposes of the Plan are as follows:

- § Preservation of environmentally sensitive features, such as surface waters and wetlands.
- § Preservation of wildlife habitat.
- § Protection of scenic visual corridors.
- § Remediation of features, such as Lake Pohatcong and Tuckerton Creek, which have been degraded by surrounding development.

Natural Features

Surface waters

Tuckerton borders or contains several important surface water features including Little Egg Harbor, Tuckerton Creek and Lake Pohatcong. Surface waters features provide an important feature for storm water drainage and wildlife habitat. Surface waters have long provided important economic and recreational elements to the Borough. Tuckerton's surface waters have been degraded by storm water runoff from surrounding development and no longer perform functions that they once did. Tuckerton Creek and Little Egg Harbor were once important commercial sources of shellfish, including oysters, clams and mussels, before over fishing and pollution damaged or eliminated the populations. Lake Pohatcong was once a community swimming area, before it became degraded through nutrient and storm water runoff. This situation should be remedied.

Wetlands

Tuckerton's coastal location and low elevation have created large expanses of wetlands throughout the Borough. Wetlands are important filters of pollution and provide wildlife habitat. Recognizing this fact, New Jersey has established specific regulations (CAFRA) regarding development in these areas. These regulations control the amount of impervious surface and storm water management practices.

Flood Prone Areas

Extensive portions of the Borough lie within flood prone areas and are subject to flooding from storm surges, high tides, storm water runoff or other reasons. These areas generally follow coastal areas and stream corridors, a large percentage of which exist in preservation areas. Flood prone areas not in preservation area should be regulated to mitigate potential risks to people and property.

Preservation Areas

A large percentage of land within the Borough is included in the Edwin B. Forsythe National Wildlife Preserve. The land within Tuckerton is part of a larger, regional network of federally protected lands that serve as nesting habitat for a variety of avian species. Due to their sensitive nature, lands within the Forsythe Preserve are largely off limits to human visitation. There are no plans to allow access in the future. Lands within the Preserve provide valuable open space within the Borough and contribute to the maritime village character.



Scenic Corridors/Areas

Tuckerton possesses several important scenic corridors and areas. The most important of these are the view of Lake Pohatcong from Route 9, the view of Long Beach Island and Little Egg Harbor from the Tuckerton Cove area and views of Tuckerton Creek. These views contribute to the quality of life for all residents and should be protected from inappropriate development.

Recommendations

- § Explore creating a Borough greenway along Tuckerton Creek for flood protection, recreation and open space. Identify key parcels for acquisition or establishment of easements.
- § Undertake an Environmental Resources Inventory (ERI).
- § Identify key parcels for preservation as open space, such as along Route 539 corridor, aka North Green Street.
- § Promote sustainable development through amendments to Zoning Ordinance, including regulations for lot/building coverage, buffers/setbacks and increased landscaping. Adopt standard CAFRA impervious coverage limits and stream corridor protection standards.
- § Promote use of native species in landscaping and street tree planting. Discourage planting of invasive species, which can endanger sensitive environmental areas.
- § Incorporate sustainable storm water management practices into new design through use of pervious surfaces, increased native landscape buffers and increased plantings.
- § Work with Little Egg Harbor Township to limit or eliminate pollution in Lake Pohatcong. Work with State and County agencies to establish best management practices to restore the lake to conditions suitable for swimming.
- § Work with State and County agencies to establish best management practices for controlling the over population of Canada Geese, which are degrading the waters and beaches of Lake Pohatcong.



*I*ntroduction

The Municipal Land Use Law requires that all municipal master plans consider the relationship of the master plan to plans of contiguous municipalities, county plans and the New Jersey State Development and Redevelopment Plan (SDRP). The intent is to coordinate planning and land use activities among communities to reduce potential conflicts. This section reviews the plans and zoning ordinances of the municipalities bordering Tuckerton Borough, as well as the Ocean County Comprehensive Master Plan and the SDRP.

Relationship To Other Plans

Contiguous Municipalities

Tuckerton is contiguous^{to} and wholly bounded by Little Egg Harbor Township. The size and development pattern of Little Egg Harbor Township significantly impact nearly every element of Tuckerton's Master Plan.

Little Egg Harbor Township prepared a comprehensive Master Plan in 1999. The 1999 Master Plan includes a Land Use Plan, Circulation Plan, Community Facilities Plan and Economic Plan as well as background studies, Goals and Objectives and relations of the Plan to Other Plans.

Little Egg Harbor is one of the fastest growing municipalities in the State. The majority of Developed land within the Township, excluding streets and roads (27.7%) is comprised of single-family residential (47.9%) and commercial development (6.3%). The Master Plan notes that commercial development has not kept pace with residential development. The Plan further notes that the Township is anticipated to maintain a high rate of residential growth for the next decade.

The goals of Little Egg Harbor's 1999 Master Plan are consistent with the 2002 Tuckerton Master Plan specifically,

- § "Concentrating new residential and commercial development in planned centers or other growth corridors where infrastructure is available or comprehensively planned"
- § "To adopt land use regulations that will capitalize upon and promote the Tuckerton Seaport"
- § "To promote better coordination and consistency between State and Municipal planning efforts.

The zoning of Little Egg Harbor Township is generally consistent with the existing land use pattern and proposed land use plan. Adjacent residential neighborhoods are of similar density. Commercial areas are consistent between the two municipalities.

The Tuckerton Land Use Plan is substantially consistent with the adjacent land use pattern of Little Egg Harbor Township. The Center designation encourages both municipalities to coordinate land use planning to maximize efficiency and reduce conflicts.

Ocean County

Ocean County last prepared a master plan in December 1988. The County Master Plan analyzes demographic, housing and economic trends and establishes a land use plan. The Land Use Element designates the Borough for Suburban Density Development of 5 units or more an acre.

Tuckerton's Master plan is intended to be consistent with the goals and objectives contained within the County Plan.

New Jersey State Development and Redevelopment Plan

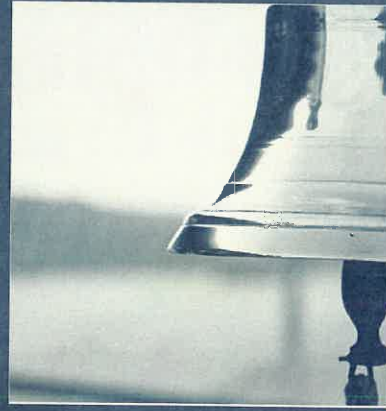
The 2002 Tuckerton Borough Master Plan is substantially consistent with the plans and policies of the New Jersey State Development and Redevelopment Plan (SDRP). The SDRP was adopted on March 1, 2001 after a lengthy cross acceptance process, which compared the Plan's policies with the policies of Counties and Municipalities throughout the State.

The State Planning Commission designated Tuckerton Borough as part of the Greater Tuckerton Town Center on June 28, 2000. The Town Center designation includes most of Tuckerton Borough and parts of the surrounding Little Egg Harbor Township.

The SDRP divides land into seven separate categories referred to as Planning Areas. Lands within the Tuckerton Center are considered PA-2 Suburban Planning Areas. Areas within the Borough outside of the center boundary are designated either PA-4 Rural Planning Areas or PA-5 Environmentally Sensitive Planning Areas.

Centers are the State Plan's preferred vehicle for accommodating growth within the State. The Tuckerton Center designation relaxes CAFRA restrictions on impervious coverage from 3% to 70%. The result is that significantly more development may occur within the Center.

Centers designation is a component of the Plan Endorsement process. The purpose of this process is to increase the level of consistency among municipal, county, regional and state agency plans with the State Plan and to facilitate the implementation of these plans. The State Plan outlines six objectives that derive from this purpose:



- § To encourage municipal, county, regional and state agency plans to be coordinated and support each other to achieve the Goals of the State Plan;
- § To encourage counties and municipalities to plan on a regional basis while recognizing the fundamental role of the municipal master plan and development regulations;
- § To consider the entire municipality, including Centers, Cores, Nodes and Environs, within the context of regional systems;
- § To provide opportunity for all government entities and the public to discuss and resolve common planning issues;
- § To 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; and
- § To learn new planning approaches and techniques from municipal, county, and regional governments for the dissemination throughout the state and possible incorporation into the State Plan.

Municipal master plans and accompanying development regulations are reviewed for consistency with the guidelines for Plan Endorsement adopted by the State Planning Commission. If the Commission finds the plan consistent, it will be endorsed and therefore eligible for priority assistance and incentives.

The Borough of Tuckerton master plan is consistent with the SDRP. The objectives and policies of the Master Plan, particularly land use, open space and circulation are consistent with the goals and objectives of the PA-2, PA-4 and PA-5 Planning Areas.

